



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, March 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 _____ 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 provide a comment card to the Clerk.

3. Approval of Minutes

a. February 26, 2025, Meeting

4. Action Items -

a. Election of Officers 2025-26

Sec. 22-39. - Election of officers; conduct of meetings.

(a) The board of adjustment shall annually, at the first meeting held following the appointment of members, organize by electing a chairman and vice-chairman and such other officers as may be necessary from among its members.

The Board may option to maintain current appointments.

Current: Chair Denise Chase; Vice Chair Kathy Garchow

Requested Action:

Motion to APPOINT _____ as the Committee Chair for 2025-2026.

Motion to APPOINT _____ as the Committee Vice Chair for 2025-2026.

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 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 and 2/26/2025 meeting(s).**

c. Case No. 25015 - 3115 W. Maritana Dr.

Unnecessary and Undue Hardship Variance: Dan Rosenthal and Suzanne Levine request variance relief to restore a zoning lot to its original platted lots (Lot 7 & Lot 8) that lack the minimum 60' width required, where 48.18' (Lot 7) and 50.33' (Lot 8) are proposed, for the purposes of single-family development (LDC Sec. 9.6(a)(2)).

d. Case No. 25033 - 3103 1st St. W

Practical Difficulty Variance: Stuart Shrode requests a variance for the proposed replacement/installation of an 8' x 10' (80 sq. ft.), max. 8'high, residential storage building that has a proposed front yard setback of 50.3' from the front property line where 60' is required (LDC Sec. 6.13(b)(4)).

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)).

Continued from 2/26/25 meeting.

- *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 April 30, 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
February 26, 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 (via Zoom); Amber LaRowe, City Clerk

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

1. Approval of the Agenda -

Kristin Coman, Senior Planner, informed the Board that the Applicant for Case No. 24104 has requested a continuance to the March meeting. The Applicant is reviewing alternatives and will discuss a better plan with neighbors.

Ms. Coman stated that there was an error in the email sent to the Applicant for Case No. 23072 asking them to come to the March meeting; therefore, she requests this item be deferred until then.

Motion: Member Garchow moved, Chair Chase seconded, and the motion carried 5-0 to approve the February 26, 2025, agenda to continue Case No. 24104 and Case No. 23072 to March 26, 2025, at 2:00 p.m. in these Chambers.

2. Audience Comments – There were no comments.

3. Approval of Minutes – January 29, 2025, Meeting

Motion: Member Core moved, Member Garchow seconded, and the motion carried 5-0 to approve the January 29, 2025, Meeting minutes.

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 (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).

This item was continued to March 26, 2025.

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 a 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)).

This item was continued to March 26, 2025.

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

Member Core moved to adjourn at 2:05 PM; all were in favor.

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

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

Agenda Report

Agenda Title Name: Election of Officers 2025-26

Action Request:

Strategic Objective:

Date: March 26, 2025

Prepared By:

Through:

Summary of Issue:

Funding:

Attachments:

**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: March 26, 2025

Prepared By: Kristin Coman, Senior Planner

Through: Laura Canary, 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
6. 24104 - Letters rec'd 01.29.25-03.17.25
7. 24104 - Applicant Quote rec'd 03.12.25
8. 24104 - Applicant Supplied New Pictures and Narrative



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

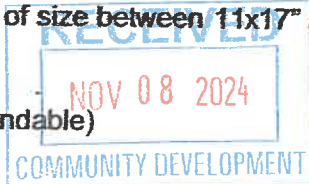
W-25-31-15-95319-000-0001

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 Lemaster

Building President Robert Lemaster - 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 Aron 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

-  Document created by Allen Baum (ytcmanager@greenacreproperties.com)
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-  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

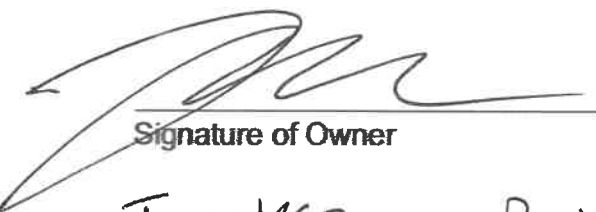
Yacht + Tennis Club Association, Inc.
(print name of property owner)

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

Jane McCroary, President
Print Name of Owner

Signature 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

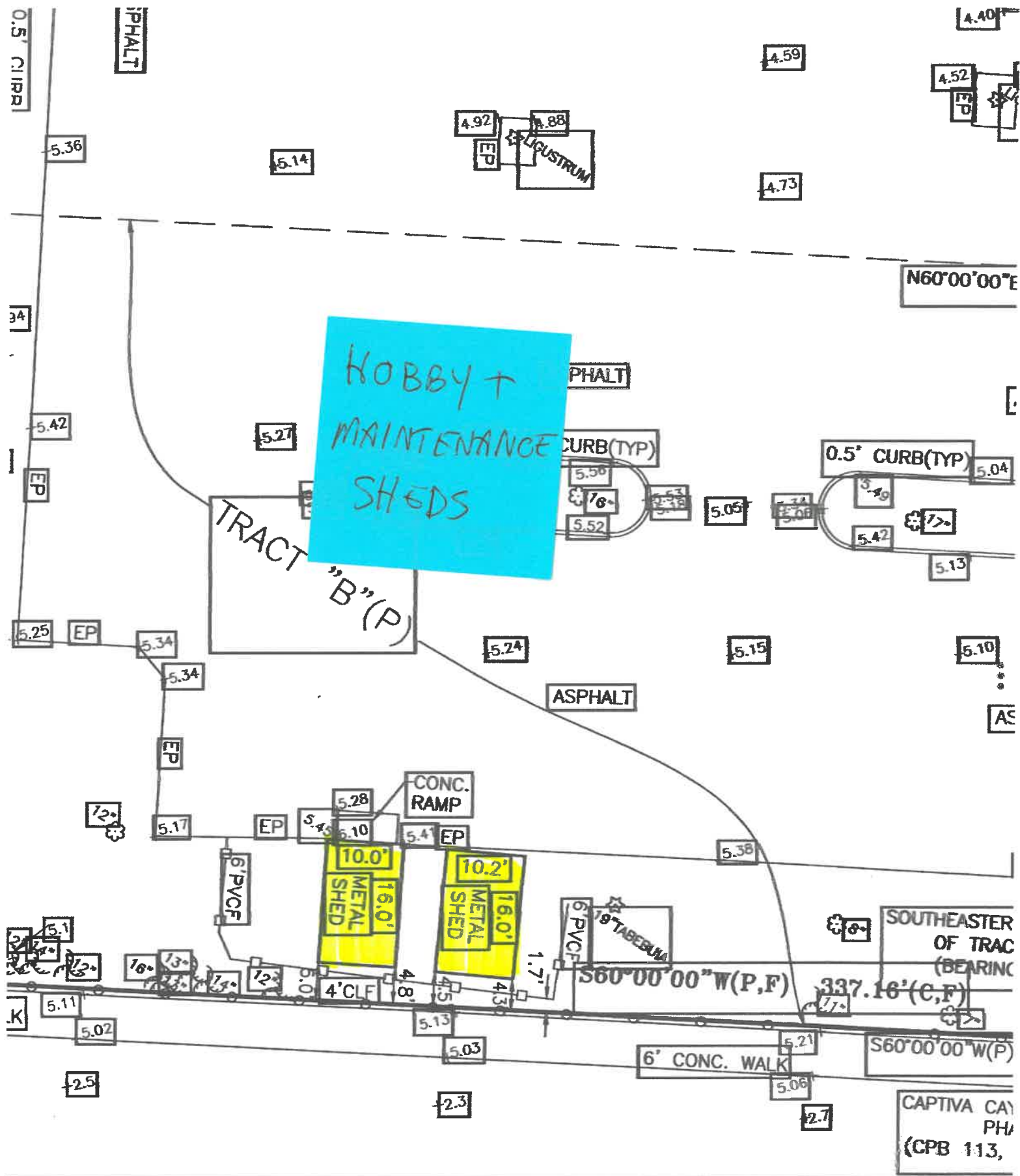
NOTARY:

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

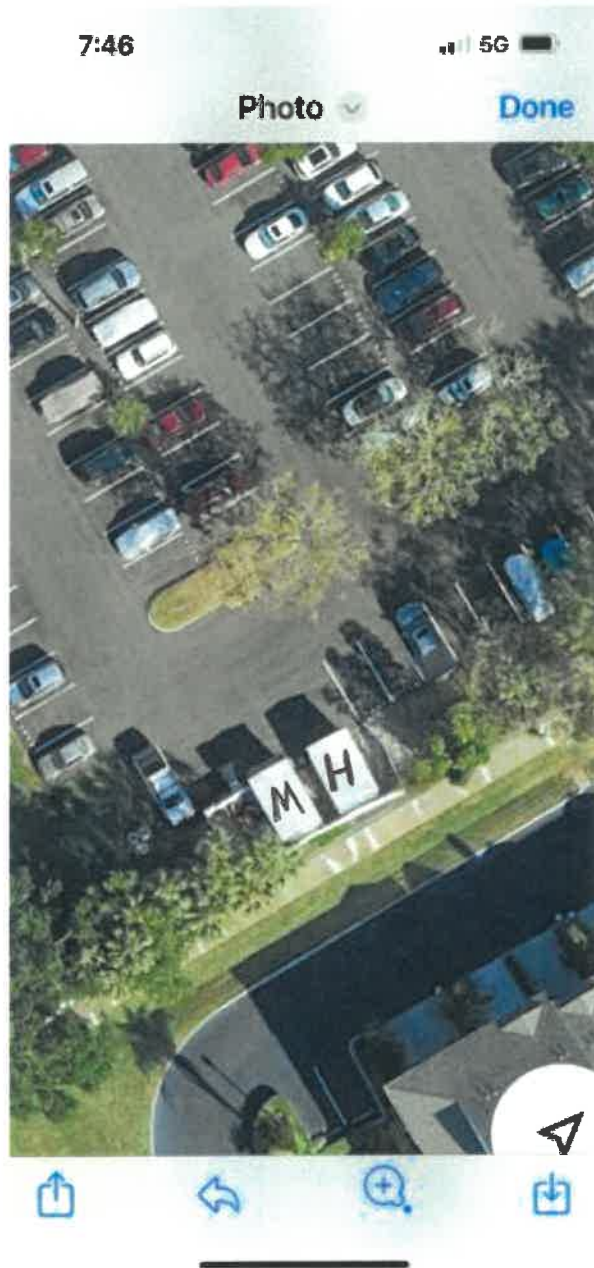


HOBBY SHED - REAR -



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

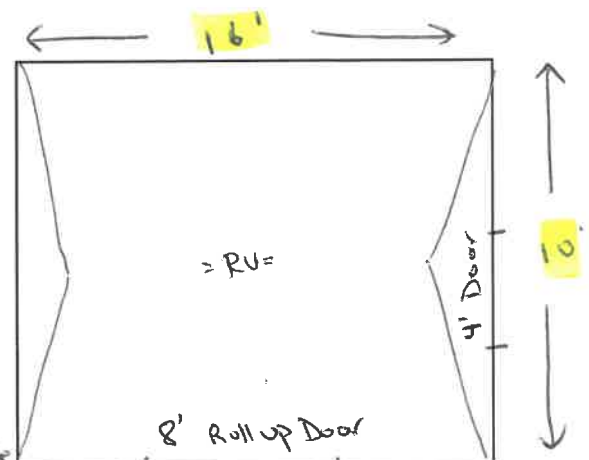
Window
Vents/ FEMA
Extra Door

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 Hobby Shed (A1+)
Address 9445 Blinds Pass Rd
City, State, Zip SP Beach 33706
Phone Numbers _____
Authorized By _____

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

Bungalow Color

Walls _____
Trim _____
Door _____
Roof _____

Shelves

(Extra fee)
Left/Right/Back

Build On Jobsite

(Extra fee)
Blocks/Anchors
Concrete Pad

Door Hinge Option

34" Hinged Left/Right

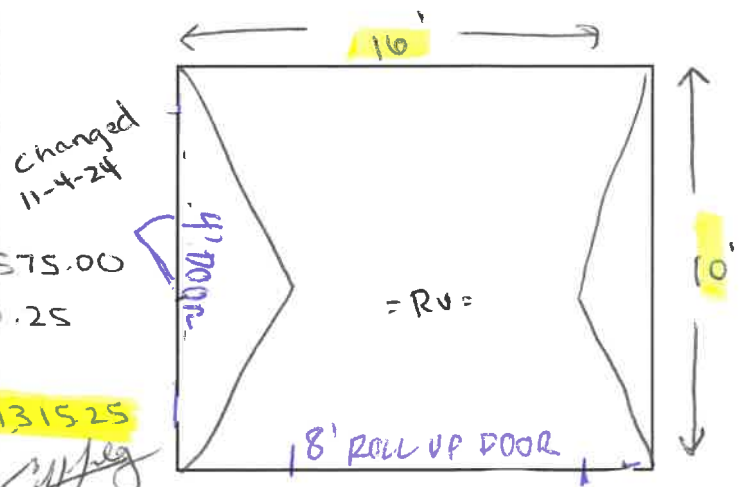
Options

Window
Vents/ FEMA
Extra Door

Accessories

Chains/Stop
Key Lock

Building Size	Amount
10'x16'	\$9050.00
Roll up Door	\$1000.00
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Build on Jobsite (fee)	
Subtotal	\$10,050.00 \$10,575.00
Tax	\$703.50 \$740.25
Total Amount Due	\$10,753.50 \$11,315.25
Deposit	
Balance Due	



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

8' 12' 14' 20' 24'

Bungalow Series



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

10x20

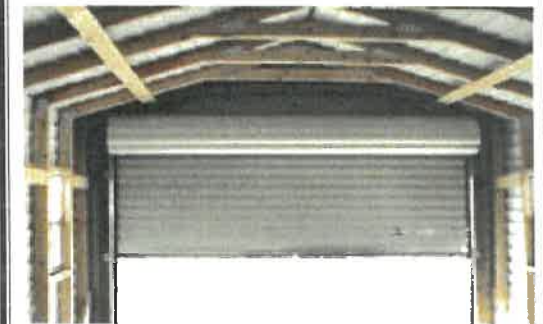
10x24

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
(NECANSPA 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

SHEET	SHEET DESCRIPTION
1	COVER SHEET
2	FLOOR PLAN
3	SIDEWALL FRAMING
4	FLOOR FRAMING
5	ROOF FRAMING
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 Joist: 2x12
Roof Joist: 2x12
Approved Date: 11/11/2023
Ryan Anderson, MEP SE



TITLE: THE SUPERIOR
COVER SHEET
PREPARED BY: BUILDING DROPS, INC.
TODD L. MANNING, P.E.
JAN 2024/01/18
E.A. (FLORIDA) 138
0174 - 0000 Building Services Corp.

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.

Digitally signed by Hermes F. Norris, P.E.
Version: 1.0
Date: 2024.01.18 10:00:00
No. 13778
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/11/2023
13235 W. 25th Avenue
Orange City, FL 32764
888-828-7453
FBC CERT. 21-167-2070-01-00-0000

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



3323 S. HOLLYHURST AVENUE
ORANGE CITY, FL 32763
(877) 439-7433

TITLE: THE SUPERIOR
FLOOR PLAN
PREPARED BY: BUILDING DROPS, INC.
1000 W. BROADWAY, SUITE 200
ORANGE CITY, FL 32763
P.O. BOX 1000
ORANGE CITY, FL 32763
WWW.BUILDINGDROPS.COM

REMARKS	BY	DATE
2023 CODE CHANGE	DK	12/23

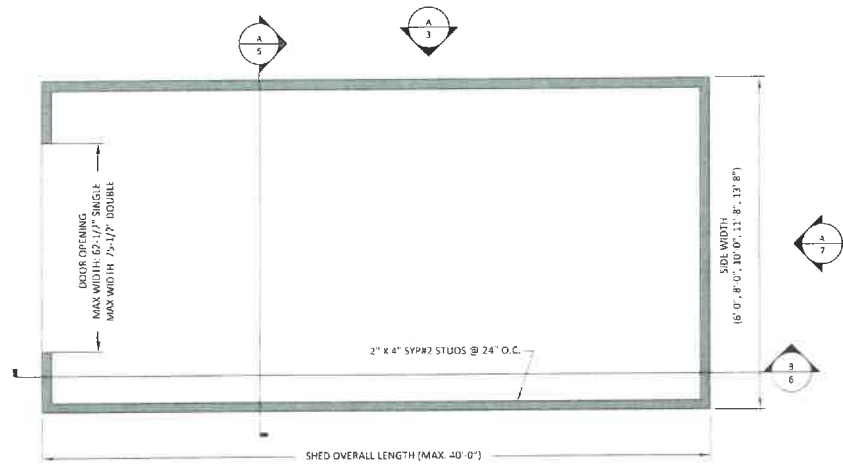
1. THIS INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE 2023 FLORIDA ELECTRICAL CODE AND ANY AMENDMENTS THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF REVENUE, DIVISION OF REVENUE, BEFORE ANY WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF REVENUE, DIVISION OF REVENUE, BEFORE ANY WORK IS BEGUN.



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"

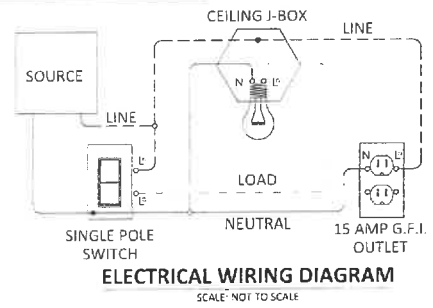
FLOOR PLAN

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

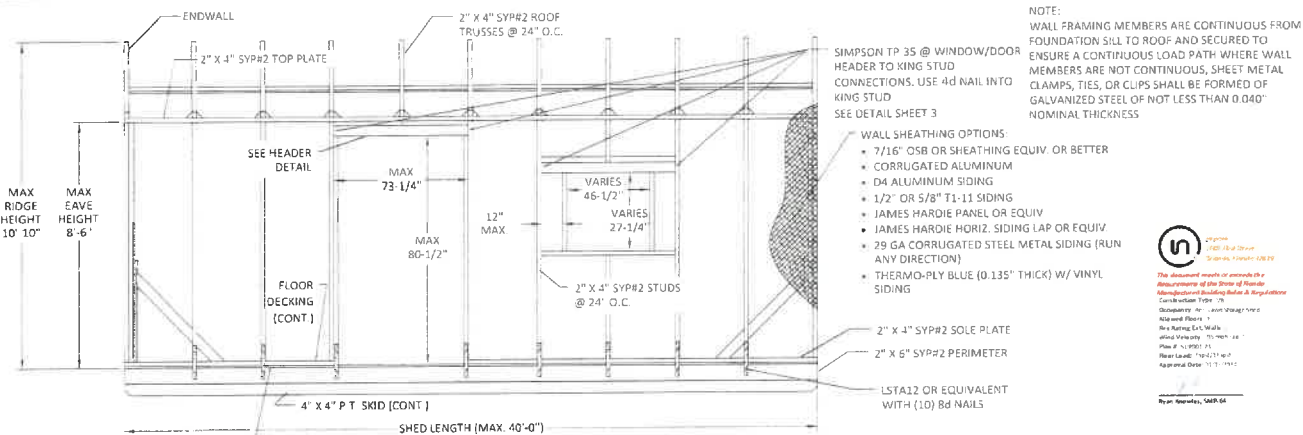
NOTE:
23" SECTIONS OF 29GA CORRUGATED METAL SIDING FASTENED W/ 3/4" x 48 HEX HEAD W/ WASHER SELF TAPPING SCREWS @ 6" ON EDGE & 12" IN FIELD

- 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



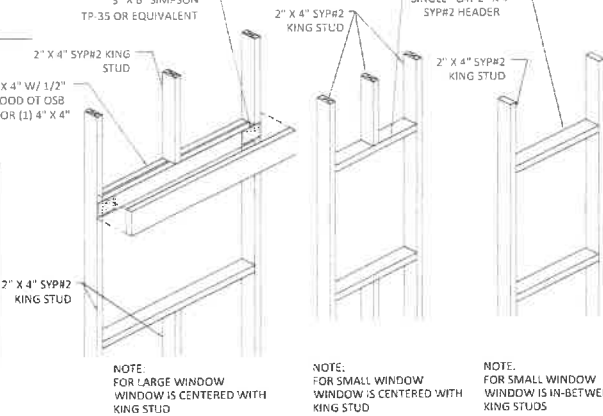
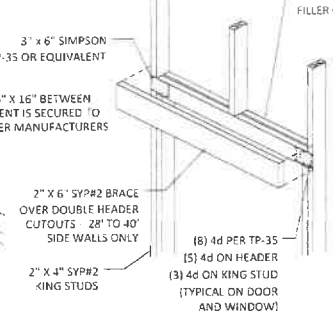
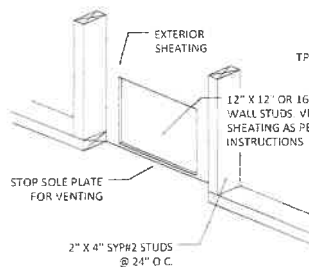
ELECTRICAL WIRING DIAGRAM

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

SIDEWALL FRAMING

PREPARED BY

BUILDING DROPS, INC.

