



**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, February 26, 2025
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the February 26, 2025 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. January 29, 2025 Meeting

4. Action Items -

a. Case No. 24104 - Blind Pass Rd., Parcel: 25-31-15-09234-000-0001

Unnecessary and Undue Hardship Variance: Dan Nelson, St. Pete Beach Yacht and Tennis Club for The Weatherly Condo Assn, Inc., requests a variance for replacement/installation of two (2) 160 sq. ft, 10'x16', 10'h storage structures where one (1) structure with a maximum area of 80 sq. ft. and maximum height of 8' is permitted. (LDC Sec. 6.13(b)(5a-b). **Continued from 1/29/2025 meeting.**

5. Items for Discussion -

a. Case No. 23072 - 2007 Pass-a-Grille Way - Progress Report #2

Unnecessary and Undue Hardship Variance: Kyle Bass, Weber Crabb & Wein, P.A. for Collom Properties, LLC requests the construction of roofed, open porch extension, 12' x 28.67' (overall dimensions), 11'2" high, to create an approximately 300 sq. ft. covered ride

wait area that will encroach entirely into the required 25' secondary front setback while maintaining the existing 1.67' setback where 25' is required (LDC Sec. 15.7.(b)(2)).

- *Progress Report #2 to be provided on the status of all open permits and conditions outlined in the Development Order for Case No. 23072, as requested by the Board following Progress Report #1 presented at the 10/30/24 hearing.*

6. Adjournment - Next meeting to be held March 26, 2025 -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT BOARD OF ADJUSTMENT MINUTES
January 29, 2025 – 2:00 P.M.
Commission Chambers

PRESENT: Denise Chase, Chair
Kathy Garchow, Vice Chair
Al Causey, Member
Chris Core, Member
Dan Small, Member

STAFF PRESENT: Kristin Coman, Senior Planner; Becky Vose, Interim City Attorney, Vose Law; Ginny Bodkin, Deputy City Clerk; Brandon Berry, Senior Planner; Kristin Coman, Senior Planner

Chair Chase called the meeting to order at 2:00 P.M.

1. Approval of the Agenda -

Motion: Chair Chase moved, and Member Core seconded the approval of the January 29, 2025 agenda as presented; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – November 20, 2024

Motion: Member Causey moved, and Member Small seconded the approval of the November 20, 2024 meeting minutes as presented; the motion carried unanimously.

The Deputy Clerk swore in all those who would be testifying before the Board.

4. Action Items

- a. Preliminary Plat No. 24098: 3511 Gulf Boulevard
Julio C. Rodriguez of Global Projects Surveying, LLC and James Devito of Devito's Contracting LLC for Jimmy Jerge of 3511 Gulf Blvd LLC request recommendation of a preliminary plat for the replatting of 3511 Gulf Boulevard to three fee-simple townhouse parcels.

Senior Planner Brandon Berry reviewed a presentation on the request, which is part of the meeting record. He explained that staff found the proposed preliminary plat meets the minimum standards and is in general compliance with the Land Development Code as proposed, and meets general administrative procedures for preliminary plats with the exception that the preliminary plat does not depict all platted property lines and streets on adjoining land within 150 feet, as stated in the City's administrative requirements for preliminary plats. The applicant is aware that they will need to retain the services of a surveyor to prepare the final plat, if the preliminary plat is approved, in compliance with Chapter 177 of Florida Statutes. Staff recommendation was for approval.

Applicant Jimmy Jerge of 2103 Bayshore Blvd., Tampa appeared and testified to his eagerness to begin the project and added some details; there is no seawall on the property.

The Board had no ex-parte communications to declare.

There was no public comment; the Board deliberated.

Motion: Vice Chair Garchow moved, and Member Core seconded to recommend approval of Preliminary Plat No. 24098 to the City Commission; motion carried 5-0.

- b. Case No. 24104 - Blind Pass Rd., Parcel: 25-31-15-09234-000-0001
Unnecessary and Undue Hardship Variance: Dan Nelson, St. Pete Beach Yacht and Tennis Club (YTC) for The Weatherly Condo Assn, Inc., requests a variance for replacement/installation of two (2) 160 sq. ft, 10'x16', 10'h storage structures where one (1) structure with a maximum area of 80 sq. ft. and maximum height of 8' is permitted. (LDC Sec. 6.13(b)(5ab).

Ms. Coman reviewed the details of the variance request; her presentation is part of the meeting record. The request is for two variances. She went on to review the staff findings from the 1/21/25 Technical Review Committee meeting:

Staff finds that the applicant has addressed some of the hardship criteria but does request additional testimony be provided to demonstrate that denial would result in deprivation of an integral and necessary aspect of the use of the property in a manner that creates a hardship.

1. The applicant has indicated that these specific sheds serve as an amenity for residents and could better articulate to the board how they are an integral and necessary feature of the site, contributing to a hardship if removed. The applicant should provide further testimony as to the hardship faced in terms of necessity for the storage structures and what is to be stored within. In addition, should provide testimony if the proposed structures are adequate to store all materials within proposed building eliminating any goods or materials to be stored outside.
2. Details should be provided regarding any existing exterior lighting in the area, whether building-mounted or pole-mounted, as well as any lighting proposed as part of this request.
3. Prior to Hurricanes Helene and Milton, there was fencing and established vegetation which provided substantial screening from the adjacent southern development, Captiva Cay, and demonstrated in the photo below. The applicant should provide testimony on any plans for landscaping and details to replace any areas that were damaged or destroyed by the weather events.

Applicant Dan Nelson, 9425 Blind Pass Rd., homeowner and Vice President of the Yacht and Tennis Club Board (YTC) of Directors, appeared and testified to the size of the property, number of buildings, and number of homeowners that share these amenities. He testified that the hobby shed is for homeowner use and maintenance; he explained there are no plans for outside lighting, no change in size, and other details. The plan is for fencing to shield any ladders or such from view. He also testified that unsightly, hanging tree branches were removed when new fencing was put in.

Board members asked questions of the Applicant. Storage of items outside of the sheds and fencing height were discussed. Per Ms. Coman, eight feet is the maximum per City Code.

The Board members disclosed their ex parte reporting which included driving through and past the property.

Chair Chase opened public comment.

Jane McCroary – 9415 Blind Pass Rd., new President YTC Association, spoke about their challenges during the past year with replacing their landscaping company, seawall project, loss of property manager, hurricanes, and related debris cleanup and storage. She admitted YTC has been less than a good neighbor in the past, but efforts have been made to communicate with Captiva Cay recently. A new landscape plan is in the works.

The following individuals spoke in favor of the variance:

Aron Zions - 9525 Blind Pass Rd., President of Courageous Condo Assoc.

Gary Starr - 9525 Blind Pass Rd., Treasurer of Courageous Association and YTC

John Wild - 9415 Blind Pass Rd.

Bob Sherriff - 9495 Blind Pass Rd.

Will Webster - 9525 Blind Pass Rd.

David Reingold – 9415 Blind Pass Rd.

The following individuals spoke in opposition to the variance's requested location of the shed:

Al Johnson – 9375 Blind Pass Rd. – submitted aerial photo

Anne Jongleux – 9359 Blind Pass Rd., resident and President of Captiva Cay Condo Assoc.- also mentioned debris and property values

Sue Rea – 9373 Blind Pass Rd.

Lisa Cook – 9459 Blind Pass Rd. – also mentioned charging electric battery charging in shed

Yvette Gaugh – 9373 Blind Pass Rd.- also mentioned property values

Nicole Myer – 9357 Blind Pass Rd., resident and Secretary Captiva Cay Condo Assoc.

Dena Michaelson – 9339 Blind Pass Rd.

Public comment was closed, and Board deliberation opened. The location of the shed seems to be the primary issue.

Jane McCroary was called back by the Board; she testified regarding the difficulty of relocating the sheds. Moving to either end of the shuffleboard court or using parking spaces was discussed. Setback requirements were discussed.

Board deliberation continued. Potential conditions to the variance were discussed. A continuation to allow the parties to work out solutions was discussed.

The Chair expressed to the Applicant that the Board would like this variance to be worked out and asked if they would be amendable to the continuation to next month to allow the leadership of the parties to work on a mutual solution for fencing and location. Applicant Dan Nelson and Captiva Cay representatives Anne Jongleux and Nicole Myers agreed to the continuation.

Motion: Vice Chair Garchow moved, and Member Causey seconded to continue Variance Case No. 24104 to the February 26, 2025 meeting; the motion carried 5-0.

c. Case No. 24105 - Blind Pass Rd., Parcel: 25-31-15-95319-000-0001

Unnecessary and Undue Hardship Variance: Dan Nelson, St. Pete Beach Yacht and Tennis Club for The Weatherly Condo Assn, Inc., The Constellation Condo Assn., Inc., The Intrepid Condo Assn., Inc., The Courageous Condo Assn., Inc., and The Heritage Condo Assn., Inc. requests a variance for replacement/installation of a 160 sq. ft, 10'x16', 10'h storage structure utilized for tennis/recreational storage

where a maximum area of 80 sq. ft. and maximum height of 8' is permitted. (LDC Sec. 6.13(b)(5a-b).

Ms. Coman reviewed a presentation on the details of the variance request, which is part of the meeting record.

The Technical Review Committee comments from 1/21/25 were that Staff found that the applicant has addressed some of the hardship criteria but does request additional testimony be provided to demonstrate that denial would result in deprivation of an integral and necessary aspect of the use of the property in a manner that creates a hardship. The applicant should provide further testimony as to the hardship faced in terms of necessity for the storage structure and what is to be stored within. In addition, should provide testimony if the proposed structures are adequate to store all materials within proposed building eliminating any goods or materials to be stored outside.

Applicant Dan Nelson appeared and testified as to items required to maintain the tennis courts and damage sustained by the storms. He provided a closing statement.

David Reingold of 9415 Blind Pass Rd. commented on the cost of clay to maintain the tennis courts and using the shed for the clay and repairs.

Public comment was closed and Board deliberation opened.

Motion: Member Core moved, and Member Causey seconded to approve Variance Case 24105 as presented; the motion carried 5-0.

5. Items for Discussion – There were none.

6. Adjournment – The next meeting is scheduled for February 26, 2025.

Member Core moved to adjourn at 3:42 PM; all were in favor.

These minutes will be considered for approval at the February 26, 2025 Board of Adjustment meeting.

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: **Case No. 24104 - Blind Pass Rd., Parcel: 25-31-15-09234-000-0001**

Action Request: As directed by the Board of Adjustment.
Options:
Motion to approve Case No. 24104 with recommended staff condition(s) as included in the Staff Report and/or board conditions,
OR
Motion to approve Case No. 24104 as proposed
OR
Motion to deny Case No. 24104

Strategic Objective:

Date: February 26, 2025

Prepared By: Kristin Coman, Community Development Director

Through: Denise Sanderson, Community Development Director

Summary of Issue: *Unnecessary and Undue Hardship Variance:* Dan Nelson, St. Pete Beach Yacht and Tennis Club for The Weatherly Condo Assn, Inc., requests a variance for replacement/installation of two (2) 160 sq. ft, 10'x16', 10'h storage structures where one (1) structure with a maximum area of 80 sq. ft. and maximum height of 8' is permitted. (LDC Sec. 6.13(b)(5a-b)).

Funding: n/a

Attachments:

1. 24104 - Blind Pass Rd., Certificate of Completeness with Submittal Documents
2. 24104 - Staff Report
3. 24104 - Letters rec'd as of 01.20.25
4. 24104 - Letters rec'd after 01.20.25, L11 to L50
5. 24104 - Letters rec'd after 01.28.25, L51-L53



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 12/20/2024
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **January 29, 2025**.

Please note that this case does require TRC review prior to the hearing, tentatively to be held on 1/22/25.

Variance Case Number: 24104
Application Type: Unnecessary and Undue Hardship
Owner(s): WEATHERLY, THE CONDO ASSN INC
Applicant/Agent: Dan Nelson
Parcel Number: 25-31-15-95319-000-0001
Address: Blind Pass Rd., St. Pete Beach, FL 33706
Zone: RM

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance package with associated forms.
2. Boundary and Topographic Survey prepared by Transystems, dated 3/20/2017, consisting of 5 sheets.
3. Enlargement of portion of survey showing location and dimensions of existing hobby and maintenance buildings
4. Photo package submitted by applicant, consisting of 4 sheets with no dates provided.
5. Proposals for both buildings prepared by Wally Watt, Inc., no date, consisting of 3 pages.
6. Compliance letter dated 1/24/2024 from Intertek regarding Superior Sheds consisting of 1 page.
7. Building plans prepared by Superior Sheds, dated 4/20/2022 consisting of 10 sheets.

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

City/Board Professionals:

- | | |
|--|--|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☒ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ Historic Preservation Board <i>via email</i> |



Board Members:

- | | |
|-----------------------------|--------------|
| ✓ Denise Chase, Chair | ✓ Chris Core |
| ✓ Kathy Garchow, Vice Chair | ✓ Dan Small |
| ✓ Al Causey | |

Cc: Dan Nelson, Applicant **via email** (dnelsonytcbod@gmail.com)

CASE #:

24104

SUBMITTAL DATE:

11-8-24

AMOUNT DUE:

362.06

PAYMENT DATE:

462.06

H-25-31-15-38257-000-1010

C-25-31-15-18649-000-0001

I-25-31-15-43209-000-0001

C-25-31-15-17855-000-0001

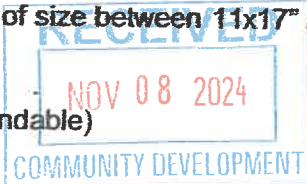
W-25-31-15-95319-000-0001

500.00 PARCEL #

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
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

**OWNER/AGENT INFORMATION:**

The Weatherly Condominium Assoc. 4131 Gurney Hwy, Tampa, FL 33618-6725

Identification	Name	Address	Phone #
Owner	YACHT + TENNIS ASSOC. INC.	9445 BLIND PASS RD. ST. PETE BEACH, FL 33706	(727) 367-5659
Applicant/ Agent	DANIEL R. NELSON	9425 BLIND PASS RD #1201 ST. PETE BEACH, FL 33706	(443) 496-0880
Owner Email Address:		Applicant/Agent Email Address:	
YTCMANAGER@GREENACRE.COM		DNELSONYTCBOD@GMAIL.COM	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation AE RM	Future Land Use Designation PM	Lot Area 1.72 AC 13 ACRES
Legal Description: Weatherly, The Condo Common Elements		
Address: PLAT BOOK 51, PG. 13, PUBLIC RECORDS PINELLAS CO.		
Address: 9415, 9425, 9495, 9525 BLIND PASS RD. ST. PETE BEACH, FL 33706		
Explanation of Request: REMOVAL AND REPLACEMENT OF 2 STORAGE SHEDS THAT MEASURE 10X16X10. ALL SHEDS WILL BE SHIELDED BY A COMBINATION OF 6' CHAIN LINK FENCE AND/OR A 6' CINDER BLOCK WALL. REQUESTING A VARIANCE TO ALLOW FOR PROPER MAINTENANCE OF CONDOMINIUM OPERATIONS.		

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

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
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;
7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
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.

Signature of Applicant

Date

Daniel R. Nelson 10/21/24

Signature of Authorized Agent

Date

The following are answers to the "Findings Necessary for Granting Request" in our application for a variance under the "unnecessary and undue hardship" variance application from the City of St. Pete Beach

1. The St. Pete Beach Yacht & Tennis Club (YTC) is a large residential condominium complex located on approximately 13+/- acres that have four (4) thirteen (13) story condominium towers consisting of 353 individual units. We have a full-time maintenance staff to care for the property and its amenities. These amenities include green space, 2 shuffleboard courts, 7 tennis/pickleball courts, a large swimming pool, clubhouse, pro shop, and fitness center. We had 3 sheds on the property and since hurricane Helene, we now have just one shed.
2. The current sheds were erected in approximately the late 1990's. Three sheds were built to accommodate maintenance and homeowners as an amenity. These sheds were all slated for replacement in accordance with our reserve studies in 2023. It is recommended that all the sheds be replaced every 25 years. These sheds are as follows:
 - General Maintenance shed
 - Tennis/Pickleball court maintenance shed
 - Owners Hobby shed
3. Storage space on the YTC property is very limited, and therefore these sheds are necessary, not only to properly maintain the property, but so as not to violate any zoning codes pertaining to appearances. In addition, having seven HARTRU tennis courts requires an immense amount of labor and we have situated a shed between the two sections of courts to allow the court maintenance employee to access all courts in an efficient and safe manner. In addition, the tennis shed stores play aggregate for dressing the courts as is required on a regular basis. This material needs to be protected from the rain to allow it to be utilized properly when needed. YTC also lists as an amenity, an owner hobby shop where owners can make minor repairs or work on larger crafts that require additional space. This space has grown to become a focal point of the community.
4. This hardship request has not deliberately or knowingly been created, which is inconsistent with a Comprehensive Plan or the Land Development Code. Since these sheds are only to be used to store equipment and tools, there will be no increase in the development density of Saint Pete Beach.
5. There is no intent to achieve any financial return, or any financial gain for this property in the request of this hardship. The request to replace these sheds is merely in keeping with the property standards, and to allow for proper maintenance and upkeep of the property.

6. We understand that the granting of a variance is treated the same for any applicant. As such granting such a variance would satisfy the needs of a large residential community, such as ours, and not affect neighboring communities in any manner. In addition, the location of our sheds is shielded from our neighboring communities by a 6' cinderblock wall and 6' chain-link fencing.
7. It is our belief that the requested variance is a minor deviation to the current code, and will continue to make reasonable use of the land especially since our sheds have been in these places for at least the past 25 years with no adverse effects. It can't be understated that we need proper storage areas to keep our tools and equipment in proper working order, out of sight and to ensure the safety of our owners.
8. It is understood that limiting the size of sheds on a single family residential lot in St. Pete Beach is necessary for several reasons, however our property sits on over 13 acres and is a significantly larger property than a single family residence and is what we consider a "controlled access" community, meaning we utilize private security to grant access. We believe that granting this variance will be in keeping with harmony of the area and surrounding neighborhoods and will not diminish or impair property values within the neighborhood.

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.

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

DN 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.

DN 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.

DN 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.

DN 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.

DN 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.

DN 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.

David R. Nelson
Signature of Applicant

10/21/24
Date

Dan Nelson, YTC Vice President

9425 Blind Pass Rd. Unit 1201
St Pete Beach, FL 33706
(443) 496-0880
dnelsonytcbo@gmail.com

December 17, 2024

Heritage Condominium Association

Weatherly Condominium Association

Constellation Condominium Association

Intrepid Condominium Association

Courageous Condominium Association

Dear Board Presidents,

As you are aware, the YTC has been actively pursuing the replacement of three (3) sheds on our property that were damaged by the recent hurricanes. We have submitted the variance packet and paid all fees to the City of St. Pete Beach for processing of this variance request. The city has determined through the Pinellas Property Appraiser's Office, that the sheds are located on at least one or more of the parcels listed to the YTC. Therefore, in order to proceed with the process we need authorization from all 5 condominium associations (listed above). We are replacing the sheds in the same locations as previous and of the same exact size. We have one (1) year from time of approval to complete the replacement of the sheds. PLEASE INDICATE YOUR APPROVAL BELOW AS QUICKLY AS POSSIBLE AS THIS IS A TIME SENSITIVE MATTER. The city had requested this be done by December 18, 2024, but with all that was going on here the letter was never drafted. Thanks for your understanding and cooperation.

It would be necessary to get the authorization from all boards since Case No. 24105 shows all 5 as owners, Case No. 24104 is for the 2 sheds and is located on parcel 25-31-15-95319-000-0001

Sincerely,

Daniel R. Nelson

Name: KATHY SHIRLEY

Building President Kathy Shirley

18/12/2024

Name: Robert LeMaster

Building President Robert LeMaster - Pres

Name: MIKE BLOOM

Building President Michael Bloom

Name: KAREN STRYKOWSKI

Building President _____

Name: ARON ZIONSKY

Building President Aron Zionsky Pres.

2024_1218 YTC - Variance Request Presidents Signature

Final Audit Report

2024-12-18

Created:	2024-12-18
By:	Allen Baum (ytcmanager@greenacreproperties.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMVx36DzHqOm1wIPWJOA_ENk-y2IZJACm

"2024_1218 YTC - Variance Request Presidents Signature" History

 Document created by Allen Baum (ytcmanager@greenacreproperties.com)
2024-12-18 - 10:21:21 PM GMT

 Document emailed to Kathy Shirley (garykathy@hotmail.com) for signature
2024-12-18 - 10:21:25 PM GMT

 Email viewed by Kathy Shirley (garykathy@hotmail.com)
2024-12-18 - 10:30:28 PM GMT

 Document e-signed by Kathy Shirley (garykathy@hotmail.com)
Signature Date: 2024-12-18 - 10:33:45 PM GMT - Time Source: server

 Agreement completed.
2024-12-18 - 10:33:45 PM GMT

Dan Nelson, YTC Vice President

9425 Blind Pass Rd. Unit 1201
St. Pete Beach, FL 33706
(443) 496-0880
dnelsonytcbod@gmail.com

December 17, 2024

Heritage Condominium Association

Weatherly Condominium Association

Constellation Condominium Association

Intrepid Condominium Association

Courageous Condominium Association

Dear Board Presidents,

As you are aware, the YTC has been actively pursuing the replacement of three (3) sheds on our property that were damaged by the recent hurricanes. We have submitted the variance packet and paid all fees to the City of St. Pete Beach for processing of this variance request. The city has determined through the Pinellas Property Appraiser's Office, that the sheds are located on at least one or more of the parcels listed to the YTC. Therefore, in order to proceed with the process we need authorization from all 5 condominium associations (listed above). We are replacing the sheds in the same locations as previous and of the same exact size. We have one (1) year from time of approval to complete the replacement of the sheds. PLEASE INDICATE YOUR APPROVAL BELOW AS QUICKLY AS POSSIBLE AS THIS IS A TIME SENSITIVE MATTER. The city had requested this be done by December 18, 2024, but with all that was going on here the letter was never drafted. Thanks for your understanding and cooperation.

It would be necessary to get the authorization from all boards since Case No. 24105 shows all 5 as owners, Case No. 24104 is for the 2 sheds and is located on parcel 25-31-15-95319-000-0001

Sincerely,

Daniel R. Nelson

Name: KATHY SHIRLEY

Building President _____

Name: Robert Ledman

Building President Robert Ledman - Pres

Name: MIKE BLOOM

Building President Michael Bloom

Name: KAREN STRYKOWSKI

Building President Karen Strykowski
Karen Strykowski (Dec 18, 2024 20:11 EST)

12/1
18/12/2024

Name: ARON ZIONSKY

Building President Arion Zionsky Pres.

2024_1218 YTC - Variance Request Presidents Signature

Final Audit Report

2024-12-19

Created:	2024-12-18
By:	Allen Baum (ytcmanager@greenacreproperties.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaKfzY2dxHcB51NPTYEadsGDGpqtVut44

"2024_1218 YTC - Variance Request Presidents Signature" History

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2024-12-18 - 9:25:07 PM GMT

 Document emailed to Karen Strykowski (kstryk2@gmail.com) for signature
2024-12-18 - 9:25:10 PM GMT

 Email viewed by Karen Strykowski (kstryk2@gmail.com)
2024-12-18 - 10:53:20 PM GMT

 Document e-signed by Karen Strykowski (kstryk2@gmail.com)
Signature Date: 2024-12-19 - 1:11:31 AM GMT - Time Source: server

 Agreement completed.
2024-12-19 - 1:11:31 AM GMT

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

Yacht + Tennis Club Association, Inc.
(print name of property owner)

hereby authorize

DANIEL R. NELSON
(print name of agent)

to represent me/us in an application for

UNNECESSARY + UNDOVE HARSHIP
(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner

Jane McCroary, President
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 6th day of

November 2021 by Jane McCroary or who is

personally

known

produced

as identification.