1000 N. W. 28th Ave. Suite 100
Ocala, FL 34474
817-248-1111

BD BUILDING DROPS

REMARKS	BY	DATE
2023 CODE CHANGES	DI	12/23



DATE: 04.20.2022

DWG. BY: LL

CHK. BY: HFN

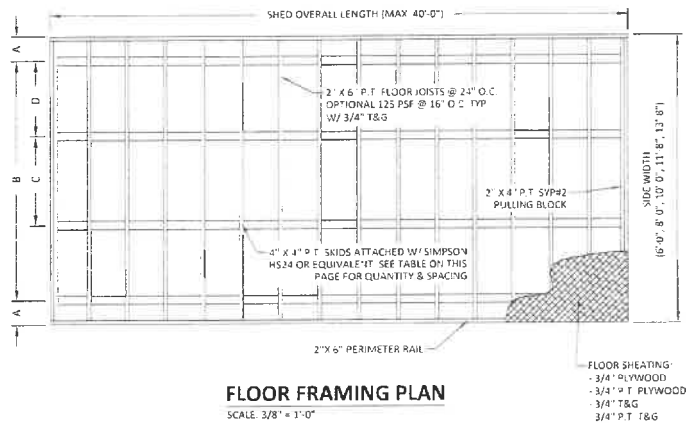
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DWG #: SUP001

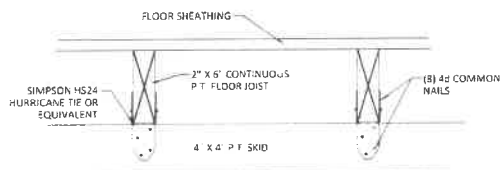
SHEET 3 OF 9

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



FLOOR JOIST TO SKID CONNECTION
SCALE: NOT TO SCALE

HERMES & MORENO
No. 21778
STATE OF FLORIDA
PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2022
DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET 4 OF 9

SUPERIOR SHEDS
2333 S. WOLFE AVENUE
ORANGE CITY, FL 32763
(877) 558-7431

TITLE: THE SUPERIOR
FLOOR FRAMING
PREPARED BY: BUILDING DROPS, INC.
BUILDING DROPS, INC.
PHYSICAL MANUFACTURING, SHEET 2 OF 9
P.O. BOX 10000
ORANGE CITY, FL 32763
WWW.BUILDINGDROPS.COM

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

THE INTENT OF THIS SET OF DRAWINGS IS TO PROVIDE A GENERAL GUIDE FOR THE CONSTRUCTION OF THE SHED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

HERMES & MORENO
No. 21778
STATE OF FLORIDA
PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2022
DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET 4 OF 9

DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET 4 OF 9

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

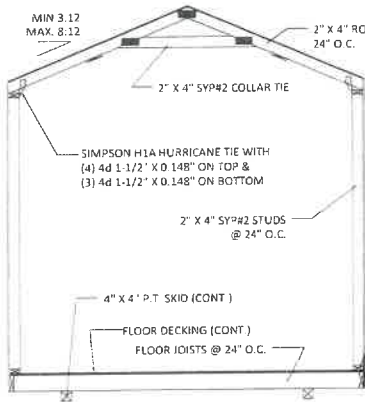
This document exists in accordance with the requirements of the State of Maryland Informational Building Sublet & Rental Act Construction Type III

Occupancy: 20 - 200 Storage: 1000
Allowed Floors: 3
Fire Rating: 1.5 Hr Walls
Wind Velocity: 55 mph (up)
Plan # 5.1 (P) 21
Roof Load: 120/12 @
Approval Date: 11/11/01

Pyronix Inc., 5000



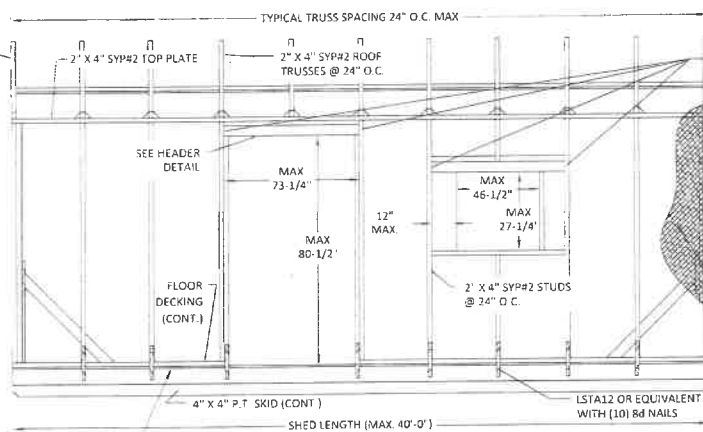
OF 9



CROSS SECTION A

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

ALL STUDS SECURED TO SOLE PLATE AND FLOOR FRAMING W/ SIMPSON LST-12 STRAP OR EQUIVALENT W/ 5-10d NAILS ON TOP INTO STUD, SECURING INTO RIM JOIST ON BOTTOM W/ 5-10d NAILS (TYPICAL)



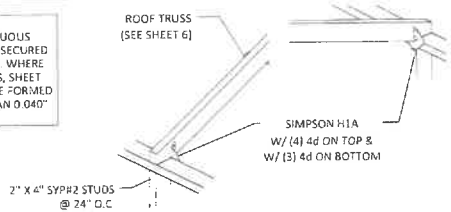
CROSS SECTION B

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:
2" X 4" STUDS TO BE Fb= 1200 PSI OR GREATER

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.

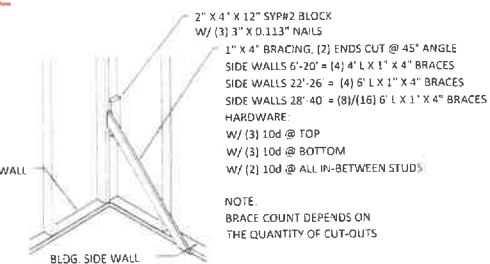


ROOF TRUSS TO WALL CONNECTION

SCALE: NOT TO SCALE



DATE: 04.20.2022



BRACE TO WALL CONNECTION

SCALE: NOT TO SCALE

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



THE SUPERIOR CROSS SECTIONS
PREPARED BY: BUILDING DROPS, INC.
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REMARKS	BY	DATE
2023 CODE CHANGE	DL	12/23

OUR NOTES: ALL DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY FROM ACTUAL DIMENSIONS. ALL DIMENSIONS SHALL BE BASED ON THE LATEST REVISIONS OF THE BLUEPRINTS. ALL DIMENSIONS SHALL BE BASED ON THE LATEST REVISIONS OF THE BLUEPRINTS. ALL DIMENSIONS SHALL BE BASED ON THE LATEST REVISIONS OF THE BLUEPRINTS.

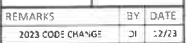
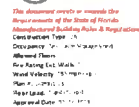


DATE: 04.20.2022
DWG. BY: LL
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP001
SHEET: 3

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.

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"
O.C. BUT IS REQUIRED ON CORNERS AND STUDS ADJACENT TO CORNERS
C. ONLY NEEDED ON ALUMINUM & VINYL SHEATHING WALLS.
D. 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	SIMPSON LUMBER	"	FL# -
EXTERIOR DOORS	SWINGING EXT	EAGAN	E1MDL	FL# 12820-R3
EXTERIOR DOORS	SWINGING EXT	CROFT	2004-9 LITE	FL#:
EXTERIOR DOORS	ROLL-UP	JANUS INT'L	ROLL-UP	FL#:-
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL# 10653-R5
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL# 12527-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

SHEET: 

QF 9

FASTENING SCHEDULE (FBC TABLE 2304.10.1)		
CONNECTION	FASTENING	CONNECTION
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON (2-1/2" X 0.131") 3 - 3" 14 GAUGE STAPLES	TOENAIL
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
3. 1"6" SUBFLOOR OR LESS TO EACH JOIST	2 - 8d COMMON (2-1/2" X 0.131")	FACE NAIL
4. WIDER THAN 1"6" SUBFLOOR TO EACH JOIST	3 - 8d COMMON (2-1/2" X 0.131")	FACE NAIL
5. 7" SUBFLOOR TO JOIST OR GIRDER	2 - 16d COMMON (3-1/2" X 0.162")	BLIND AND FACE NAIL
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
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
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
8. SOLE PLATE TO RAFTERS	4 - 8d COMMON (2-1/2" X 0.131") 4 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	TOE NAIL
	2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	END NAIL
9. DOUBLE STUDS	16d (3-1/2" X 0.135") AT 24" O.C.	3" X 0.131" NAILS AT 8" O.C. 3" 14 GAUGE STAPLES AT 8" O.C.
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.
DOUBLE TOP PLATES		8 - 16d COMMON (3-1/2" X 0.135") AT 16" O.C.
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
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
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
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 3 - 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

FASTENING SCHEDULE (FBC TABLE 2304.10.1)		
CONNECTION	FASTENING	CONNECTION
21. 1" X 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2-1/2" X 0.131")	FACE NAIL
22. WIDER THAN 1" X 8" SHEATHING TO EA. BEARING	3 - 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.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (3-1/2" X 0.192") AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C. 3" 14 GAUGE STAPLES AT 24" O.C. 2 - 20d COMMON (3-1/2" X 0.192") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPICE FACE NAIL AT EACH BEARING
25. 2" PLANKS	16d COMMON (3-1/2" X 0.162")	FACE NAIL
26. COLLAR PIE TO RAFTER	3 - 16d COMMON (3-1/2" X 0.148") 4 - 3" X 0.131" NAILS 4 - 3" 14 GAUGE STAPLES	TOE NAIL
27. JACK RAFTER TO H.P.	3 - 10d COMMON (3" X 0.148") 4 - 3" X 0.131" NAILS 4 - 3" 14 GAUGE STAPLES	FACE 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	TOE NAIL
	2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	FACE 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
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
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD (8) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 6d (C,I,Q) 2-3/8" X 0.113" NAIL (N) 1 3/4" 16 GAUGE (Q) 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)
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) 9d(C) 10d(D) OR 8d(D)
32. PANEL SIDING (TO FRAMING) (Q)	1/2" OR LESS 5d(F) 5/8" 8d(F)	6" O.C. EDGES AND INTERMEDIATE
33. FIBERBOARD SHEATHING (G,C)	1/2" AND LESS NAIL GAUGE 25/32"	NO. 11 GAUGE ROOFING NAIL (H) 6d COMMON (2" X 0.113") NO. 16 STAPLE (I) NO. 11 GAUGE NAIL (H) 8d COMMON (2 1/2" X 0.131") NO. 16 STAPLE (I)
34. INTERIOR PANELING	1/4" 3/8"	6" O.C. EDGES AND INTERMEDIATE

NOTES:

- COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- 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.
- 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").
- DEFORMED SHANK (6d - 2" X 0.113"; 8d - 2 1/2" X 0.131"; 10d - 3" X 0.148").
- 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.
- 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.
- 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).
- PANEL SUPPORTS AT 24 INCHES, CASING OR FINISH NAILS SPACED AT 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2-1/2" X 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
- FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- 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.
- FASTENERS SPACED AT 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- SEE FASTENER ALTERNATE SCHEDULE.
- FASTENERS MUST BE INSTALLED WITH EVEN SPACING BETWEEN THEM ACROSS ATTACHING MEMBER.



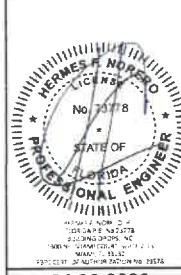
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REMARKS BY DATE

2023 CODE CHANGE 21 12/23

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE CODES AND REGULATIONS.



DATE: 04.20.2022

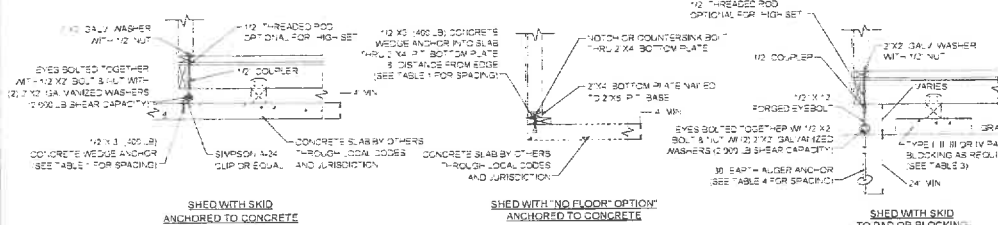
DWG BY: LL CHK BY: HFN

SCALE: NTS

DWG # SUP001

SHEET

OF 9



BUILDING ANCHORS SHALL BE "JACOBE HOME" TYPE HP-1 SINGLE HELIX EYE ALLOY 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" AUGER ANCHOR SPACING SINGLE WIDE

SHED WIDTH	LWP	LPLFT	PLFT	END ANCHOR	MAX INTERIOR SPACING
12'-0"	7'-0"	243	5'-0" TO 9'-0"	10'-0"	
12'-6"	8'-0"	258	5'-0" TO 9'-0"	10'-0"	
13'-0"	9'-0"	273	5'-0" TO 9'-0"	10'-0"	
13'-6"	10'-0"	288	5'-0" TO 9'-0"	10'-0"	
14'-0"	11'-0"	303	5'-0" TO 9'-0"	10'-0"	

TABLE 4B
3" AUGER ANCHOR SPACING DOUBLE WIDE

SHED WIDTH	LWP	LPLFT	PLFT	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 AUGER 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 SHED 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 FBC ENERGY CONSERVATION CODE PER SECTION R101.4.1.4 & R402.1.

3. REFER TO THE DETAIL SHEETS 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	FBC 2018 EDITION
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.

"THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY: JEREMY F. MORERO, PE ON THE DATE AND AT THE TIME SHOWN. IT IS A TRUE AND CORRECT COPY OF THE PRINTED VERSION OF THIS DOCUMENT. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM."



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ORANGE CITY, FL 32763
OFFICE 813.886.7431
www.superiorsheds.com

STRUCTURE FOR:
SUPERIOR SHEDS

E.ROM
SUP087

SETUP AND INSTALLATION OF SINGLE WIDE SHED

- BUILDING IS PLACED IN REQUESTED LOCATION ON SCHEDULE 40 PILING TO ALLOW FOR MOVEMENT TO PLUM OR SQUARE UNIT TO HOUSE FENCE, PROPERTY LINE, ETC.
- ONCE UNIT IS SQUARE AND THE HIGH SPOT OF THE GROUND IS ESTABLISHED, THE BUILDING IS BLOCKED ON THE HIGH SPOT OF THE GROUND AND LEVELLED. THE OTHER END OF THE BUILDING IS BROUGHT UP TO LEVEL AND BLOCKED. THEN THE CENTER OF THE BUILDING IS SUPPORTED TO LEVEL. MORE BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING (SEE TABLE 2).
- AFTER THE BUILDING IS LEVEL, MORE BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING (SEE TABLE 3).
- ANCHOR PLACEMENT IS ESTABLISHED BY THE WIDTH OF THE BUILDING. HOLES ARE DRILLED THRU THE 2"x4" BOTTOM PLATE WITH A 1/2" AUGER BIT. 1/2" EYEBOULTS OR OPTIONAL 1/2" THREADED ROD FOR A HIGH SET IS SECURED THRU THE HOLES.
- ANCHORS ARE NOT REQUIRED IN THE BOTTOM PLATE FOR DOORS AND DOORWAYS WITH NO FOOTER (GARAGE DOORS FOR EXAMPLE). HEADER DESIGN TRANSFERS THESE LOADS.
- IF THE UNIT HAS A FLOOR, EITHER A HOLE IS DUG FOR THE 3" AUGER ANCHOR AND BACKFILLED AND SECURED AS PER THE DETAIL OR A 1/2" HOLE IS DRILLED INTO THE CONCRETE 1-1/2" OFF THE RUN JOINT. THIS EYEBOULT IS FASTENED THRU THE BOTTOM PLATE AND A SIMPSON A-24 OR EQUAL IS SECURED TO THE CONCRETE WITH A 1/2" WEDGE ANCHOR.
- IF THE UNIT A NO FLOOR OPTION, ANCHOR WITH 1/2" WEDGE ANCHOR THRU THE 2"x4" BOTTOM PLATE.

TABLE 1
ANCHORING TO CONCRETE

SHED WIDTH (LWP, LPLFT, PLFT) ANCHOR SPACING	ANCHOR TYPE	ANCHOR SIZE
20'-0"	100	3"-8"
12'-0"	240	3"-8"
12'-6"	240	3"-8"
13'-0"	240	3"-8"
13'-6"	240	3"-8"
14'-0"	240	3"-8"
14'-6"	240	3"-8"

TABLE 2
SINGLE WIDE SPACING

SHED WIDTH	X1	X2	X3
12'-0"	1'-10 1/2"	3'-1 1/2"	1'-10 1/2"
12'-6"	2'-0"	3'-4"	
13'-0"	2'-0"	3'-4"	
13'-6"	2'-0"	3'-4"	
14'-0"	2'-0"	3'-4"	
14'-6"	2'-0"	3'-4"	

NOTES:

- VALUES ARE FROM END OF JOINT TO CENTERS OF ALL 4" X 4" PADS.
- HOLLOW OR SOLID CONCRETE BLOCKS (UNREINFORCED) MAY BE STACKED ON PADS FOR HIGH SETS UP TO 40' A.D.
- REINFORCING.

TABLE 3
SUPPORT FOOTING PAD SPACING FOR RUNNER BEAMS 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
SHED WIDTH	TYPE	LWP, LPLFT, PLFT	END PAD	SIZE RUNNER PAD TYPE	END PAD
12'-0"	SW DW	1:5032	7'-0" R	5'-0"	1808 LBS
12'-6"	SW DW	1:5040	7'-0" R	5'-0"	2574 LBS
13'-0"	SW DW	1:5040	7'-0" R	5'-0"	2574 LBS
13'-6"	SW DW	1:5040	7'-0" R	5'-0"	2574 LBS
14'-0"	SW DW	1:5040	7'-0" R	5'-0"	2574 LBS
14'-6"	SW DW	1:5040	7'-0" R	5'-0"	2574 LBS

1. LOAD WIDTH UPON RUNNER

NOTES

- PAD SPACING IS END TO CENTER OF PAD.
- PADS OTHER THAN END PADS: SPACED NO MORE THAN 10' CENTER TO CENTER.
- USE SAME MAXIMUM SPACING FOR INTERIOR SPACING.

Oct 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
	DETECTABLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(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
	(THE HERITAGE, A CONDOMINIUM)
(CPB2)	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
SMD	SET "MAY" 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
x0.00	ELEVATION
x0.00	ELEVATION BACK OF CURB
x0.00	ELEVATION FLOW LINE
ELM	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

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

FREDERICK S. BACHMANN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, LS 5174

WORK ORDER NO. 2016-122
FIELD DATE: 3/20/2017
DRAWN BY: LKC
SCALE: 1" = 60'
SHEET NO. 1 OF 5

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

DESCRIPTION:

YACHT AND TENNIS CLUB OF ST. PETERSBURG BEACH (CPB 24, PG 40)
THAT PART OF TRACTS "A" AND "B", BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THE SAME BEING THE SOUTHEASTERLY CORNER OF TRACT "B", 469.80 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE CURVE OF GULF BOULEVARD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID TRACT "B", SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.28 FEET; THENCE ALONG THE ARC OF SAID RIGHT-OF-WAY LINE CURVE AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "B" AND CONTINUATION THEREOF, A CHORD BEARING AND DISTANCE OF N.55°24'12"W., 255.12 FEET; THENCE N.8°28'57"W., ALONG THE EAST BOUNDARY OF A TRACT OF LAND NOTED ON THE PLAT OF SAID BLIND PASS MARINA AS "NOT INCLUDED IN THE PLAT", A DISTANCE OF 175.14 FEET; THENCE S.81°31'03"W., ALONG THE NORTH BOUNDARY OF SAID TRACT "A", A DISTANCE OF 110.00 FEET; THENCE N.8°28'57"W., ALONG THE EXTENSION OF THE WEST BOUNDARY OF SAID TRACT "A", A DISTANCE OF 181.70 FEET; THENCE S.81°31'03"W., 295.01 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT "A" OF SAID BLIND PASS MARINA; THENCE N.8°28'57"W., ALONG SAID WESTERLY BOUNDARY, 218.32 FEET TO THE POINT OF CURVATURE FO A CURVE THAT IS CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE BOUNDARY OF SAID TRACT "A", A CHORD BEARING AND DISTANCE OF N.36°31'03"E., 282.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.81°31'03"E., ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A", 262.51 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 166.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY BOUNDARY, A CHORD BEARING AND DISTANCE OF S.79°21'09"E., 108.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.60°13'21"E., ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT "A", 215.35 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY BOUNDARY, A CHORD BEARING AND DISTANCE OF S.46°34'40"E., 94.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.32°55'59"E., ALONG SAID NORTHEASTERLY BOUNDARY, 460.70 FEET; THENCE S.30°00'00"E., ALONG SAID NORTHEASTERLY BOUNDARY, 123.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO RIGHTS-OF-WAY OF RECORD.

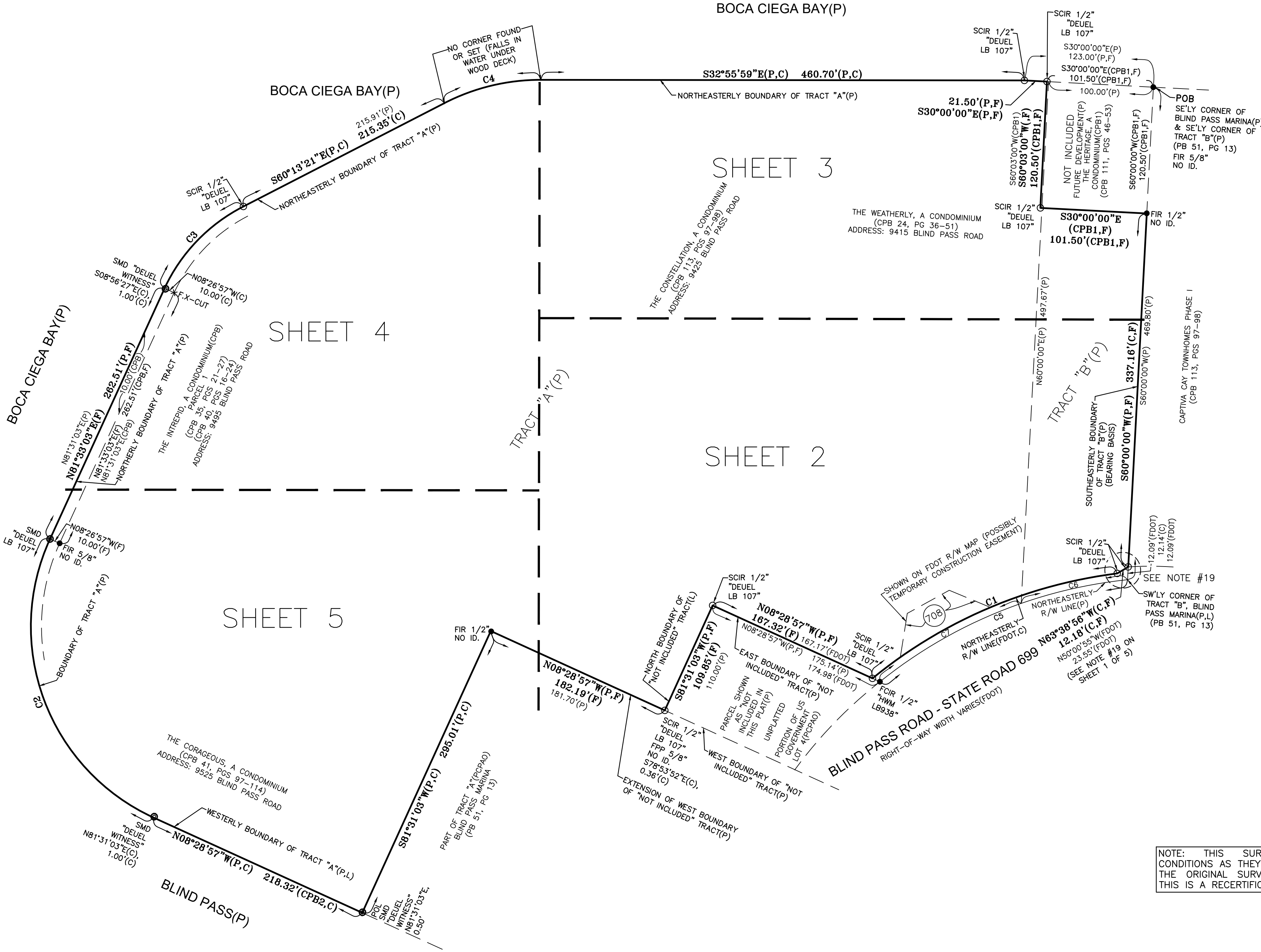
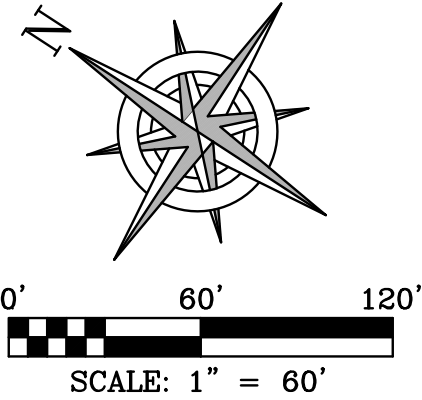
LESS:

THE HERITAGE, A CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 111, PAGES 46 THROUGH 53, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- BEARINGS ARE BASED ON THE SOUTHEASTERLY BOUNDARY OF TRACT "B", BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING S60°00'00"W AS SHOWN ON SAID PLAT.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLASSES AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL 11 & EL 12), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, 1210301940, COMMUNITY NUMBER 125149, EFFECTIVE DATE SEPTEMBER 3, 2003, TRANSYSTEMS AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTER SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
- FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT ITUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO TRANSYSTEMS AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- ELEVATIONS ARE BASED ON NGS BENCHMARK "BLIND F" (PID# AG0343) HAVING AN ELEVATION OF 3.87 FEET NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURAL OR ARTIFICIAL MEANS, IN SIZE AND SHAPE, ARE NOT NEARLY ENOUGH TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
- INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEBSITE AT WWW.PCPAO.ORG. ON 11/16/2016.
- THE OVERALL BOUNDARY SHOWN HEREON WAS MONUMENTED FOR THE PURPOSES OF THIS SURVEY. THE INTERIOR CONDOMINIUM PARCEL BOUNDARIES HAVE NOT BEEN SURVEYED OR MONUMENTED AND ARE CONSIDERED INCIDENTAL.
- THIS SURVEY CONSISTS OF FIVE(5) SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH ONE ANOTHER. THIS SURVEY IS NOT COMPLETE WITHOUT ALL FIVE (5) SHEETS.
- THIS SURVEY IS BASED ON U.S. FEET.
- THE SUBJECT PARCEL CONTAINS 552,578 SQUARE FEET, (12.685 ACRES) MORE OR LESS.
- THE FDOT RIGHT-OF-WAY MAPS SHOW 10'± MORE ALONG THE RIGHT-OF-WAY OF BLIND PASS ROAD, THE WEST END OF THE RIGHT-OF-WAY AND THE CURVE DATA SHOWN ON THE FDOT RIGHT-OF-WAY SECTION MAPS HELD TO CALCULATE THE RIGHT-OF-WAY LOCATION SHOWN HEREON. THE POSSIBILITY EXISTS THAT IF THE EAST END OF THE RIGHT-OF-WAY SHOULD BE HELD, THE LINE AND CURVE GEOMETRY WOULD NEED TO BE ADJUSTED.

SEE SHEETS 2 THROUGH 5 FOR
DETAILED LOCATION AND TOPOGRAPHY.



CURVE TABLE					
CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	257.01'(FDOT,C)	457.28'(FDOT,C)	32°12'09"(C)	N56°11'51"W(F) S56°17'27"E(FDOT)	253.64'(FDOT,F)
C2	314.16'(P)	200.00'(P,C)		N36°31'03"E(P)	282.84'(P)
C2	314.71'(C)	200.00'(P,C)	90°09'29"(C)	N36°35'47"E(C)	283.23'(C)
C3	110.85'(P)	166.00'(P)		S79°21'09"E(P)	108.80'(P)
C3	110.27'(C)	166.00'(C)	38°03'36"(C)	S79°03'21"E(C)	108.25'(C)
C4	95.26'(P)	200.00'(P)		S46°34'40"E(P)	94.36'(P)
C4	95.26'(C)	200.00'(C)	27°17'22"(C)	S46°31'40"E(C)	94.36'(C)
C5	258.66'(C)	450.28'(C)	32°54'48"(C)	N55°24'12"W(C)	255.12'(C)
C6	104.04'(P)	450.28'(P)		N45°33'58"W(P)	103.81'(P)
C7	154.62'(P)	450.28'(P)		N62°01'21"W(P)	153.86'(P)

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 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
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
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SCO	SANITARY CLEAN-OUT
SND	SET NAIL & DISK
SN&D	SET NAIL AND DISK
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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
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⊠	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)
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⊠	IRRIGATION CONTROL VALVE
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⊠	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
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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

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.

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



LEGEND

[illegible]

REV.#	DESCRIPTION	DATE	BY

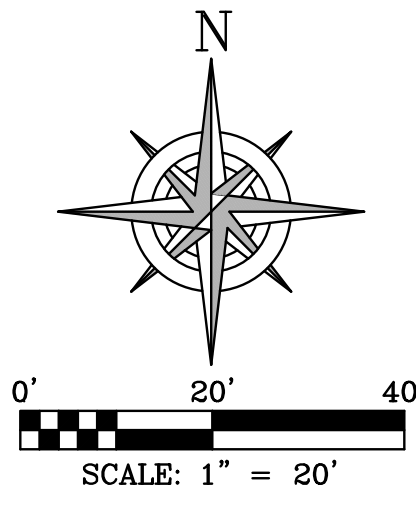
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
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LICENSED BUSINESS NUMBER 8103

PREPARED FOR:

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

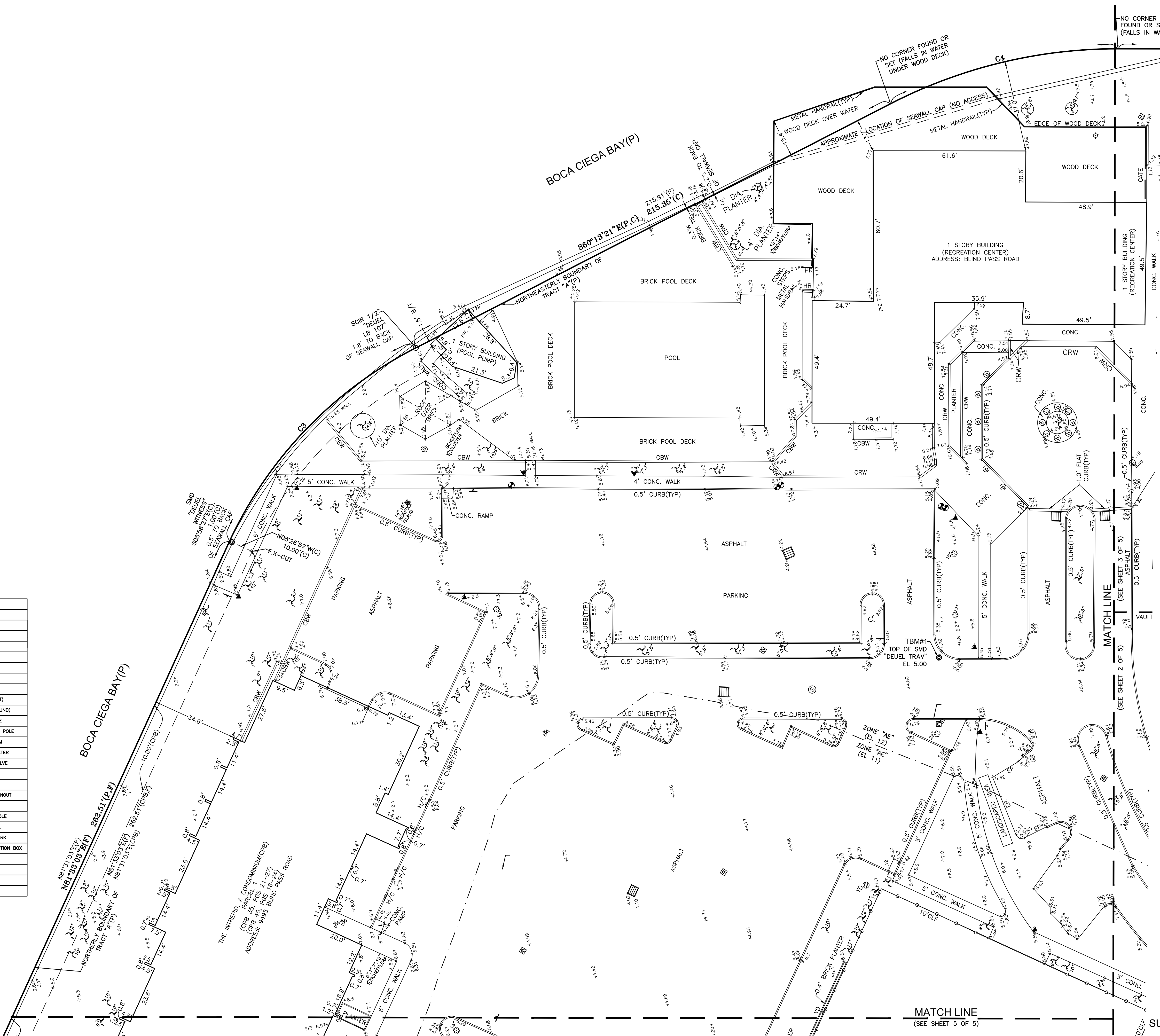
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Page 45 of 222



- 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
CONDO PLAT BOOK 40, PGS 16-24
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C/T CURB TIE
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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
x0.00	ELEVATION
x0.00	ELEVATION BACK OF CURB
x0.00	ELEVATION FLOW LINE
ELM	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



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.



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	⊙ 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 (SET)
Ⓢ	ELECTRIC METER	⊙ POWER & LIGHT POLE
Ⓢ	ELECTRIC TRANSFORMER	⊙ POWER/UTILITY WOOD POLE
x 0.00	ELEVATION	— RAILROAD SAFETY ARM
Ⓢ	ELEVATION SLACK OF CURB FLOW LINE	Ⓢ RECLAIMED WATER METER
Ⓢ	ELM	Ⓢ RECLAIMED WATER METER
Ⓢ	FIRE HYDRANT	Ⓢ RED MAPLE
Ⓢ	GAS MARKER POST	Ⓢ SANITARY MANHOLE
Ⓢ	FIRE DEPARTMENT CONNECTION	Ⓢ SANITARY SEWER CLEANOUT
Ⓢ	FLOOD/YARD LIGHT	— SIGN
Ⓢ	GRATE INLET	Ⓢ STORM SEWER MANHOLE
Ⓢ	GUY WIRE ANCHOR	Ⓢ TELEPHONE PEDESTAL
Ⓢ	HANDICAP PARKING SPACE	Ⓢ TEMPORARY BENCHMARK
Ⓢ	IRON PIPE (FOUND)	Ⓢ TRAFFIC SIGNAL JUNCTION BOX
Ⓢ	IRON ROD (FOUND)	Ⓢ WATER METER
Ⓢ	IRON ROD (SET)	Ⓢ WATER VALVE
Ⓢ	IRRIGATION CONTROL VALVE	× X—CUT (FOUND)
Ⓢ	IRRIGATION WATER VALVE	Ⓢ YARD DRAIN



I, <u>FREDERICK S. BACHMANN</u> , 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 SURVEYORS AND MAPPERS AND IS SUBJECT TO SECTION 360.01 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 AND MAPPER.	WORK ORDER NO. <u>2016-122</u>
	FIELD DATE: <u>3/20/2017</u>
	DRAWN BY: <u>LKC</u>
	SCALE: <u>1" = 20'</u>
SHEET NO. <u>5</u> OF <u>5</u>	

TRANSYSTEMS

PREPARED FOR:

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



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

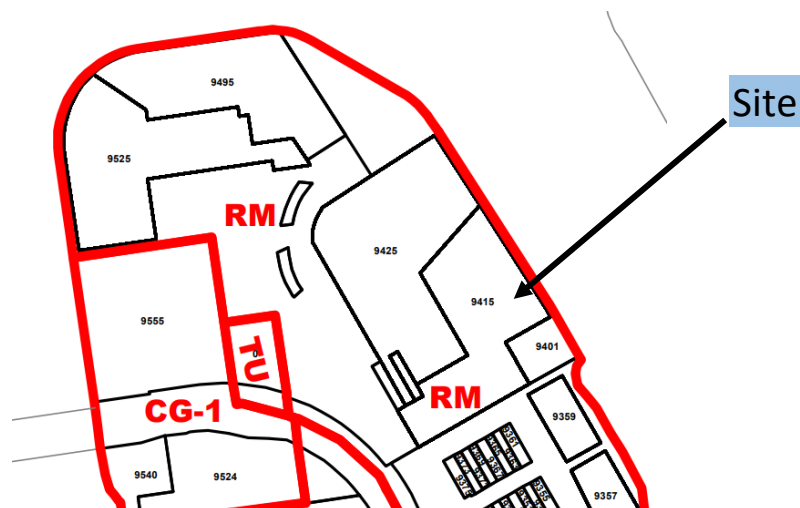
also has the associated parking area accessed through a common drive serving the Yacht and Tennis Club of St. Pete Beach from Blind Pass Rd. It is a waterfront parcel located on the Boca Ciega Bay to the east, Captiva Cay Townhomes to the south, Blind Pass Rd. and Mc Kinney Park to the west and the companion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

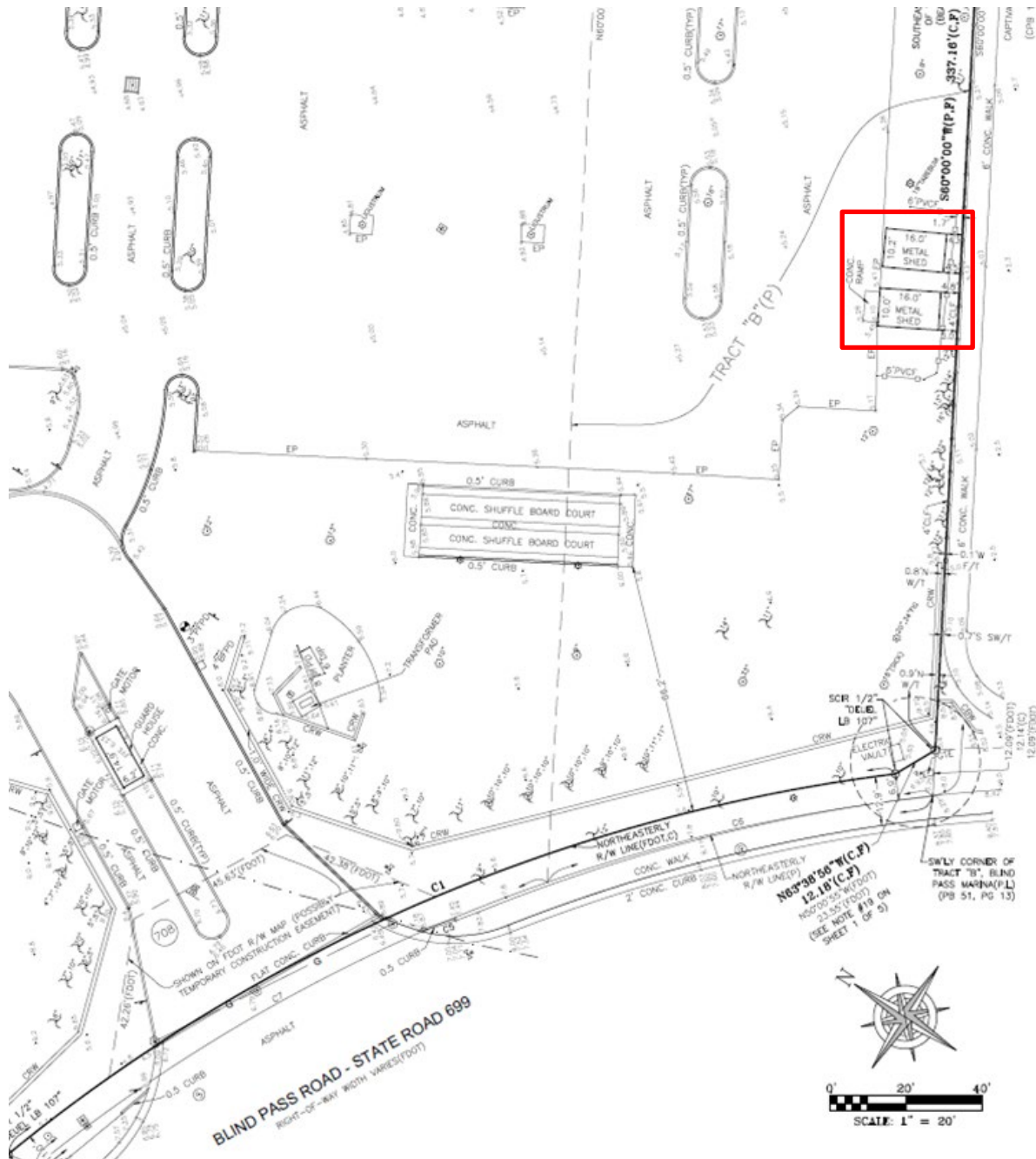


Figure 5: Aerial Photo



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.*

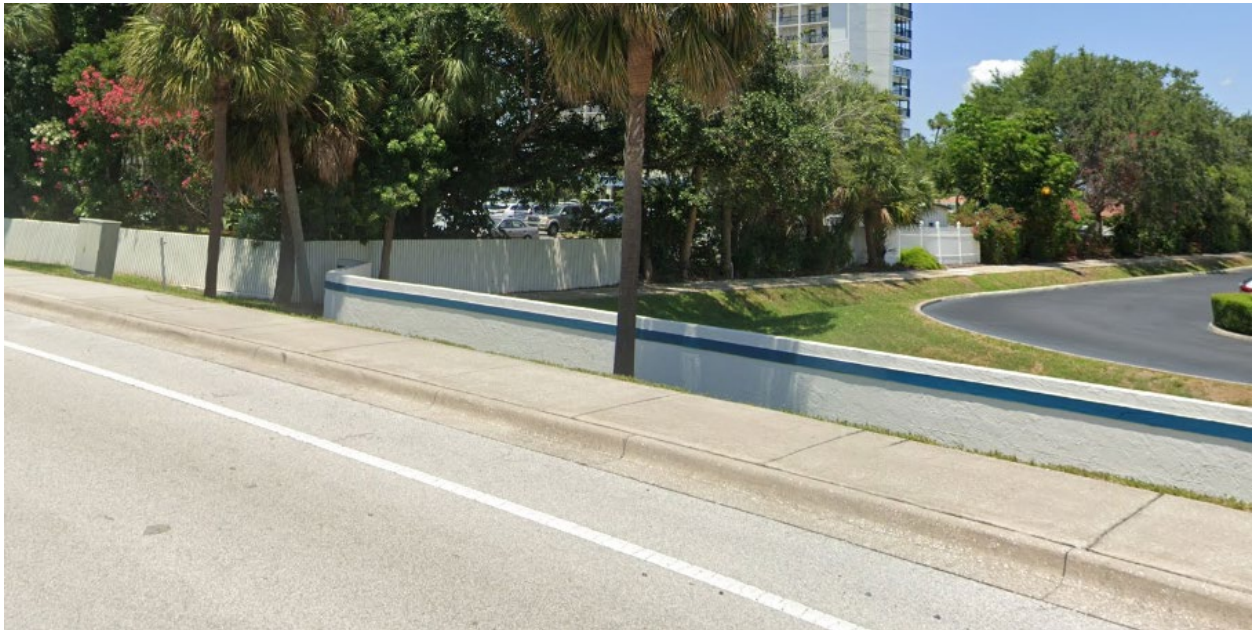
Technical Review Committee

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 dark 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