Tracey Katherine Bishop
(Notary Signature)

11/6/2021
(Date)

My Commission Expires 10/13/2027

TRACEY KATHERINE BISHOP
Notary Public, State of Florida
My Comm. Expires Oct. 13, 2027
No. HH 441824

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, DANIEL R. NELSON, 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): DANIEL R. NELSON

Address: 9425 BUND PASS RD. #1201 ST. PETE BEACH, FL 33706

Daniel R. Nelson

Signature

Date

11-6-24

STATE OF FLORIDA

PINELLAS COUNTY

)
) SS:
)

The foregoing instrument was acknowledged before me this 6th day of November, 2021 by: Daniel R. Nelson who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires:

10/13/2027

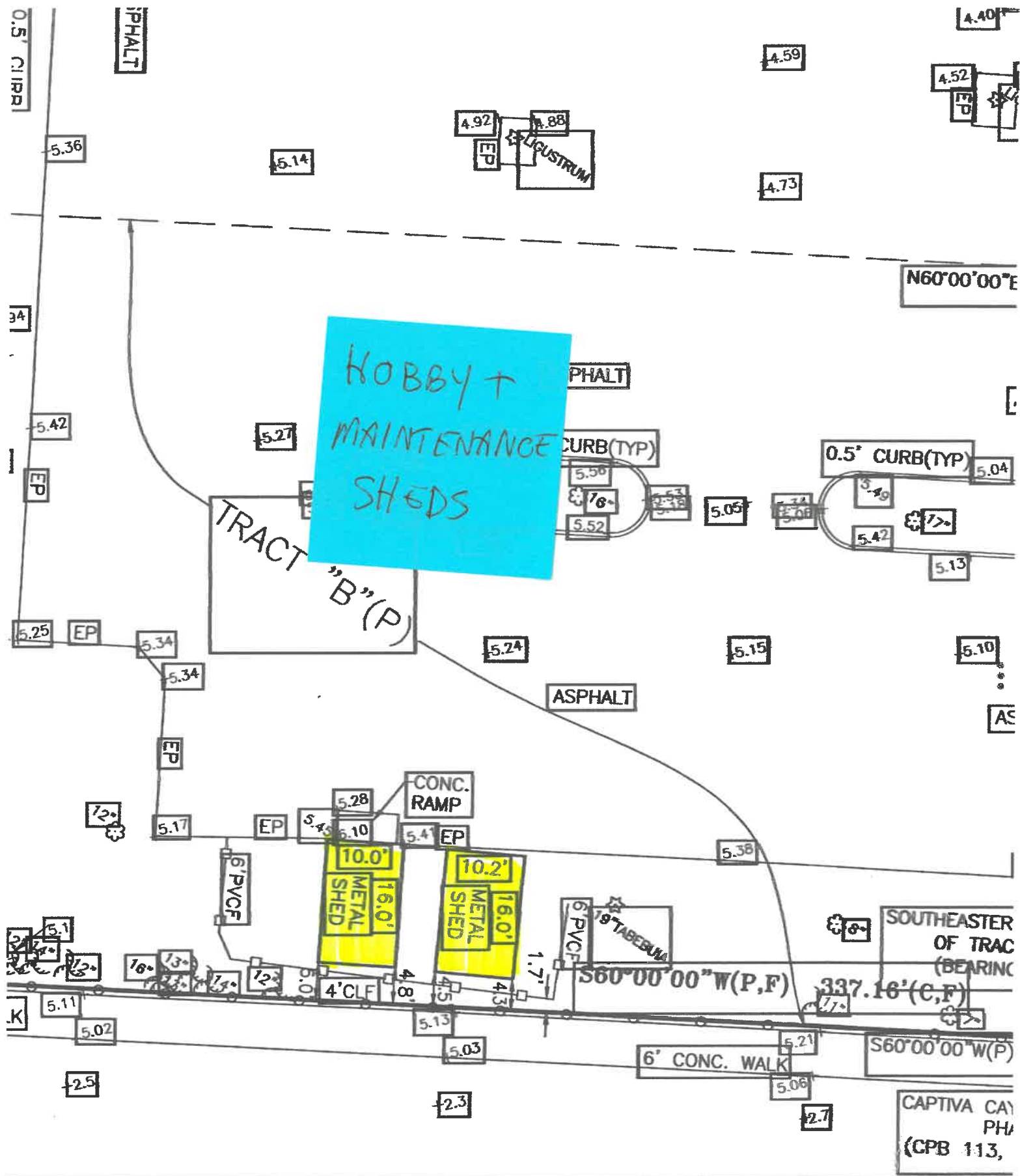
NOTARY:

Print Name: Tracey Katherine Bishop Notary

Public, State of Florida

(Notarial Seal)

TRACEY KATHERINE BISHOP
Notary Public, State of Florida
My Comm. Expires Oct. 13, 2027
No. HH 441824



24104



HOBBY SHED

DESTROYED BY HURRICANE



HOBBY SHED - SIDE -

DESTROYED BY HURRICANE

24104



BETWEEN SHEDS



MAINT. SHED

24104

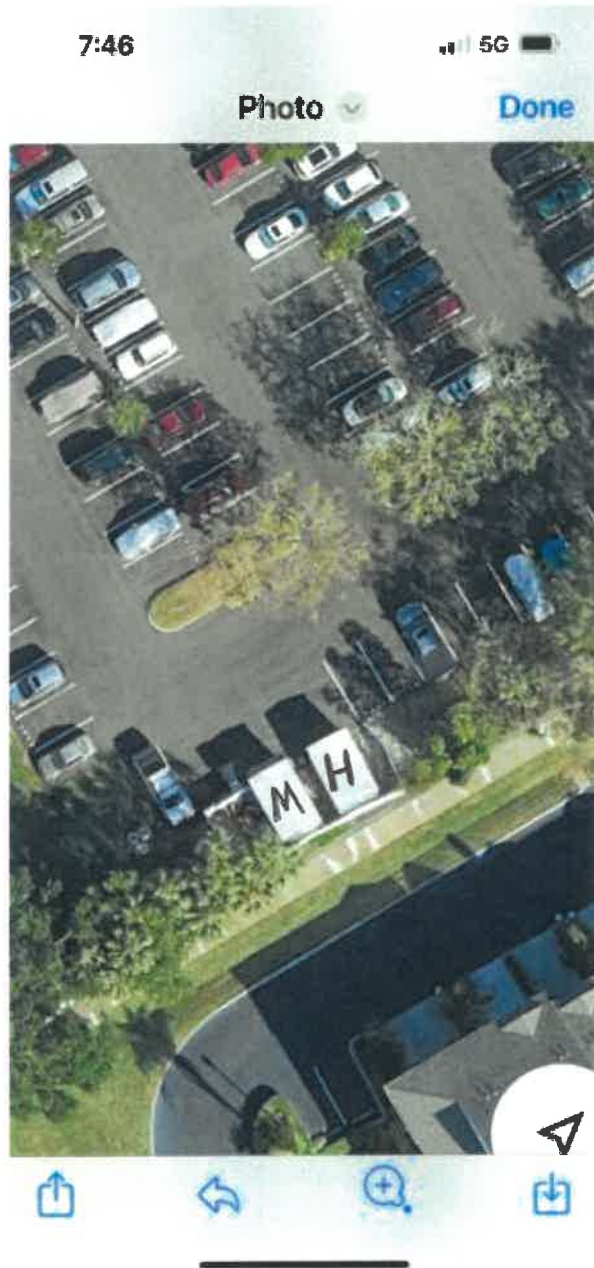


HOBBY SHED - REAR -



MAINT. SHED - REAR -

- HOBBY + MAINT. SHEDS - 24104



M = MAINTENANCE SHED
H = HOBBY SHED

Wally Watt, Inc.

PROPOSAL 24104

3569 Tyrone Boulevard
St. Petersburg, FL 33710 C-9875
(727) 381-3232
wallywattinc@gmail.com
www.wallywatt.com

Delivery Day _____
Delivery Date _____
Salesman _____
Order Date _____

First Last Name

Address

City, State, Zip

Phone Numbers

Authorized By

Maintenance Shed (A11)
9445 Blinds Pass Rd
SP Beach 33706

Classic Wally Watt

Bungalow

Roof Option

Peak
Shed

Pitch Back/Forward
Pitch Right/Left

Classic Color

White
Cream

Classic Trim Color

White
Cream
Black
Brown

Floor Options

24" On Center
16" On Center
PT Plywood

Door Options

Single Door
Double Doors

Door Hinge Option

34" Hinged Left/Right

Bungalow Color

Walls _____
Trim _____
Door _____
Roof _____

Shelves

(Extra fee)
Left/Right/Back

Build On Jobsite

(Extra fee)

Blocks/Anchors
Concrete Pad

Options

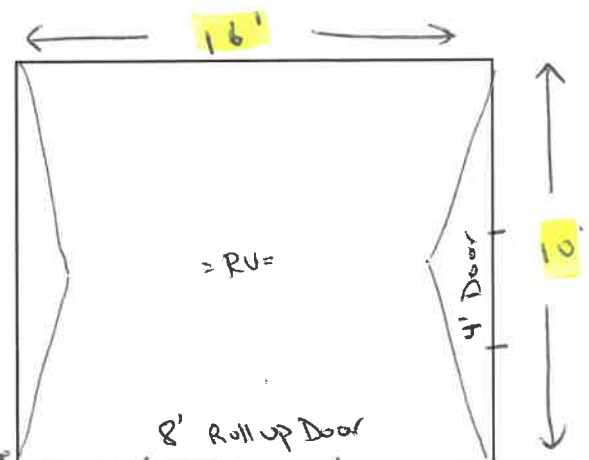
Window
Vents/ FEMA
Extra Door

Accessories

Chains/Stop
Key Lock

Building Size	Amount
10'x16'	\$9050.00
Rollup Door	\$1000.00
Window	\$175.00
Permit	\$350.00
Build on Jobsite (fee)	
Subtotal	\$10,050.00 \$10,575.00
Tax	\$703.50 \$740.25
Total Amount Due	\$10753.50 \$11,315.25
Deposit	
Balance Due	

changed
11-4-24



Visa/Master Card/Cash/Ck #

3569 Tyrone Boulevard
St. Petersburg, FL 33710 C-9875
(727) 381-3232
wallywattinc@gmail.com
www.wallywatt.com

Delivery Day _____
Delivery Date _____
Salesman Callin
Order Date 6-12-24

First Last Name _____

Address _____

City, State, Zip _____

Phone Numbers _____

Authorized By _____

Hobby Shed (A1+)
9445 Blinds Pass Rd
SP Beach 33706

Classic Wally Watt

Bungalow

Roof Option

Peak
Shed
Pitch Back/Forward
Pitch Right/Left

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White
Cream

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Walls _____
Trim _____
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Shelves

(Extra fee)
Left/Right/Back

Build On Jobsite

(Extra fee)
Blocks/Anchors
Concrete Pad

Options

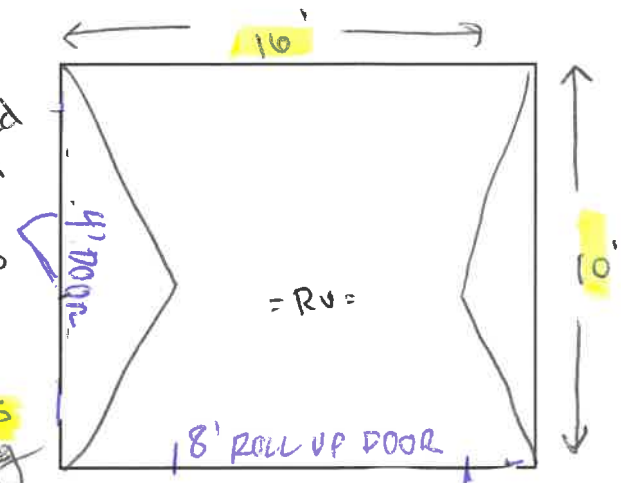
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Extra Door

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Key Lock

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Deposit	
Balance Due	

changed
11-4-24



Visa/Master Card/Cash/Ck #

DONE RITE HAULING

Need it Hauled? Have it **DONE RITE!**



DoneRiteHauling.com

DoneRiteHauling@Gmail.com

727.365.7892



The Bungalow is a classically styled building with a gable roof. This building has a lap-sided aluminum exterior with a baked on enamel finish which is durable and has minimal maintenance. With over sixteen standard sizes to choose from and dozens of possible color combinations, **Wally Watt, Inc.**

on you are

ings are

sizes plus

2

4

14

20

24

WallyWatt
Aluminum Storage Buildings

COLLIN FEINBERG

3569 Tyrone Boulevard

St. Petersburg, FL 33710

(727) 381-3232

wallywattinc@gmail.com

www.wallywatt.com

Company Background

Wally Watt, Inc. is proud to be a third generation family owned and operated company.

Established in 1953 **Wally Watt, Inc.** has provided storage solutions to the residents of the west coast of Florida for over 65 years.

The companies founding principles are the cornerstone of our operations today. Using only the highest quality aluminum materials and skilled workmanship, **Wally Watt** provides rust proof, maintenance free buildings.

Our Bungalow Buildings and Garages are manufactured with pressure treated floor systems and feature an insulated mobile home door, and a window or a ridge vent for proper airflow and ventilation. They are 10 feet tall and provide maximum space for storage. These buildings are pre-built and need open access for installation.



www.wallywatt.com

805078

Bungalow Series



Wally Watt, Inc. Bungalow Series are available in the following sizes.

10x20

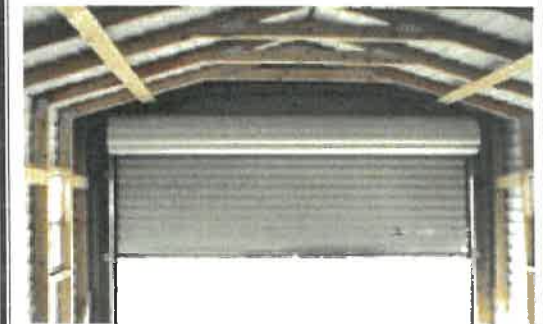
10x24

10x30

12x20

12x24

12x30



**Storage Solutions Since
1953**

Tel: (727) 381-3232

January 17, 2024

Mr. Thomas Campbell
Florida Department of Business and Professional Regulation
Codes & Standards Office
2601 Blair Stone Road
Tallahassee, Florida 32399-0772

RE: Manufacturer: Superior Sheds
Agency Plan Number: SUP001-23

Dear Mr. Campbell,

Architectural Testing Inc., an Intertek company ("Intertek-ATI"), part of Intertek¹ Building Science Solutions, in pursuant to the requirements of the Florida Department of Business and Professional Regulations, the above referenced documents have been reviewed for compliance with:

2023 Florida Building Code, 8th Edition
2020 National Electrical Code (NFPA-70)

This approval covers the factory build structure only. Any alterations to the factory-built structure, on site, voids the approval. This plan is subject to the following:

- This plan is Approved for High Velocity Hurricane Zone (i.e. Broward and Miami/Dade Counties)
- Signed and sealed plans are on file with Intertek-ATI
- Chapter 633 Plan Review and Inspection shall be conducted by the local fire and safety inspector
- Items installed on-site are subject to review and approval by the local authority having jurisdiction.
- This review includes products for compliance with 553.8425 or FAC Chapter 61G20-3

If you have any questions or require my assistance in any way, please do not hesitate to contact me.

Respectfully submitted,



Ryan Knowles, SMP-64
Manager, Industrialized Buildings
Building Science Solutions

CC: Mr. Hector Llamas – hllamas@superiorsheds.com

⁽¹⁾ Intertek is a brand name representing the Intertek Group plc legal entities, including but not limited to, Intertek Testing Services NA Inc., Professional Service Industries, Inc. ("INTERTEK-PSI"), Architectural Testing Inc. ("INTERTEK-ATI"), and MT Group Inc. ("INTERTEK-MT").
www.intertek.com/building



SUPERIOR SHEDS

THE SUPERIOR

GENERAL NOTES

- 1 FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
- 2 BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY.
- 3 THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R 101.4.2.4, R402.1.
- 4 REFER TO THE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
- 5 ALL LUMBER FOR CONSTRUCTION WILL BE SYP#2 EXCEPT AS NOTED.
- 6 GUTTERS SHALL BE SITE INSTALLED PER THE LOCAL AUTHORITY HAVING JURISDICTION AND PERMITTING REQUIREMENTS.
- 7 ALL WINDOWS AND DOORS TO MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE FLORIDA BUILDING CODE.
- 8 IN ACCORDANCE WITH FBC 1609.1.2, "STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE."
- 9 IN ACCORDANCE WITH FBC 1610.1.1, EXCEPTION (10) BUILDINGS THAT ARE 400 SQ. FT. OR LESS AND THAT ARE INTENDED FOR USE IN CONJUNCTION WITH ONE- AND TWO-FAMILY RESIDENCES ARE NOT SUBJECT TO THE DOOR HEIGHT AND WIDTH REQUIREMENTS OF THIS CODE. STRUCTURES 400 SQ. FT. OR MORE SHALL HAVE AN 80" MINIMUM DOOR.
- 10 IN ACCORDANCE WITH FLORIDA STATUTE 553.80(1)(d), LAWN STORAGE BUILDINGS AND STORAGE SHEDS BEARING THE INSIGNIA OF APPROVAL OF THE DEPARTMENT ARE NOT SUBJECT TO 553.842 (FLORIDA PRODUCT APPROVALS) BUT SHALL MEET THE DESIGN WIND LOAD REQUIREMENTS OF THE 2023 FBC 8TH EDITION. SUCH BUILDINGS THAT DO NOT EXCEED 400 SQUARE FEET MAY BE DELIVERED AND INSTALLED WITHOUT NEED OF A CONTRACTOR'S OR SPECIALTY LICENSE.
- 11 FLAT METAL STRAPS CAN BE BENT AROUND STRUCTURAL MEMBERS OF WALL STUDS, TRUSSES, CHORDS, ETC. TO HELP SECURE THESE MEMBERS, PROVIDED THAT THE ADDED BEND DOES NOT INTERFERE WITH ANY OF THE EXISTING BREAKS/BENDS IN THE STRAP.
- 12 AS PER FBC SECTION 1626.1 EXCEPTION (F) STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF LESS THAN 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE.
- 13 COMPONENTS/CLADDING ARE IN COMPLIANCE WITH THE 2023 FBC 8TH EDITION.
- 14 SHEDS LOCATED IN FLOOD HAZARD AREAS MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.
- 15 IF A WALL IS FRAMED FOR FUTURE HVAC UNITS THAT SHALL BE APPROVED BY THE AHJ AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
- 16 WINDOWS AND DOORS INSTALLED BY THE CUSTOMER THAT SHALL BE APPROVED BY THE AHJ AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
- 17 HVHZ COMPONENTS FOR SHEDS REQUIRE THAT INSTALLATION OCCURS PER MANUFACTURER'S INSTRUCTIONS.
- 18 FLOOD VENTS TO BE PROVIDED AND INSTALLED ON-SITE BY OTHERS PER LOCAL AUTHORITY HAVING JURISDICTION PER ASCE 24-14.

WIND LOAD CRITERIA

- 1 WIND SPEED (MPH): 144 V_{asd}/185 V_{ult}
- 2 RISK CATEGORY: I
- 3 BUILDING CATEGORY: II
- 4 ENCLOSURE CLASSIFICATION: ENCLOSURE
- 5 INTERNAL PRESSURE COEFFICIENT: G_{ci} = 0.18
- 6 EXPOSURE FACTOR: C
- 7 WIND DIRECTIONALITY FACTOR (K_d): 0.85
- 8 GUST RESPONSE FACTOR (G_r): 0.85
- 9 MAIN FRAME STRUCTURE OVERTURNING LOAD: P_r = -93.0 PSF
- 10 COMPONENT & CLADDING LOAD:
a. P_r = ZONE 1: -116.4 PSF, ZONE 2: -154.2 PSF, ZONE 3: -202.2 PSF (ROOF)
b. P_w = ZONE 4: -63.0/-68.4 PSF, ZONE 5: -63.0/-84.6 PSF (WALL)
- 11 THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
- 12 SEISMIC LOAD: N/A
- 13 FLOOD LOAD: SHEDS LOCATED IN A FLOOD HAZARD AREA MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.

BUILDING CODE
RESIDENTIAL CODE
ELECTRICAL CODE

BUILDING TYPE
MANUFACTURER
AGENCY PLAN NUMBER
CONSTRUCTION TYPE
FIRE PROTECTION
FIRE SUPPRESSION SYSTEM
OCCUPANCY
ALLOWABLE # OF STORIES
WIND VELOCITY
FIRE RATING OF EXTERIOR WALLS
FLOOR LIVE LOAD - STANDARD
FLOOR LIVE LOAD - OPTIONAL
FLOOR DEAD LOAD
ROOF LIVE LOAD
ROOF DEAD LOAD
"R" RATING OF FLOOR, WALL, & ROOF
MODULES PER BUILDING
SQUARE FOOTAGE
HURRICANE PROTECTION USAGE
HURRICANE SHELTER USAGE
HVHZ APPROVED

FBC, 8TH EDITION (2023)
FRBC, 8TH EDITION (2023)
2020 NATIONAL ELECTRICAL CODE
(NEC/NFPA 70-20)
RESIDENTIAL LAWN STORAGE SHED
SUPERIOR SHEDS, LLC
INTERTEK (INTERTEK ATI)
SUP001
V. 8
NO
NO
UTILITY
1
185 MPH, EXPOSURE C
0
75 PSF
125 PSF
10 PSF
30 PSF
10 PSF
N/A
1
719 SQ/FT MAX
NO
NO
YES

TABLE OF CONTENTS

SHEET	SHEET DESCRIPTION
1	COVER SHEET
2	FLOOR PLAN
3	SIDEWALL FRAMING
4	FLOOR FRAMING
5	CROSS SECTIONS
6	CROSS SECTIONS
7	ENDWALL FRAMING
8	SCHEDULES
9	SCHEDULES

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HERMES F. NORRIS, P.E. ON THE DATE AND/OR TIME STAMP SHOWN, USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



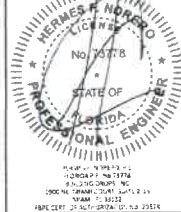
This document meets or exceeds the
Basic requirements of the State of Florida
Manufacturers Building Rules & Regulations
Edition: 1.0
October 2023
Approved Plans
Res. Rating: 185 mph
Wind Velocity: 185 mph
Floor Live Load: 10 psf
Roof Live Load: 10 psf
Approved Date: 11/11/2023
Ryan Anderson, MEP SE



TITLE: THE SUPERIOR
COVER SHEET
PREPARED BY: BUILDING DROPS, INC.
THOMAS M. MARRAS, P.E., S.E.
13235 W. 25th Avenue
Orange City, FL 32763
877-9-240-7453
www.buildingdrops.com

REMARKS	BY	DATE
2023 CODE CHANGE	JK	12/23

11. THIS PLAN OR SET HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HERMES F. NORRIS, P.E. ON THE DATE AND/OR TIME STAMP SHOWN, USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET: 1
OF 9

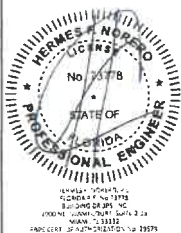


BUILDING DROPS, INC.
1000 W. WINDY HILL, SUITE 100
ORANGE CITY, FL 32763
PREPARED BY: **BD**
BUILDING DROPS

TITLE: THE SUPERIOR

REMARKS: 2023 CODE CHANGE BY: DK DATE: 12/23

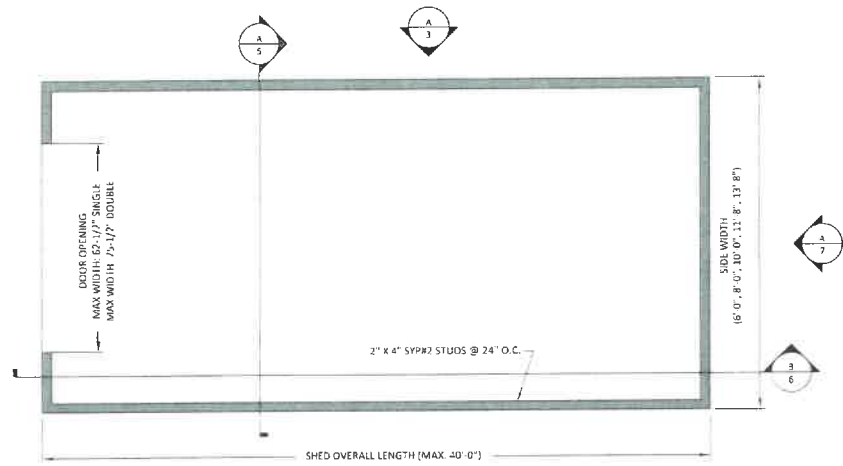
1. THIS INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE 2023 FLORIDA ELECTRICAL CODE AND ANY AMENDMENTS THERE TO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



DATE: 04.20.2022
DWG. BY: LL CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET:

2

OF 9



NOTE: SHOWN IS THE 10'0" X 20'0"

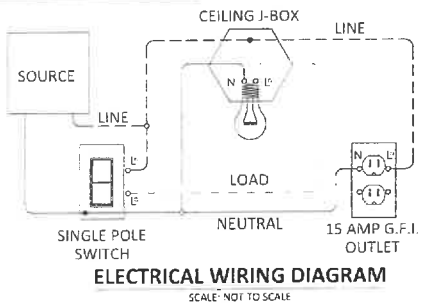
FLOOR PLAN

NOTE: SHEDS TO HAVE A MAXIMUM OF 5 DOORS AND 10 WINDOWS. SUPPLEMENTAL SISTER STUDS TO BE INSTALLED AT EACH DOOR/WINDOW CONNECTION FOR REINFORCEMENT

- NOTE:
1. MIN. GRADE STUDS: 2" X 4" STUDS TO BE Fb=1,000 PSI OR GREATER
 2. MIN. ROOF SHEATHING: D4 ALUMINUM PANELS
 3. MIN. FLOOR SHEATHING: 3/4" PLYWOOD
 4. MIN. WALL SHEATHING: D4 ALUMINUM SIDING

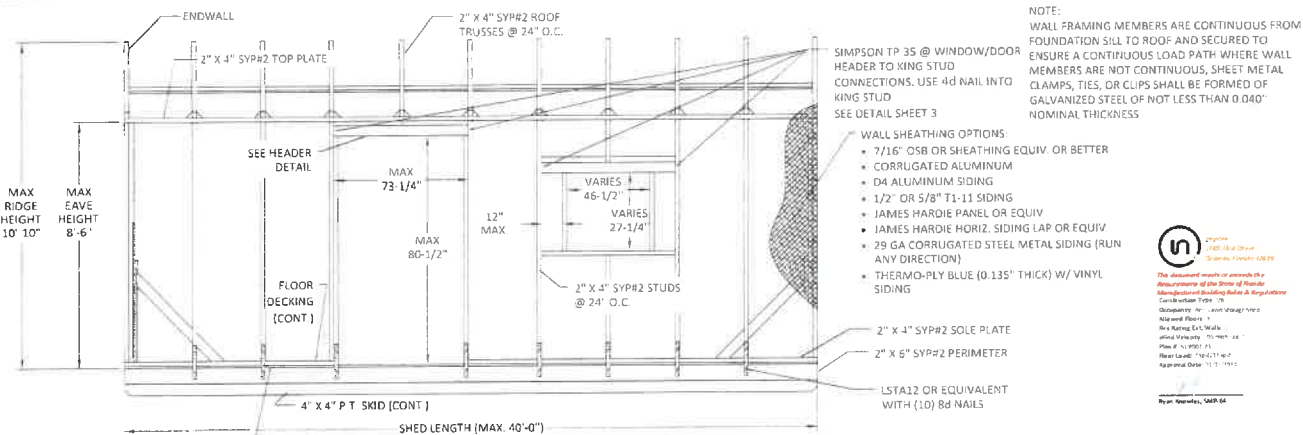
NOTE:
23" SECTIONS OF 29GA CORRUGATED METAL SIDING FASTENED W/ 3/4" x 8" HEX HEAD W/ WASHER SELF TAPPING SCREWS @ 6" ON EDGE & 12" IN FIELD

- ELECTRICAL NOTES & OPTIONS:
- AS PER NEC ARTICLE 330.30(B) SECURING OF MC TYPE CABLE: UNLESS OTHERWISE PROVIDED, CABLES SHALL BE SECURED AT INTERVALS NOT EXCEEDING 8 FT. CABLES CONTAINING FOUR OR FEWER CONDUCTORS SIZED NO. LARGER THAN 10 AWG SHALL BE SECURED WITHIN 12 IN. OF EVERY BOX, CABINET, FITTING, OR OTHER CABLE TERMINATION
 - ALL WIRING SHALL BE 14 GAUGE 3 WIRE MC CABLE
 - ENCASE IN ALL METAL BOXES
 - MAXIMUM NO. OF OUTLETS: 4
 - MAXIMUM NO. OF LIGHTS: 3



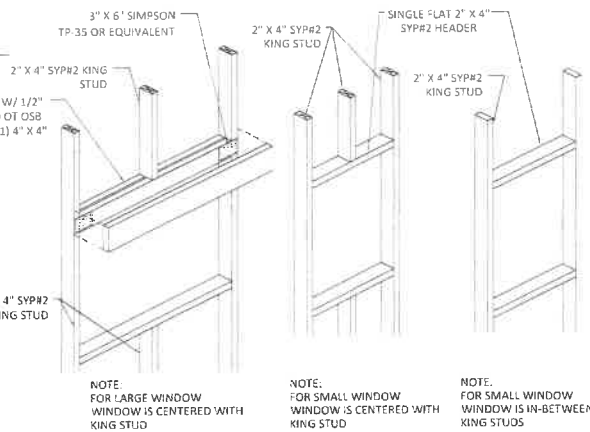
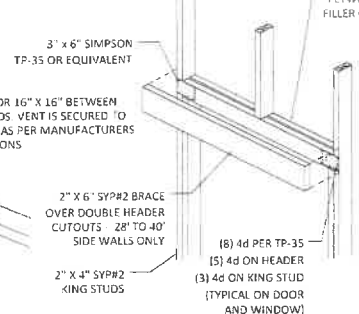
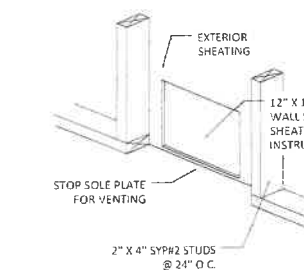
ELECTRICAL WIRING DIAGRAM

SCALE: NOT TO SCALE



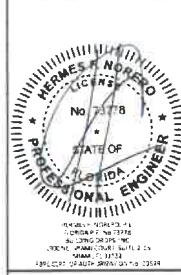
ALL STUDS SECURED TO SOLE PLATE AND FLOOR FRAMING W/ SIMPSON LSTA 12 OR EQUIVALENT STRAP W/ (5) 8d NAILS ON TOP INTO STUD, SECURING INTO RIM JOIST ON BOTTOM W/ (5) 8d NAILS (TYPICAL)

A 3 SIDEWALL FRAMING



THE SUPERIOR
SHEETS
BUILDING DROPS, INC.
1000 W. MARSH CREEK DRIVE / N.W.
LAKE PARK, FL 33403
TEL: 888-888-8888
WWW.SUPERIOR-SHEETS.COM

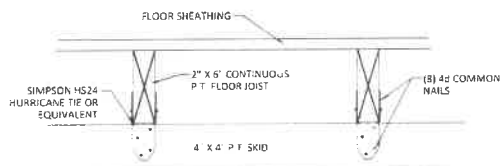
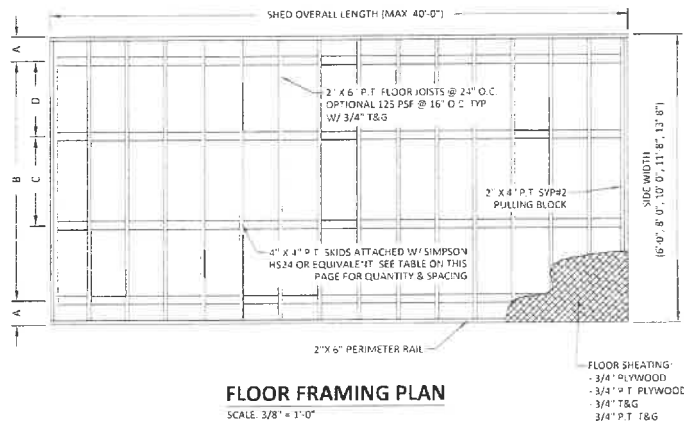
REMARKS	BY	DATE
2023 CODE CHANGE	LL	12/23



DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG #: SUP001
SHEET 3 OF 9

TABLE 2: SKID RUNNER SPACING*					
WIDTHS	6'-0"	8'-0"	10'-0"	11'-8"	13'-8"
A	0'-10"	0'-9"	1'-7"	2'-8"	1'-10.5"
B	4'-4"	6'-6"	6'-10"	6'-4"	10'-11"
C	-	-	-	-	1'-10.5"
D	-	-	-	-	4'-0.25"

*VALUES ARE FROM END OF JOIST TO CENTERS OF (2) 4" X 4" SKIDS ONLY. 13'-8" WIDE SHEDS HAVE (4) SKIDS.



FLOOR JOIST TO SKID CONNECTION
SCALE: NOT TO SCALE

NOTES

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TITLE: THE SUPERIOR
PREPARED BY: BUILDING DROPS, INC.
DATE: 04.20.2022

REMARKS: 2023 CODE CHANGE
BY: JH
DATE: 12/23

THE USER OF THIS DOCUMENT AGREES TO HOLD SUPERIOR SHEDS, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.



DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET:

4

OF 9



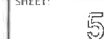
- NOTE
1. MIN. GRADE STUDS: 2" x 4 STUDS TO BE Fb=1200 PSI OR GREATER
 2. MIN. ROOF SHEATHING: D4 ALUMINUM PANELS
 3. MIN. FLOOR SHEATHING: 3/4" PLYWOOD
 4. MIN. WALL SHEATHING: D4 ALUMINUM SIDING

 **inktype**
1708 Graft Street
Orlando, Florida 32819

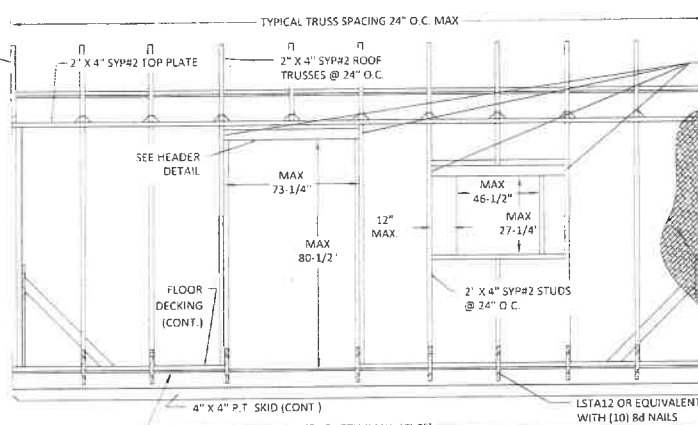
This document exists in accordance with the requirements of the State of Maryland Informational Building Sublet & Rental Act Construction Type III

Occupancy: 20 - 20 Storage 1000
Allowed Floors: 1
Fire Rating: 1.5 Hr Walls
Wind Velocity: 55 mph (up)
Plan # 5.1 (P) 11
Rise to 1st: 10.0 ft
Rise to 2nd: 10.0 ft

Pyronix, Inc., 5200 E. 12th Ave., Suite 100, Denver, CO 80231



OF 9



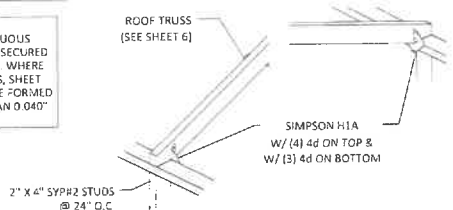
CROSS SECTION B

SCALE: 3/8"=1'-0"

WALL SHEATHING OPTIONS:

- 7/16" OSB OR SHEATHING EQUIV. OR BETTER
 - CORRUGATED ALUMINUM
 - D4 ALUMINUM SIDING
 - 1/2" OR 5/8" T1-11 SIDING
 - JAMES HARDIE PANEL OR EQUIV.
 - JAMES HARDIE HORIZ. SIDING LAP OR EQUIV.
- 29 GA CORRUGATED STEEL METAL SIDING (RUN ANY DIRECTION)
 - THERMO-PLY BLUE [0.135" THICK] W/ VINYL SIDING

NOTE:
WALL FRAMING MEMBERS ARE CONTINUOUS
FROM FOUNDATION SILL TO ROOF AND SECURED
TO ENSURE A CONTINUOUS LOAD PATH. WHERE
WALL MEMBERS ARE NOT CONTINUOUS, SHEET
METAL CLAMPS, TIES, OR CLIPS SHALL BE FORMED
OF GALVANIZED STEEL OF NOT LESS THAN 0.040"
NOMINAL THICKNESS.



BLDG. PEAK WALL

W/ (2) 10d @ ALL IN-BETWEEN STUDS

BLDG. SIDE WALL

NOTE:
BRACE COUNT DEPENDS ON
THE QUANTITY OF CUT-OUTS

SCALE, NOT TO SCALE

BUILDING DROPS, INC.
FOURTH AND MARKET STS. S.W.
TALLAHASSEE, FL 32312
PH (904) 579-8678
FAX (904) 641-1106
WWW.BUILDINGDROPS.COM

THE SUPERIOR
TITLE

CROSS SECTIONS

BUILDING DROPS, INC.

[illegible]

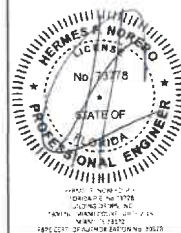
REMARKS	BY	DATE
2023 CODE CHANGE	DI	12/23

[illegible]

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EN'S MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPACE
SPE. SUFF. CONDITIONS CAUSE INSTALLATION TO DEVIAT
FROM THE REQUIREMENTS OF THE GENERAL CODE OF
ENGINEERING OR ARCHITECTURAL PRACTICE. SITE SPECIFIC
INSTRUMENTS ARE USED WITH THIS DOCUMENT.



DATE: 04.20.2022

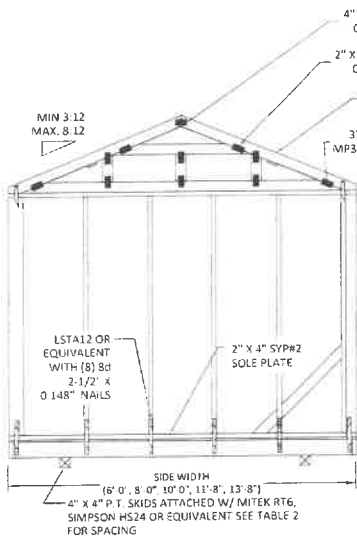
DWG. BY: LL	CHK. BY: HFN
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SCALE: NTS

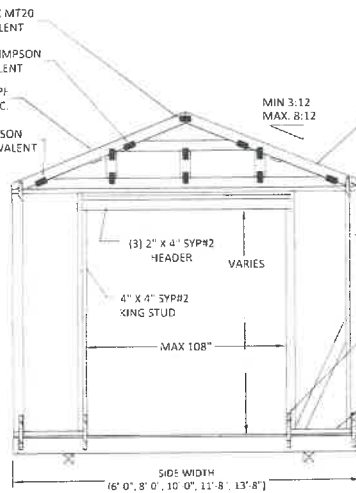
DWG. #.	SUP001
SHEET:	

25 2

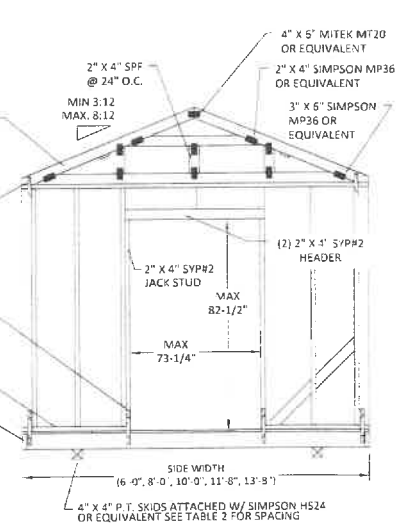
OF 9



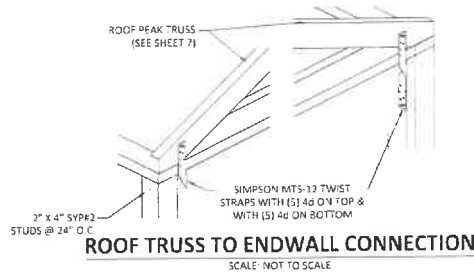
A 7 **ENDWALL FRAMING**
SCALE: 3/8"=1'-0"



A 7 **ENDWALL FRAMING**
SCALE: 3/8"=1'-0"
GARAGE DOOR



A 7 **ENDWALL FRAMING**
SCALE: 3/8"=1'-0"
DOOR



ROOF TRUSS TO ENDWALL CONNECTION
SCALE: NOT TO SCALE

NOTES

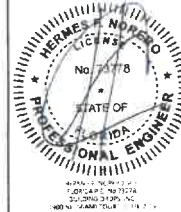
1. This document meets or exceeds the design criteria of the State of Florida, Department of Building & Regulation.
2. Construction shall be in accordance with the Florida Building Code.
3. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
4. All work shall be done in accordance with the Florida Building Code.
5. All work shall be done in accordance with the Florida Building Code.
6. All work shall be done in accordance with the Florida Building Code.
7. All work shall be done in accordance with the Florida Building Code.
8. All work shall be done in accordance with the Florida Building Code.
9. All work shall be done in accordance with the Florida Building Code.
10. All work shall be done in accordance with the Florida Building Code.

Prepared by: **LL**
Checked by: **HN**
Approved by: **HN**
Date: **04.20.2022**



THE SUPERIOR
ENDWALL FRAMING
PREPARED BY: **BUILDING DROPS, INC.**
2333 S. VICTORIA AVENUE
ORLANDO, FLORIDA 32765
(407) 534-1133

REMARKS	BY	DATE
2023 CODE CHANGE	CH	12/23



DATE: **04.20.2022**
DWG. BY: **LL** CHK. BY: **HN**
SCALE: **NTS**
DWG. # **SUP001**
SHEET **7** OF 9

ALTERNATE FASTENING SCHEDULE		
CONNECTION	FASTENING	
ALT 31-33 WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS	2" X 0.092" RING SHANK NAIL 5" FROM EDGE, 10" O.C.

STRAP & FASTENER SCHEDULE *				
PART#/DESC.	UPLIFT	WALL FASTENER	RAFTER FASTENER	PLATE FASTENER
H1	2-1		6 - 8d X 1.5"	4 - 5d
H11Z	5-1		6 - 16d X 2.5"	6 - 16d X 2.5"
H2A	4-1	5 - 8d X 1.5"	5 - 8d X 1.5"	2 - 8d X 1.5"
H2.5A			5 - 8d	3 - 5d
H2.5	4-1	5 - 8d	5 - 8d	
H2.5H	5-1	5 - 8d	5 - 8d	
H2A	7-1	7 - 8d X 1.5"	5 - 8d X 1.5"	
H3		4 - 8d	4 - 8d	
H4		4 - 8d	4 - 8d	
H5		4 - 8d	4 - 8d	
LTS-12	4-1	6 - 10d X 1.5"	6 - 10d X 1.5"	
LTS-16	6-1	6 - 10d X 1.5"	6 - 10d X 1.5"	
LTS-18	6-1	6 - 10d X 1.5"	6 - 10d X 1.5"	
LTS-20		6 - 10d X 1.5"	6 - 10d X 1.5"	
MTS-12		7 - 10d X 1.5"	7 - 10d X 1.5"	
MTS-16	5-1	7 - 10d X 1.5"	7 - 10d X 1.5"	
MTS-18	6-1	7 - 10d X 1.5"	7 - 10d X 1.5"	
MTS-20	6-1	7 - 10d X 1.5"	7 - 10d X 1.5"	
PORCH	PART#/DESC.	UPLIFT	COLUMN FASTENER	RAFTER FASTENER
	A21	2-1	2 - 10d X 1.5"	2 - 10d X 1.5"
	A23	2-1	4 - 10d X 1.5"	4 - 10d X 1.5"
	A33	3-1	4 - 10d	4 - 10d
BTM PLATE	PART#/DESC.	UPLIFT	WALL FASTENER	FLOOR FASTENER
	LSTA-18	1-1	7 - 10d	7 - 10d
HEADER (D)	PART#/DESC.	UPLIFT	STUD FASTENER	HEADER FASTENER
	HP-35	N/R	5 - 3" X 0.131"	5 - 3" X 0.131"
	HP40,41,80,81		5 - 3" X 0.131"	5 - 3" X 0.131"
TIE DOWNS	PART#/DESC.	UPLIFT	WALL FASTENER	FLOOR FASTENER
	20GA 1-1/4" WIDE	1-1	7 - 10d X 1.5"	
	5/8" X 10" ANCHOR	1-1		

A. ALL STRAPS CAN BE SUBSTITUTED WITH AN EQUIVALENT BRAND MEETING SAME STRENGTHS
B. RAFTER TIES TO STUD WALL TO BE AT EVERY CONNECTION FOR 24" O.C. & CAN EVERY OTHER FOR 16"
C. BUT IS REQUIRED ON CORNERS AND STUDS ADJACENT TO CORNERS
D. ONLY NEEDED ON ALUMINUM & VINYL SHEATHING WALLS
E. HEADERS OVER 6' 0" SPAN

PRODUCT OPTIONS				
PRODUCT CAT	SUB. CATEGORY	MANUFACTURER	MODEL / DESC.	STATE OF FL APPROVAL #
PANEL WALLS	SIDING	JAMES HARDIE	5/16" CEDAR	FL# 13223.1
PANEL WALLS	SIDING	JAMES HARDIE	5/16" STUCCO	FL# 13223.2
PANEL WALLS	SIDING	ADVANCED ALUM.	"	FL# -
PANEL WALLS	SIDING	PLY GEM	"	FL# -
PANEL WALLS	SIDING	ADVANCED ALUM.	"	FL# -
PANEL WALLS	SIDING	SHAPESON LUMBER	"	FL# -
EXTERIOR DOORS	SWINGING EXT	EAGAN	E1HDL	FL# 12820-R3
EXTERIOR DOORS	SWINGING EXT	CROFT	200 9-LITE	FL# -
EXTERIOR DOORS	ROLL-UP	JANUS INT'L	ROLL-UP	FL# -
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL# 10853-R5
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL# 13527-R5
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL# 16082-R3
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL# 16153-R1
WINDOWS	HORIZ SLIDER	CROFT	HORIZ SLIDER	FL# 27202
WINDOWS	HORIZ SLIDER	CROFT	HORIZ SLIDER	FL# 28822
WINDOWS	HORIZ SLIDER	CROFT	HORIZ SLIDER	FL# 30848

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Professional Engineer
HERNANDEZ & MORENO
INC.
NO. 75778
STATE OF FLORIDA

DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET: 8 OF 9



23531 W. U.S. 90 AVENUE
GRANDTOWN, FLORIDA 32707
(877) 439-7233

BUILDING DROPS INC.
10000 W. U.S. 90 AVENUE
GRANDTOWN, FLORIDA 32707
(877) 439-7233

TITLE: THE SUPERIOR
SCHEDULES
PREPARED BY: BUILDING DROPS INC.
BDD

REMARKS: 2023 CODE CHANGE
BY: CM
DATE: 5/2/23

THE SUPPLIER OF THE MATERIALS AND SERVICES SHOWN ON THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SUPPLIER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SUPPLIER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET: 8 OF 9