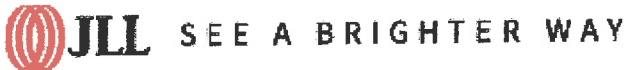
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Kristen – I am in receipt of your letter for a variance to replace 3 sheds at the St. Pete Yacht and Tennis Club. I am letting you know that I am in support of having the sheds replaced.

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 Brisenman, 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



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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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Case No. 24104

Letters received after 1/29/25 meeting

(L-54 to 659) to 3/17/25
Publishing

Kristin Coman

24104, L-54 pg 1

From: Amber LaRowe
Sent: Tuesday, February 25, 2025 6:03 PM
To: Kristin Coman
Subject: FW: Variance request - SPB Yacht & Tennis
Attachments: Footprint.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Should I forward this or will you? I will make sure this comment and attachment is made a part of the record in the meeting folder.

Thank you,
Amber

From: Alan Johnson <alanj@runmsm.com>
Sent: Tuesday, February 25, 2025 6:01 PM
To: Amber LaRowe <cityclerk@stpetebeach.org>
Subject: Variance request - SPB Yacht & Tennis

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

Amber,

This message pertains to Board of Adjustment Case No. 24104 being addressed at their meeting tomorrow, Wednesday 2/26/25. I would appreciate you forwarding this to the committee for their information.

The attached shows a proposed relocation of the sheds to an area nearby to minimize the visual impact on the units at the North boundary of Captiva Cay.

It is my opinion that the variance for size and scope should only be allowed if the units are relocated to the area outlined in yellow. Unless they are relocated the variance should be denied.

Thank you,

AI

Alan P. Johnson

9375 Blind Pass Rd.
St. Pete Beach, FL 33706
Cell: 727-543-2794
Email: alanj@runmsm.com

Footprint 240104, L-54
Write a description for your map.

Legend
Footprint



COSTS TO RELOCATE SHEDS

Install new base for sheds to sit on (rock or gravel)	\$ 6,075.00
Landscaping along Captiva side of shed	\$ 3,995.00
Demolition and removal of existing shed base	\$ 750.00
Move electric lines	\$ 5,357.79
Build or install ramp at new location	\$ 200.00
TOTAL	\$ 16,377.79

Proposal Prepared for:

The Yacht & Tennis Club Association, Inc.
9445 Blind Pass Road
St. Pete Beach, Florida 33706
Contact: Hope Aranguren
Email:
YTCManager@greenacreproperties.com

Prepared by:

Nicholas Wright
Email: nwright@sunriselandscape.com
Proposal Date: 2/12/2025
Proposal #: 20084

Shed Grading Install

Proposal Pricing is valid for 30 days from the proposal date.

To grade area outlined in red below in preparation for two sheds to be installed and level the grade. Tear out section outlined below and level grade with #57 rock.



PROJECT TOTAL:	\$6,075.00
-----------------------	-------------------

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By _____
Nicholas Wright
Date 2/12/2025

Sunrise Landscape

By _____

Date _____

**The Yacht & Tennis Club
Association, Inc.**



Jane McCroary <jane.mccroary.ytcbod@gmail.com>

Estimate E2024-186 from LTJ ELECTRIC LLC

1 message

LTJ ELECTRIC LLC <quickbooks@notification.intuit.com>
Reply-To: apitts@ltjelectric.com
To: jane.mccroary.ytcbod@gmail.com, rox@ltjelectric.com

Tue, Feb 11, 2025 at 9:49 AM

ESTIMATE E2024-186 DETAILS



LTJ ELECTRIC LLC

DUE 03/31/2025

\$5,357.79

Review and approve

Powered by QuickBooks

Dear Yacht & Tennis Club,

Please review the estimate below. Feel free to contact us if you have any

questions.

We look forward to working with you.

Thanks for your business!

LTJ ELECTRIC LLC

apitts@ltjelectric.com <http://ltjelectricllc.com>

If you receive an email that seems fraudulent, please check with the business owner before paying.



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Estimate_E2024186_from_LTJ_ELECTRIC_LLC.pdf
56K

**Proposal Prepared for:**

The Yacht & Tennis Club Association, Inc.
9445 Blind Pass Road
St. Pete Beach, Florida 33706
Contact: Hope Aranguren
Email:
YTCManager@greenacreproperties.com

Prepared by:

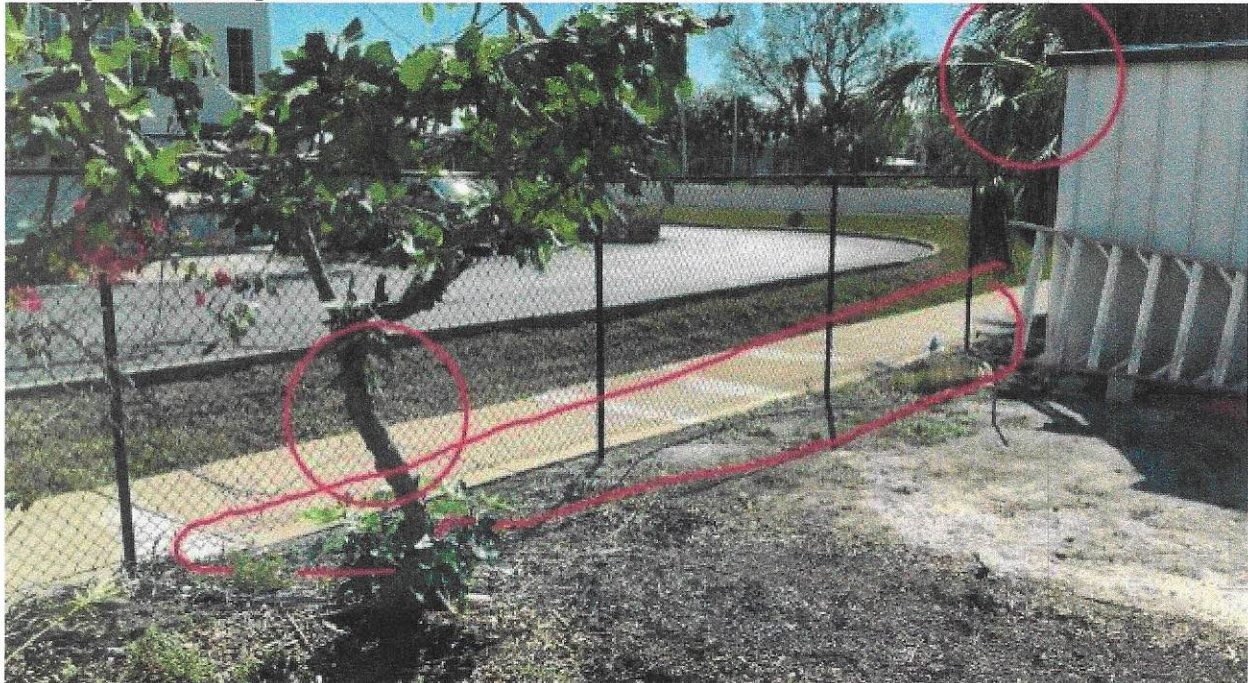
Nicholas Wright
Email: nwright@sunriselandscape.com
Proposal Date: 2/5/2025
Proposal #: 19886

Shrub Install for New Shed

Proposal Pricing is valid for 30 days from the proposal date.

To conduct an installation of large shrubs to go behind current shed and new shed that will be installed to block from neighboring property along fence line. To also remove bougainvillea tree to the right in the picture and to trim 1 sabal palm behind the current shed off of the neighboring property. Price includes labor, dump fees, material needed to conduct work. Irrigation adjustments to be made at a time and material basis. Please note - we will offer the same price as what the proposal shows to install 12 (15g) either podocarpus or Clusia as board will inform Sunrise which plant to go with.

Demo and install 12 15g clusia or podocarpus behind shed. Remove bougainvillea tree and trim Sabal palm touching shed/over fence and sidewalk



PROJECT TOTAL: \$3,995.00

Terms and Conditions:

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
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10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By _____
Nicholas Wright
Date 2/5/2025
Sunrise Landscape

By _____
Date _____
**The Yacht & Tennis Club
Association, Inc.**

#1 Home Improvement Retailer

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EZ-ACCESS

TRAVERSE Aluminum Curb Plate
x 27 in. W

 (4.5 / 10)**\$147⁶²** Feedback

< 1/6 >

EZ-ACCESS

TRAVERSE 2 ft. Singlefold Edgeless Aluminum Loading Ramp

 (20)  Questions & Answers (16) 1**\$196⁸⁵**

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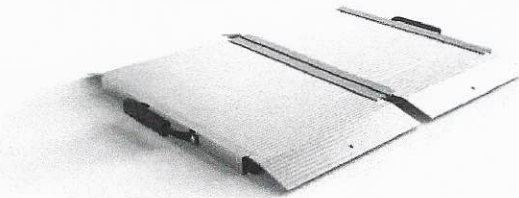
Maximum Product Length (ft.): 2

2

4

6

8



Hover Image to Zoom

Pickup at St Pete

Delivering to 33713

Ship to Store

Feb 27 - Feb 28

42 available

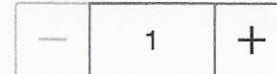
FREE

Delivery

Thursday, Feb 27

42 available

FREE



Add to Cart

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Pay in 4 interest-free
payments of \$49.22
with [PayPal](#) · [Learn more](#)



Free & Easy Returns In Store or Online

Return this item within **90 days** of
purchase.

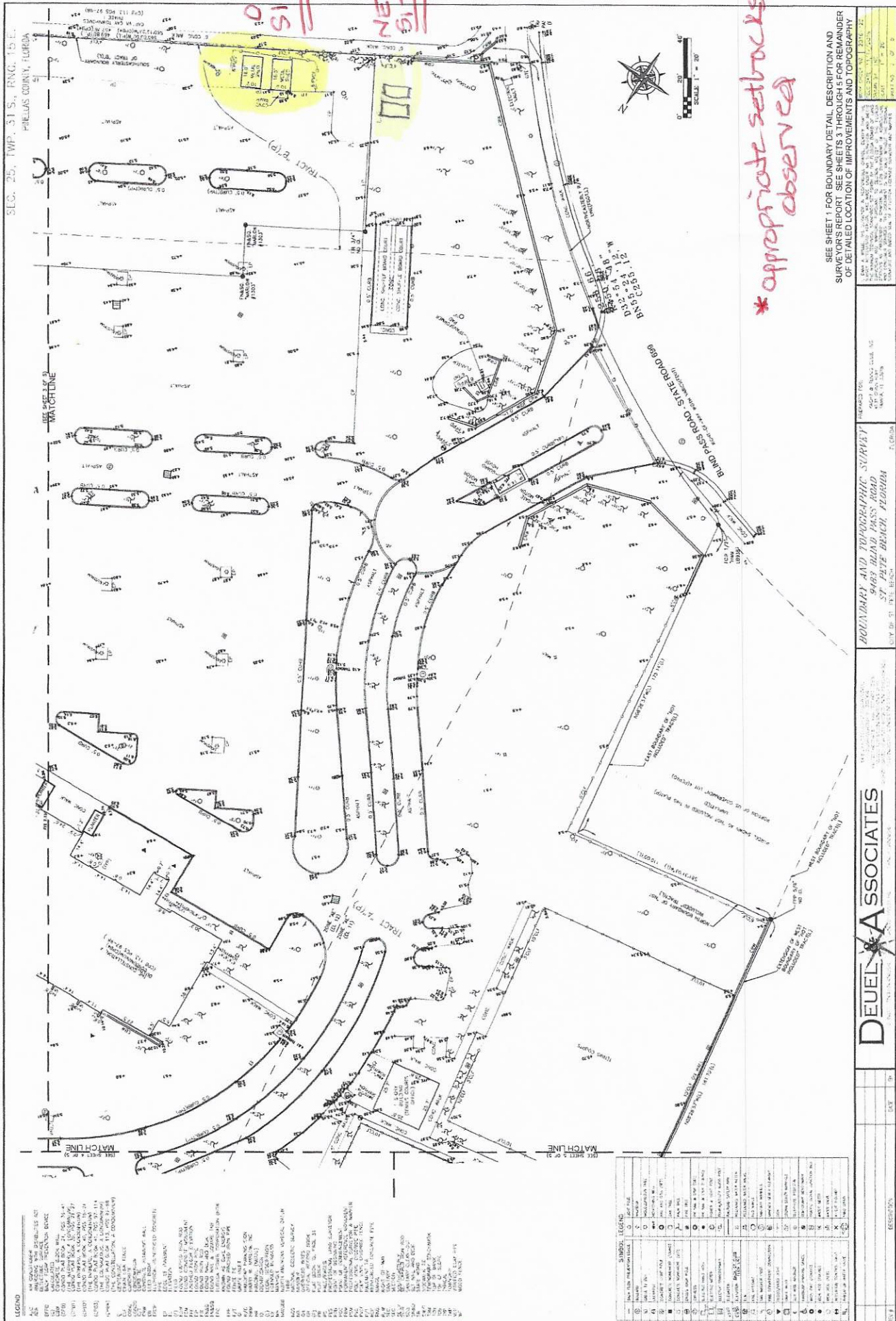
[Read Return Policy](#)

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Grade. Tear out section outlined below and level grade with new rock.







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

DEUEL ASSOCIATES 9463 BRAD PASS ROAD ST. PETERS BEACH, FLORIDA		PROJECT NO. 1992-01 SHEET NO. 1 OF 5	
DATE: 10/1/92 BY: J. DEUEL		CHECKED: [Signature] DATE: 10/1/92	

Board of Adjustment Case No. 24104

Narrative of Pictures submitted 3/12/25:

Picture #1. This is the view from Captiva of the rear of the maintenance shed in its current location and current landscaping.

Picture #2. This is the view from Captiva of the rear of the maintenance & hobby sheds with appropriate landscaping shielding view of sheds.

Picture #3. This is a view from Captiva showing the current state of landscaping and the potential new shed location.

Picture #4. This is a view from Captiva showing the sheds in the potentially new location with the appropriate landscaping.

Picture #5. This is the view from the YYC of the front of the sheds in the potentially new location.

Picture #6. This is an aerial view of the sheds in the potential new location. The setback from the fence separating YTC from Captiva is approximately 22 feet.

10:21



Long Key

Monday 2:19 PM



Page 127 of 222



10:21



Today

10:20 AM



 From Kayla >



Page 128 of 222



10:22



Long Key

Monday 2:19 PM



Page 129 of 222



Today

9:21 AM

 From Kayla >

Today

9:20 AM

 From Kayla >

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

Agenda Report

Agenda Title Name: Case No. 25015 - 3115 W. Maritana Dr.

Action Request: As directed by the Board of Adjustment.

Strategic Objective:

Date: March 26, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: This request is an unnecessary and undue hardship variance to restore the existing parcel at 3115 W. Maritana Dr to its original two platted lots of Lots 7 and 8 of Block 21, Don Ce-Sar Place subdivision. These lots meet the area requirements for a lot in the RU-2 zoning which they share, but do not meet the width requirement of 60 feet in width, at approximately 48 and 50 feet in width respectively. These are relatively standard conditions for single lots in the neighborhood, few of which meet the RU-2 requirements as platted. However, any property that has historically been utilized in a way that makes its area and width conforming, for which a split to a nonconforming condition is requested, must be approved for a width variance for the split to occur.

Staff does not have significant concerns with the split, with the existing condition a result of the property's development prior to the implementation of modern municipal zoning categories, but does have concerns with the possible implications of the variance if the applicant does not provide adequate testimony to address them. These concern the need for potential future variances resulting from what the developer may perceive as inadequate width or area for a new development to comply with the current code standards, and the impact of this development on the associated ten-foot waterfront strip, for which the northern lot will have very limited dock development potential due to the extensive presence of mangroves.

Staff has also recommended a condition if the Board chooses to approve the split that the approval be tied to both the associated demolition permit and the actual execution of the lot split through the Pinellas County Property Appraiser's Office.

Funding:

n/a

Attachments:

1. Staff Report
2. Certificate of Completeness with Application Submittal
3. Revised Application Responses
4. Second Revision to Application Responses



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

PLANNING DEPARTMENT

Date: March 17, 2025
To: Board of Adjustment
Re: Staff Findings Report
Unnecessary and Undue Hardship Variance
Address: 3115 W Maritana Dr
Parcel Number: 07-32-16-21852-021-0070
Daniel Rosenthal and Suzanne Levine
Variance Case No: 25015

Prepared by: Brandon Berry, Senior Planner

Hearing Date: March 26, 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 application form.
2. Amended application responses, submitted 3/11/25, providing additional support for the request.
3. Boundary Survey prepared by John C. Brendla and Assoc., Inc. dated 7/16/20, consisting of 1 sheet.
4. Historic plat maps of the Don Cesar area consisting of 2 sheets.
5. Selected sections of the Land Development Code consisting of 12 pages.

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

Site Description/Surrounding Land Uses

The subject site is an approximately 0.29 acre parcel located at 3115 W Maritana Dr. known as parcel number 07-32-16-21852-021-0070 and legal description of DON CE-SAR PLACE BLK 21, LOTS 7 AND 8 & A 10FT STRIP OF LAND ADJ TO SEAWALL PER DEED 987/117 within the AE-Elevation 10 flood zone. The property is located in the RU-2 Residential District; RU Residential Urban on the future land map and presently contains a single-family residence, originally constructed in 1948, that is proposed for demolition and crosses both platted lots.