FASTENING SCHEDULE (FBC TABLE 2304.10.1)			FASTENING SCHEDULE (FBC TABLE 2304.10.1)		
CONNECTION	FASTENING	CONNECTION	CONNECTION	FASTENING	CONNECTION
1 JOIST TO SILL OR GIRDER	3-8d COMMON (2-1/2" X 0.131") 3-3" 14 GAUGE STAPLES	TOENAIL	21. 1" X 8" SHEATHING TO EACH BEARING	3-8d COMMON (2-1/2" X 0.131")	FACE NAIL
2 BRINGING TO JOIST	2-8d COMMON (2-1/2" X 0.131") 2-8d COMMON (2-1/2" X 0.131") 2-3" 14 GAUGE STAPLES	TOENAIL EACH END	22. WIDER THAN 1" X 8" SHEATHING TO EA. BEARING	3-8d COMMON (2-1/2" X 0.131")	FACE NAIL
3 1" X 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2-1/2" X 0.131")	FACE NAIL	23. BUILT-UP CORNER STUDS	16d COMMON (3-1/2" X 0.162") MIN. 3" X 0.131" NAILS 3" 14 GAUGE STAPLES	24" O.C. 16" O.C. 16" O.C.
4 WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST	3-8d COMMON (2-1/2" X 0.131")	FACE NAIL	24. BUILT-UP GIRDER AND BEAMS	20d COMMON (3" X 0.152") AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C. 2-20d COMMON (3" X 0.152") 3" X 0.131" NAILS 3" 14 GAUGE STAPLES	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
5 7" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3-1/2" X 0.162")	BLIND AND FACE NAIL	25. 2" PLANKS	16d COMMON (3-1/2" X 0.162")	FACE NAIL AT ENDS AND AT EACH JOIST
6 SOLE PLATE TO JOIST OR BLOCKING	16d (3-1/2" X 0.135") AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAUGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL	26. COLLAR JOIST TO RAFTER	16d COMMON (3-1/2" X 0.162") 3" X 0.131" NAILS 3" 14 GAUGE STAPLES	FACE NAIL
SOLE PLATE TO JOIST AT BLOCKING AT BRACED WALL PANEL	3-16d COMMON (3-1/2" X 0.135") AT 16" O.C. 4-3" X 0.131" NAILS AT 16" O.C. 4-3" 14 GAUGE STAPLES AT 16" O.C.	BRACED WALL PANEL	27. JACK RAFTER TO H.P.	3-10d COMMON (3" X 0.148") 4-3" X 0.131" NAILS 4-3" 14 GAUGE STAPLES	TOE NAIL
7 SOLE PLATE TO STUDS	2-16d COMMON (3-1/2" X 0.162") 3-3" X 0.131" NAILS 3-3" 14 GAUGE STAPLES	END NAIL	28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16d COMMON (3-1/2" X 0.162") 3-3" X 0.131" NAILS 3-3" 14 GAUGE STAPLES	FACE NAIL
8 SOLE PLATE TO STUDS	4-8d COMMON (2-1/2" X 0.131") 4-3" X 0.131" NAILS 3-3" 14 GAUGE STAPLES	TOE NAIL	29. JOIST TO BAND JOIST	3-16d COMMON (3-1/2" X 0.135") 4-3" X 0.131" NAILS 4-3" 14 GAUGE STAPLES	FACE NAIL
9 DOUBLE STUDS	2-16d COMMON (3-1/2" X 0.162") 3-3" X 0.131" NAILS 3-3" 14 GAUGE STAPLES	END NAIL	30. LEDGER STRIP	3-16d COMMON (3-1/2" X 0.162") 4-3" X 0.131" NAILS 4-3" 14 GAUGE STAPLES	FACE NAIL AT EACH JOINT
10 DOUBLE TOP PLATES	16d (3-1/2" X 0.135") AT 16" O.C.	3" X 0.131" NAILS AT 8" O.C. 3" 14 GAUGE STAPLES AT 8" O.C.	31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD (8) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 19/32" TO 3/4"	6" O.C. EDGES AND INTERMEDIATE, 4" O.C. AT COMPONENT AND CLADDING EDGE STRIP & ZONE 3 (REFER TO FIG. 30-4.1 OF ASCE 7)
DOUBLE TOP PLATES		8-16d COMMON (3-1/2" X 0.135") AT 16" O.C.	SINGLE FLOOR (COMBINATION SUBFLOOR, UNDERLAYMENT TO 19/32" TO 3/4" FRAMING)	7/8" TO 1" 1 1/8" TO 1 1/4"	8d(C) 8d(D) OR 8d(E) 2-16 GAUGE (F)
11 BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON (2-1/2" X 0.131") 3-3" X 0.131" NAILS 3-3" 14 GAUGE STAPLES	TOENAIL	32. PANEL SIDING (TO FRAMING) (G)	1/2" OR LESS 5/8"	5d(F) 8d(F)
12 RIM JOIST TO TOP PLATE	8d COMMON (2-1/2" X 0.131") AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C. 3" 14 GAUGE STAPLES AT 6" O.C.	TOENAIL	33. FIBERBOARD SHEATHING (G,C)	1/2" AND LESS	NO. 11 GAUGE ROOFING NAIL(H) 6d COMMON
13 TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (3-1/2" X 0.162")	3-3" X 0.131" NAILS 3-3" 14 GAUGE STAPLES	34. INTERIOR FINISHING	1/4" 3/8"	6" O.C. EDGES AND INTERMEDIATE
14 CONTINUOUS HEADER, TWO PIECES	16d COMMON (3-1/2" X 0.162")	16" O.C. ALONG EDGE			
15 CEILING JOISTS TO PLATE	3-16d COMMON (3-1/2" X 0.131") 5-3" X 0.131" NAILS 4-3" 14 GAUGE STAPLES	TOE NAIL			
16 RIM JOIST TO TOP PLATE	4-8d COMMON (2-1/2" X 0.131")	TOE NAIL			
17 CEILING JOISTS, LAPS OVER PARTITIONS	3-16d COMMON (3-1/2" X 0.135") MIN. 4-3" X 0.131" NAILS 4-3" 14 GAUGE STAPLES	FACE NAIL			
18 CEILING JOISTS TO PARALLEL RAFTERS	3-16d COMMON (3-1/2" X 0.135") MIN. 4-3" X 0.131" NAILS 4-3" 14 GAUGE STAPLES	FACE NAIL			
19 RAFTER TO PLATE	3-8d COMMON (2-1/2" X 0.131") 3-3" X 0.131" NAILS 3-3" 14 GAUGE STAPLES	TOE NAIL			
20 1" DIAGONAL BRACE TO EACH STUD & PLATE	2-8d COMMON (2-1/2" X 0.131") 2-3" X 0.131" NAILS 3-3" 14 GAUGE STAPLES	FACE NAIL			

NOTES:

- A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- B. NAILS SPACED AT 6 INCHES ON CENTER ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAGRAM'S AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- C. COMMON OR DEFORMED SHANK (6d - 2 1/2" X 0.113", 8d - 2 1/2" X 0.131", 10d - 3" X 0.148") D COMMON (6d - 2" X 0.113", 8d - 2 1/2" X 0.131", 10d - 3" X 0.148").
- D. DEFORMED SHANK (6d - 2" X 0.113"; 8d - 2 1/2" X 0.131"; 10d - 3" X 0.148").
- E. CORROSION-RESISTANT SIDING (6d - 1 7/8" X 0.106", 8d - 2 3/8" X 0.128") OR CASING (6d - 2" X 0.099; 8d - 2 1/2" X 0.113") NAIL.
- F. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING, SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED FOR NON STRUCTURAL SHEATHING.
- G. CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1-1/2" LENGTH FOR 1/2" SHEATHING AND 1-3/4" LENGTH FOR SHEATHING CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN OR 1" CROWN AND 1-1/4" LENGTH FOR 1/2" FOR 25/32" SHEATHING PANEL SUPPORTS AT 16" (20" IF STRENGTH AXIS IS THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- H. PANEL SUPPORTS AT 24 INCHES, CASING OR FINISH NAILS SPACED AT 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- I. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2-1/2" X 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- J. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
- K. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- L. FASTENERS SPACED AT 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND SHEATHING 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- M. FASTENERS SPACED AT 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- N. SEE FASTENER ALTERNATE SCHEDULE.
- O. FASTENERS MUST BE INSTALLED WITH EVEN SPACING BETWEEN THEM ACROSS ATTACHING MEMBER.



2303 S VOLVO AVENUE
GRAND CITY, ILL 60131-9755
(815) 429-3633

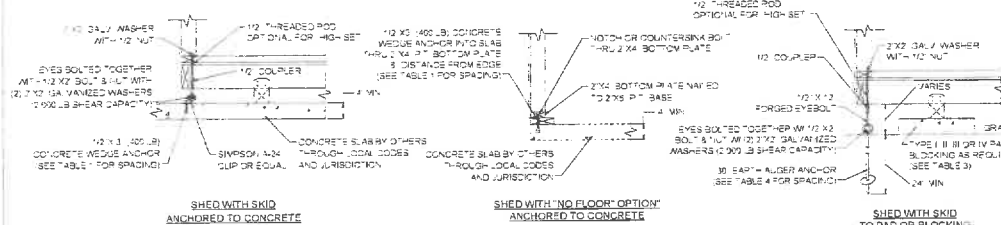
THE SUPERIOR
SCHEDULES
PREPARED BY:
BUILDING DROPS, INC.
1000 N. LAKE STREET
CHICAGO, IL 60610
(773) 344-1111
WWW.BUILDINGDROPS.COM

REMARKS BY DATE
2023 CODE CHANGE 21 12/23

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY. IT IS NOT TO BE USED FOR SPECIFIC PROJECTS WITHOUT THE CONSULTATION OF A PROFESSIONAL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR THE PROPER APPLICATION OF THIS INFORMATION.



DATE: 04.20.2022
DWG BY: LL CHK BY: HFN
SCALE: NTS
DWG # SUP001
SHEET



BUILDING ANCHORS SHALL BE "JACOBE HOME" TYPE HP-1 SINGLE HELIX EYE ANCHOR ANCHORS BY HOME PRIDE OR BRISTOL VA OR EQUIVALENT. TENSILE HOLDING STRENGTH IS NOT LESS THAN 4,725 LBS.

2. ANCHORING SYSTEM TO GROUND PER LOCAL BUILDING CODE. BY DEALER. LOCATE ANCHORS PER TABLE 4A OR 4B.

3. THREADED ROD WITH EYEBOULTS SHALL BE PLACED THRU THE BOTTOM PLATE FLOOR SYSTEM AND ATTACHED TO ANCHOR. THESE CAN BE EXTENDED WITH THREADED ROD OR STRIPS WITH EQUAL OR GREATER STRENGTH FOR ELEVATED PORTIONS OF SHEDS ON LEVELING BLOCKS.

TABLE 4A
3" ANCHOR ANCHOR SPACING SINGLE WIDE

SHED WIDTH	L/W	L/PLT	PLT	END ANCHOR	MAX INTERIOR SPACING
12'-0"	7'-0"	243	5'-0" TO 9'-0"	10'-0"	
12'-0"	8'-0"	258	5'-0" TO 9'-0"	10'-0"	
12'-0"	9'-0"	273	5'-0" TO 9'-0"	10'-0"	
12'-0"	10'-0"	288	5'-0" TO 9'-0"	10'-0"	
12'-0"	11'-0"	303	5'-0" TO 9'-0"	10'-0"	

TABLE 4B
3" ANCHOR ANCHOR SPACING DOUBLE WIDE

SHED WIDTH	L/W	L/PLT	PLT	END ANCHOR	MAX INTERIOR SPACING
20'-0"	10'-0"	400	5'-0" TO 9'-0"	5'-0"	

1. LOAD WIDTH UPON RUNNER
2. LOCATION OF END WALL OF ANCHOR ANCHOR
3. MAXIMUM SPACING BETWEEN ANCHORS

NOTES

- ANCHOR SPACING IS DESIGNED AS PER SHEET 1
- ALL MEASUREMENTS ARE CENTER TO CENTER
- THE MINIMUM NUMBER OF ANCHORS PER SHEED IS 4. 1" ANCHOR PER EACH CORNER. ADDITIONAL INTERIOR ANCHORS ARE REQUIRED IF SPACING IS MORE THAN 10'-0" BETWEEN ANCHORS
- ANCHORS SHALL BE ON SIDE WALLS EXCEPT WHEN THE SHED IS PLACED NEXT TO AN EXISTING BUILDING IN WHICH ANCHORS CAN BE PLACED ON THE END WALLS AS CLOSE TO THE SIDE AS POSSIBLE

1. FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION

2. THIS BUILDING IS EXEMPT FROM THE FRC ENERGY CONSERVATION CODE PER SECTION R101.4.1.4 & R101.4.1.5

3. REFER TO THE SHED DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO "MCC" CODE

4. DOUBLE WIDE SHEDS ARE SECURED ON EACH SIDE OF THE MODULE SIDE WALLS

CODE INFORMATION

CODE VERSION	FRC EDITION 2023 ASCE 7-22
MANUFACTURER	SUPERIOR SHEDS
BUILDING TYPE	MANUF. SHED
CONSTRUCTION	V-S
CODE VERSION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	STORAGE
ALLOWABLE NO. OF STORES	1
BASIC WIND SPEED	135 MPH (154.7)
EXPOSURE	C
WIND EXPOSURE	ENCLOSURE
INTERNAL PRESSURE COEF	+/- 0.18
IMPORTANCE FACTOR	1.15
ROOF DEAD LOAD	10 PSF
ROOF LIVE LOAD	20 PSF OR 300 LBS
FLOOR DEAD LOAD	9 PSF
FLOOR LIVE LOAD	75 PSF 125 PSF
"R" RATING WALL FLOOR ROOF	NA
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	LESS THAN 720 S.F.

TABLE 1
ANCHORING TO CONCRETE

SHED WIDTH (L/PLT, PLT) ANCHOR SPACING	1	2
20'-0"	100	3'-0"
12'-0"	280	3'-0"
12'-0"	240	3'-0"
10'-0"	200	3'-0"
8'-0"	160	3'-0"
6'-0"	120	3'-0"

TABLE 2
SHED SPACING

SHED WIDTH	X1	X2
12'-0"	1'-10" 1'-2"	3'-11" 1'-10" 1'-2"
12'-0"	2'-0"	3'-4"
10'-0"	1'-7"	3'-0"
8'-0"	1'-3"	2'-6"
6'-0"	1'-0"	2'-3"

TABLE 3A
PAD TYPES

TYPE	PAD DIM	MAX. LOAD*	MATERIAL
1	2'0" x 1'0"	1775 LBS	"2000" 3'-0" x 3'-0" x 1/2" CEMENT AND SAND MIX
2	1'0" x 1'0"	3500 LBS	2' x 2' x 1/2" CEMENT AND SAND MIX
3	1'0" x 1'0"	4000 LBS	AIR PLASTIC PADS
4	1'0" x 1'0"	1900 LBS	CERT. 4' x 8' x 1/2" CEMENT AND SAND MIX

* BASED ON 2000 PSF SOIL BEARING CAPACITY 2000 PSF IS TYPICAL

TABLE 3
SUPPORT FOOTING PAD SPACING FOR RUNNER BECKERS FOR SINGLE & DOUBLE WIDE SHEDS

SHED DESCRIPTION	PAD	1/2 FLOOR LGTH MAXIMUM LOAD AND PAD TYPE		1/2 FLOOR LGTH MAXIMUM LOAD AND PAD TYPE	
		END PAD	INTERIOR PAD	END PAD	INTERIOR PAD
12'-0" SW DW 1:5032	7'-0" x 9'-0"	1858 LBS 1/2 OR 1/4"	254 LBS 1/2 OR 1/4"	2742 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"
12'-0" SW DW 1:5040	7'-0" x 9'-0"	2574 LBS 1/2 OR 1/4"	274 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"
12'-0" SW DW 1:5040	7'-0" x 9'-0"	2574 LBS 1/2 OR 1/4"	274 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"
12'-0" SW DW 1:5040	7'-0" x 9'-0"	2574 LBS 1/2 OR 1/4"	274 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"
12'-0" SW DW 1:5040	7'-0" x 9'-0"	2574 LBS 1/2 OR 1/4"	274 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"	324 LBS 1/2 OR 1/4"

LOAD WIDTH UPON RUNNER

NOTES

- PAD SPACING IS END TO CENTER OF PAD
- PADS OTHER THAN END PADS SPACED TO 38" CENTER TO CENTER
- USE SAME MAXIMUM SPACING FOR INTERIOR SPACING

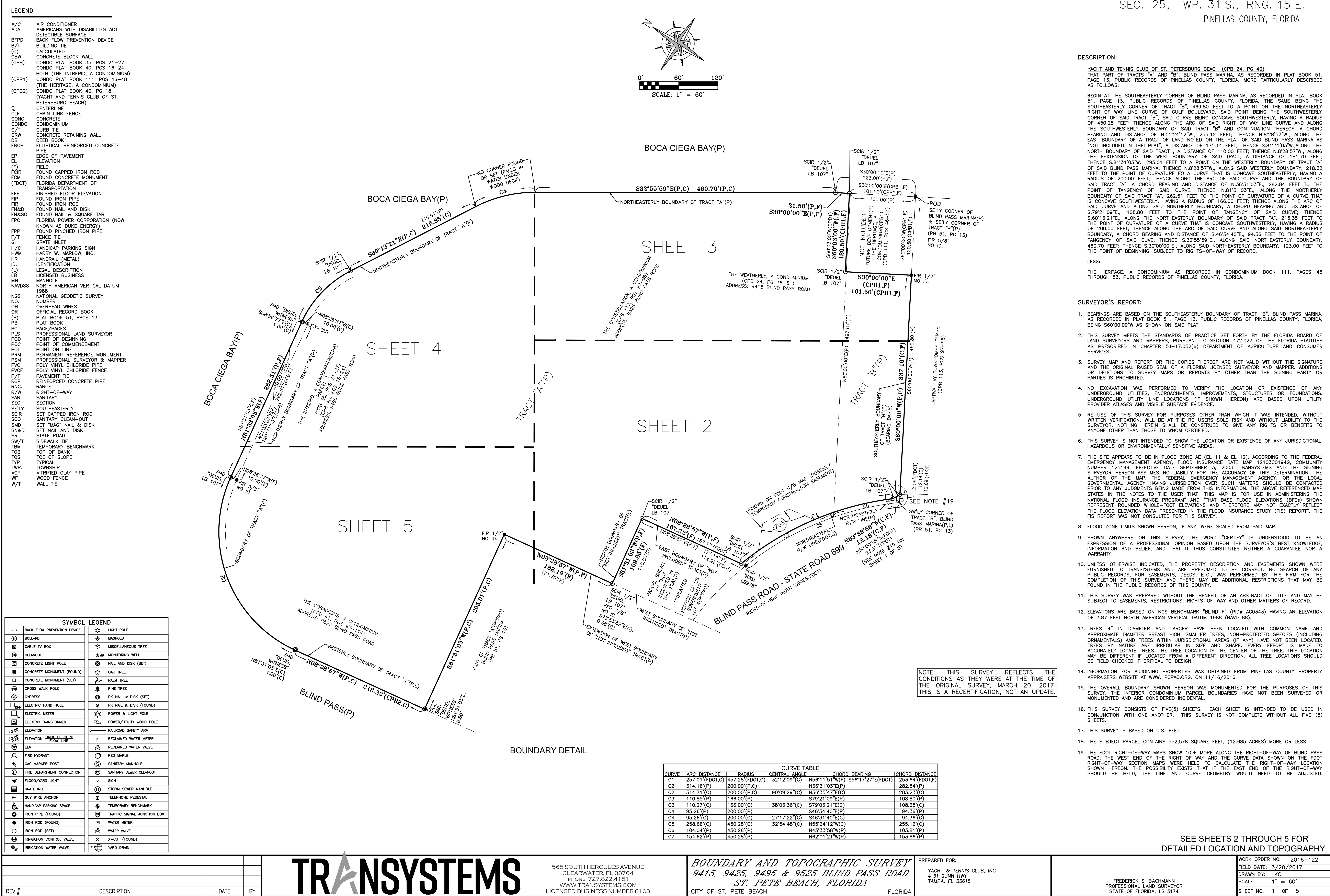
"THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HERMES F. MONROE, PE ON THE DATE AND AT THE CITY AND STATE OF FLORIDA. THE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"



SUPERIOR SHEDS, INC.
2023 S. VOLusia AVE
ORANGE CITY, FL 32763
OFFICE 813.886.7431
www.superiorsheds.com

STRUCTURE FOR:
SUPERIOR SHEDS

E.ROM
SUP087



Out 29, 2024 - 11:16am X:\2016\2016-122 Yacht & Tennis Club SHS Blind Pass Survey\Acad\2016-122-BIT.mxd

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
(CPB)	CONDO PLAT BOOK 35, PGS 21-27
(CPB1)	CONDO PLAT BOOK 40, PGS 16-24
(CPB2)	BOTH (THE INTREPID, A CONDOMINIUM)
	CONDO PLAT BOOK 111, PGS 46-48
	(THE HERITAGE, A CONDOMINIUM)
	CONDO PLAT BOOK 40, PG 18
	(YACHT AND TENNIS CLUB OF ST.
	PETERSBURG BEACH)
C	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CONDO	CONDOMINIUM
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
DB	DEED BOOK
ERCP	ELLIPTICAL REINFORCED CONCRETE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
(FDOT)	FLORIDA DEPARTMENT OF
	TRANSPORTATION
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FN&SQ	FOUND NAIL & SQUARE TAB
FFC	FLORIDA POWER CORPORATION (NOW
	KNOWN AS DUKE ENERGY)
FPP	FOUND PINCHED IRON PIPE
F/T	FENCE TIE
G	GRATE INLET
H/C	HANDICAP PARKING SIGN
HWM	HARRY W. MARLOW, INC.
HR	HANDRAIL (METAL)
ID	IDENTIFICATION
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
MH	MANHOLE
NAVD88	NORTH AMERICAN VERTICAL DATUM
1988	
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 51, PAGE 13
PB	PLAT BOOK
PG	PAGE/PAGES
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT-OF-WAY
SAN.	SANITARY
SEC.	SECTION
SE'LY	SOUTHEASTERLY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SND	SET NAIL & DISK
SN&D	SET NAIL AND DISK
SR	STATE ROAD
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VCP	VITRIFIED CLAY PIPE
WF	WOOD FENCE
W/T	WALL TIE

SYMBOL LEGEND	
---	BACK FLOW PREVENTION DEVICE
⊙	BOLLARD
⊠	CABLE TV BOX
⊕	CLEANOUT
⊞	CONCRETE LIGHT POLE
⊟	CONCRETE MONUMENT (FOUND)
⊠	CONCRETE MONUMENT (SET)
⊡	CROSS WALK POLE
⊢	CYPRESS
⊣	ELECTRIC HAND HOLE
⊤	ELECTRIC METER
⊥	ELECTRIC TRANSFORMER
⊦	ELEVATION
⊧	ELEVATION BACK OF CURB
⊨	ELM
⊩	FIRE HYDRANT
⊪	GAS MARKER POST
⊫	FIRE DEPARTMENT CONNECTION
⊬	FLOOD/YARD LIGHT
⊭	GRATE INLET
⊮	GUY WIRE ANCHOR
⊯	HANDICAP PARKING SPACE
⊰	IRON PIPE (FOUND)
⊱	IRON ROD (FOUND)
⊲	IRON ROD (SET)
⊳	IRRIGATION CONTROL VALVE
⊴	IRRIGATION WATER VALVE
⊵	LIGHT POLE
⊶	MAGNOLIA
⊷	MISCELLANEOUS TREE
⊸	MONITORING WELL
⊹	NAIL AND DISK (SET)
⊺	OAK TREE
⊻	PALM TREE
⊼	PINE TREE
⊽	PK NAIL & DISK (SET)
⊾	PK NAIL & DISK (FOUND)
⊿	POWER & LIGHT POLE
⊿	POWER/UTILITY WOOD POLE
⊿	RAILROAD SAFETY ARM
⊿	RECLAIMED WATER METER
⊿	RECLAIMED WATER VALVE
⊿	RED MAPLE
⊿	SANITARY MANHOLE
⊿	SANITARY SINKER CLEANOUT
⊿	SIGN
⊿	STORM SEWER MANHOLE
⊿	TELEPHONE PEDESTAL
⊿	TEMPORARY BENCHMARK
⊿	TRAFFIC SIGNAL JUNCTION BOX
⊿	WATER METER
⊿	WATER VALVE
⊿	X-CUT (FOUND)
⊿	YARD DRAIN

REV.#	DESCRIPTION	DATE	BY
-------	-------------	------	----

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.522.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

BOUNDARY AND TOPOGRAPHIC SURVEY
9415, 9425, 9495 & 9525 BLIND PASS ROAD
ST. PETE BEACH, FLORIDA
CITY OF ST. PETE BEACH

PREPARED FOR:
YACHT & TENNIS CLUB, INC.
4131 GUNN HWY
TAMPA, FL 33618

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SURVEY REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5A-17.05 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WORK ORDER NO. 2016-122
FIELD DATE: 3/20/2017
DRAWN BY: LKC
SCALE: 1" = 20'
SHEET NO. 2 OF 5

SEC. 25, TWP. 31 S., RNG. 15 E.
PINELLAS COUNTY, FLORIDA



SEE SHEET 1 FOR BOUNDARY DETAIL, DESCRIPTION AND SURVEYOR'S REPORT. SEE SHEETS 3 THROUGH 5 FOR REMAINDER OF DETAILED LOCATION OF IMPROVEMENTS AND TOPOGRAPHY.

- LEGEND
- A/C

ADA

BFPD

B/T

CBW

(CPB)

(CPB1)

(CPB2)

CLF

CONC

CONDO

C/T

CRW

DB

ERCP

EP

EL

(F)

FCIR

FCM

(FDOT)

FFE

FP

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FPC

FPP

GI

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MH

NAVD88

NGS

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SAN

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SE'LY

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SCO

SET

SN&D

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SW/T

TBM

TOB

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VCP

WF

W/T

AIR CONDITIONER

AMERICANS WITH DISABILITIES ACT

DETECTABLE SURFACE

BACK FLOW PREVENTION DEVICE

BUILDING TIE

CALCULATED

CONCRETE BLOCK WALL

CONDO PLAT BOOK 35, PGS 21-27

CONDO PLAT BOOK 40, PGS 16-24

BOTH (THE INTREPID, A CONDOMINIUM)

CONDO PLAT BOOK 111, PGS 46-48

(THE HERITAGE, A CONDOMINIUM)

CONDO PLAT BOOK 40, PG 18

(YACHT AND TENNIS CLUB OF ST. PETERSBURG BEACH)

CENTERLINE

CHAIN LINK FENCE

CONCRETE

CONDOMINIUM

CURB TIE

CONCRETE RETAINING WALL

DEED BOOK

ELLIPITICAL REINFORCED CONCRETE

PIPE

EDGE OF PAVEMENT

ELEVATION

FIELD

FOUND CAPPED IRON ROD

FOUND CONCRETE MONUMENT

FLORIDA DEPARTMENT OF TRANSPORTATION

FINISHED FLOOR ELEVATION

FOUND IRON PIPE

FOUND IRON ROD

FOUND NAIL AND DISK

FOUND NAIL & SQUARE TAB

FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)

FOUND PINCHED IRON PIPE

FENCE TIE

GRATE INLET

HANDICAP PARKING SIGN

HARRY W. MARLOW, INC.

HANDRAIL (METAL)

IDENTIFICATION

LEGAL DESCRIPTION

LICENSED BUSINESS

MANHOLE

NORTH AMERICAN VERTICAL DATUM 1988

NATIONAL GEODETIC SURVEY

NUMBER

OVERHEAD WIRES

OFFICIAL RECORD BOOK

PLAT BOOK 51, PAGE 13

PLAT BOOK

PAGE/PAGES

PROFESSIONAL LAND SURVEYOR

POINT OF BEGINNING

POINT OF COMMENCEMENT

POINT ON LINE

PERMANENT REFERENCE MONUMENT

PROFESSIONAL SURVEYOR & MAPPER

POLY VINYL CHLORIDE PIPE

POLY VINYL CHLORIDE FENCE

PAVEMENT TIE

REINFORCED CONCRETE PIPE

RANGE

RIGHT-OF-WAY

SANITARY

SECTION

SOUTHEASTERLY

SET CAPPED IRON ROD

SANITARY CLEAN-OUT

SET "MAG" NAIL & DISK

SET NAIL AND DISK

STATE ROAD

SIDEWALK TIE

TEMPORARY BENCHMARK

TOP OF BANK

TOE OF SLOPE

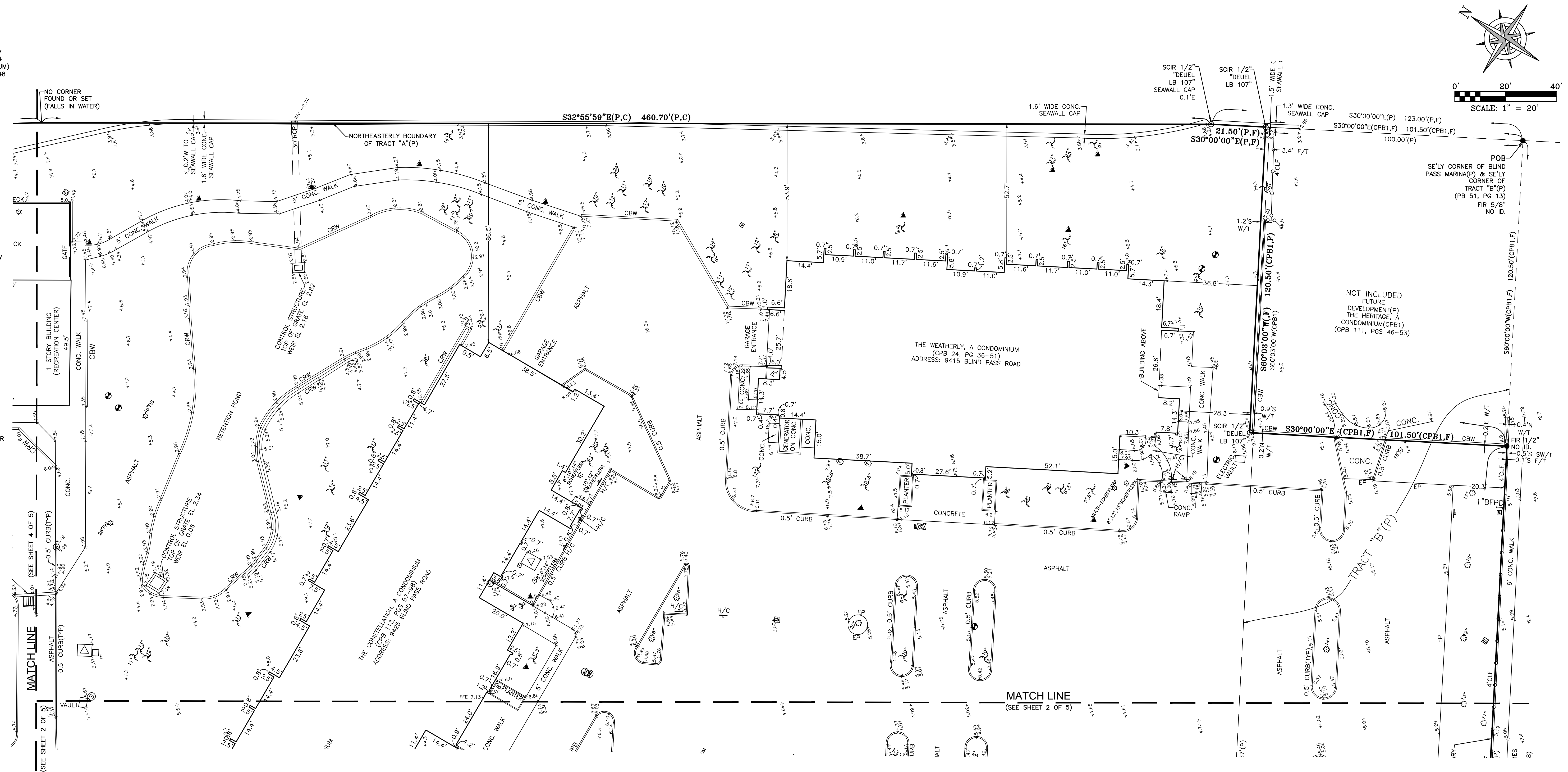
TYPICAL

TOWNSHIP

VITRIFIED CLAY PIPE

WOOD FENCE

WALL TIE



SYMBOL LEGEND	
	BACK FLOW PREVENTION DEVICE
	BOLLARD
	CABLE TV BOX
	CLEANOUT
	CONCRETE LIGHT POLE
	CONCRETE MONUMENT (FOUND)
	CONCRETE MONUMENT (SET)
	CROSS WALK POLE
	CYPRESS
	ELECTRIC HAND HOLE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELEVATION
	ELEVATION BACK OF CURB FLOW LINE
	ELM
	FIRE HYDRANT
	GAS MARKER POST
	FIRE DEPARTMENT CONNECTION
	FLOOD/YARD LIGHT
	GRATE INLET
	GUY WIRE ANCHOR
	HANDICAP PARKING SPACE
	IRON PIPE (FOUND)
	IRON ROD (FOUND)
	IRON ROD (SET)
	IRRIGATION CONTROL VALVE
	IRRIGATION WATER VALVE
	LIGHT POLE
	MAGNOLIA
	MISCELLANEOUS TREE
	MONITORING WELL
	NAIL AND DISK (SET)
	OAK TREE
	PALM TREE
	PINE TREE
	PK NAIL & DISK (SET)
	PK NAIL & DISK (FOUND)
	POWER & LIGHT POLE
	POWER/UTILITY WOOD POLE
	RAILROAD SAFETY ARM
	RECLAIMED WATER METER
	RECLAIMED WATER VALVE
	RED MAPLE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	SIGN
	STORM SEWER MANHOLE
	TELEPHONE PEDESTAL
	TEMPORARY BENCHMARK
	TRAFFIC SIGNAL JUNCTION BOX
	WATER METER
	WATER VALVE
	X-CUT (FOUND)
	YARD DRAIN

REV.#	DESCRIPTION	DATE	BY

TRANSYSTEMS

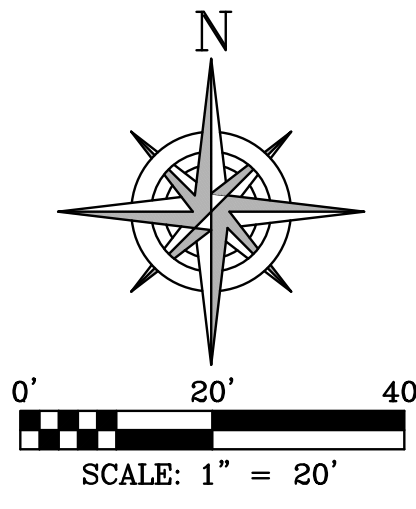
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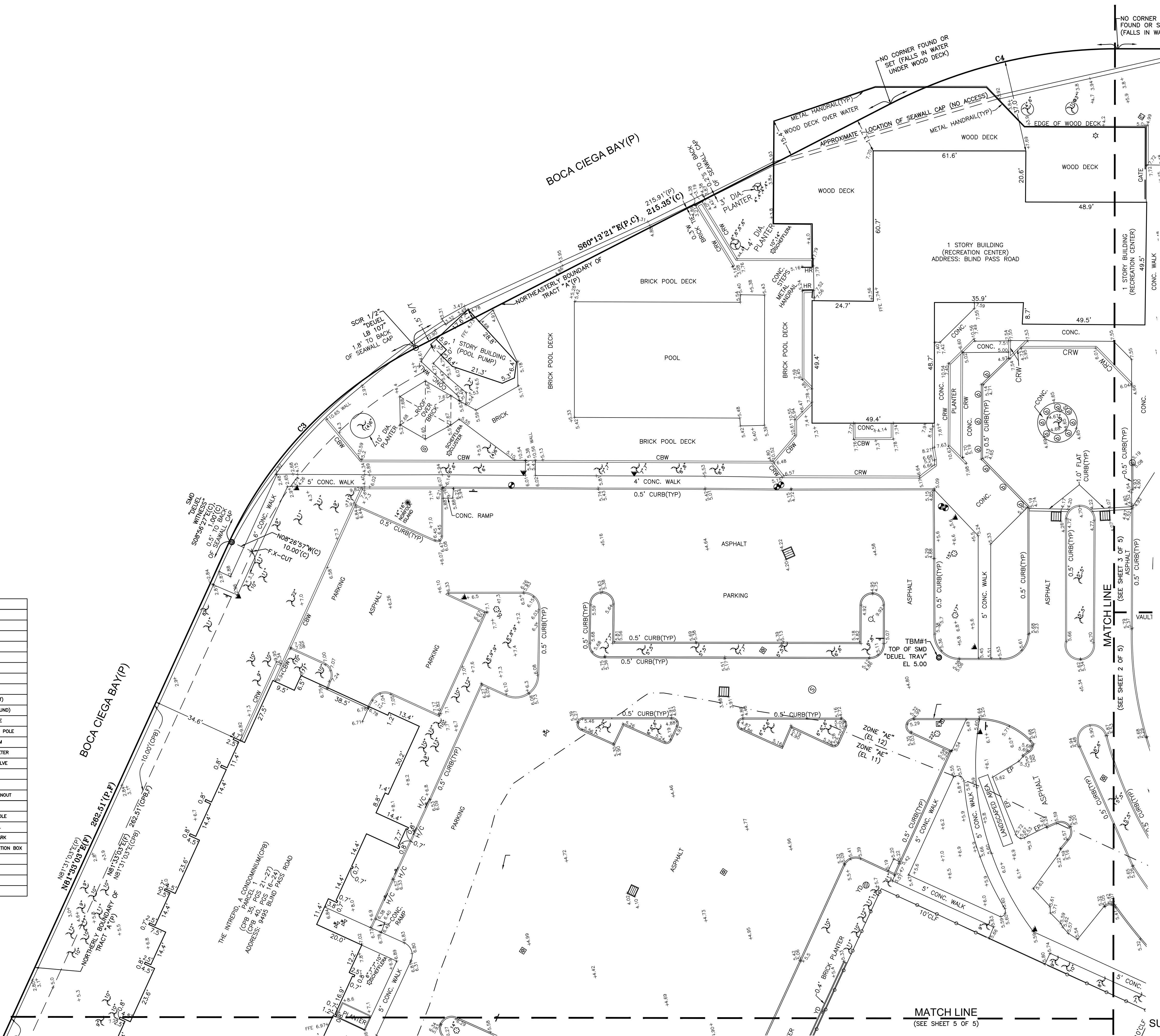
SEE SHEET 1 FOR BOUNDARY DETAIL, DESCRIPTION AND SURVEYOR'S REPORT. SEE SHEETS 2, 4 AND 5 FOR REMAINDER OF DETAILED LOCATION OF IMPROVEMENTS AND TOPOGRAPHY.

WORK ORDER NO.	2016-122
FIELD DATE:	3/20/2017
DRAWN BY:	LKC
SCALE:	1" = 20'
SHEET NO.	3 OF 5



- LEGEND**
- A/C AIR CONDITIONER
ADA AMERICANS WITH DISABILITIES ACT
BFPD BACK FLOW PREVENTION DEVICE
B/T BUILDING TIE
C/C CALCULATED
CBW CONCRETE BLOCK WALL
(CPB) CONDO PLAT BOOK 35, PGS 21-27
CONDO PLAT BOOK 40, PGS 16-24
BOTH (THE INTREPID, A CONDOMINIUM)
(CPB1) CONDO PLAT BOOK 111, PGS 46-48
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C CENTERLINE
CLF CHAIN LINK FENCE
CONC CONCRETE
CONDO CONDOMINIUM
C/T CURB TIE
CRW CONCRETE RETAINING WALL
DB DEED BOOK
ERCP ELLIPTICAL REINFORCED CONCRETE
PIPE
EP EDGE OF PAVEMENT
EL ELEVATION
(F) FIELD
FCIR FOUND CAPPED IRON ROD
FCM FOUND CONCRETE MONUMENT
(FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION
FFE FINISHED FLOOR ELEVATION
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FN&D FOUND NAIL AND DISK
FN&SQ FOUND NAIL & SQUARE TAB
FPC FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FPP FOUND PINCHED IRON PIPE
F/T FENCE TIE
GI GRATE INLET
H/C HANDICAP PARKING SIGN
HWM HARRY W. MARLOW, INC.
HR HANDRAIL (METAL)
ID IDENTIFICATION
(L) LEGAL DESCRIPTION
LB LICENSED BUSINESS
MH MANHOLE
NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
NGS NATIONAL GEODETIC SURVEY
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OH OVERHEAD WIRES
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PLS PROFESSIONAL LAND SURVEYOR
POB POINT OF BEGINNING
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PSM PROFESSIONAL SURVEYOR & MAPPER
PVC POLY VINYL CHLORIDE PIPE
PVCF POLY VINYL CHLORIDE FENCE
P/T PAVEMENT TIE
RCP REINFORCED CONCRETE PIPE
RNG. RANGE
R/W RIGHT-OF-WAY
SAN. SANITARY
SEC. SECTION
SE'LY SOUTHEASTERLY
SCIR SET CAPPED IRON ROD
SCO SANITARY CLEAN-OUT
SND SET "MAG" NAIL & DISK
SN&D SET NAIL AND DISK
SR STATE ROAD
SW/T SIDEWALK TIE
TBM TEMPORARY BENCHMARK
TOB TOP OF BANK
TOS TOE OF SLOPE
TYP TYPICAL
TWP. TOWNSHIP
VCP VITRIFIED CLAY PIPE
WF WOOD FENCE
W/T WALL TIE

SYMBOL LEGEND	
— BACK FLOW PREVENTION DEVICE	☆ LIGHT POLE
⊕ BOLLARD	◇ MAGNOLIA
⊞ CABLE TV BOX	⊞ MISCELLANEOUS TREE
⊞ CLEANOUT	⊞ MONITORING WELL
⊞ CONCRETE LIGHT POLE	⊞ NAIL AND DISK (SET)
■ CONCRETE MONUMENT (FOUND)	⊞ OAK TREE
□ CONCRETE MONUMENT (SET)	⊞ PALM TREE
⊞ CROSS WALK POLE	⊞ PINE TREE
⊞ CYPRESS	⊞ PK NAIL & DISK (SET)
⊞ ELECTRIC HAND HOLE	⊞ PK NAIL & DISK (FOUND)
⊞ ELECTRIC METER	⊞ POWER & LIGHT POLE
⊞ ELECTRIC TRANSFORMER	⊞ POWER/UTILITY WOOD POLE
x0.00 ELEVATION	⊞ RAILROAD SAFETY ARM
x1.00 ELEVATION BACK OF CURB	⊞ RECLAIMED WATER METER
x2.00 ELEVATION FLOW LINE	⊞ RECLAIMED WATER VALVE
⊞ ELM	⊞ RED MAPLE
⊞ FIRE HYDRANT	⊞ SANITARY MANHOLE
⊞ GAS MARKER POST	⊞ SANITARY SEWER CLEANOUT
⊞ FIRE DEPARTMENT CONNECTION	⊞ SIGN
⊞ FLOOD/YARD LIGHT	⊞ STORM SEWER MANHOLE
⊞ GRATE INLET	⊞ TELEPHONE PEDESTAL
⊞ GUY WIRE ANCHOR	⊞ TEMPORARY BENCHMARK
⊞ HANDICAP PARKING SPACE	⊞ TRAFFIC SIGNAL JUNCTION BOX
⊞ IRON PIPE (FOUND)	⊞ WATER METER
⊞ IRON ROD (FOUND)	⊞ WATER VALVE
⊞ IRON ROD (SET)	⊞ X-CUT (FOUND)
⊞ IRRIGATION CONTROL VALVE	⊞ YARD DRAIN
⊞ IRRIGATION WATER VALVE	



SEE SHEET 1 FOR BOUNDARY DETAIL, DESCRIPTION AND SURVEYOR'S REPORT. SEE SHEETS 2, 3 AND 5 FOR REMAINDER OF DETAILED LOCATION OF IMPROVEMENTS AND TOPOGRAPHY.

REV.#	DESCRIPTION	DATE	BY



565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.522.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

BOUNDARY AND TOPOGRAPHIC SURVEY
9415, 9425, 9495 & 9525 BLIND PASS ROAD
ST. PETE BEACH, FLORIDA
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:
YACHT & TENNIS CLUB, INC.
4131 GUNN HWY
TAMPA, FL 33618

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SURVEY REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5A-17.05 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WORK ORDER NO.	2016-122
FIELD DATE:	3/20/2017
DRAWN BY:	LKC
SCALE:	1" = 20'
SHEET NO.	4 OF 5

SYMBOL		LEGEND
—	BACK FLOW PREVENTION DEVICE	☆ LIGHT POLE
Ⓢ	BOLLARD	◇ MAGNOLIA
Ⓢ	CABLE TV BOX	⊗ MISCELLANEOUS TREE
Ⓢ	CLEANOUT	⊗ MW MONITORING WELL
Ⓢ	CONCRETE LIGHT POLE	Ⓢ NAIL AND DISK (SET)
Ⓢ	CONCRETE MONUMENT (FOUNDED)	Ⓢ OAK DISK
Ⓢ	CONCRETE MONUMENT (SET)	Ⓢ PALM TREE
Ⓢ	CROSS WALK POLE	Ⓢ PINE TREE
Ⓢ	CYPRESS	Ⓢ PK NAIL & DISK (SET)
Ⓢ	ELECTRIC HAND HOLE	Ⓢ PK NAIL & DISK (FOUNDED)
Ⓢ	ELECTRIC METER	Ⓢ POWER & LIGHT POLE
Ⓢ	ELECTRIC TRANSFORMER	Ⓢ POWER/UTILITY WOOD POLE
±0.00	ELEVATION	— RAILROAD SAFETY ARM
±0.00	ELEVATION BACK OF CURB FLOW LINE	Ⓢ RECLAIMED WATER METER
Ⓢ	ELM	Ⓢ RECLAIMED WATER VALVE
Ⓢ	FIRE HYDRANT	Ⓢ RED MAPLE
Ⓢ	GAS MARKER POST	Ⓢ SANITARY MANHOLE
Ⓢ	GAS DEPARTMENT CONNECTION	Ⓢ SANITARY SEWER CLEANOUT
Ⓢ	FLOOD/RAVINE LIGHT	— SIGN
Ⓢ	GRATE INLET	Ⓢ STORM SEWER MANHOLE
Ⓢ	GUY WIRE ANCHOR	Ⓢ TELEPHONE PEDESTAL
Ⓢ	HANDICAP PARKING SPACE	Ⓢ TEMPORARY BENCHMARK
Ⓢ	IRON PIPE (FOUNDED)	Ⓢ TRAFFIC SIGNAL JUNCTION BOX
Ⓢ	IRON ROD (FOUND)	Ⓢ WATER METER
Ⓢ	IRON ROD (SET)	Ⓢ WATER VALVE
Ⓢ	IRRIGATION CONTROL VALVE	Ⓢ X-CUT (FOUNDED)
Ⓢ	IRRIGATION WATER VALVE	Ⓢ YARD DRAIN



I, FREDERICK S. BACHMANN, SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SURVEY REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND FORESTRY, PURSUANT TO SECTION 464.01, F.S. OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.05 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.	WORK ORDER NO. 2016-122
	FIELD DATE: 3/20/2017
	DRAWN BY: LKC
	SCALE: 1" = 20'
MAPPER:	SHEET NO. 5 OF 5



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

COMMUNITY DEVELOPMENT - PLANNING

Date: January 3, 2025
To: Board of Adjustment
Re: Staff Findings Report
Unnecessary and Undue Hardship Variance
Address: Blind Pass Rd.
Parcel Number: 25-31-15-09234-000-0001
Applicant: Dan Nelson for WEATHERLY, THE CONDO ASSN INC.
Variance Case No: 24104

Prepared by: Kristin Coman, Senior Planner

Hearing Date: 1/29/2025

Please be advised that staff has received and reviewed the following items submitted in support of the application:

1. Completed Unnecessary and Undue Hardship Variance package with associated forms.
2. Boundary and Topographic Survey prepared by Transystems, dated 3/20/2017, consisting of 5 sheets.
3. Enlargement of portion of survey showing location and dimensions of existing hobby and maintenance buildings
4. Photo package submitted by applicant, consisting of 4 sheets with no dates provided.
5. Proposals for both buildings prepared by Wally Watt, Inc., no date, consisting of 3 pages.
6. Compliance letter dated 1/24/2024 from Intertek regarding Superior Sheds consisting of 1 page.
7. Building plans prepared by Superior Sheds, dated 4/202/2022 consisting of 10 sheets.

Staff offers the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is an approximately 1.72 acre parcel located on Blind Pass Rd. known as parcel number 25-31-15-09234-000-0001 and legal description of WEATHERLY, THE CONDO COMMON ELEMENTS. The property is located within the RM Residential District and within the RM Residential Medium land use category on the future land use map and contains The Weatherly Condominiums, consisting of 70 units within a 14 floor building constructed in 1977 according to the Pinellas County Property Appraiser. It

also has the associated parking area accessed through a common drive serving the Yacht and Tennis Club of St. Pete Beach from Blind Pass Rd. It is a waterfront parcel located on the Boca Ciega Bay to the east, Captiva Cay Townhomes to the south, Blind Pass Rd. and Mc Kinney Park to the west and the companion buildings and additional parking to the Yacht and Tennis Club to the north.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map, dated 7/20/2012

Request

The applicant requests the requests a variance for replacement/installation of two (2) 160 sq. ft, 10'x16', 10'h storage structures where one (1) structure with a maximum area of 80 sq. ft. and maximum height of 8' is permitted. (LDC Sec. 6.13(b)(5a-b)).

Analysis

Variances required as a result of the proposed changes:

- a. **Number of storage structures:** Where 1 storage structure is permitted, 2 are proposed.
- b. **Maximum size:** Where 80 sq. ft. is the maximum square footage permitted and 160 sq. ft. (each) is proposed (LDC 6.13(b)(5)(a)). For each proposed structure, the applicant is requesting a square footage 2 times greater than what is permitted by code.
- c. **Maximum height:** Where a maximum height of 8' (measured grade to the highest point on the structure) is permitted and proposed height grade to peak is 10' (LDC Sec. 6.13(5)(b)).

Figure 3: Zoning Table			
Accessory Structure-Residential Storage Building	9415 Blind Pass Rd.		
	<u>RM Required</u>	<u>Existing</u>	<u>Proposed</u>
Size (Max.)	80 sq. ft. (each, max. 1 building permitted)	160 sq. ft.* , 2 buildings (v)	160 sq. ft. (v) , 2 buildings (v)
Front Yard Setback (Min.)	60'	96' (approx.)	no change
Side Yard Setback (Min.)	along property line	4.3' (min.)	no change
Height (Max.)	8'	10'*	10' structure (v)
*Denotes existing non-conformity (v) = Variance required			

Figure 4: Portion of Boundary Survey showing Existing and Proposed Location of Storage Structures (N.T.S.)