The applicant engaged Staff in 2023 to discuss the lot split process, which is administratively approvable for vacant lots subject to Land Development Code Section 24.2. when the zoning lot to be restored contains at least two platted lots and the resulting lots meet the minimum width and area for the zoning

district. The subject property, which consists of two platted lots, will meet the minimum area required for the RU-2 and RU districts if split to original platted condition. However, neither platted lot contains the minimum width required by the RU-2 district.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



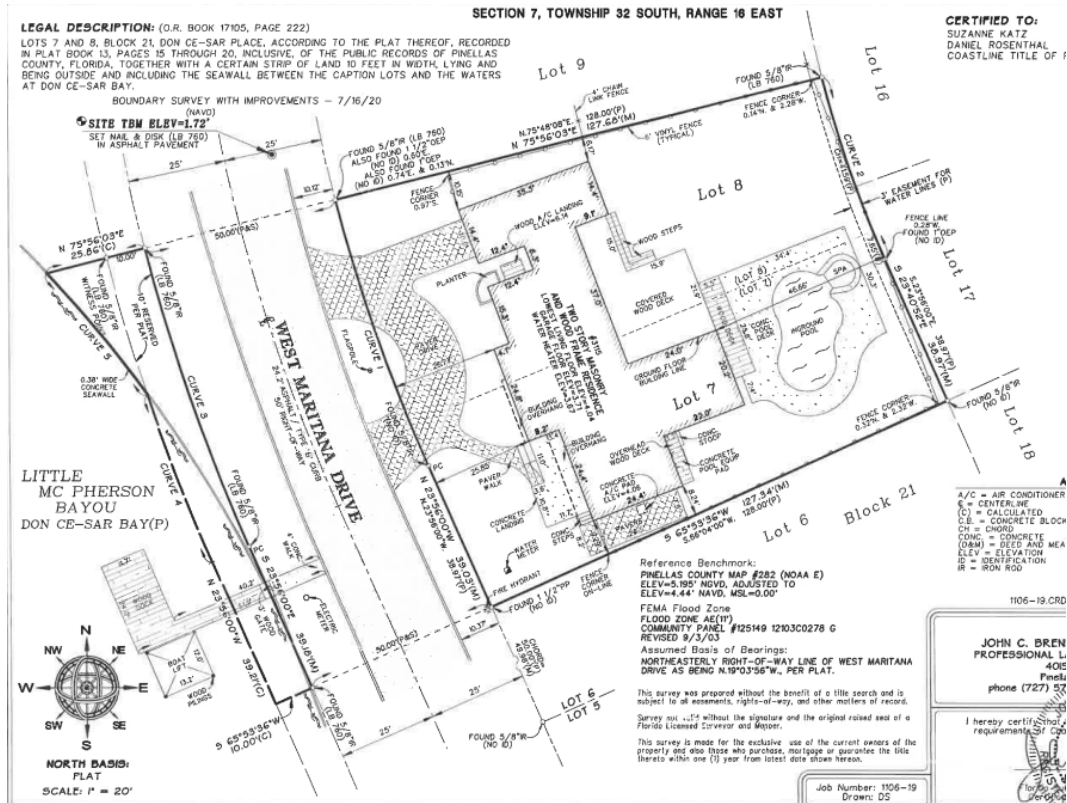
Source: City of St. Pete Beach Zoning Map

Figure 3: Future Land Use Map



Source: City of St. Pete Beach Future Land Use Map

Figure 4: Existing Boundary Survey (NTS)



Request

The applicant is requesting a variance to Land Development Code (LDC) Sec. 9.6.(a)(2), via Sec. 24.2.:

Sec. 24.2. - Replatting to increase density prohibited.

Existing recorded platted lots in the RU-1, RU-2, RLM-1, RLM-2 and RM districts shall not be recombined and/or re-subdivided for the purpose of increasing development density. Zoning lots within these districts consisting of two or more platted lots may be restored to the original number of lots with the approval of the city; provided such restoration shall not reduce the zoning lot area required to support the existing development on the property and that all of the resulting lots meet the minimum lot area and width required in the district.

Sec. 9.6. - Minimum zoning lot requirements.

The maximum residential density permitted in the RU-2 Residential District shall not exceed seven and one-half units per acre. The minimum lot area and width requirements in the RU-2 Residential District are as follows:

(a) Detached single-family dwellings.

(1) Lot area: 6,000 square feet.

(2) Lot width: 60 feet.

The applicant is proposing to split the existing parcel to its original two platted lots, those being Lots 7 and 8 of Block 21 of Don Ce-Sar Place. As with most platted lots in the Don Ce-Sar neighborhood, the lots are not of adequate width to support this split without variance, but meet the minimum area required by both the Land Development Code and Comprehensive Plan future land use category to allow for a variance to proceed. If this variance is approved, each of the two resulting lots would be capable of accommodating a detached single-family residence and associated accessory structures.

Detached, Single-Family Residential, RU-2 Zoning	3115 W Maritana Dr (Existing Parcel)				
	Existing Parcel	Lot 7, Block 21, Don Ce-Sar Place		Lot 8, Block 21, Don Ce-Sar Place	
	Existing	Proposed	Minimum	Proposed	Minimum
Lot Area	13,870 sf	6,167.48 sf	6,000 sf	6,441.97 sf	6,000 sf
Lot Width	98.51 ft	48.18 ft (avg) (v)	60 ft	50.33 ft (avg) (v)	60 ft
(v) = Variance required					

The slight disparity between the applicant's calculated square footages and average width as displayed on the plat, the former being used as the basis for the table above, is due to the measured dimensions of the lot being slightly less than the platted dimensions. This is common for plats of the age of the Don Ce-Sar Place neighborhood and does not meaningfully change the magnitude of the request.

Additional Comments

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

The Board has standards of review for a hardship variance and must make a positive finding with regard 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 subject parcel proposed for split is one of a handful in the Don Ce-Sar Place neighborhood that contains two complete platted lots, being one of three on its twenty-property block, as well as one of a minority that meets both the minimum lot and width standards for the RU-2 District. Additionally, like its northern neighbor and a handful of other two-lot properties in the neighborhood, the decision to merge the lots for development preceded the adoption of City zoning in 1958 (Ordinance 10) and adoption of relevant restrictions on minimum lot size in 1972 (Ordinance 200). These are both unique circumstances of the development that are not generally applicable to other properties in the same zoning, although there is a plurality of such situations among lots of similar size in the Don CeSar neighborhood specifically.

The majority of waterfront properties along W Maritana Dr are comprised of one platted lot, and slightly wider in typical size (50-54 feet) than the subject parcels would be, at 48.2 and 50.3 feet in average width for Lots 7 and 8 respectively. The arrangement of two platted lots on one parcel is a unique circumstance that is not shared among the majority of properties in the vicinity.

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

The applicant has chosen to undertake the request to separate the lots but was not responsible for their original development. Additionally, Staff does not have any evidence that the original owner and developer of the property knew that they would be later restricted from separating the parcels, as the City did not incorporate for nearly a decade following the year of construction of the residence. While online records are limited in age, Staff has identified that the property was sold as one parcel with both lots and the seawall strip as long ago as 1967, which preceded Ordinance 200 restrictions on minimum lot width and area.

Improvements have been made to the property after the date of more restrictive regulations, one of which is under consideration in this variance. However, the property has not been electively redeveloped under those restrictions, which Staff finds would have provided more concrete evidence that the current or prior owner intended to relinquish development rights on the substandard platted lots.

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

As noted, the arrangement of multiple lots on one parcel is an unusual circumstance. Any property owner in the RU-2-zoned Don Ce-Sar Place neighborhood that owns at least one complete platted lot is able to redevelop due to permissions in the Land Development Code, regardless of whether the lot meets the currently-enforced width and area requirements. To the extent that the property owner is unable to make use of these platted lots as other owners are able to, Staff finds this to be a potential deprivation. However, the existing area and dimensions of the lot does not prohibit the owner from developing one larger single-family residence on the parcel.

- 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 applicant is splitting the parcel for the purpose of allowing one detached single-family home and accessory structures on each of the two resulting lots. This will increase development density above existing conditions but will not violate density restrictions established in the Land Development Code or Land Development Code, nor permit greater density than that allowed in the underlying plat of the neighborhood. Staff has concerns about the accessory dock structures that both exist and may be permitted under such a scenario as addressed later in this report, but finds that such structures can be permitted to meet code requirements, subject to potential modification of the existing dock.

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

The applicant has advanced substantial damage from the 2024 hurricanes as a reason for demolition of their residence, and states that they can only afford to rebuild their home with the sale of half of the property that would be enabled by this variance. Staff had started discussion with the applicant in 2023 regarding this request, but understands the storm may have accelerated the need for demolition and reconstruction. A substantial damage assessment has not been completed for the structure at the date of drafting of this report.

Staff finds the applicant has provided adequate additional hardship support elsewhere in their application to determine that increased financial return is not the sole basis for this variance.

- 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 Board must consider variances on a case-by-case basis.

As noted previously, this is one of only a fraction of properties in the district that are able to be split in the manner requested by the applicant, and its development date preceding the incorporation of the City presents unique considerations that should be accounted for due to the assumed lack of knowledge from the original developer that the lots could not later be returned to their platted dimensions.

Despite the above, these resulting lots will be smaller in width than most others in the neighborhood, particularly Lot 7 which will be 48 feet in average width where 50-54 feet is the norm. Although this is only a modest decrease that is likely imperceptible in passing when

compared with adjacent lots to the south, there are few other properties in the neighborhood that would be lesser in width, with a handful of properties along the southern side of Lazarillo Park a clustered exception.

Staff's concern with this request pertains primarily to future development potential of the lots, particularly whether the reduction in width will result in the applicant or a future owner seeking further variances from the City's development standards to develop on lots that are considered substandard to the modern lot width requirement. Staff seeks input from the applicant in their testimony as to this expected need, including whether they have determined if the resulting lots will support their proposed reconstructed residence and an adjoining residence under the development standards otherwise permitted.

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 to be the minimum variance possible. The parcel is proposed to be split to its original platted condition and will produce two lots of relatively typical aspect, width and area for the neighborhood.

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 the basis for the request to be in general harmony with the Land Development Code and Comprehensive Plan, which provide special status to single-family lots platted or otherwise created prior to adoption of more restrictive density standards in the second half of the 20th century. Staff finds the requested lots will be generally compatible with the neighborhood and will not substantially diminish property values, as they reflect a standard lot size utilized for most properties within the neighborhood today.

However, Staff has a handful of concerns that this variance could cause later incompatibility with the Land Development Code and potential injury to the neighborhood if not adequately addressed. These concerns are listed in the Other section following and should be addressed by applicant testimony as the basis for issuance of the variance requested.

Other:

- The applicant should state whether the resulting lot they choose to keep and construct a redeveloped home upon is of sufficient size to support a development subject to the adopted setback, impervious surface, height, and other standards of the Land Development Code for the RU-2 District, and state whether any future variance is expected to be necessary for such development. Staff does not find that the lots, split as requested, are likely to be viewed as unique for the neighborhood, nor does Staff know either lot to face some known hardship that would justify subsequent variances.
- The applicant should speak to how they will utilize the owned ten-foot waterfront strip near the parcel, including providing assurances that the strip will remain with the associated residential

parcels and stating whether the strip will be split in any way other than as a direct extension of the upland property.

- If split as a direct extension of the upland property, the ten-foot strip owned to the west of W Maritana Drive will be divided such that the existing dock will cross the dividing line of the lots, resulting in the Lot 7 dock encroaching into the Lot 8 waterfront. Additionally, there is extensive concentration of mangroves apparent on aerials in front of the Lot 8 waterfront, and a very limited waterway width given the presence of the mangrove island in the center of the bayou. In speaking with Pinellas County Water and Navigation, the eventual owner will be permitted elimination of a four-foot strip of mangroves to allow for a dock walkout, but it is unclear if a boat lift or other common residential dock facilities can be accommodated given the limited waterway. Staff seeks applicant testimony acknowledging this limitation and addressing whether the Lot 7 dock will be modified to remove the encroaching catwalk and boat lift from the Lot 8 waterfront.

Summary

Staff finds the request is reasonable as it pertains to the split of the developable lots, as the original developer is reasonably unlikely to have known they could not be later utilized in their original platted conditions when the subject parcel was developed across in the late 1940s. However, Staff is concerned about externalities from this split as outlined above, and requests the applicant address the three points through their testimony, to the satisfaction of the Board. If the applicant has not adequately supported how the resulting waterfront strip arrangement will allow both property owners to have a dock without seeking further variance or encroaching into the waterway, Staff recommends the Board issue approval conditioned upon the modification of the existing dock to prevent extension across the resulting property line, or other appropriate condition to preserve the waterway.

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 demolition of the structure located at the subject property is obtained and the lot separation through the Property Appraiser completed by date of expiration, subject to the following recommended condition:

- 1) Within one year from the date of issuance, the applicant shall receive a final building inspection for demolition of the residence located on the subject parcel, and receive administrative approval from the City and Property Appraiser's Office to separate the parcel to create two separate parcels each containing one of Lots 7 and 8 of Block 21 of the Don Ce-Sar Place subdivision. This timeframe may be extended by Staff following written request from the applicant upon showing a good faith effort to respond to City or County requests for additional information, provided that no extension may be administratively authorized for the timeframe associated with the demolition permit.

Respectfully submitted,

Brandon Berry
Senior Planner

Cc: Suzanne Levine, Owner and Applicant, **via email** (sam.levine1208@gmail.com)
Daniel Rosenthal, Owner and Applicant, **via email** (daniel.rosenthal@221capital.com)
Becky Vose, Board of Adjustment Attorney



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 2/13/2025
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 **March 26, 2025**.

Variance Case Number: 25015

Application Type: Unnecessary and Undue Hardship Variance

Owner: Suzanne Levine and Daniel Rosenthal

Applicant/Agent: Same

Parcel Number: 07-32-16-21852-021-0070

Address: 3115 W. Maritana Dr., St. Pete Beach, FL 33706

Zone: RU-2

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance package with application form.
2. Boundary Survey prepared by John C. Brendla and Assoc., Inc. dated 7/16/20, consisting of 1 sheet.
3. Historic plat maps of the Don Cesar area consisting of 2 sheets.
4. Selected sections of the Land Development Code consisting of 12 pages.

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> | ☐ City Manager |

Board Members:

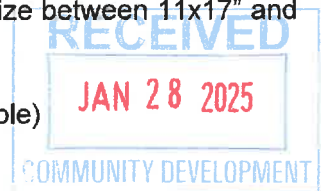
- | | |
|--|---|
| ☒ Denise Chase | ☒ Kathy Garchow |
| ☒ Chris Core | ☒ Dan Small |
| ☒ Al Causey | |

Cc: Suzanne Levine and Daniel Rosenthal, Owner *via email* (sam.levine1208@gmail.com and daniel.rosenthal@221capital.com)

CASE #: 25015PARCEL #: 07-32-16-21852-021-007SUBMITTAL DATE: 1-28-25 AMOUNT DUE: 527.52 PAYMENT DATE: _____**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

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

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

**OWNER/AGENT INFORMATION:**

Identification	Name	Address	Phone #
Owner	Suzanne Levine (formerly Katz) Daniel Rosenthal	3115 W Maritana Dr St Pete Beach FL 33706	917 833-4685 917 647-4623
Applicant/ Agent	Owners /		
Owner Email Address: daniel.rosenthal@221capital.com sam.levine1208@gmail.com		Applicant/Agent Email Address:	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RU-2	Future Land Use Designation	Lot Area Lot 7 - 6,167 sq ft Lot 8 - 6,442 sq ft 13,610 sq ft. (PCPO)
Legal Description: Lot 7 and Lot 8, Block 21, Don CeSar Place as recorded in Plat Book 13, page 15		
Address: 3115 W Maritana Dr, St Pete Beach FL 33706		
Explanation of Request: <u>See Attached</u>		

Description of request:

This is a request pursuant to section 3.7 (a) of the Land Development Code for St Pete Beach to issue a zoning verification letter stating that each of the lots 7 and 8, Block 21, Don Ce-Sar Place recorded in Plat Book 13 on page 15 (Exhibit B1 and B2 attached below), which together comprise tax parcel number 07-32-16-21852-021-0070, currently known as 3115 W Maritana Dr (the "Property"), are buildable lots. The county requires such confirmation from the city in order to divide our tax parcel into two distinct tax parcels with separate addresses. St Pete Beach's Land Development Code specifically grandfather's our two non-width-conforming lots as buildable lots within the RU-2 zone (see sections 1.3 and 3.10 of the Code in Exhibit E attached). Because the parcels do not conform to the current RU-2 width requirement of 60', the process adopted by the city for issuing these confirmation letters requires approval from the Board of Adjustment. To the extent that this approval comes in the form of a variance, we further request that the one-year expiration specified in section 3.12(b)(3) of the Code be based on the submission of the Pinellas County Parcel Split Request as opposed to obtaining building permits for one or both properties.

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

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

The Property consists of two lots that were originally platted in 1925, as part of the creation of the Don Ce-sar Place neighborhood. The Property currently has a single-family home on it, which is scheduled for demolition due to significant damage caused by Hurricane Helene. The area and dimension of each of the lots are the same or very similar to most of the other building lots in the Don Ce-Sar Place neighborhood (zoned as RU-2) – approximately 50x128. The majority of the lots that have not been replatted or combined with other lots do not meet the current 60x100

RU-2 width requirements – but most, if not all, do meet the 6,000 sq foot land area requirement. There is no difference between our two lots vs any of the other grandfathered lots in our neighborhood which do not require any variance in order to rebuild even though they do not comply with the RU-2 width requirement. Our lots, Lots 7 and 8, Block 21, have never been combined with the City nor replatted into a single lot of record. See Exhibits B1 and B3 attached.

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

The lots were platted in 1925. The City's Land Development Code is specific that the lot size dimensions and area requirements for the district in which a property is located "shall not apply to a lot which was of record, either by plat or by deed describing the lot by metes and bounds or otherwise, in the office of the Clerk of the Circuit Court, Pinellas County, Florida, on August 1, 1972." Sec. 1.3(c). See also Section 3.10(a). (Both Sections are attached hereto as Exhibit E). As stated above, the subject lots have never been replatted or otherwise combined into a single lot of record. Therefore, 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.*

Interestingly, literal interpretation of the Code does allow for our requested use, as such use was specifically grandfathered in (Code Sections 1.3 and 3.10 in Exhibit E). This interpretation was confirmed by the former city attorney, Matthew McConnell. The approval/variance requirement is based on the process that the city has adopted for approving the split of a tax parcel into lots of record that are grandfathered in but do not meet current dimension requirements.

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;*

There has been nothing done to deliberately create this hardship. The purpose of this request is not to establish a use or structure that is not consistent with the Comprehensive Plan or the Land Development Code. On the contrary, the Code specifically allows for the use of these lots of record for single-family dwellings under Sec. 3.10(a):

“Nonconforming lots. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Code, except as provided below, a single-family dwelling and customary accessory buildings may be erected on any lot of record as of the adoption date of this Code. This provision shall apply even though such lot fails to meet the requirements for lot width or area, or both, that are generally applicable to the district, provided that the building setbacks and other requirements shall conform to the regulations for the district in which the lot is located.”

Additionally, it should be noted that the division of these lots creates two lots that are compliant with the Land Area requirement of 6,000 square feet (see architects Land Area calculation in Exhibit C) which is what development density is based on. Given the conforming area of the lots, the non-conforming width of the lots does not affect density. The required land area in the RU-2 zone is 6,000sq feet.

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

Per this limitation, whether the division of the lots would create a better financial return – and it is not clear that it does – is irrelevant in your analysis. Due to the Substantial Damage to our home, and the inability to raise the current structure to meet FEMA guidelines, we are required to rebuild. The only way we can afford to rebuild our home and remain living here is by selling one of our two lots. Not allowing us to split the parcel into two building lots does create a “hardship”. This is very different than greater financial returns or maximum financial returns.

When we purchased the property, we confirmed with city staff that we would be able to split the lots – and our understanding at that time based on the Land Development Code, was that it only required an administrative acknowledgement because the lots had never been re-platted. We confirmed this in advance because

we were aware that the existing structure was not FEMA compliant, and rebuilding the house without the ability to split the lots would be unaffordable.

Finally, this is not a request for a variance from the code, what is being requested is specifically permitted by the Code (as explained above)

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;*

A majority of the homes in Don CeSar Place are on equivalently non-conforming lots. This variance allows us to use the two lots of record in the same manner as anyone else who has an originally platted lot. Again, the Code specifically permits the use of the originally platted lots for the development of single-family dwellings even if the minimum lot dimensions are not met.

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

Technically, the request is not a variance, but it is the minimum request that we could make – vs splitting the lots and re-platting them.

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

The resulting building lots will be consistent in both land area and width with the majority of the Don Ce-Sar Place neighborhood, where many of the originally platted lots remain unchanged . The land area of the two existing lots of record (Lots 7 and 8 of Block 21) meet the RU-2 zoning code. Finally, the request is consistent with a literal read of the land development code which specifically allows for lots platted prior to 1972 to be grandfathered-in as compliant and developed with a single family dwelling on each lot.

Given the current state of the neighborhood, with many homes being significantly damaged, the rebuilding of our two lots as two single family homes will add value to the neighborhood and will be built to exceed the new building and FEMA codes which will help the city maintain a favorable FEMA rating.