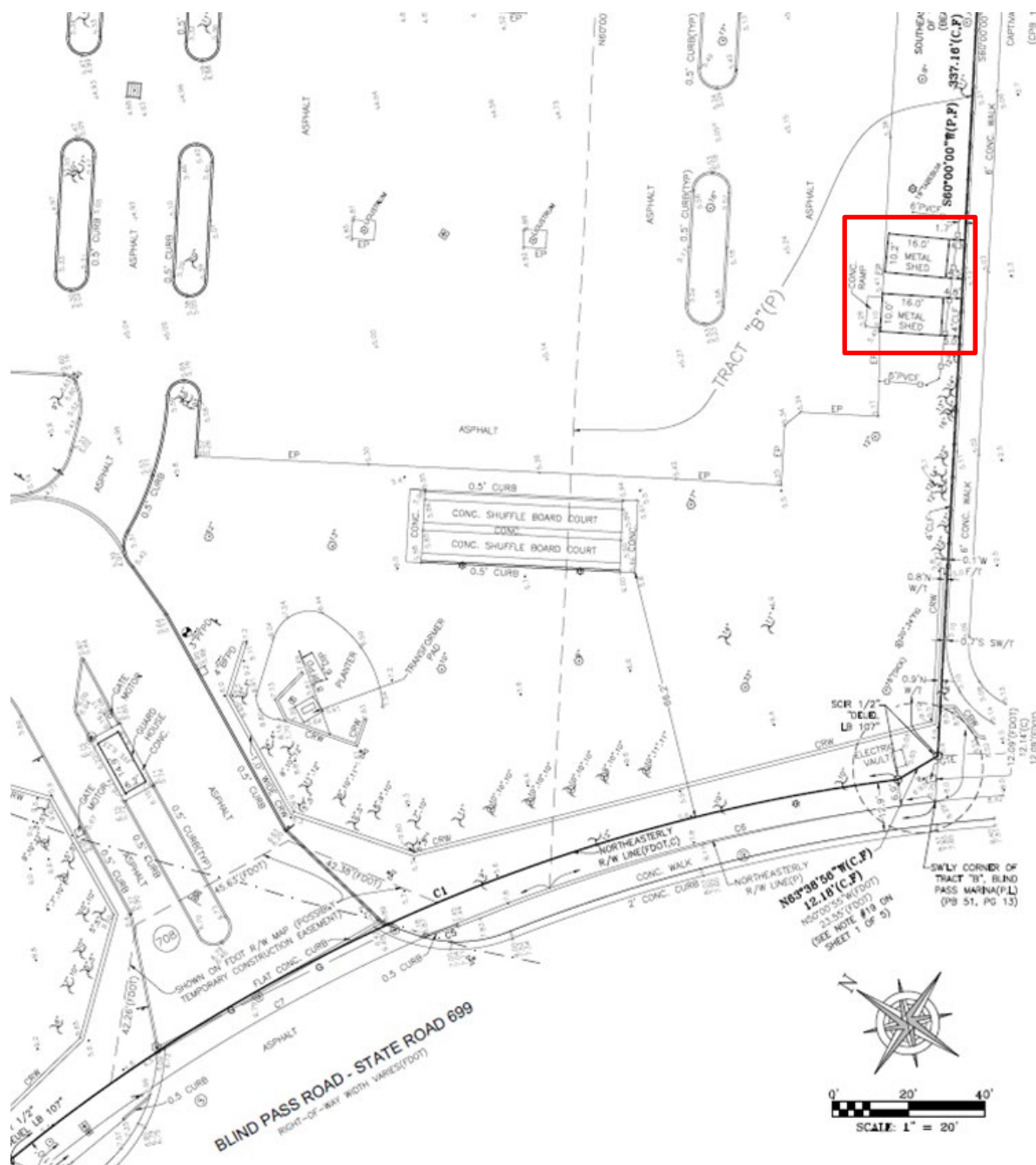


Figure 5: Aerial Photo



Source: Google Earth

Figure 6: Staff Photo Showing Current Conditions



Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a hardship variance and must make a positive finding with regards to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-8 **in addition** to staff comments below:

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 building in the same zoning district;
 - *The property is part of a multi-parcel development spanning over 13 acres, featuring condominiums with shared common areas, including recreational facilities maintained by the condominium associations. This setup is unique to the area.*
2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
 - *A review of City records does not indicate when the storage buildings shown on the survey were installed. According to the applicant's submission, the existing structures were built in the late 1990s. While the request to replace the current structures stems from the applicant's actions, it was anticipated to replace the structures, the recent Hurricanes eliminated one storage structure completely and the other severely compromised. Their proposal aims to maintain the existing nonconforming size of each building.*
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;
 - *Staff observes that nearby properties are not used in exactly the same way, specifically the southern property. The applicant shares the same zoning classification as the southern property, which does not appear to provide storage options or facilitate resident use in the same way. The applicant has indicated that these specific sheds serve as an amenity for residents and could better articulate to the board how they are an integral and necessary feature of the site, contributing to a hardship if removed.*
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 and increase in development density;
 - *The request is for the replacement of existing storage buildings which are a permitted accessory structure in the property's zoning district and will not increase density.*
5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
 - *Staff finds the request to be for the replacement of equal size storage buildings which does not appear to contain any additional direct income-generating activity as proposed.*

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, building, or structures in the same zoning district;
 - *The property's southern neighbor is the only property in the same zoning district, within the area, that is not of similar character.*
7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
 - *Staff finds the request is reasonable given the proposed sheds are a direct replacement of the structures that were present prior to damage incurred by Hurricane Helene and Milton and do not contain any additional square footage.*
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.
 - *Staff finds that the request will not result in more imposing structures, as the proposed replacements match the existing structures in overall height and square footage. Staff recommends a condition requiring the installation of screening and landscape improvements to minimize disturbances to neighboring residents and enhance visual and noise mitigation.*

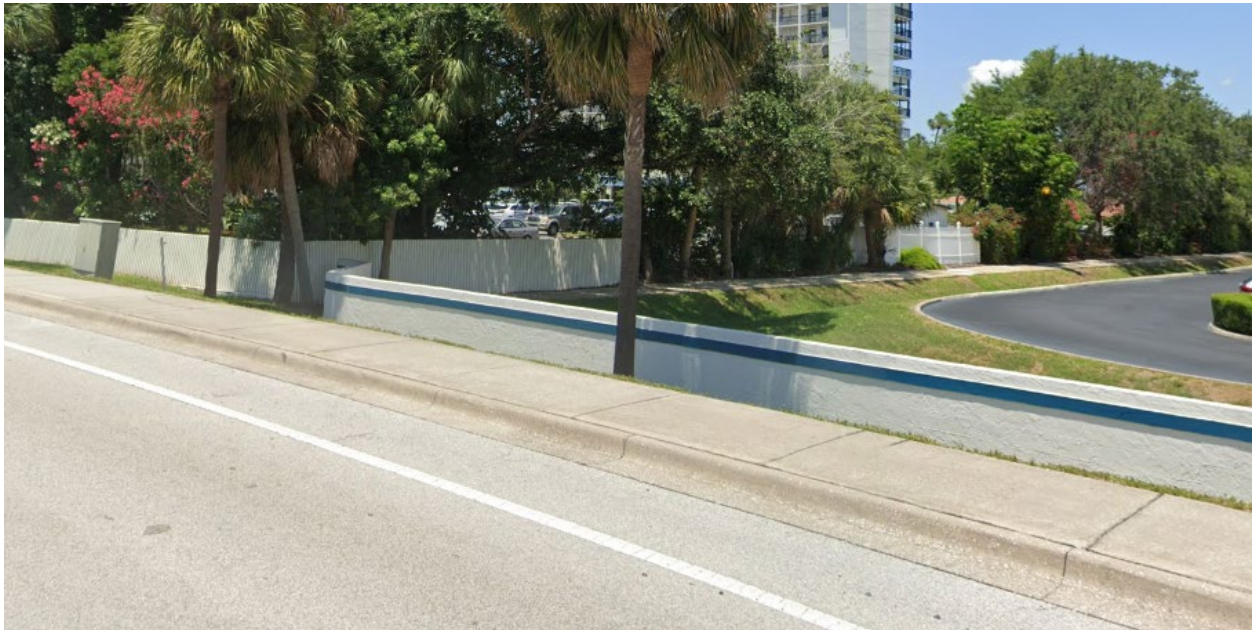
Technical Review Committee

The meeting is to be held on 2/22/25, after the publication of this report. If additional questions or comments are shared, Staff will present them to the Board of Adjustment at the hearing for this case.

Other

Staff finds that the applicant has addressed some of the hardship criteria but does request additional testimony be provided to demonstrate that denial would result in deprivation of an integral and necessary aspect of the use of the property in a manner that creates a hardship.

1. The applicant should provide further testimony as to the hardship faced in terms of necessity for the storage structures and what is to be stored within. In addition, should provide testimony if the proposed structures are adequate to store all materials within proposed building eliminating any goods or materials to be stored outside.
2. Details should be provided regarding any existing exterior lighting in the area, whether building-mounted or pole-mounted, as well as any lighting proposed as part of this request.
3. Prior to Hurricanes Helene and Milton, there was fencing and established vegetation which provided substantial screening from the adjacent southern development, Captiva Cay, and demonstrated in the photo below. The applicant should provide testimony on any plans for landscaping and details to replace any areas that were damaged or destroyed by the weather events.

Figure 7: Street View

Source: Google Earth Image, 2024

Summary

Staff finds that the applicant has addressed some of the hardship criteria but does request additional testimony be provided to demonstrate that denial would result in deprivation of an integral and necessary aspect of the use of the property in a manner that creates a hardship.

Should the applicant provide additional information to satisfy the Board that substantial and competent evidence has been provided and look favorably on the application on the relief request, the Board may wish to consider the following conditions and any additional conditions it deems necessary:

1. The applicant must install a solid fence with a minimum height of 6 feet, combined with landscaping along the property line in the area of the buildings, to provide adequate screening for the southern neighbors. A landscape plan and fence details must be submitted with the permit application for review and approval by Zoning.
2. All goods and materials must be stored within the storage buildings. Outdoor storage or display of goods and/or materials is not permitted.
3. Any proposed lighting must be installed on the front of the buildings, facing the parking lot.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'K Coman', with a horizontal line extending to the right.

Kristin Coman
Senior Planner

Cc: Dan Nelson, Applicant **via email** (dnelsonytcbod@gmail.com)
The Weatherly Condominium Assoc., Owner **via email** (ytcmanager@grenacre.com)
Board of Adjustment Attorney

Case No. 24104, L-1

From: [Debra McGuigan Seabers](#)
To: [Kristin Coman](#)
Cc: [Susan Rea](#)
Subject: Case 24104 and 24105 Blind Pass Rd
Date: Friday, January 17, 2025 4:36:14 PM

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I received a notice of public hearing via USPS on January 17, 2025 regarding Parcels on St. Pete Beach Yacht and Tennis Club property directly in front of Captiva Cay Townhomes. This is an area that The Yacht Club has more or less abandoned as far as maintenance goes and sits directly in front of my home and that of my neighbors.

Without written assurances from the owner, manager and maintenance staff that this area will be kept up and an improvement, I am opposed to any additional encumbrances to our view. There are better places for storage on their property that will not be so intrusive. Since I am in Texas at the time this notice was received, I will not be able to attend the meeting. My neighbors will be there and I will stand with whatever decisions they make.
Will I be able to attend this hearing electronically?

Thanks so much,
Debra Seabers
9369 Blind Pass Rd
St. Pete Beach 33706

--

Debra Seabers
210-825-2257

Case No. 24104

Letters received after 1/20/25

24104, L-11

Kristin Coman

From: Gadams0411 <gadams0411@aol.com>
Sent: Wednesday, January 22, 2025 3:09 PM
To: Kristin Coman
Subject: Case # 24104

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

We recently received a letter from the city of St. Pete Beach about Case 24104, which concerns the SPB Yacht & Tennis Club's request for a variance to install (2) 160 sq. ft. 10'x16', 10' high storage sheds where currently (1) structure of 80 sq' & max. height of 8' is permitted. We live within 300 feet of that location and **strongly object to the variance.**

Unfortunately our history with our neighbors at the Yacht and Tennis Club has seen them allow this area to collect trash, store vehicles, keep unused equipment, actually most anything they are no longer using to pile up all along the fence they installed next to Captiva Cay. Trees and other plant life have continuously intruded on our property and the club's management has in the past resisted our requests to control it in any way. It's become even more apparent since they installed the chain link fence and the whole area can be clearly viewed. In fact one time as we were attempting to clean up some of their overgrowth we were told we were trespassing and to stop immediately.

Our history with the Yacht & tennis club has seen them continually neglect this area. Since we have lived here, which has been 10 years, this area has been used by them to store all of the junk they do not want around their buildings or in eye sight of their residents. Their workers use part of the area as a "lunch" place and there is always trash, plastic drink bottles, cigarette packs etc left all over the area. No one ever cleans it up and I am afraid that by allowing this variance is only going to allow more of their items to be stored in and around the sheds. If in the past had our experience with them maintaining this area been better and if they showed that they cared as much for this area which several homes in our community face and see everyday, as they care about other parts of their property perhaps we would feel differently. But based on how they have maintained the area and the sheds currently in place I doubt any more care or maintenance of the area will take place.

While the trees and plants may not be directly affected by the requested variance, I think past issues indicate the Yacht & Tennis Club will continue to neglect the area in terms of maintaining an attractive appearance and installing a large storage shed is not likely to improve our situation. In summary, if the variance is approved, I believe property values in the Captiva Cay community will be adversely affected.

I ask you how would you like to look out your front room window, out your front door or open your garage door and see oversized sheds, trash, rusted out equipment and overgrown trees and shrubs everyday. Our recent storms did away with a lot of the overgrowth but trust me it will come back. But now we have a full line of sight of that mess.

Geraldine Adams
9355 Blind Pass Rd
St. Pete Beach, FL 33706

24104, L-12

Kristin Coman

From: thewilds2000@gmail.com
Sent: Wednesday, January 22, 2025 3:34 PM
To: Kristin Coman
Subject: Support for Case No. 24104 Yacht & Tennis Club

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Dear Kristin,

Thank you and all the City of St. Pete Beach employees for your tireless efforts to help our community get back on its feet after hurricanes Helene and Milton. Well done!!

I'm writing in support of Case No. 24104 – variance for replacement/installation of two sheds at the Yacht & Tennis Club. I have used the former 'Hobby Shed' (which is one of the two) here at YTC many times and I miss not having it available. I have seen many YTC residents using that shed over the years. It was well utilized and replacing it will be very well received.

I am hopeful that you will decide that the request satisfies the conditions for issuance of a variance and allow us to rebuild the two sheds.

Best regards,

Lin and John Wild

9415 Blind Pass Road
Unit # 1001
St. Pete Beach, FL 33706
thewilds2000@gmail.com
(585)317-3791

24/04, L-13

Kristin Coman

From: Les Lloyd <leslloyd.spb@gmail.com>
Sent: Wednesday, January 22, 2025 2:37 PM
To: Kristin Coman
Subject: support for shed replacements at Yacht and Tennis Club of St Pete Beach

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Good afternoon, Kristen. I am a resident of the YTCSPB and would like to voice support for the variance to replace our two sheds that were destroyed by the storms as well as one other. The sizes are identical to what we had and they are important to the operations of the association.

Thank you for your consideration

Les Lloyd
9525 Blind Pass Rd #1105
St Pete Beach

24104, L-14

Kristin Coman

From: Dennis McMillan <dmcmillan2775@gmail.com>
Sent: Wednesday, January 22, 2025 2:37 PM
To: Kristin Coman
Subject: YTC sheds

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This is in support of the replacement of the 3 sheds on the St Pete Beach Yacht and Tennis club property that were destroyed in the hurricanes.

thank you!

Dennis and Diane McMillan
#505 Constellation
(586)943-8392
Sent from my iPhone

24104, L-15

Kristin Coman

From: Darlene Coury <dmcoury@icloud.com>
Sent: Wednesday, January 22, 2025 2:39 PM
To: Kristin Coman
Subject: Yacht and Tennis Club St Pete Beach

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I am writing to express my support of permitting the replacement of the sheds on the property. These were destroyed by the hurricane and are of utmost importance to us maintaining our property. They are out of the way and not visible to others outside the property. I cannot imagine what problem they could be to anyone. Thank you for your consideration.

Darlene M. Coury
9495 Blind Pass #305
St Pete Beach, FL 33706

Sent from my iPad

24104, L-16

Kristin Coman

From: Ron Chiarelli <ronchiarelli@sympatico.ca>
Sent: Wednesday, January 22, 2025 2:43 PM
To: Kristin Coman
Subject: Yacht & Tennis Club Association (YTCSPB) - Letter in Support of YTC Sheds

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To: Kristen Coman, (SPB Senior Planner)
Municipality of St Pete Beach

It would be appreciated if you would support the variance to replace our 3 sheds at Yacht and Tennis Club of St Pete Beach (Maintenance, Hobby and Tennis) whose replacement was unexpectedly hastened by recent hurricanes whereby 2 of the 3 sheds were completely destroyed. You will be dealing with this matter on January 29, 2025 at 2:00 pm.

These were permanent sheds that are needed at YTCSPB for obvious reasons. I have personally needed and used the Hobby shed several times for minor repairs, and, in a complex with 353 condo units, maintenance and tennis sheds are needed and used virtually daily by staff at YTC to maintain the property and its 7 har-tru tennis courts.

Having outdated but still functional sheds is one thing, but a property of this size that no longer has sheds at all due to acts of God (2 storms) is something that reasonably requires immediate rectification.

Thank you for your consideration,

Ron Chiarelli (owner)
Yacht & Tennis Club of St Pete Beach (YTCSPB)
9495 Blind Pass Rd, Unit 1203,
St Pete Beach, Florida. 33706
Tel (landline): 727-202-6222

24104, L-17

Kristin Coman

From: john.cperez13@gmail.com
Sent: Wednesday, January 22, 2025 2:43 PM
To: Kristin Coman
Subject: Yacht and Tennis Club of St Pete Beach Storage sheds.

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Kristen: Good afternoon and hope this email finds you well in this chilly weather. We are in the process of obtaining a variance to replace our 3 sheds (Maintenance, Hobby and Tennis) that were scheduled for replacement. This replacement was hastened by recent hurricanes and 2 of the 3 sheds were completely destroyed. These sheds are critical to the maintenance of our property as well as a long standing benefit to owners for minor repairs. We are not increasing the size or location. I am hopeful that you will approve the replacement.

I personally moved down here a year ago and love it! The hurricanes not so much. But I am getting used to life in paradise. Thanks for taking the time to read my email and hope we have a better hurricane free year. Best wishes for a prosperous year!

Sincerely;

John Perez
Courageous Condominiums
9525 Blind Pass Rd
St Pete Beach Florida 33706

24104, L-18

Kristin Coman

From: Ellen Roux <eroux223@gmail.com>
Sent: Wednesday, January 22, 2025 2:44 PM
To: Kristin Coman
Subject: St. Pete Beach Yacht and Tennis Club Sheds

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Ms. Coman:

I am writing to you in regards to obtaining a variance to replace the sheds on our condominium property at the Yacht and Tennis Club on Blind Pass Road that were destroyed by the hurricane. Since they are the same size and location, I believe the variance should be approved. The sheds are vital for storing needed equipment used by our maintenance team. Please consider our request positively.

Thank You,
Ellen and Ron Roux
9415 Blind Pass Rd, Apt 1004

Sent from my iPad

24104, L-19

Kristin Coman

From: Darcy Rowell <darcyrowell@gmail.com>
Sent: Wednesday, January 22, 2025 2:52 PM
To: Kristin Coman
Subject: Case No. 24104 & 24105 -Blind Pass Road-Yacht & Tennis Club

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Dear Ms. Coman,

Regarding Case N. 24104, I am in support in replacing the maintenance storage structure only, not the hobby structure. The maintenance structure is a necessity and used by the maintenance staff here at the Yacht & Tennis Club on a daily basis and essential to maintaining the property. On the other hand, the hobby structure is used by a very small number of residents (there are 353 units on this property). The Weatherly property previously had two storage structures on the same piece of property. Whether they were ever permitted, is unknown by me. The code states just one storage structure on a piece of property. Of the two storage structures, the maintenance storage structure is more important than the hobby storage structure.

I am writing this in support of Case No. 24105, the storage structure utilized for tennis/recreation storage. This structure has been in poor condition for quite some time and as a result of Helene and Milton in even worse shape. It is a necessary storage structure for tennis and recreation.

Thank you for your attention to this matter.

Darcy C. Rowell
9425 Blind Pass Road - #1108
St. Pete Beach, FL 33706
(978) 870-9081

24104, L-20

Kristin Coman

From: Seitz, Brian <Brian.Seitz@jll.com>
Sent: Wednesday, January 22, 2025 3:02 PM
To: Kristin Coman
Cc: Cyndy (cynseitz@gmail.com)
Subject: Support of YTC Sheds

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Kristen – I am in receipt of your letter for a variance to replace 3 sheds at the St. Pete Yacht and Tennis Club. I am letting you know that I am in support of having the sheds replaced.

Thank you for listening.

Brian Seitz
317-258-3507

9495 Blind Pass Road
PH3
St. Pete Beach, FL 33706



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24104, C-21

Kristin Coman

From: Dr. W. Webster <webster@wwebster.com>
Sent: Wednesday, January 22, 2025 3:24 PM
To: Kristin Coman
Subject: In support of Case No. 24104 and Case No. 24105

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Ms. Kristin Coman
Senior Planner
City of St Pete Beach, FL

Dear Ms. Coman,

We are writing in support of the *Unnecessary and Undue Hardship Variance* Re: Case No. 24104 -- Blind Pass Rd., Parcel: 25-31-15-09234-000-0001 and Case No. 24105 -- Blind Pass Rd., Parcel: 25-31-15-95319-000-0001. The variance is necessary for remediation of Hurricanes Helene and Milton storm damage that destroyed the structures that were in the same approximate locations. These planned replacements are absolutely necessary for proper maintenance of the property and it's amenities. This proposal is fully supported by my wife and I at 9525 Blind Pass Rd Unit 1001 and also our co-owners in Unit 805, same address.

Thank you,

Cordially,

Drs. William & Tatjana Webster
and
Mirko Briseman, eng.

29104, L-22

Kristin Coman

From: flipflops@brighthouse.com
Sent: Wednesday, January 22, 2025 3:37 PM
To: Kristin Coman
Cc: 'flipflops@brighthouse.com'
Subject: Shed Approval for St Pete Beach Yacht and Tennis Club

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Ms. Coman,

We are 12 year residents of the St Pete Beach Yacht and Tennis Club (SPBYTC) located at 9425 Blind Pass Rd. The Fall hurricanes that brought massive devastation to St Pete Beach did not discriminate and was experienced in our community. In addition to severe damage to our pool, courts, fencing and landscaping, we also experienced loss of our Maintenance, Hobby and Tennis sheds. These sheds are a vital part of our community as they offer housing for all items related to their respective topics.

As you can imagine, when you move from a house to a condo, you no longer are able to keep all your tools. Having the hobby shed has personally been extremely beneficial to us over the past 12 years...assisting with tools for minor home repairs, building a table/shelf or even helping with a flat tire.

Please give consideration of approval allowing SPBYTC to replace the sheds we have lost. We are not looking to enlarge what we previously had, only to replace.

Regards,

Jeff and Gina Koehl

flipflops@brighthouse.com

24104, L-23

Kristin Coman

From: Patricia Miulli <patriciamiulli@yahoo.com>
Sent: Wednesday, January 22, 2025 3:50 PM
To: Kristin Coman
Subject: YTC Sheds

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Dear Kristen,
Just a note to support our replacing of the 2 sheds we lost during storms.
Thank you,
Pat Miulli
YTC Costellation

24104, L-24

Kristin Coman

From: Donna Sauro <saurodl@yahoo.com>
Sent: Wednesday, January 22, 2025 3:47 PM
To: Kristin Coman
Subject: Support YTC Sheds Variance

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This is Donna Sauro from 9415 Blind Pass Rd YTC of St Pete beach. We are hopeful that we will receive a variance to replace the sheds that were destroyed during the hurricanes. We had 3 sheds on the property, each serving an essential purpose -2 of which were destroyed.

[Sent from Yahoo Mail for iPhone](#)

24104, L-25

Kristin Coman

From: Karen Strykowski <kstryk2@gmail.com>
Sent: Wednesday, January 22, 2025 4:15 PM
To: Kristin Coman
Subject: Variance request

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Ms. Coman,

In the matter of Case No. 24104 - Blind Pass Rd., Parcel: 25-31-15-09234-000-0001 I support replacement of one maintenance shed. Equipment necessary for the daily maintenance of the property and its amenities is stored in the maintenance shed. A second shed which had been installed and used by a very small group of residents out of 353 owners was more of a bonus space than a necessity.

As for Case No. 24105 - Blind Pass Rd., Parcel: 25-31-15-95319-000-0001, a tennis court maintenance which was used to store court grooming tools, har tru clay, and other court maintenance equipment was totally destroyed in the recent storms. The property has 7 Har-Tru clay courts used on a daily basis by tennis and pickleball players. The upkeep of the courts is imperative to retain their safe playability and value. I support the approval of a variance to replace the tennis maintenance shed.

Thank you.

Karen Strykowski
9495 Blind Pass Road #1002
St. Pete Beach, FL 33706

24104, L-26

Kristin Coman

From: Tom Perry <tcperry501@gmail.com>
Sent: Wednesday, January 22, 2025 4:20 PM
To: Kristin Coman
Subject: Case #s 24104 & 24105 - Blind Pass Rd., Parcels 25-31-15-09234-000-0001 & 25-31-15-95319-000-0001

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Dear Ms. Coman - SPB Senior Planner,

As our collective communities in St. Pete Beach join together in recovering from hurricanes Helene and Milton, the common bond of restorative progress is of great consequence.

The bond of neighborly understanding and acceptance that should be the thread of successful healing shows itself in as many ways as there are residents in our beloved St. Pete Beach.

The three variances we are requesting are for the replacement/installation of our tennis storage structure, and two storage structures utilized for property maintenance and owner use.

All three storage structures are consequential to the continuing recovery of our community.

Our tennis facilities contain some of the first class Har-Tru courts in Pinellas County. The tennis/recreational storage structure is crucial to maintaining conditional support.

The remaining two storage structures further assist in recovery of our property - specifically our marina and owner condo units damaged by the storms.

We remain confident that our shared communal recovery includes a sympathetic open minded neighborly acceptance of all that is a return to normalcy.

Tom & Vera Perry
9495 Blind Pass Rd.
St.Pete Beach, FL 33706

24104, L-27

Kristin Coman

From: Condo G <gallaghercondo@gmail.com>
Sent: Wednesday, January 22, 2025 4:47 PM
To: Kristin Coman
Subject: yacht and tennis club of st pete beach sheds

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Hello,

I live in One of the buildings in the yacht and tennis club of St. Pete Beach and I'm completely in favor of whatever we have to do to get these sheds approved and rebuilt after the damage they have received.

Regards

Ronald Gallagher

9425 blind Pass Road, unit 1103
St. Pete Beach, FL 33706

24104, L-28

Kristin Coman

From: V Raburn <valraburn@gmail.com>
Sent: Wednesday, January 22, 2025 5:05 PM
To: Kristin Coman
Subject: Variance Case # 24104

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Dear Kristin,

I'm writing to express my support and interest in the replacement of two sheds at the Yacht & Tennis Club. One was used to house and protect all our maintenance equipment. The other, which was totally destroyed by the hurricanes, housed many power tools and hand tools which were available for use by any owner in our community. Having these tools available was truly a benefit. Any time I needed to make a quick repair or to cut or sand a piece of wood, the shed usually had what I needed. Living in a condo can be difficult due to the limited storage space we have available. This shed is one of our most valuable assets. I would like to encourage the Commissioners to approve the replacement of this very important hobby/tool shed.

Thank you.

Valerie Raburn
9525 Blind Pass Rd, #803
St Pete Beach, FL 33706



Virus-free www.avast.com

24104, L-29

Kristin Coman

From: Mary Reish <mreish@verizon.net>
Sent: Wednesday, January 22, 2025 6:53 PM
To: Kristin Coman
Subject: Re: case file 24104

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Ms Kristen Coman,

I received a letter about Case 24104, which concerns the SPB Yacht & Tennis Club's request for a variance to install two 160 sq. ft. 10'x16', 10' high storage sheds where currently one structure of 80 sq' & max. height of 8' is permitted. I live within 300 feet of that location and object to the variance.

The Yacht club has a large spacious property. I would think putting it in a more discreet area (out of plain view of their neighbor's front doors) would make more sense.

I think past issues indicate the Yacht & Tennis Club will continue to neglect the area in terms of maintaining an attractive appearance and installing a large storage shed is not likely to improve our situation. If the variance is approved, I believe property values in the Captiva Cay community will be adversely affected.

Sincerely,
Mary Reish
9321 blind pass rd, spb

24104, L-30

Kristin Coman

From: Jim Moehring <jimmoehring@yahoo.com>
Sent: Wednesday, January 22, 2025 8:00 PM
To: Kristin Coman
Subject: St Pete Beach Yacht and Tennis Club

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Hello Ms. Coman,

Please accept this email as my complete support for the replacement of sheds on the St Pete Beach Yacht and Tennis Club property.

Thank you!!

Jim Moehring
9525 Blind Pass Road#701

Kristin Coman

24104, L-31
pg 1

From: Dr. W. Webster <webster@wwebster.com>
Sent: Wednesday, January 22, 2025 4:18 PM
To: Kristin Coman
Subject: Re: In support of Case No. 24104

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Ms. Kristin Coman
Senior Planner
City of St Pete Beach, Fl

Dear Ms. Coman,

We are writing particularly in support of the *Unnecessary and Undue Hardship Variance* Case No. 24104 -- Blind Pass Rd., Parcel: 25-31-15-09234-000-0001 . The second building variance(s) is necessary for remediation of Hurricanes Helene and Milton storm damage that destroyed the structures that were in the same approximate locations.

We wish to bring to your attention the necessity for two structures, one is for YTC Staff grounds and equipment maintenance and the second building is for tool storage and a working area for maintenance and repair projects by boat owners in our marina that is part of the property. This unit owner activity is most vital to the maintenance of boats in our marina that accommodates some 80 vessels; maintaining the beauty and appearance of boats in our marina is a reflection on the city of St. Pete Beach's beauty and charm. Our marina, on Devil's Elbow and Blind Pass, is heavily traveled by the boating public and we wish to put on our best face for the city of St Pete Beach.

The second building is also used for construction, maintenance and repair of holiday and Christmas decorations for the marina, it is necessary for holiday joy and to present our best for the many Christmas boat parades that pass the waterways beside our marina.

The Yacht & Tennis Club, St Pete Beach property is rather large and required the two support buildings to service the amount of property, residents, marina and boats.

Also, we wish to point out that the locations for the proposed structures are not visible from the street, sidewalks or waterways, and shielded from our neighbors view by fencing also.

Small repairs and other projects were part of the function of the destroyed structure(s) and kept our property, and boats in top shape, pleasing to the eye.

We becheech your support in our efforts to keep our property, and the city in tip-top shape by approval of the proposed variances.

24104, L-31
pg 2.

This proposal is fully supported by my wife and I at 9525 Blind Pass Rd Unit 1001 and also our co-owners in Unit 805, same address.

Thank you,

Cordially,

Drs. William & Tatjana Webster

and

Mirko Brisenman, eng.

24104, L-32

Kristin Coman

From: Mary Ellen Konesco <mekonesco@yahoo.com>
Sent: Thursday, January 23, 2025 8:47 AM
To: Kristin Coman
Subject: Replacing sheds at YTC

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Kristen Conan,

Please consider & approve the replacement of the 3 sheds on our property which were destroyed during the hurricanes. They are vital for our maintenance staff, as well as one providing tools & a workshop for residents. The hearing is scheduled for next week. Thank you for your consideration.

MaryEllen Konesco
YTC- Constellation 208
Sent from my iPhone

24104, L-33

Kristin Coman

From: Kathy Benson <kbenson5551@gmail.com>
Sent: Thursday, January 23, 2025 11:34 AM
To: Kristin Coman
Subject: Support for Case No. 24104 Yacht & Tennis Club

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Dear Kristin,

Thank you and all the City of St. Pete Beach employees for your tireless efforts to help our community get back on its feet after hurricanes Helene and Milton. Well done!!

I'm writing in support of Case No. 24104 – variance for replacement/installation of two sheds at the Yacht & Tennis Club. I have used the former 'Hobby Shed' (which is one of the two) here at YTC many times and I miss not having it available. I have seen many YTC residents using that shed over the years. It was well utilized and replacing it will be very well received.

I am hopeful that you will decide that the request satisfies the conditions for issuance of a variance and allow us to rebuild the two sheds.

Respectfully,

Kathy and Jeff Benson
9425 Blind Pass Road apt 807
St Pete Beach, FL 33706
Kbenson5551@gmail.com
585-734-2693

24104, L-34

Kristin Coman

From: michael hurley <mchurls@yahoo.com>
Sent: Thursday, January 23, 2025 12:13 PM
To: Kristin Coman
Subject: YTC Sheds

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This email is to inform you of my support for the YTC sheds.

Mike Hurley
9425 Blind pass Rd Unit 1102
St. Pete Beach Fl. 33706

Thank You

Mike Hurley

29104, L-35

Kristin Coman

From: papabaldbear <papabaldbear@aol.com>
Sent: Thursday, January 23, 2025 1:24 PM
To: Kristin Coman
Subject: Shed Replacement - Yacht & Tennis Club

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Dear Kristen,

Like many of our fellow St Pete Beach residents we sustained considerable damage during the recent hurricanes. Included were the total loss of 2 sheds. The first was a shed that is required to house the equipment and supplies needed to support our tennis courts. (We are a Yacht and Tennis Club) The second, our Hobby Shed, houses hand and power tools available for use by any of our 350 owners for light maintenance and hobby projects. At the moment, the contents of those sheds, those that could be recovered, are lying under plastic tarps and are unavailable for use. (Bad timing after a Hurricane) We are anxious to replace the sheds to prevent further degradation to our tools, supplies, and equipment and to get the services they provided back in place for the 350+ family units that call this place home.

All we ask is your approval for replacement of the prior sheds (which now are probably somewhere in Kansas) with new ones of like size restored back in their original locations. The replacement sheds will be of good quality and will be built and installed by a reputable supplier.

I am sure you are swamped with requests and appreciate greatly your consideration and approval.

Thank you for your service to our community.

Ed Bock
9425 Blind Pass Rd. Unit 503
St Pete Beach, Fl

Sent from my iPad

24104, L-36

Kristin Coman

From: Rob Carlton <robcarlton@aol.com>
Sent: Thursday, January 23, 2025 2:29 PM
To: Kristin Coman
Cc: Jane McCroary; Robert LeMaster; Maria Spano
Subject: Yacht and Tennis Club Variance Request

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To Whom It May Concern:

My wife and I are residents/owners of Unit 205 in the Weatherly building at the Yacht and Tennis Club (YTC).

We are aware of the request for variance that Dan Nelson, the YTC representative has made to the City of St. Pete Beach to install certain sheds. While we are unable to attend the meeting either in person or via other means, please accept this letter as our full support for Mr. Nelson's request.

Respectfully,

Rob Carlton
robcarlton@aol.com
270-925-3700

24104 - L-37

Kristin Coman

From: Rosemarie Wunder <maplelane7rw@gmail.com>
Sent: Friday, January 24, 2025 9:37 AM
To: Kristin Coman
Subject: Replacement of 2 sheds

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My name is Rosemarie Wunder and I have lived at the Yacht and Tennis Club on Blind Pass Road since 1989.

During the hurricanes of 2024, we lost 2 of our sheds on the property. One was a "hobby" shed filled with tools and used by many of our residents. Please allow us to replace these sheds.

Thank you.

24104, L- 38

Kristin Coman

From: Ellen McMillan <theluckymcmillan@gmail.com>
Sent: Thursday, January 23, 2025 9:42 PM
To: Kristin Coman
Subject: Support for sheds

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Dick and Ellen McMillan in 1206 Courageous are in support of the sheds. Thank you!

Kristin Coman

24104, L-39

From: Lisa Langlois <langloislisa@hotmail.com>
Sent: Friday, January 24, 2025 10:13 AM
To: Kristin Coman
Subject: Letter of Support

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Dear Ms. Coman,

My name is Lisa Langlois and I live at 9525 Blind Pass Rd, Apt 808, St Pete Beach.

I am sending this letter of support regarding the upcoming hearing for the variance request submitted by Dan Nelson for the replacement of our 3 sheds destroyed in the Sep/Oct storms.

The hearing is scheduled for January 29, 2025, at 2:00 p.m. at the SPC City Hall Commission Chambers, 155 Corey Ave. St. Pete Beach, FL 33706.

Please accept this letter of support.

Thank you and regards.

Lisa Langlois
Cell: 646 522 3084

24104, L-40 pg1

Kristin Coman

From: Philip Martini <pjm12883@gmail.com>
Sent: Friday, January 24, 2025 12:59 PM
To: Kristin Coman
Subject: Permit request for YTC OF St Pete Beach

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Kristen Coman
St Pete Beach Senior Planner

Kristen,

Thanks to you and all of the St Pete Beach public employees and support personnel for all of your tireless efforts to help all SPB residents recover from the 2 devastating hurricanes!

My wife, Angela, and I have owned a condominium at 9425 Blind Pass Rd, St Pete Beach, FL 33706 for over 11 years, which is now our domicile. We totally support the request to replace the building used by YTC of St Pete Beach that was destroyed in the recent storms. The replacement building is required to assist YTC staff in maintaining YTC's 13 acre property and to store items used by all YTC residents to maintain their cars & bicycles (air compressor for tire pressure, etc) and their condo units (a myriad collection of tools, saws, wrenches, nuts, bolts, etc.) .

Our understanding is that some owners of townhomes at Captiva Cay oppose the replacement of the storage building. Although we have not seen anything written by them nor talked to them personally, our understanding is that the objections relate primarily to unsightly items that surrounded the old shed and not necessarily the shed itself. We heard that some objections even relate to tree branches sticking over the fence and path that they use to walk dogs along their driveway, which has nothing to do with the shed.

We're grateful that the shed permit request has now made the YTC Board and YTC property management aware of the Captiva Cay concerns and we have faith that they will respond appropriately. The YTC manager, Hope Aranguren, is new to the YTC. Our new YTC President, Jane McCrory (prior to her election), had strongly criticized the old manager, Allan, because he never walked the YTC property and therefore wasn't personally monitoring YTC's 13 acres, four 13 story buildings, storage sheds, etc.. Needless to say, I doubt if he even once visited the very far corner where the sheds are located. YTC President Jane McCrory is one of the top realtors in the St Pete Beach area and certainly Jane will not tolerate anything that is a blight on our neighbors. That said, we think we all need to keep in mind that properties immediately on the other side of the YTC (the boat storage lot, Hippie Shack fka Sea Hags, jet ski rental) wouldn't fit well along 5th Avenue in Naples, but are part of the character of St Pete Beach and Treasure Island that make it the place we love! We're fairly sure that the shed was there before most or all of the Captiva Cay owners even bought their properties and nothing about the new shed will be a negative change to the view over the fence they had before the hurricane (and the anticipated cleanup will, in fact, make it more attractive).

We both have a conflict that will keep us from attending the public hearing, but Angela and I ask you and the deciding board members to carefully consider the above points in your final decision.

Respectfully submitted,
Angela and Philip Martini
YTC of St Pete Beach owners

Kristin Coman

24104, L-41

From: michal rhodus <michal.rhodus@gmail.com>
Sent: Friday, January 24, 2025 1:13 PM
To: Kristin Coman
Subject: 24104

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I am writing to ask there not be a variant accepted for Yacht and Tennis club. We live in Captiva cay next door we have had to deal with them throwing old plants out in that area and they have grown and unkept. We do not need more storage sheds out there.

Michal Rhodus
813-367-7806
Coldwell Banker Real Estate
michal.rhodus@cbrealty.com
michalsellsthecoast.com

Kristin Coman

24104, L-42

From: John Real <me@johnreal.com>
Sent: Friday, January 24, 2025 2:33 PM
To: Kristin Coman
Subject: Support of Variance Request 24104
Attachments: Variance Request 24104.pdf

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John Real
9495 Blind Pass Rd, #908
St Pete Beach, FL 33706
john.real@gmail.com
720-373-7325

January 24th 2025

City of St. Pete Beach
Attn: Kristin Coman
1700 Gulf Blvd
St. Pete Beach, FL 33706

Re: Support for CAS No. 24104 – Request for Variance to Replace Sheds

Dear Ms Coman,

I am writing to express my full support for the variance request under Case No. 24104, which seeks approval to replace two sheds that were destroyed during Hurricanes Helene and Milton. I understand that this request includes a slight variance from the established regulations, and I believe that granting this variance is not only reasonable but necessary for the property recovery.

The hurricanes caused significant damage to properties in our community, and the request to replace these sheds in a similar location, with minor adjustments to meet updated guidelines, is a practical solution to restore the property to its original state. The variance will allow the homeowner to rebuild in a way that aligns with modern building codes and safety standards, ensuring that the new sheds are more resilient to future storm events.

Given the unique challenges posed by the recent hurricanes and the importance of supporting residents in their rebuilding efforts, I feel that this slight variance will allow for a more expedient and reasonable recovery process. The proposed replacement structures will be in keeping with the character of the area while ensuring that the property remains safe and functional.

I respectfully urge the City to approve this variance request, as it will help to restore the homeowner's property while also contributing to the broader resilience and recovery of St. Pete Beach. Thank you for your time and consideration.

Please feel free to contact me if you need any further information.

Sincerely,
John Real

24104, L-43

Kristin Coman

From: wrobbel@tampabay.rr.com
Sent: Friday, January 24, 2025 3:40 PM
To: Kristin Coman
Subject: Shed Variance for St Pete Beach Yacht and Tennis Club

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Kristen,

Please accept this email as our approval in support of the variance to replace and install our 3 storage structures at the St. Pete Beach Yacht and Tennis Club.

Case No. 24104 - Blind Pass Rd., Parcel: 25-31-15-09234-000-0001: Unnecessary and Undue Hardship Variance: Dan Nelson

Case No. 24105 - Blind Pass Rd., Parcel: 25-31-15-95319-000-0001: Unnecessary and Undue Hardship Variance: Dan Nelson

The hearing is scheduled before the City of St. Pete Beach Board of Adjustment on 1/29/25 at 2:00pm.

Thank you,
Nancy and Bill Wrobbel
9495 Blind Pass Road, Unit 806, St Pete Beach, FL. 33706

29104, L-44

Kristin Coman

From: MariA <m.spano@comcast.net>
Sent: Friday, January 24, 2025 7:39 PM
To: Kristin Coman
Subject: Yacht and tennis club sheds

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Hi my name is Maria Spano and I am a resident at the yacht and tennis club of St. Pete Beach. I have been living here for almost 9 years and I am on the board. I as well as several other residents here would love to see the sheds back up and utilized. We have no issues with them being put back up and appreciate that all of our things are put away somewhere where they're not seen out in the open. I'd like it to be noted that I am in favor of this and support getting the sheds back onto our property. I hope that you can please vote in favor of this and appreciate all your time on this matter.

Thank you

Maria Spano

Weatherly 803

Sent from my iPhone

29104, L-45

Kristin Coman

From: J and P B <japaba@hotmail.com>
Sent: Sunday, January 26, 2025 5:28 PM
To: Kristin Coman
Cc: J and P B
Subject: Variance Hearing for SPB Yacht and Tennis Club

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Dear Kristen,

As owners in the St Pete Beach Yacht and Tennis Club, we are writing you to confirm our support for the upcoming variance hearing regarding replacement of the complex's 3 maintenance sheds.

These sheds are all integral in the day to day operation and maintenance of our property. Additionally, as you are no doubt already aware, the request is simply to replace the buildings that were already in existence, prior to our recent hurricanes.

Thank you for your attention and consideration of this matter.

Paul and Janet Baccardax
Courageous Bldg, Unit 1208
9525 Blind Pass Rd
St Pete Beach

24104, L-46

Kristin Coman

From: Gary Starr <gary.starr.courageous@gmail.com>
Sent: Monday, January 27, 2025 2:46 PM
To: Kristin Coman
Subject: Variance request - yacht & tennis club of st pete beach

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This note is to express support for approving the variance that the YTC is seeking to replace sheds on the property.

There have been three sheds on the property for as long as anyone can remember. One is a small shed that contains equipment to maintain the har tru tennis courts. This shed is located between the courts, and cannot be seen from anywhere outside of the property.

The second and third sheds are closer to the neighboring property and blind pass road. Both sheds were destroyed in hurricane Helene. One shed was a maintenance shed, which is required to store equipment and tools, and also is a sheltered area for our maintenance staff to perform small repairs. The third shed was a "workshop" for our owners to use for small projects. Typical workshop equipment was kept within, and there was also space to do small projects.

All of these areas are needed to perform the required maintenance on the property. The neighboring community has had visibility to these sheds for many years without complaint. We will take all needed steps to minimize the view from their property.

Thank you for your consideration.

Gary Starr, treasurer - Yacht and Tennis Club Association
Treasurer, courageous condominium association
9525 blind pass rd
Unit 608

Sent from my iPad

24104, L-47

Kristin Coman

From: Marcus Hamilton <hamp8387@gmail.com>
Sent: Monday, January 27, 2025 6:27 PM
To: Kristin Coman
Subject: Refer to Case #24104

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms Kristen Coman,

I am a resident of Captiva Cay. I got this letter from the city about Case 24104, which concerns the SPB Yacht & Tennis Club's request for a variance to install (2) 160 sq. ft. 10'x16', 10' high storage sheds where currently (1) structure of 80 sq' & max. height of 8' is permitted. I can see the location in question and really object to this community's desire to put this object next to our homes. I strongly object to the variance. Our neighbors at the Yacht and Tennis Club allow trash to collect all along the fence they installed next to Captiva Cay. Trees and other plant life have continuously intruded on our property and the club's management has resisted our requests to control that in any way. It's become even more apparent since they had to replace the wall with a chain link fence and the whole area can be viewed. While the trees and plants may not be directly affected by the requested variance, I think past issues indicate the Yacht & Tennis Club will continue to neglect the area in terms of maintaining an attractive appearance and installing a large storage shed is not likely to improve our situation.

In summary, if the variance is approved, I believe property values in the Captiva Cay community will be adversely affected, which will adversely impact my property value and others in our community.

Sincerely,

Marcus Hamilton

9359 Blind Pass Rd, #202

24/04, L-46

Kristin Coman

From: DEBBIE LEWIS <d2.c2@comcast.net>
Sent: Monday, January 27, 2025 9:16 PM
To: Kristin Coman
Subject: Replacement of two sheds at YTCSPB

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Hi Kristen,

Just another vote for replacement of the sheds at YTCSPB. Not having a workroom in a single family home anymore the shed has been invaluable in helping with small projects needed to be completed in our condo.

The tools and supplies donated by various individuals has been incredibly helpful to the community as a whole and we would be missing them terribly if they were not replaced.

Regards,

Debbie Wunder

Intrepid, PH4

24104, L-49

Kristin Coman

From: Sherry Amado <teachermom225@gmail.com>
Sent: Monday, January 27, 2025 9:01 PM
To: Kristin Coman
Subject: Sheds at yacht and Tennis Club St Pete Beach

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I am a resident at Yacht and Tennis Club St Pete Beach. I am asking that you approve the variance for the sheds which will replace those that were destroyed by the Hurricanes. These sheds are much utilized and needed by the community.

Thank you in advance for your consideration of this request,

Sherry L. Amado
Intrepid 703

24104, L-50

Kristin Coman

From: Shelly Klein <shellyklein727@gmail.com>
Sent: Tuesday, January 28, 2025 3:07 PM
To: Kristin Coman
Cc: Shelly Klein
Subject: Case #24104

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Please be advised that I am opposed to any approval for the variance requested by the SPB Yacht and Tennis Club.

I believe the increased size and height of these storage sheds would negatively affect our property values at Captiva Cay.

Thank you,

Shelly Klein
9203 Captiva Circle
St Pete Beach, FL 33706
727-742-1782

Case No. 24104

Letters received after 3:30pm on 1/28/25

24104, L-57

Kristin Coman

From: elizabethsedin@aol.com
Sent: Tuesday, January 28, 2025 10:28 PM
To: Kristin Coman
Subject: Case #24104

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To Whom It May Concern,

I am a resident of Captiva Cay at 9357 Blind Pass Road #502. I would like to **oppose** the request for a variance to install the two new sheds along the fence near the edge of our property between us and the St. Pete Beach Yacht and Tennis Club.

First, a shed already exists there. I walk along the sidewalk next to the fence every day (weather permitting) to get to the beach. That area has been an eyesore for the past 3 years that my husband and I have owned our condo at Captiva Cay. There has been uncollected garbage and various unwanted items along side the storage shed that already exists. The items are outside the view of the Yacht and Tennis residents, but fully in our view. For example, yesterday there was construction wood and an old patio set alongside the shed, and there was garbage accumulated between the shed and fence. This is a usual occurrence.

Second, besides the garbage and random items left out, the current shed itself is already an eyesore for the residents of Captiva Cay whose town homes directly face it and for those condos who have a view outside of their bedroom windows. Over doubling the size and adding to the height will only make it worse. There were bushes that hid some of the existing shed, however the Yacht and Tennis Club removed them after erecting the fence. Bushes would definitely help to hide the sheds if planted, however the bushes that they had previously were not trimmed and grew over our sidewalk. WE had to trim them to walk there.

Last, there are other locations on their property where these 2 large storage sheds could be placed without creating more of an eyesore than already exists.

I thank you for considering my opposition and for the opportunity to express my opinion.

Sincerely,
Elizabeth Sedin
9357 Blind Pass Road #502
St. Pete Beach

24104, L-52

Kristin Coman

From: JAMES BALAWAJDER <jimbalaw@comcast.net>
Sent: Wednesday, January 29, 2025 9:22 AM
To: Kristin Coman
Subject: Case #24104

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Please reject the proposal to allow the storage units to be stored for the yacht club. This would greatly impact the value of the units at Captiva Cay.