EXHIBIT B OF MEXICO



DON CE-SAR PLACE
SHEET 1 OF 6 SHEETS

RESOLUTION OF PARTIAL VACATION OF
Don Cesar
SUBDIVISION HAS BEEN RECORDED IN
O.R. BOOK 10196 PAGE 106
ON 7-31 19 94
KARLEEN F. DE BLAKER
Clerk of the Circuit Court
By James S. Smith Deputy Clerk

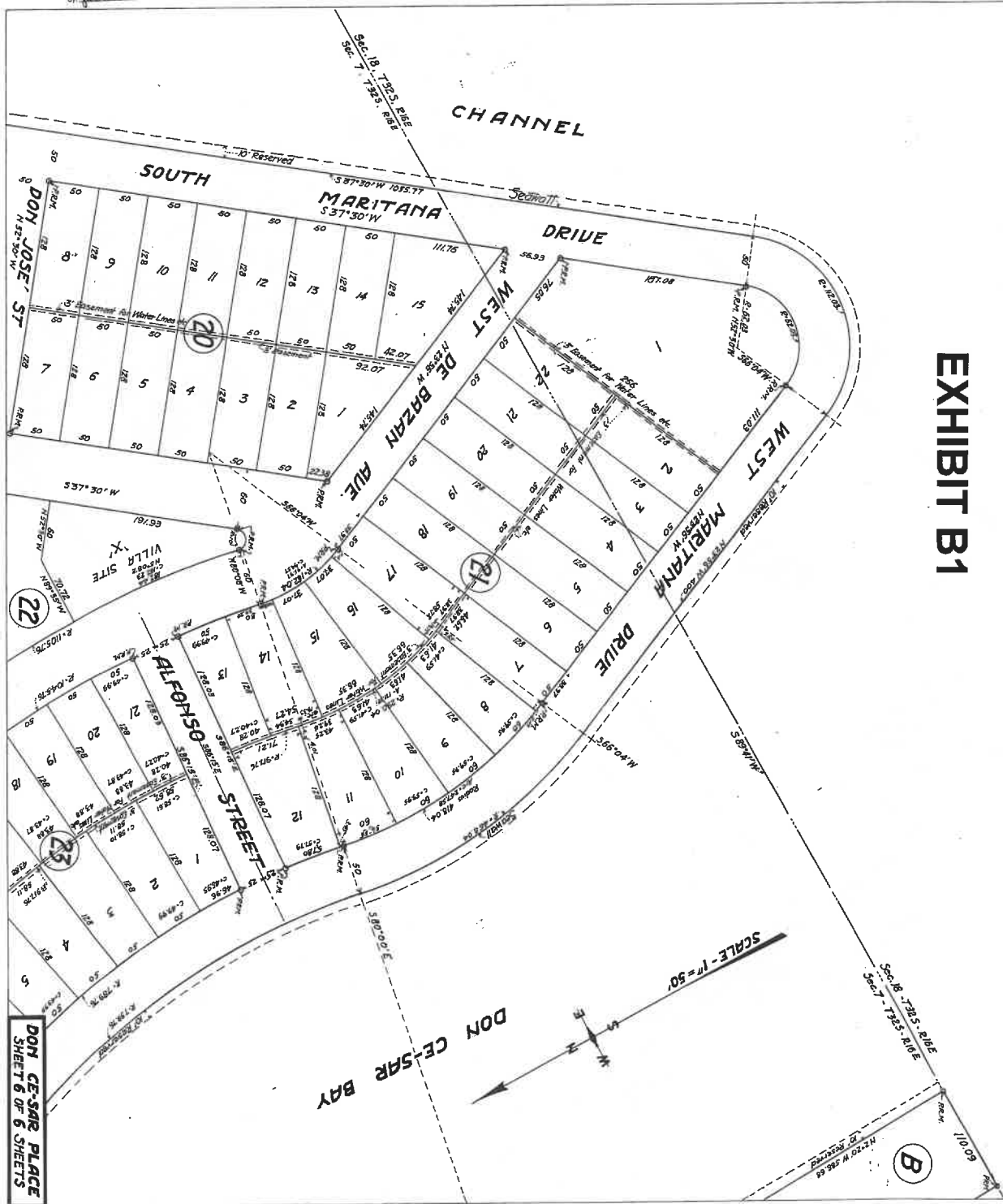


EXHIBIT B1

PLAT 13

15

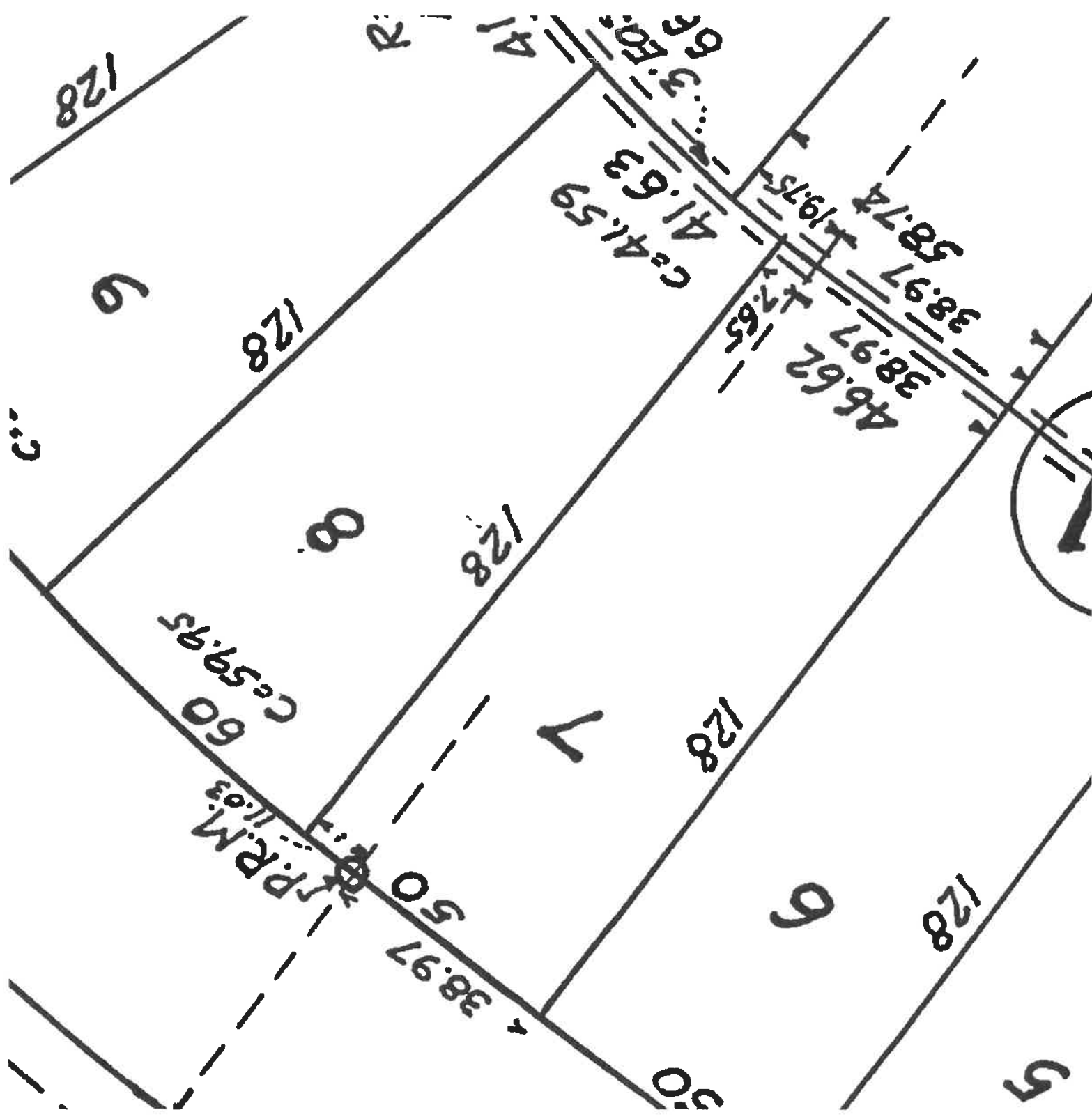


EXHIBIT B3



EXHIBIT C

Daniel Rosenthal

From: Jourdona LaFate <jourdona@lafatellc.com>
Sent: Thursday, January 9, 2025 8:51 PM
To: Daniel Rosenthal
Cc: Sam Levine
Subject: RE: 3115 W Maritana Dr -
Attachments: LOT 7 & 8.pdf

Dan – see attached lot sizes. For the average widths I divided the total square footage by 128.

Thanks,
Jourdona LaFate, AIA
Principal

LAFATE architecture
1030 Arlington Ave N
St Petersburg FL 33705
c. 904.402.4583
lafatellc.com

From: Daniel Rosenthal <daniel.rosenthal@221capital.com>
Sent: Saturday, January 4, 2025 2:53 PM
To: Jourdona LaFate <jourdona@lafatellc.com>
Cc: Sam Levine <sam.levine1208@gmail.com>
Subject: 3115 W Maritana Dr -

Jourdana,

Don't know if you layout the lots for your design software, but hoping you can easily calculate the square footage of each lot based on the survey and/or plats for the property? We need a letter showing that each lot exceeds 6,000 sq feet. In addition, can you calculate and specify the average width and depth of each lot. Although I am able to calculate it, city staff has recommended that we get a number from our architect. The letter can say that the area is approximately xxxx sq ft. and if you can print the lots with your initial house footprint on them – that would be helpful too.

Let us know if this is something you can do.

Thanks

Dan and Sam

Here are my calculations based on the plats:

Average Width = (front width + rear width) / 2

Depth = 128' for both lots

Area = Average Width times Depth

Lot 7 (new address will be 3113 W Maritana Dr)

EXHIBIT C

LOT 8
3115 W MARITANA DR
6441.97 SF
AVG WIDTH = 50.33'
DEPTH = 128'

LOT 7
3113 W MARITANA DR
6167.48 SF
AVG WIDTH = 48.18'
DEPTH = 128'

WEST MARITANA DRIVE
50' RIGHT OF WAY



1 | LOT CALCULATIONS
1" = 200.0'

DIVISION 1 INTRODUCTION

Sec. 1.3. Purposes and matters regulated; application of regulations; schedule of district regulations.

- (a) *Purposes.* The regulations and restrictions herein prescribed are in furtherance of the general purposes set forth in section 1.1 and have the objectives of:
- (1) Reducing, or eliminating, elements of present and future harmful incompatibility between uses permitted in the same district or neighboring districts;
 - (2) Segregating uses which cannot be made reasonably compatible into separate districts; and
 - (3) Encouraging and promoting proper, orderly and efficient development of land according to the needs of the general public, as set forth in the goals, objectives and policies of the Comprehensive Plan.
- (b) *Matters regulated.* Matters regulated include, but are not limited to:
- (1) Use of land and water for residential, commercial and other uses;
 - (2) Size of lots, yards and other spaces;
 - (3) Maximum coverage of lots by buildings and other structures and uses;
 - (4) Height, size, location, erection and construction, reconstruction, alteration and use of buildings and other structures;
 - (5) Density of population and intensity of uses;
 - (6) Provision of public facilities and services concurrent with the impacts of development; and
 - (7) Protection of natural and historic resources.
- (c) *Application of regulations.* Except as hereinafter provided, no structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any structure or land be used or occupied which does not comply with all the regulations established by this ordinance for the district in which the building or land is located. No part of a yard, other open space, parking or loading space required for a building or use for the purpose of complying with the provisions of this ordinance shall be included as part of a yard, open space, parking or loading space similarly required for another building or use.

No building or use shall be relocated from one zoning lot to another or relocated to another location on the same zoning lot unless such building, structure or use shall thereafter conform to all of the applicable provisions of this ordinance and the provisions of Chapter 98 - Buildings and Building Regulations, of the St. Pete Beach Code of Ordinances.

In no case shall there be more than one main structure and the customary accessory structures on one lot when single-family residential is the principal use of the lot. No yard, or lot, now existing, or hereinafter created, shall be reduced in dimensions or area below the minimum requirements herein for the district in which it is located. No structure shall be erected on a lot heretofore or hereinafter reduced below minimum dimensions or area required by law, nor shall such lot be offered for sale or sold, except to used in such combination with adjacent lots as will produce conformity with the requirements of this ordinance, provided, however, this requirement shall not apply to a lot which was of record, either by plat or by deed describing the lot by metes and bounds or otherwise, in the office of the Clerk of the Circuit Court, Pinellas County, Florida, on August 1, 1972, being the date of final adoption of Ordinance 200 containing similar provisions.

Within each district, the regulations set forth herein shall be minimum regulations and shall apply to each class or kind of building or land. The regulations may specify the uses permitted, the uses permissible as conditional uses provided that reasonable requirements of a special nature are met to reduce or eliminate harmful incompatibility, the off-street parking and loading requirements for each use, and identify the uses or characteristics of uses that are prohibited.

- (d) *Calculation of residential and transient accommodation densities.* Maximum residential and transient accommodation densities within the applicable zoning district regulations, when calculated by multiplying the lot area by the number of units per acre permitted results in any fractional unit, are always rounded downward to the next whole number. This provision shall not be subject to any variance granting authority provided elsewhere within the St. Pete Beach Code of Ordinances.
- (e) *Schedule of district regulations.* Except for regulations applying to more than one zoning district which appear in the supplemental regulations herein and elsewhere, regulations for the individual districts appear in the specific district regulations divisions.

(Ord. No. 03-7, § 3, 5-1-03)

DEFINITIONS

Gross land area means the total land area within the property boundaries of the subject parcel specifically excluding any public road rights-of-way or submerged land.

Height means the vertical distance as specified below:

- (1) When the structure is a residence located in the RU-1, RU-2, RLM-1, RLM-2, RM, or Pass-a-Grille Overlay Districts, this measurement shall be taken from a starting point as follows:
 - a. For any structure with habitable space located less than eight feet above natural grade, height shall be measured from the property's required Design Flood Elevation.
 - b. For any structure with habitable space beginning at or higher than eight feet above natural grade, height shall be measured from eight feet above natural grade.
- (2) When the structure is an accessory structure, this measurement shall be taken from natural grade to the highest point of the roof unless otherwise specified in this Code;
- (3) For all other structures, height is measured from the structure's required Design Flood Elevation to the highest point of the roof.

The highest point of the roof is as follows:

- a. The highest point of a flat roof.
- b. The deck of a mansard roof.
- c. The average height between the plate and ridge of gable or hip roofs.

This measurement shall not be inclusive of elevator shafts, chimneys, mechanical rooms or other non-habitable areas except for properties located in the Pass-a-Grille Overlay District.

Lot includes tract or parcel and means the least fractional part of subdivided lands having limited fixed boundaries and an assigned number, letter, legal description or other name through which it may be identified. (See "Zoning lot.")

Lot of record means a lot which is part of a subdivision, or a lot described by metes and bounds, which has been properly recorded in the office of the Clerk of the Circuit Court of Pinellas County.

Lot width means the average distance between the property lines connecting the front and rear zoning lot lines at each side of the zoning lot, except for zoning lots on the turning circle of a cul-de-sac for which the required yard shall be based upon the stated minimum lot width for the district in which the lot is located.

Substantial damage means damage of any origin sustained by a structure where the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value before the damage occurred.

Use means the purpose for which land or water or a structure thereon is designed, arranged or intended to be occupied or utilized or for which it is occupied or maintained.

Variance means a grant of relief by the city manager, appropriate board of authority or city commission from the requirements of the Land Development Code which permits development in a manner otherwise prohibited, subject to the standards set forth in section 3.12.

Zoning lot means an area of land under one ownership, or contiguous areas of land under multiple ownership assembled or combined for any development project to calculate density or intensity, of at least sufficient size to

meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are required by this division. Such zoning lots shall have frontage on a public street or on an approved private street as set out in section 7.2(h) of this division, and may consist of:

- (1) A single lot of record;
- (2) A portion of a lot of record;
- (3) A combination of complete lots of record or complete lots of record and portions of lots of record or of portions of lots of record;
- (4) A parcel of land described by metes and bounds.

Provided that in no case of division, boundary adjustment, or consolidation shall any residual area of land be created which does not meet the requirements of this ordinance. The grant of an interest, for security or other purpose, in real property for less than an entire zoning lot, or the foreclosure or sale of such interest, shall not be deemed to create a legal zoning lot unless properly approved in accordance with division 25 of these regulations.

(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2004-18, § 1, 8-24-04; Ord. No. 2004-34, § 1, 12-14-04; Ord. No. 2007-41, § 1, 11-27-07; Ord. No. 2008-33, § 1, 8-26-08; Ord. No. 2009-02, § 1, 5-26-09; Ord. No. 2010-31, § 1, 2-22-11; Ord. No. 2012-14, § 1(Exh. A), 9-12-12; Ord. No. 2013-25, § 1, 11-26-13; Ord. No. 2014-0010, § 1, 11-5-14; Ord. No. 2015-03, § 1, 5-26-15; Ord. No. 2015-21, § 1, 9-22-15; Ord. No. 2015-22, § 1, 12-15-15; Ord. No. 2016-08, § 1, 10-11-16; Ord. No. 2016-24, § 1, 1-10-17; Ord. No. 2017-02, § 2, 6-13-17; Ord. No. 2016-09, § 2, 8-22-17; Ord. No. 2017-12, § 1, 11-28-17; Ord. No. 2017-30, § 2, 2-27-18; Ord. No. 2019-18, § 2, 12-10-19; Ord. No. 2019-20, § 2, 12-10-19; Ord. No. 2020-14, § 2, 9-28-20; Ord. No. 2020-24, § 2, 12-1-20; Ord. No. 2021-08, § 2, 6-22-2021; Ord. No. 2021-12, § 2, 6-22-2021)

Sec. 3.6. Zoning compliance, concurrency and plans required; record of applications and plans; and subsequent applications.

- (a) *Zoning compliance required.* Building permits, other development permits, and certificates of occupancy, as required by other chapters of the St. Pete Beach Code of Ordinances, shall not be issued without determination that applicable requirements of this Code have been met.
- (b) *Concurrency required.* Prior to the approval of any building permit, certificate of occupancy, site plan, or other applications related to land development, the availability of public infrastructure and services must be demonstrated, pursuant to the city's concurrency management regulations. These facilities include, but are not limited to, potable water, sanitary sewer, drainage, roads, solid waste, recreation and open space.
- (c) *Plans required.* All applications for development permits shall be accompanied by plans prepared in accordance with the administrative guidelines established by the city manager relating to the specific application.
- (d) *Conditions met.* All conditions set forth in all city approval processes shall be attached to the building permit. No certificate of occupancy shall be issued until the city manager inspects the site for compliance with an approved building permit and the requirements of this Code, as applicable.
- (e) *Record of applications and plans.* A record of applications and plans shall be maintained by the city manager. If plans are approved as to compliance with the terms of this Code, the city manager shall indicate such approval on copies of the plan retained, on the copy to be returned to the applicant, and on the application for the building permit.
- (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.

(Ord. No. 2005-43, § 1, 12-13-05)

Sec. 3.7. Zoning verification; certificates of occupancy for new or altered uses; record of certificates of occupancy.

- (a) *Zoning verification.* The city manager shall, upon request, furnish a letter setting forth the zoning and land use designations applicable to any specific property within the city.
- (b) *Certificate of occupancy required.* It shall be unlawful to undertake or permit the use, or change of use, of any structure, premises or land, or part thereof until a certificate of occupancy shall have been issued.
- (c) *Exception to certificate of occupancy requirement.* No certificate of occupancy shall be required for uses of existing structures, premises or land conforming to the requirements of this Code unless such structure shall be altered in its use or construction, or relocated.
- (d) *Record of certificates of occupancy.* The city manager shall maintain records of all certificates of occupancy issued, and may issue duplicate certification in case of loss or destruction of previously issued certificates.
- (e) *Violation of certificate of occupancy requirement.* The failure by the owner or occupant of structures, premises or land to obtain a required certificate of occupancy shall be a violation of this Code, punishable by the same penalties as other violations.

(Ord. No. 2005-43, § 1, 12-13-05)

Sec. 3.10. Vested rights and nonconformities.

The purpose of this section is to regulate the continued existence of certain uses and structures established prior to the effective date of this Code that do not conform to these regulations. It is the intent of this Code to permit legally nonconforming uses and structures to continue in existence until they are removed or abandoned.

To avoid undue hardship, nothing in this Code shall be deemed to require a change in the plans, construction or designated use of any structure on which actual construction was lawfully begun prior to the effective date of this Code, or amendment thereto, and upon which actual building construction has continued unabated since inception of such construction, pursuant to valid building permits issued therefor.

- (a) **Nonconforming lots.** In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Code, except as provided below, a single-family dwelling and customary accessory buildings may be erected on any lot of record as of the adoption date of this Code. This provision shall apply even though such lot fails to meet the requirements for lot width or area, or both, that are generally applicable to the district, provided that the building setbacks and other requirements shall conform to the regulations for the district in which the lot is located.
- (b) **Nonconforming structures.** Where a lawful structure exists at the time of adoption or amendment of this Code which could no longer be built under the terms of this Code by reason of restrictions on lot area, impervious surface, height, or other such characteristics, such structure may continue to be used so long as it remains otherwise lawful, subject to the following provisions:
 - (1) No such structure may be enlarged, altered or improved in a manner which increases its nonconformity, except for the conditions set forth for elevating an existing structure in Section (3)A. below.
 - (2) Any nonconforming structure which suffers substantial damage, as defined in this Code, shall only be repaired, restored or reconstructed in a manner which brings the entire structure into compliance with all requirements of this Code and other applicable codes of the city.
 - (3) Should such nonconforming structure be moved, either vertically or horizontally, it shall comply with the following:
 - A. The structure shall be moved, vertically only, such that the lowest floor is elevated no higher than six inches above the base flood elevation, as defined and established in the city's flood damage prevention regulations set forth in Chapter 98 of the Code of Ordinances, except that minimum necessary additional height shall be allowed to provide for the construction of a garage underneath any structure which is so moved. The maximum height of the new construction for the garage shall not exceed nine feet from the existing grade of the lot to the bottom of the existing horizontal structural member of the lowest floor. Under no circumstances shall the resulting structure exceed the maximum height allowed by the zoning district.
 - B. The structure shall be moved, horizontally only, such that no additional nonconformities are created, and no existing non-conformities are increased, by such relocation; and
 - C. The structure shall be located on the property so that there is a setback of at least three feet from the nearest property line on all sides of the structure.
 - (4) Any nonconforming structure may be reinforced to make it resistant to hurricanes for the health safety and welfare of the public. These improvements include the addition of hurricane shutters, impact windows and doors, and hurricane straps.
 - (5) Ordinary repairs and maintenance may be made to a nonconforming structure provided that such repairs or maintenance do not constitute a substantial improvement as defined in the Land Development Code.
- (c) **Nonconforming uses.** Nonconforming uses of land, structures and premises which were lawfully established prior to the adoption of this Code, but which are not permitted or are otherwise currently

prohibited by this Code, may continue to operate at their present location until such time as such use has been discontinued. If the use is discontinued for more than 90 consecutive days or a total of 180 calendar days within a one-year period, subsequent use of the premises shall conform to the district regulations. Continuance of nonconforming uses are subject to the following provisions:

- (1) Uses nonconforming by the type of use are regulated as follows:
 - a. There shall be no increase of a nonconforming use by expansion of the use to adjacent properties, to other structures on the property, or to other portions of a multi-tenant structure within which the nonconforming use is located. No multi-tenant structure may be converted into a single-tenant structure for the purpose of expanding a nonconforming use.
 - b. No structure in which a nonconforming use is located shall be enlarged, altered, improved or relocated to occupy other portions of the lot upon which it is located or to increase the size of the structure.
 - c. When a structure which is occupied by a nonconforming use suffers substantial damage, said structure, if repaired, restored or reconstructed, shall only be occupied, upon completion, by uses which are allowed in the zoning district in which the structure is located.
- (2) Uses that are nonconforming by reason of development density are regulated as follows:
 - a. The recognized number of units on such property shall be determined by the number shown in the property records on file with the city as of the date of adoption of this section.
 - b. There shall be no increase in the number of units by expansion or alteration of the use.
 - c. Except as provided for elsewhere in this Code, any property, upon which there are one or more buildings having such pre-existing nonconforming number of units shall be brought into conformity with the density requirements of this ordinance when any building is proposed to be substantially improved.
- (d) *Grandfathered nonconforming residential uses.* Notwithstanding the provisions of paragraph (c)(2) above and paragraph (e) following, nonconforming residential properties having a greater number of units than currently allowed under the provisions of the comprehensive plan and this Code that are lost through a catastrophic event may be reconstructed with the same number of units as they had prior to the loss under the following conditions:
 - (1) For the purposes of this subsection only, transient accommodations shall be considered to be residential properties.
 - (2) The applicant can verify to the satisfaction of the city that the property contained the number of units, square footage and height that are proposed for replacement;
 - (3) The replacement structure(s) shall be no larger in square footage, nor taller than the original structure, except that structure height may be increased by the height of the base flood elevation where necessary to comply with flood hazard mitigation requirements;
 - (4) Provided there are no conflicts with other codes and that no adverse impacts on adjacent properties will be created, the replacement structure(s) may be permitted to be constructed with the same footprint as the original structure(s);
 - (5) The replacement structure(s) shall meet all other local, state and federal requirements in place at the time of replacement; and
 - (6) Permits to rebuild under these provisions shall be obtained within one year of the catastrophic loss unless a general extension of time has been granted by the city commission.
- (e) *Nonconforming accessory structures.* No nonconforming accessory structure shall continue after the principal use or structure is terminated by abandonment, damage, or destruction. In addition to the other provisions of this section applicable to nonconforming structures, the following additional conditions shall apply to nonconforming accessory structures:

- (1) Any nonconforming accessory structure shall be brought into conformity with these regulations whenever a substantial improvement to the structure or the principal structure on the property is proposed and approved. Notwithstanding the foregoing, any accessory structure which is designated and constructed as a garage, the principle purpose of which is the storage of motor vehicles for single-family residential purposes, which is substantially damaged as the result of a catastrophic event as defined in the Code of Ordinances, may be reconstructed in accordance with the criteria set forth in subsection (d) hereof.
 - (2) Any nonconforming accessory structure which is destroyed or substantially damaged, shall, upon replacement, conform to all requirements of this Code and other applicable codes of the city. Any part of a nonconforming accessory structure which is destroyed or damaged to less than 50 percent of the value of such accessory structure may be repaired or restored if a permit for the repair or restoration is issued within 12 months of the date of the damage.
- (f) *Repairs and maintenance; maintaining safe condition.* Repairs and maintenance of nonconforming structures are permitted.
- (Ord. No. 2005-43, § 1, 12-13-05; Ord. No. 2007-08, § 1, 10-9-07; Ord. No. 2010-10, §§ 1, 2, 5-25-10; Ord. No. 2019-19, § 2, 12-10-19)

Sec. 3.12. General variances.**(a) Purpose, definition, scope and limitations.**

- (1) *Unnecessary and undue hardship variance.* An unnecessary and undue hardship variance is a relaxation of the terms or provisions of the Land Development Code where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Land Development Code would result in unnecessary and undue hardship on the property.
- (2) *Practical difficulty variance.* A practical difficulty variance is a relaxation of the terms or provisions of the Land Development Code which is less rigorous than the unnecessary and undue hardship standard. Practical difficulty variances shall only be applicable to impervious surface ratio, setback lines, or landscaping for single family homes located on single lots in the established residential districts. If a practical difficulty variance is granted, the maximum reduction in the required pervious area of a property shall be 50 percent. A practical difficulty variance for a reduction in the required pervious area of a property shall only be granted by the city one time per property. The standard provides for a variance where a literal enforcement of a zoning regulation will create a practical difficulty in the use of the parcel of land for the purpose or in the manner for which it is zoned, considering various factors set forth below.
- (3) *Administrative (de minimis) variances.* When the literal or strict enforcement of the provisions of the Land Development Code causes unusual, exceptional, unnecessary difficulties or injustice because of the size of the tract, parcel or lot, the topography, the condition or nature of adjoining areas or the existence of other unusual physical conditions. The sum of all variances approved by the city manager under these administrative procedures shall not exceed 12 inches for setbacks and accessory structure height for each property or lot.

(b) Authority and approval criteria.

- (1) The city manager or appropriate board of authority may authorize variances to the Land Development Code if the applicant is able to demonstrate the following conditions:
 - a. *Unnecessary and undue hardship variance.* Standards of review for an unnecessary and undue hardship variance. The appropriate board of authority shall approve an unnecessary and undue hardship variance only if the variance applicant demonstrates by substantial competent evidence that all of the following are met and satisfied:
 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.
- b. *Practical difficulty variance.* Standards of review for a practical difficulty variance. The appropriate board of authority shall approve a practical difficulty variance if it finds, based on substantial competent evidence, that following factors demonstrate that a practical difficulty exists:
1. How substantial the variance is in relation to the requirement sought to be varied;
 2. Whether an adverse change will be produced in the character of the neighborhood;
 3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and
 4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.
- c. *Administrative (de minimis) variances.* The city manager may grant de minimis variances to the setback and accessory structure height requirements found in the Land Development Code in accordance with the following procedure:
1. An application for de minimis variance shall be submitted to the city manager. The application shall set forth the reasons justifying the administrative granting of the variance including:
 - a. Special conditions and circumstances that exist which are particular to the land involved and are not applicable to other surrounding lands;
 - b. The basis for seeking a variance;
 - c. How a literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties located in the city;
 - d. That the granting of the variance requested will not confer on the applicant any special privilege that is otherwise denied other similarly situated lands, buildings, or structures in the same zoning district; and
 - e. An explanation of how the request meets the requirements for approval under this section.
 2. To approve a variance application, the city manager shall find:
 - a. That the requirements of this section have been met;
 - b. The reasons set forth in the application justify the administrative granting of the variance;
 - c. That the variance is the minimal variance that would make possible the use of the land;
 - d. That the granting of the variance would be in harmony with the general purpose and intent of the Land Development Code; and
 - e. That the variance shall not be injurious to the surrounding property owners and impair desirable general development of the neighborhood or the community as proposed in the comprehensive plan or otherwise be detrimental to the public welfare.
 3. *Notice of administrative variance.* The city manager shall, at the expense of the applicant, provide legal publication and posted notice of an application for variance approval on the subject property, and shall give written notice to adjacent property owners, of the preliminary determination regarding the administrative variance as provided herein, and shall hear any objections regarding the preliminary determination during a subsequent 30-day period. At the conclusion of the 30-day period, the city manager shall approve, approve with modifications and/or conditions, or deny the administrative variance request by written development order.

- (2) When application is made to the city commission for approval of a conditional use permit, any necessary variances shall be considered by the commission at the same time as the conditional use permit request. Such variances may be approved or denied by the city commission without regard to the disposition of the conditional use permit request.
- (3) Any variance granted hereunder shall expire one 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.
- (c) *Limitations on variance authority of appointed boards.* Any request for variance to the city's coastal control line shall be made directly to the city commission. No board of authority shall grant a variance from any requirement imposed by the city commission as a condition of rezoning, conditional use approval or any other action of the commission resulting in the granting of specific development rights.
- (d) *Application submission requirements.* Each application is due no later than 30 days prior to the public hearing or final administrative determination and shall contain the following information, accompanied by the payment of the applicable fee set forth in Appendix A, St. Pete Beach Code of Ordinances:
 - (1) A completed application, signed by the property owner. The format of the application shall be determined by the city manager.
 - (2) Proof of ownership.
 - (3) When the applicant is a representative of the property owner or purchaser under contract, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedures.
 - (4) A property survey containing the legal description, land area, and existing improvements on the site. The survey shall be signed and sealed by a surveyor licensed in the state, and shall have been performed not more than ten (10) years prior to the date of application. The survey shall accurately depict all improvements on the site. If all improvements are not depicted on the survey, the applicant shall conduct a new survey of the property and submit it with the application materials.
 - (5) A site plan illustrating the request, drawn to scale. The sheet size shall not be less than eleven inches by seventeen inches (11 × 17) and shall not be more than thirty-six inches by forty-eight inches (36 × 48). An electronic version may be required.
 - (6) Any stipulation, condition, or proffer the applicant wishes to offer along with the application.
 - (7) Applicants are encouraged and may be required to submit additional information, such as elevations, photos, and/or product information, when appropriate.
- (e) *Determination of completeness of application.* The city shall determine whether the application is complete. If the application is complete, the application shall be forwarded for review. If the application is not complete the city shall take no further action on the application until the required information is submitted by the applicant.

(Ord. No. 2005-43, § 1, 12-13-05; Ord. No. 2006-39, § 2, 11-28-06; Ord. No. 2011-21, §1(Exh. A), 11-22-11; Ord. No. 2019-20, § 2, 12-10-19)

Description of request:

This is a request per section 3.7 (a) of the Land Development Code for St Pete Beach to issue a zoning verification letter stating that each of the lots 7 and 8, Block 21, Don Ce-Sar Place recorded in Plat Book 13 on page 15 (Exhibit B1 and B2 attached below), which together comprise parcel number 07-32-16-21852-021-0070, currently known as 3115 W Maritana Dr (the “Property”), are buildable lots. The county requires such confirmation from the city in order to divide our tax parcel into two distinct tax parcels with separate addresses. St Pete Beach’s Land Development Code specifically grandfathered our two non-width-conforming lots as buildable lots within the RU2 zone (see sections 1.3 and 3.10 of the Code in Exhibit E attached). Because the parcels do not conform to the current RU-2 width requirement of 60’, the process adopted by the city for issuing these confirmation letters requires approval from the Board of Adjustment. To the extent that this approval comes in the form of a variance, we further request that the one-year expiration specified in section 3.12(b)(3) of the Code be based on the submission of the Pinellas County Parcel Split Request as opposed to obtaining building permits for one or both properties.

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

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

The Property consists of two lots that were originally platted dating back to the creation of the neighborhood. The Property currently has a single-family home on it, but it is scheduled for demolition due to significant damage caused by Hurricane Helene. The area and dimension of each of the lots are the same or very similar to most of the other building lots in the Don Ce-Sar Place neighborhood (zoned as RU-2) – approximately 50x128. All of the lots that have not been replatted or combined with other lots do not meet the current 60x100 RU2 width requirements – but most, if not all, do meet the 6,000 sq foot land area requirement. There is no difference

between our two lots vs any of the other grand-fathered lots in our neighborhood which do not require any variance in order to re-build even though they do not comply with the RU-2 width requirement. See Exhibits B3 and B3 attached.

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

Prior to the adoption of the RU-2 zoning in 1972, the two lots were used for a single-family home and at some point, were designated as a single tax parcel by Pinellas County. When the new zoning was adopted, they specifically grandfathered in lots which would no longer be compliant with the new code (see section 1.3 and 3.10 of the Code in Exhibit E attached) including these two lots. There were no actions taken by any owner since the new code was adopted that would make them non-compliant – i.e. re-platting or dividing them.

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.

Interestingly, our literal interpretation of the Code does allow for our requested use, as such use was specifically grandfathered in (Code Sections 1.3 and 3.10 in Exhibit E). This interpretation was confirmed by the former city attorney, Matthew McConnell. Assuming that the code did not provide for grandfathering lots which were part of multi-lot parcels such as ours, then this would be a hardship as we are unable to utilize our originally platted lots as anyone else in our neighborhood is able to. The approval/variance requirement is based on the process that the city has adopted for approving the split of parcels which consist of ~~into~~ more than one originally plotted lots that would otherwise be ~~are~~ grandfathered in except for the fact that they were being used at some point as a single tax parcel. but do not meet current dimension requirements.

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;

There has been nothing done to deliberately create this hardship.

The division of these lots creates two lots that are compliant with the Land Area requirement of 6,000 square feet – which is what development density is based on. Given the conforming area of the lots, the non-conforming width of the lots does not affect density. The required land area in the RU2 zone is 6,000sq feet.

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

Per this limitation, whether the division of the lots would create a better financial return – and it is not clear that it does – is irrelevant in your analysis. Due to the Substantial Damage to our home, and the inability to raise the current structure to meet FEMA guidelines, we are required to rebuild. The only way we can afford to rebuild our home and remain living here is by selling one of our two lots. Not allowing us to split the parcel into two building lots does create a “hardship”. This is very different than greater financial returns or maximum financial returns.

When we purchased the property, we confirmed with city staff that we would be able to split the lots – and our understanding at that time based on the Land Development Code, was that it only required an administrative acknowledgement because the lots had never been re-platted. We confirmed this in advance because we were aware that the existing structure was not FEMA compliant, and rebuilding the house without the ability to split the lots would be unaffordable.

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;

Most of the homes in Don CeSar Place are on equivalently non-conforming lots. This variance allows us to use the two lots like anyone else who has an originally platted lot does.

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

~~Technically, the request is not a variance, but it~~ This request is the minimum request that we could make in order to use both lots as buildable lots since it

divides the existing parcel into two grandfathered, originally platted lots – vs splitting the lots and re-platting them differently than they were originally.

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

The resulting building lots will be consistent in both land area and width with the entire Don Ce-Sar Place neighborhood. The land area meets the RU-2 zoning code and is consistent with a literal read of the land development code in that the lots were grandfathered-in as compliant.

Given the current state of the neighborhood, with many homes being significantly damaged, the rebuilding of our two lots will add value to the neighborhood and will be built to exceed the new building and FEMA codes which will help the city maintain a favorable FEMA rating.

Description of request:

This is a request to split tax parcel number 07-32-16-21852-021-0070, currently known as 3115 W Maritana Dr (the "Property"), back into the two original platted lots, Lots 7 and 8, Block 21, per pursuant to section 3.7 (a) of the Land Development Code for St Pete Beach to issue a zoning verification letter stating that each of the lots 7 and 8, Block 21, Don Ce-Sar Place recorded in Plat Book 13 on page 15 (Exhibit B1 and B2 attached below), which together comprise tax parcel number 07-32-16-21852-021-0070, currently known as 3115 W Maritana Dr (the "Property"), are buildable lots. The county requires such confirmation from the city in order to divide our tax parcel into two distinct tax parcels with separate addresses. St Pete Beach's Land Development Code specifically grandfathered our two non-width conforming lots as buildable lots within the RU-2 zone (see sections 1.3 and 3.10 of the Code in Exhibit E attached). Because the parcels do not conform to the current RU-2 width requirement of 60', the City requires a variance to be approved by the process adopted by the city for issuing these confirmation letters requires approval from the Board of Adjustment. To the extent that this approval comes in the form of a variance, we further request that the one-year expiration specified in section 3.12(b)(3) of the Code be based on the submission of the Pinellas County Parcel Split Request as opposed to obtaining building permits for one or both properties.

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

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

The Property consists of two lots that were originally platted dating back in 1925, creating the Don Ce-sar Place neighborhood. to the creation of the neighborhood. The Property currently has a single-family home on it, but it is scheduled for demolition due to significant damage caused by Hurricane Helene. The area and dimension of each of the lots are the same or very similar to most of the other

building lots in the Don Ce-Sar Place neighborhood (zoned as RU-2) – approximately 50x128. ~~All of the~~ The majority of the lots that have not been replatted or combined with other lots do not meet the current 60x100 RU-2 width requirements – but most, if not all, do meet the 6,000 sq foot land area requirement. There is no difference between our two lots vs any of the other grand-fathered lots in our neighborhood which do not require any variance in order to re-build even though they do not comply with the RU-2 width requirement. Our lots, Lots 7 and 8, Block 21, have never been combined with the City nor replatted into a single lot of record. See Exhibits B13 and B3 attached.

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

The lots were platted back in 1925. The City’s Land Development Code is specific that the lot size dimensions and area requirements for the district in which a property is located “shall not apply to a lot which was of record, either by plat or by deed describing the lot by metes and bounds or otherwise, in the office of the Clerk of the Circuit Court, Pinellas County, Florida, on August 1, 1972.” Sec. 1.3(c). See also Section 3.10(a). (Both Sections are attached hereto as Exhibit E). As stated above, the subject lots have never been replatted or otherwise combined into a single lot of record. Therefore, the special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property. Prior to the adoption of the RU-2 zoning in 1972, the two lots were used for a single-family home and at some point, were designated as a single tax parcel by Pinellas County. When the new zoning was adopted, they specifically grandfathered in lots which would no longer be compliant with the new code (see section 1.3 and 3.10 of the Code in Exhibit E attached) including these two lots. There were no actions taken by any owner since the new code was adopted that would make them non-compliant—i.e. re-platting or dividing them.

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.

~~Interestingly, literal interpretation of the Code does allow for our requested use, as such use was specifically grandfathered in (Code Sections 1.3 and 3.10 in Exhibit E). This interpretation was confirmed by the former city attorney, Matthew McConnell.~~

The approval/variance requirement is based on the process that the city has adopted for approving the split of ~~a tax parcels~~ into lots ~~of record~~ that are grandfathered in but do not meet current dimension requirements.

The original platted lots in the Don Cesar neighborhood are effectively all nonconforming based on the current code RU-2 requirement that lots be a minimum of 60 feet wide. Almost all of the original platted lots were 50 feet wide, and very few of the original platted lots have been combined. Therefore, the majority of the neighborhood is single-family homes developed on 50 foot wide lots. The literal interpretation of the code prevents us from being able to develop our property in a similar fashion to most the other properties in the neighborhood: one single family home on an original platted lot.

- 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;***

There has been nothing done to deliberately create this hardship. The purpose of this request is not to establish a use or structure that is not consistent with the Comprehensive Plan or the Land Development Code. On the contrary, the Code specifically allows for the use of these lots of record for single-family dwellings under Sec. 3.10(a):

“Nonconforming lots. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Code, except as provided below, a single-family dwelling and customary accessory buildings may be erected on any lot of record as of the adoption date of this Code. This provision shall apply even though such lot fails to meet the requirements for lot width or area, or both, that are generally applicable to the district, provided that the building setbacks and other requirements shall conform to the regulations for the district in which the lot is located.”