Jim Balawajder
9357 Blind Pass Road #203
St. Pete Beach FL

24104, L-53

Kristin Coman

From: Edward More <bemore385@gmail.com>
Sent: Wednesday, January 29, 2025 10:04 AM
To: Kristin Coman
Cc: Anne Jongleux
Subject: Case#. 24104

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As a resident of Captiva Cay and a member of the Condo Association I too object to a variance for storage sheds. Placement of additional structures will only lead to more accumulation of debris, left over construction materials, and trash blown in by lawn maintenance. As is now it looks like a collection point for dead vegetation. One only needs to walk down our sidewalk to view this unsightly, unneighborly, accumulation of years of dead storm debris and trash as I do daily.

Regards,
E J More
9357 Blind Pass Rd
Unit 501
SPB, FL33706

Sent from my iPad

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case No. 23072 - 2007 Pass-a-Grille Way - Progress Report #2

Action Request: N/A

Strategic Objective:

Date: February 26, 2025

Prepared By: Kristin Coman, Community Development Director

Through: Denise Sanderson

Summary of Issue: Progress report #2 as requested at the conclusion of Progress report #1 provided at the 10/30/24 hearing where the consensus of the Board was that good-faith efforts were being made. Attorney Bass agreed to return for another 120-day progress report to be included on the February 26, 2025 agenda.

A Progress report was required by condition 6 of the Development Order issued on 5/9/2024 in connection with Case No. 23072.

Case No. 23072 Development Order Conditions:

- 1) The project shall be ADA compliant,
- 2) A landscaping plan shall be submitted with additional plantings installed as required per LDC Sec. 22.6,
- 3) The roofed, open porches to be constructed as per the plan submitted shall only be used as a waiting area and shall not be utilized as a service area for food or drinks, not include any outdoor music and may not be later enclosed without a subsequent variance,
- 4) Plans should be amended to reflect any changes requested by the Board or Staff as part of the 4/24/2024 hearing. All items contained within the Staff Findings Report dated 4/11/2024 and site improvements shall be installed as per the revised approved plans,
- 5) A Declaration of Unified Site Plan, as approved by the City Attorney, shall be recorded within 45 days from the date of this order,

6) Within 120 days (the August Board meeting) from the issuance of the Development Order, the applicant shall provide an update on the status of all open permits, including conditions listed in this variance, and the Board may modify or revoke the variance at that time.

Funding:

n/a

Attachments:

1. 23072 - DO Package
2. 23072 - 2007 Pass-a-Grille Way - Staff Report



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PLANNING DEPARTMENT

May 9, 2024

Kyle Bass
Weber, Crabb & Wein, P.A.
5453 Central Ave.
St. Petersburg, FL 33710

Collom Properties, LLC
2381 E. Vina Del Mar Blvd.
St. Pete Beach, FL 33706

Re: Board of Adjustment Case No: 23072
Address: 2007 Pass-a-Grille Way
Parcel Number: 18-32-16-68634-000-0020

At the 4/24/2024 hearing of the City of St. Pete Beach Board of Adjustment, your request for an Unnecessary and Undue Hardship Variance Request was **approved with conditions**. Please find enclosed the Development Order issued in connection with your case.

The next step in the process is to obtain a building permit prior to construction. **Submittal of a copy of the enclosed Development Order will need to be included with the building application.** Any variance granted under the provisions of the Land Development Code Section (LDC) 3.12 – Variances shall expire one (1) year from the date of the development order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Section 3.14 of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment and all appeals must be filed within 30 days after rendition of the decision of the Board of Adjustment.

If there are any questions on this case, please contact me at kcoman@stpetebeach.org or 727-363-9265.

Respectfully,

Kristin Coman
Community Development Director

Encl.

Cc: Board of Adjustment Attorney (*via email*)



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PLANNING DEPARTMENT

May 9, 2024

Kyle Bass
Weber, Crabb & Wein, PA
5453 Central Ave.
St. Petersburg, FL 33710

Collom Properties, LLC
2381 E. Vina Del Mar Blvd.
St. Pete Beach, FL 33706

DEVELOPMENT ORDER

Board of Adjustment Case No: 23072

The Board of Adjustment reviewed and conducted a public hearing on an application for a(n) Unnecessary and Undue Hardship Variance in which the Board determined that substantial and competent evidence was presented to satisfy the criteria required in the above-captioned case on April 24, 2024.

Address: 2007 Pass-a-Grille Way, St. Pete Beach, FL 33706

Parcel Number: 18-32-16-68634-000-0020

Request: Unnecessary and Undue Hardship Variance the construction of roofed, open porch extension, 12' x 28.67' (overall dimensions), 11'2" high, to create an approximately 300 sq. ft. covered ride wait area that will encroach entirely into the required 25' secondary front setback while maintaining the existing 1.67' setback where 25' is required (LDC Sec. 15.7.(b)(2)).

IT IS HEREBY ORDERED:

Case Number **23072** is hereby **APPROVED WITH CONDITIONS:**

- 1) The project shall be ADA compliant,
- 2) A landscaping plan shall be submitted with additional plantings installed as required per LDC Sec. 22.6,
- 3) The roofed, open porches to be constructed as per the plan submitted shall only be used as a waiting area and shall not be utilized as a service area for food or drinks, not include any outdoor music and may not be later enclosed without a subsequent variance,
- 4) Plans should be amended to reflect any changes requested by the Board or Staff as part of the 4/24/2024 hearing. All items contained within the Staff Findings Report dated 4/11/2024 and site improvements shall be installed as per the revised approved plans,
- 5) A Declaration of Unified Site Plan, as approved by the City Attorney, shall be recorded within 45 days from the date of this order,
- 6) Within 120 days (the August Board meeting) from the issuance of the Development Order, the



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PLANNING DEPARTMENT

applicant shall provide an update on the status of all open permits, including conditions listed in this variance, and the Board may modify or revoke the variance at that time.

5/9/2024

Kristin Coman, Community Development Director

Date

LDC Section 3.6(f) Subsequent applications. 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, unless such application is denied without prejudice by the board hearing the request. Applications which are withdrawn in writing at least 48, hours prior to the public hearing at which they are to be heard shall be considered to have been withdrawn without prejudice and may be resubmitted immediately.

LDC Section 3.14(b) Appeals. Any person aggrieved by this Order may appeal to the Circuit Court on or before thirty (30) days from the date of the Order.



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PLANNING DEPARTMENT

Date: April 11, 2024
To: Board of Adjustment
Re: Staff Findings Report
Unnecessary and Undue Hardship Variance
Address: 2007 Pass-a-Grille Way
Parcel Number: 18-32-16-68634-000-0020
Charles Collom for Collom Properties, LLC
Variance Case No: 23072

Prepared by: Kristin Coman, Community Development Director

Hearing Date: 4/24/2024

Please be advised that staff has received and reviewed the following items submitted in support of the application:

1. Completed Unnecessary and Undue Hardship Variance application form and documents.
2. Boundary Survey with Topography and Improvements prepared by John C. Brendla and Assoc. Inc. dated 10/5/2022, last revised 5/16/2023 consisting of 1 page.
3. Plan set prepared by Keene Engineering Consultants, LLC, Coastal Contracting Services, Inc. and Andrews Design Services dated 10.24.2023, last revised 11.14.23 consisting of 4 sheets.

Staff offers the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is a 13,283 sq. ft. (approx. 0.30 acre) parcel located at 2007 Pass-a Grille Way known as parcel number 18-32-16-68634-000-0020 and legal description of PHILLIPS DIVISION REV MAP N 115FT OF THAT UNNUMBERED TRACT LYING E OF BLK I BETWEEN E R/W OF FLORIDA AVE (NKA PASS-A-GRILLE WAY) & WATER within portions of the AE-Elevation 9 and AE-Elevation 10 flood zone. The property is located within the CG-1, Commercial District; CG on the future land map and contains a restaurant use, Red, White and Booze, consisting of approximately 3,666 square feet that was constructed in 1979 according to the Pinellas County Property Appraiser. It is a corner, waterfront parcel located on the Pass-a-Grille Channel with single family residential across the water to the east, 21st Ave. and single

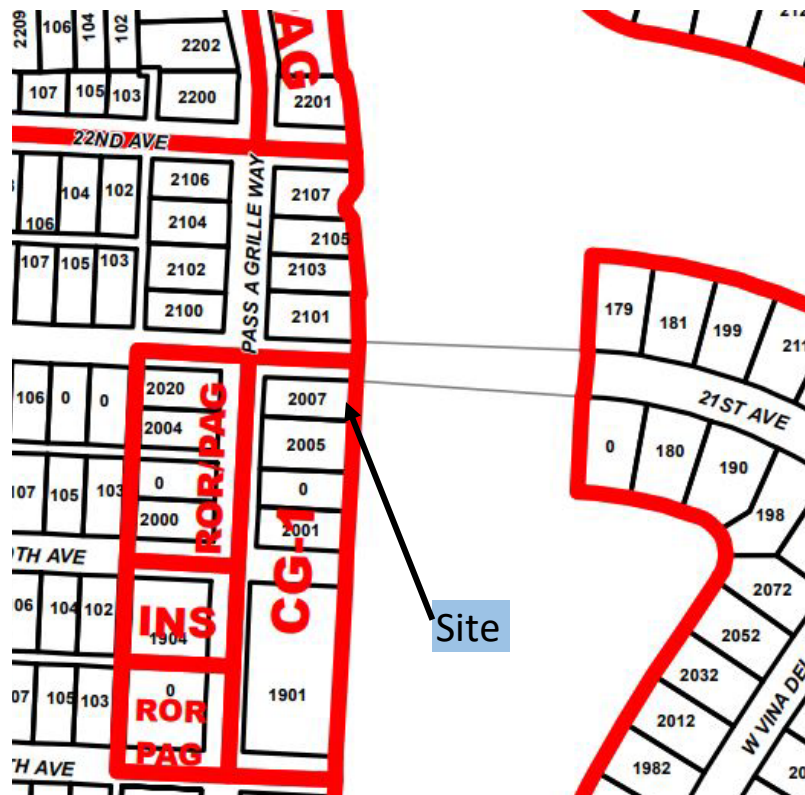
family residential to the north, another commercial restaurant, The Wharf, to the south and commercial uses to the west.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 13 of 15, dated 7/20/2012

Prior Approvals/Background**Variance Case No. 23018**

In 2023, the property received variance approval with conditions from the Board of Adjustment for removal of the existing non-conforming 6' high wood fence and installation of 8' high wooden shadowbox fencing that exceeds maximum permitted height of 4' within waterfront yard (LDC Sec. 6.15).

Conditions:

1. Applicant to retain and/or install curb stops for each parking space along the southern property line.
2. Applicant to ensure that parking spaces will meet the minimum depth requirements and drive aisle width as required by LCD Sec, 23.11 and inspected by Zoning prior to Final Inspection.

In connection with building permit 2202218, a site inspection requested by the applicant and completed by staff revealed that wheel stops along Pass-a-Grill Way right-of-way will need to be removed as the parking spots are not fully contained within the property or meet dimension requirements and may alter the parking layout and parking calculations to be reevaluated.

Conditional Use Permit No. 23034

On 9/11/2023 City Commission approved a conditional use permit with conditions for the following:

- 1) Request to allow the continued use of an approximately 20x48' (960 SF) "Class A" dock addition used for dining and drinking that was erroneously approved without a Conditional Use Permit (LDC Sec. 15.4.(m));
- (2) Request to establish an area to play live music on the outdoor dining and drinking deck (LDC Sec. 15.4.(n)).

Technical Review Committee

During the Technical Review Committee review of the variance submittal held 4/3/24, there were several Planning & Zoning/Transportation comments that were discussed with the applicant, property owner and contractor and it was determined that the site lacked the following design and landscaping items required by the Land Development Code and some of which may be included below for testimony to be provided from either the applicant or owner for the record.

Request

The applicant requests the construction of roofed, open porch extension, 12' x 28.67' (overall dimensions), 11'2" high, to create an approximately 300 sq. ft. covered ride wait area that will encroach entirely into the required 25' secondary front setback while maintaining the existing 1.67' setback where 25' is required (LDC Sec. 15.7(b)(2)).

Analysis

1. New variance required:
 - a. **Minimum yard requirements, secondary front yard (LDC Sec. 15.7(b)(2)):** where a minimum secondary front yard of 25' is required and 1.67' is proposed.

Figure 3: Zoning Table			
Other Uses	2007 Pass-a-Grille Way		
	<u>CG-1 Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area (Min.)	5,000 sq. ft.	13,283 sq. ft	No Change
Lot Width (Min.)	50'	115'	No Change
Front Yard Setback (Min.)	25'	49.78'	41.78'
Secondary Front Yard Setback (Min.)	25'	1.15*	1.67(v)
Side Yard Setback (Min.)	10% of lot width (11.5')	65'	44'
Rear Yard Setback (Min.)	25'	0'*	No Change
ISR (Max.)	0.90	98.63*	No Change
Height (Max.)	50'	11'2"	12'
*Denotes existing non-conformity (v) = Variance required			

Figure 4: Portion of site plan showing proposed front additions and required 25' secondary front yard setback (N.T.S.)

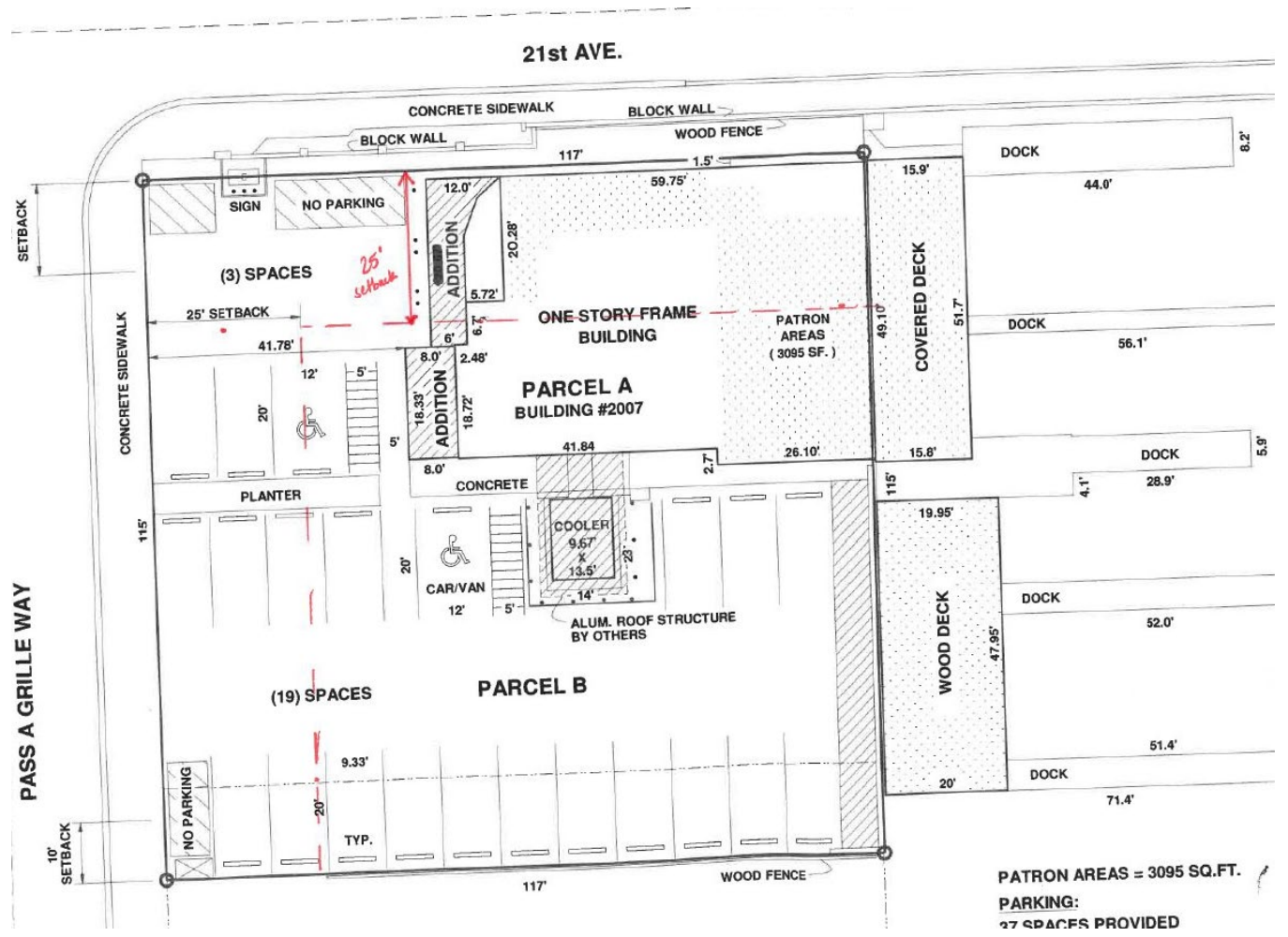


Figure 5: Proposed Front Elevation (N.T.S.)**Additional Comments**

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a hardship variance and must make a positive finding with regards to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-8 **in addition** to staff comments below:

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 building in the same zoning district;
 - *The property was developed prior to the city's effective zoning ordinance and contains a secondary front yard setback that would be preserved through the approval of this variance, which is an irregular situation not applicable to other lands in the vicinity. While located south of 32nd Ave, the property is also one of the few located west of the Vina Del Mar subdivision that is not within the Pass-a-Grille Overlay District, which was adopted in part to recognize the historic development patterns of the area. If the property were to be zoned within the Overlay, as referenced in the District's purpose, the secondary street setback would be only 5 feet, with a side yard of 0 feet. Although this zoning does not apply to the subject property, this is also a unique circumstance not applicable to other commercial properties in the vicinity due to the zoning of the properties on the eastern side of Pass-a-Grille Way between 19th and 21st Avenues. It is noted that a sole similar use in the area is the subject property's southern neighbor, also a restaurant.*
2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
 - *The existing secondary front condition is not the result of the applicant, nor is the existing secondary front setback known to Staff to have been constructed without the benefit of zoning approval when the structure was initially developed. The applicant's request to extend the front of the structure is, by nature, a result of the action of the applicant, but they are not responsible*

for existing conditions and are preserving the existing nonconforming side setback with their 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;
 - *Staff finds the open frontage waiting area element to be a common feature of other restaurants in the area but does not find that the applicant has thoroughly demonstrated that denial would result in deprivation of an integral and necessary aspect of their business in a manner that creates a hardship. Staff finds the request reasonable given the presence of other open waiting areas on the front of restaurants in Pass-a-Grille, and the challenge faced given the existing site layout and building location. However, the applicant should address why the conversion of existing space at the front of the building, which would not require a variance, could pose a hardship to the use of the building.*
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 and increase in development density;
 - *The request is for the extension of a restaurant, which is a permitted use in the property's zoning district.*
5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
 - *Staff finds the request to be for a reasonably-sized extension, and one which is not proposed to contain any additional direct income-generating activity underneath such as additional tables or bar area. Staff finds that should the provided conditions are followed, these criteria will be met.*
6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, building, or structures in the same zoning district;
 - *The property's southern neighbor is the only property in the same zoning district, within the area, that is of similar character. Although the encroachment of the neighbor is into the secondary front yard of a street end rather than a thoroughfare as is the case for the subject property, the southern neighbor's building does encroach to an effective zero-foot setback on the southern secondary front of the property at 20th Ave when riparian extensions are considered. This subject request, which would place the front addition at 1.67 feet from the secondary front lot line of 21st Ave, is in general keeping with the neighbor's current secondary front yard building encroachment, and the subject building would maintain a similar overall gross square footage to the neighboring building.*
7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
 - *Staff finds the request is of reasonable depth given the addition is proposed to maintain a significantly greater setback from Pass-a-Grille Way than required by the Land Development Code. The addition will maintain the existing roof pitch at the northern side of the structure and*

be lower than the existing roofline near the entrance and center of the building at a maximum height of twelve feet from grade, which should not significantly increase overall visual impacts to the neighboring properties. The covered ride wait areas will be approximately 280 square feet in size, which is in keeping with the character of the 240 square foot frontage porch of the neighboring property.

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.
 - *Staff finds that the request will not result in a more imposing structure due to the maintenance of the existing structure's roofline combined with the substantial grade change adjacent to the property at the Vina-Del-Mar Bridge. Staff is recommending conditions to limit outdoor seating underneath the extension, which should result in a limited-if-any intensity increases to the property that could cause additional disturbances to neighboring residents or businesses. Additionally, the applicant will be required to make parking lot and landscaping improvements under this scope, which will contribute to furthering drainage and beautification goals.*
 - *The applicant should provide testimony addressing any future changes that may be proposed for the restaurant or site that may include use of space that are not covered under this scope. This property has undergone significant improvements over the past few years pertaining to installation of a walk-in cooler, new dock seating areas, and fencing, among others. Addressing future project proposals holistically with this subject development will enable a more thorough understanding of how the space will interface with those potential improvements.*

Other Comments:

1. The applicant should provide further testimony as to the hardship faced in terms of the necessity for this proposed covered roof waiting area relative to their use. The applicant has the right to maintain their nonconforming structure as is the case for others in the same situation, but this information is requested to pertain to the necessity of the covered area relative to the use of the restaurant.
2. The applicant should provide testimony sharing details on open permits or current construction, addressing any future changes that may be proposed for the restaurant or site that may include use of space that are not covered under this scope. This property has undergone significant improvements over the past few years pertaining to installation of a walk-in cooler, new dock seating areas, and fencing, among others. Addressing future project proposals holistically with this subject development will enable a more thorough understanding of how the space will interface with those potential improvements.
3. The proposed site plan alterations of current site improvements, outlined and comments below:
 - a) The parking lot striping on the site does not match what is currently on-site. The applicant should confirm the new site layout with restriping is intended to be installed under this scope.
 - b) Proposed relocation of bike rack to be shown on the site plan.
 - c) Colors and materials should be described. If a color elevation is not available, please provide a color board with references.

- d) Recently a photo opportunity or prop which appears to be metal section of a ship for has been installed near the front entrance of the building. Applicant should provide details on relocation or removal of the element under this scope.
 - e) Applicant should indicate if any railings are to be installed along the front of the additions or if intended to be open.
 - f) The planter and landscaping beds currently contain minimal landscaping and should be supplemented. A landscaping plan should be submitted and if additional areas of landscaping can be identified, additional plantings should be installed. LDC Sec. 22.6 requires a specified percentage of the addition cost to be supplied in on-site landscaping if the site is deficient to landscaping. Staff typically requests one square foot of landscaping be provided for each square foot of building floor area added for properties that are deficient to landscaping, when viable.
 - g) Applicant should provide details on the proposed use of each addition and if any amenities such as seating or tables etc. are to be provided.
4. Plans should be revised to address the following comments:
- a) Plan Set, Sheet 1 incorrectly identifies the proposed length of the covered ride wait area as 20.67' where the dimension should be amended to 26.67'.
 - b) Plan Set, Sheet 2 identifies the additions as a covered ride wait area and rain shelter whereas the Construction Plan, Sheet 4 identifies them as covered ride wait area and covered maintenance area.
 - c) Plan Set, Sheet 3 Roof Plan also provides the elevations of the building. The front elevation does not include the door that is currently to the right of the front entrance and the floor plan sheet 2 does not include information if that door is to be removed as it indicates a solid wall which is not correct.



Recommendation

Staff finds that the applicant has addressed some of the hardship criteria but does not find that the applicant has thoroughly demonstrated that denial would result in deprivation of an integral and necessary aspect of their business in a manner that creates a hardship.

Due to the lack of support within the submittal documents, staff recommends requesting more information from the applicant pertaining to the demonstration of an unnecessary and undue hardship. If the applicant cannot provide substantial evidence through testimony, staff finds the proposed variance relief sought does not advance the purposes of Land Development Code Sec. 1.1 or granting the variance from the applicable LDC Sec. 15.7(b)(2)), staff recommends **denial** of the request.

Should the applicant and owner provide additional information to satisfy the Board that substantial and competent evidence has been provided and look favorably on the application on the relief request, the Board may want to consider the following conditions:

1. The roofed, open porches to be constructed as per plan submitted and may not be later enclosed or utilized as a service area without obtaining a subsequent variance and shall be utilized as a waiting area only.
2. Applicant to work with staff on submission and approval of landscaping plan and shall be installed with site inspection completed prior to issuance of Certificate of Occupancy/Final Inspection. The plan should identify any additional areas of landscaping and plantings should be installed as per LDC Sec. 22.6.
3. Plans shall be amended to reflect any changes requested by the Board or Staff and site improvements to be installed as per approved plans.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,



Kristin Coman
Community Development Director

Cc: Kyle Bass, Weber, Crabb & Wein, P.A., Applicant **via email** (kyle.bass@webercrabb.com)
Charles Collom, Collom Properties, LLC, Owner **via email** (jrcmoo@aol.com)
Matthew McConnell, Board of Adjustment Attorney