Additionally, it should be noted that The division of these lots creates two lots that are compliant with the Land Area requirement of 6,000 square feet – which is what development density is based on. Given the conforming area of the lots, the non-

conforming width of the lots does not affect density. The required land area in the RU-2 zone is 6,000sq feet.

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

Per this limitation, whether the division of the lots would create a better financial return – and it is not clear that it does – is irrelevant in your analysis. Due to the Substantial Damage to our home, and the inability to raise the current structure to meet FEMA guidelines, we are required to rebuild. The only way we can afford to rebuild our home and remain living here is by selling one of our two lots. Not allowing us to split the parcel into two building lots does create a “hardship”. This is very different than greater financial returns or maximum financial returns.

When we purchased the property, we confirmed with city staff that we would be able to split the lots – and our understanding at that time based on the Land Development Code, was that it only required an administrative acknowledgement because the lots had never been re-platted. We confirmed this in advance because we were aware that the existing structure was not FEMA compliant, and rebuilding the house without the ability to split the lots would be unaffordable.

Finally, this is not a request for a variance from the code, what is being requested it specifically permitted by the Code (as explained above)

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;

Most of the homes in Don CeSar Place are on equivalently non-conforming lots. This variance allows us to use the two lots of record in the same manner as like anyone else who has an originally platted lot. does. Again, the Code specifically permits the use of the originally platted lots for the development of single-family dwellings even if the minimum lot dimensions are not met.

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

Technically, the request is not a variance, but it is the minimum request that we could make—vs splitting the lots and re-platting them.

This is the minimum variance possible to develop the original platted lots with single family homes in the same manner as the majority of the other lots are developed in the Don Cesar neighborhood. The original platted lots (Lots 7 and 8, Block 21) are 50 foot wide and 60 foot wide, respectively, along W. Maritana Drive. The lots, like most the lots in the Don Cesar neighborhood, are somewhat pie shaped, not rectangular like modern day subdivisions. This unique shape is due to the curvature of the roads, especially along the waterfront. It is important to note, however, that Lots 7 and 8, Block 21, do conform with the 6,000 sq foot lot area requirement. Therefore, this is the minimum variance possible to make reasonable use of the land and enjoy the same degree of development (a single family home on each original platted lot) that exists throughout the Don Cesar neighborhood.

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

The resulting building lots will be consistent in both land area and width with the entire Don Ce-Sar Place neighborhood, where many of the originally platted lots remain unchanged. The land area of the two existing lots of record (Lots 7 and 8 of Block 21) meets the RU-2 zoning code. Finally, the request-and is consistent with a literal read of the land development code which specifically allows for lots platted prior to 1972 to -in that the lots were grandfathered-be grandfathered-in as compliant and developed with a single family dwelling on each lot.

Given the current state of the neighborhood, with many homes being significantly damaged, the rebuilding of our two lots as two single family homes will add value to the neighborhood and will be built to exceed the new building and FEMA codes which will help the city maintain a favorable FEMA rating.

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

Agenda Report

Agenda Title Name: **Case No. 25033 - 3103 1st St. W**

Action Request: As directed by the Board of Adjustment.
Options:
Motion to approve Case No. 25033 with staff or board recommendation(s):

- Stormwater runoff shall be directed and maintained on the property to ensure compliance with LDC Sec. 6.13(b)(3)

OR

Motion to approve Case No. 25033 as proposed,

OR

Motion to deny Case No. 25033

Strategic Objective:

Date: March 26, 2025

Prepared By: Kristin Coman, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: *Practical Difficulty Variance:* Stuart Shrode requests a variance for the proposed replacement/installation of an 8' x 10' (80 sq. ft.), max. 8'high, residential storage building that has a proposed front yard setback of 50.3' from the front property line where 60' is required (LDC Sec. 6.13(b)(4)).

Funding: n/a

Attachments:

1. 25033 - 3103 1st St. W, Certificate of Completeness with Submittal Documents
2. 25033 - Survey
3. 25033 - 3103 1st St. W - Staff Report



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 2/13/2025
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 **March 26, 2025**.

Variance Case Number: 25033
Application Type: Practical Difficulty Variance
Owner: Stuart S. Shrode
Applicant/Agent: Same
Parcel Number: 07-32-16-60948-000-0100
Address: 3103 1st St. W, St. Pete Beach, FL 33706
Zone: RM/PAG

Submittal Documents:

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey prepared by Transystems dated 10/20/23, consisting of 1 sheet.
3. Portion of Boundary Survey above showing new shed location with dimensions and setbacks.
4. Building Permit Application and Placard for Permit Number 2401809.
5. Plan Set for residential storage structure prepared by Tuff Shed consisting of 6 sheets.
6. Photo showing previous residential storage structure.
7. Photo showing existing residential storage structure under construction.

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> | ☐ City Manager |

Board Members:

- | | |
|--|---|
| ☒ Denise Chase | ☒ Kathy Garchow |
| ☒ Chris Core | ☒ Dan Small |
| ☒ Al Causey | |

Cc: Stuart Shrode, Owner *via email* (stuart@generalfibre.com)

CASE #: 25033PARCEL #: 07-32-16-60948-000-0100SUBMITTAL DATE: 2.12.25AMOUNT DUE: 577.40PAYMENT **RECEIVED**

FEB 12 2025

PRACTICAL DIFFICULTY VARIANCE APPLICATION

The following items are to be submitted, along with this completed application, to be reviewed for completeness:

COMMUNITY DEVELOPMENT

- Two (2) copies of the property survey, to scale, 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;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning@stpetebeach.org.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Mailing Address	Phone #
Owner	STUART W. SHRODE	3103 1 ST STREET WEST ST. PETE BEACH, FL 33706	516-606-5727
Applicant/ Agent			
Owner Email Address: STUART@GENERALFIBRE.COM		Applicant/Agent Email Address:	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RM/PAG	Future Land Use Designation	Lot Area 4,960 ^{sq} '
Legal Description: NORTH PASSE-A-GRAVE REPLAT OF BLK 12 S 62.5' OF LOTS 10 + 11		
Address: 3103 1 ST STREET WEST, ST. PETE BEACH 33706		
Explanation of Request: <u>I AM REQUESTING A VARIANCE FOR A REPLACEMENT OF EXISTING SHED. ENCL PICTURES OF OLD SHED AND NEW SHED. THE SHED COMPANY WAS GIVEN APPROVAL THEN WAS DENIED AFTER INITIAL BUILD. IF I HAD TO MOVE SHED TO 60' SET BACK I WILL LOSE MY ONLY PARKING SPOT. ALSO WITH TOWN EASEMENT THE SHED IS MORE THAN 60' OFF OF ROAD</u>		

Findings Necessary for Granting Request: In order for an application for a practical difficulty 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. How substantial the variance is in relation to the requirement sought to be varied;

THE SETBACK IS 60' AND SHED IS CURRENTLY 50'. IT WAS BUILT IN THIS SPOT WITH APPROVAL OF ST. PETER BEACH. WHEN TUFF SHED ASKED FOR INSPECTION THEY WERE TOLD APPROVAL WAS INVALID.

2. Whether an adverse change will be produced in the character of the neighborhood;

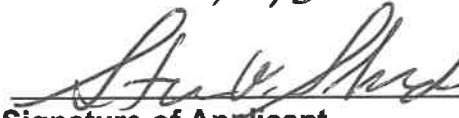
I DO NOT BELIEVE LEAVING IT IN CURRENT LOCATION WILL HAVE ANY ADVERSE CHANGE. PLEASE REFER TO ENCLOSED PICTURES

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

IF WE HAVE TO MOVE THE SHED BACK IT WILL ELIMINATE OUR ONLY OFFSTREET PARKING.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

CONSIDERING THAT WE WERE APPROVED TO BUILD THERE AND IT WOULD CAUSE US TO LOSE OUR PARKING SPACE, YES I BELIEVE IT WOULD BE JUST.

 FEB 10, 2025

Signature of Applicant

Date

Signature of Authorized Agent

Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, STUART SHRODE, agrees to maintain the posted 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): STUART W. SHRODE
Address: 3103 1ST ST. WEST, ST PETE BEACH FL 33706

[Signature]
Signature

2-11-2025
Date

STATE OF New York)
County Nassau) SS:

The foregoing instrument was acknowledged before me this 11 day of FEB, 2025 by:
STUART SHRODE who appeared before me, and is personally known to me, or has produced
DRIVERS LICENSE as identification, and did take an oath.

My commission Expires:
Jan. 21. 2028

NOTARY:

Print Name: Yazmin Amara Notary

(Notarial Seal)

YAZMIN AMARA
Notary Public - State of New York
No. 01AM6403145
Qualified in Nassau County
My Commission Expires January 21, 2028



Impervious Surface Ratio (ISR) Worksheet

Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address

Contractor/Applicant Name & Address

Phone 516-606-5727

Phone _____

Email STUART@GENERALFIBRE.COM

Email _____

Property Address 3103 1ST ST. WEST ST. PETE BEACH, FL 33706

Total Lot Area (sq. ft.) 4,960[±]

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	<u>502.25</u>	sq. ft.
Parking and Driveway:		sq. ft.
Pool and/or Patio areas:	<u>210.125</u>	sq. ft.
Walkways:		sq. ft.
Other: <u>SHEP</u>	<u>64.42</u>	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	<u>776.795</u>	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	<u>502.25</u>	sq. ft.
Parking and Driveway:		sq. ft.
Pool and/or Patio areas:	<u>210.125</u>	sq. ft.
Walkways:		sq. ft.
Other: <u>SHEP</u>	<u>80</u>	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	<u>792.375</u>	sq. ft.

<u>776.795</u> sq. ft.	÷	<u>4,960</u> sq. ft.	=	<u>.1566</u>
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

<u>792.375</u> sq. ft.	÷	<u>4,960</u> sq. ft.	=	<u>.1597</u>
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Certification:

I, STUART SHRODE certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

Applicant Signature: [Signature]

Date: 2-11-2025

25033

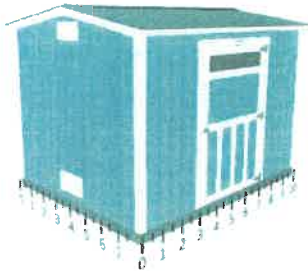


25033

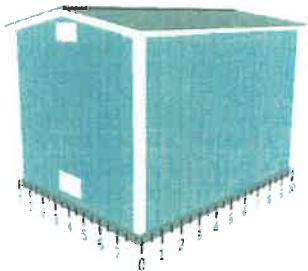




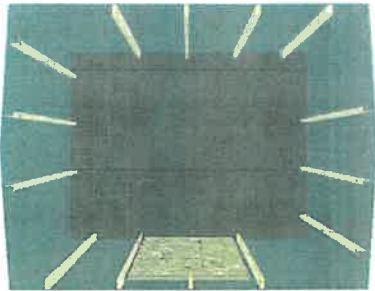
Stu Shrode
3103 1st Street West
St. Pete Beach FL 33706
Q-2528041



Wall A



Wall C



Wall B

Base Details/Permit Details

Building Size & Style
Premier Ranch - 8' wide by 10' long

Door
4' x 6'2" Single Shed Door, Right Hinge Placement, In Door Horizontal Transom (4' door), Wainscot

Paint Selection
Base: Seastone, Trim: Delicate White

Roof Selection
Birchwood Dimensional Premium Shingle

Drip Edge
White

Is a permit required for this job?
Yes

Who is pulling the permit?
Tuff Shed

Optional Details

Special Instructions
Located in St. Pete Beach - Elevation drawings needed - building @ or under 8'

High Wind
High Wind - Retail

Walls
247 Sq Ft Treated 2x4 Studs

Roof
88 Sq Ft Roof - 2/12 Roof Pitch Upgrade
10 Lin Ft Ridge Vent

Floor and Foundation
4 Ea Shed Anchor into Dirt - Auger or MR88

Vents
2 Ea 16"x8" Wall Vent - White
2 Ea Flood Vents

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
No

Is there a power outlet within 100 feet of installation location?
Yes

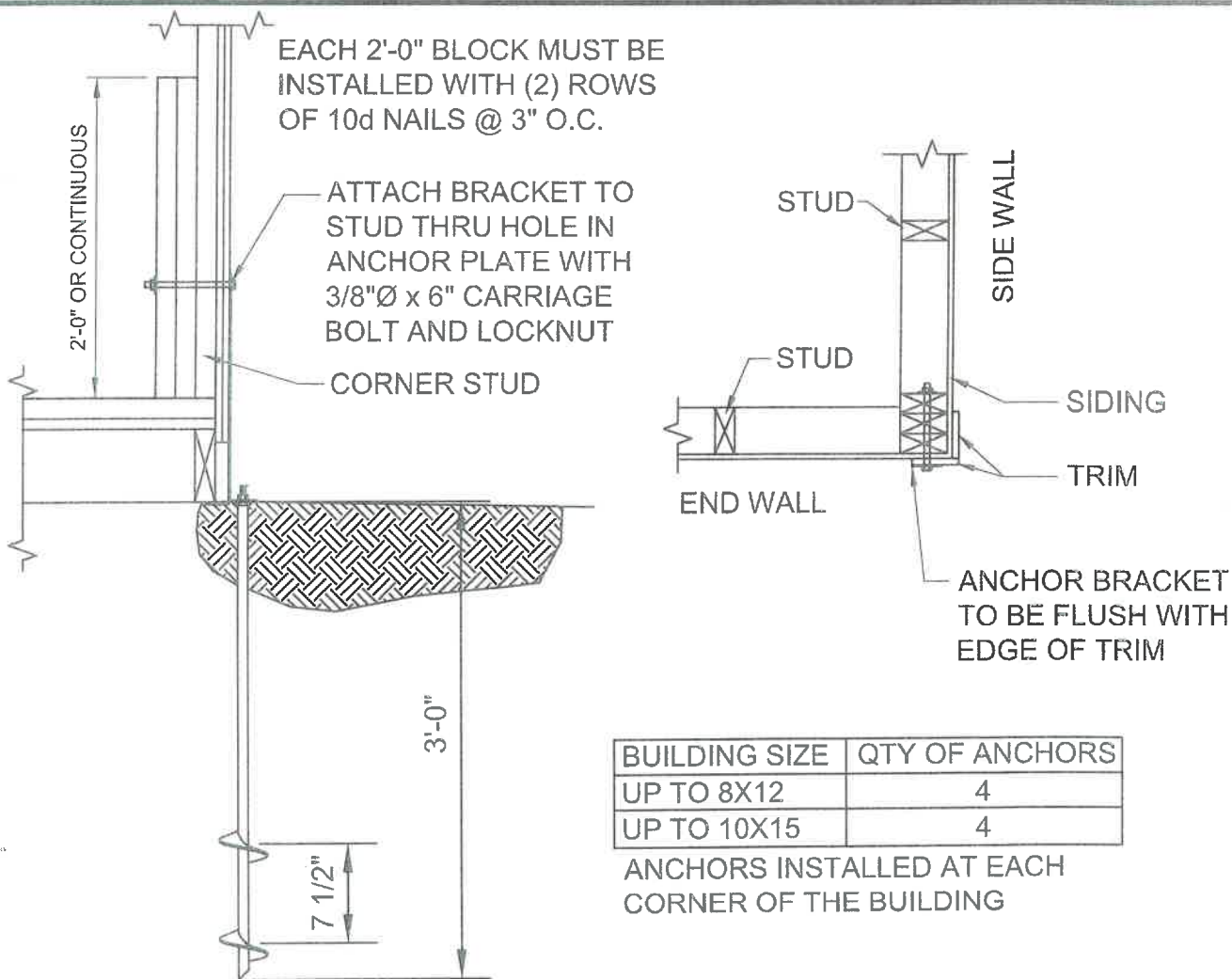
The building location must be level to properly install the building. How level is the install location?
Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes

Substrate Shed will be installed on?
Dirt/Gravel

Customer Signature: Stu Shrode Date: 2/5/2024



AUGER ANCHOR COMPONENTS BY OLIVER TECHNOLOGIES

• PART NUMBERS:

OT3644GPMP- 5/8" X 36" (36" IMBED) GALVANIZED AUGER
OT17SWB - SIDEWALL BRACKET FOR USE WITH THRU BOLTS
REPORT NO. LO-FJ90129-A

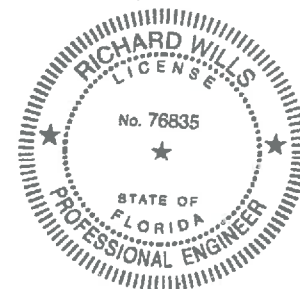
-OR-

OT24SWBSIDEWALL BRACKET FOR USE WITH THRU BOLTS
REPORT NO. LO-FJ90129-B

- WORKING LOAD FOR ANCHOR SYSTEM IS 3,150 LBS WITH THE MAXIMUM LOAD OF 5,080 LBS
- THE ANCHORS MUST BE INSTALLED AND TESTED IN ACCORDANCE TO THE MANUFACTURER'S SPECIFICATIONS.

This item has been digitally signed and sealed by Richard Wills, PE. on the date adjacent to the seal.

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FLORIDA BUILDING CODE, 8TH EDITION (2023), HVHZ
WIND CALCULATIONS BASED ON ASCE 7-22

Scale: NTS

CUSTOMERS NAME:

Tuff Shed P.O.#:

6 MAR 2024



TUFF SHED
Storage Buildings & Garages

Title: **AUGER ANCHOR DETAIL**
FOR WIND SPEEDS
UP TO 175 MPH

Drawn By: PK
Date Drawn: 1/14/21
Checked By:
Date Revised:

APPROVED

By Joseph Payne at 8:57 am, Aug 23, 2024

UNINHABITED UTILITY SHED UP TO 12' WIDE x UP TO 24' LONG

SR600, TR700, PR

NOTES:

- BUILDING CODE: FLORIDA BUILDING CODE, 8th EDITION (2023)
- BUILDINGS ARE NOT FOR HIGH-VELOCITY HURRICANE ZONES (HVHZ)
- DESIGN LOADS:
WIND SPEED: $V_{ref} = 155$
 $V_{est} = 120$
EXPOSURE: C
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
FLOOR LIVE LOAD: MIN. 60 PSF (SEE NOTE 5, DETAIL 1, SHEET 3)

RISK CATEGORY: 1
COMPONENT AND CLADDING:
WIND PRESSURE (psf) (ASD VALUES)
(BASED ON 10 SQ FT)

WALL:
29/-58 PSF (ZONE 1)
29/-77 PSF (ZONE 2)
31/-34 PSF (ZONE 4)
31/-42 PSF (ZONE 5)

HEADER NAILING:
HEADER TO STUD - 4-16d END NAIL DOUBLED HEADER
- 16d @ 16" STAGGERED FACE NAIL

NAILING:
REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.

MAX WALL HEIGHT FOR EACH SHED:

SR600 - 6'-8 1/2" (69 1/2")
TR700 - 6'-8 1/2" (80 1/2")
PR - 6'-8 1/2" (80 1/2")

SHED SIZE CHART			
WIDTH	PITCH	SIDEWALL HEIGHT	OVERALL HEIGHT
6'	4/12	5'-8 1/2"	7'-5 1/2"
8'	4/12	5'-8 1/2"	7'-9 1/2"
10'	4/12	5'-8 1/2"	8'-1 1/2"
12'	4/12	5'-8 1/2"	8'-5 1/2"
6'	4/12	5'-8 1/2"	7'-11 1/2"
8'	4/12	5'-8 1/2"	8'-1 1/2"
10'	4/12	5'-8 1/2"	8'-5 1/2"
12'	4/12	5'-8 1/2"	8'-9 1/2"

ROOF SHEATHING (3/8" OSB)

WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 6" O.C.
8'	8'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 6" O.C.
10'	10'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 6" O.C.
12'	12'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 6" O.C.

USE GALVANIZED 0.113" Ø x 2 3/8" RING SHANK NAILS OR 8d COMMON NAILS

3/8" SMARTSIDE NAILING REQUIREMENTS

WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
8'	8'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
10'	10'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
12'	12'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.

7/16" OSB NAILING REQUIREMENTS

WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
8'	8'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
10'	10'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
12'	12'-24"	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.

ENDING TABLE NOTES:

- NAILING IS FOR 3/8" SMARTSIDE PANEL, 3/8" SMARTSIDE WITH FOIL BACKER, 7/16" OSB, AND 7/16" OSB WITH FOIL BACKER.
- MINIMUM 2'-0" RETURN FROM EACH END OF EACH WALL.
- NO SINGLE OPENING GREATER THAN 8'-0".
- * 6" WIDE X 6'-9" LENGTH BUILDINGS ARE BASED ON 3-SIDED DIAPHRAGM. THE END WALL OPPOSITE OF THE OPENING MUST BE FULLY SHEATHED. IN THE 3-SIDED DIAPHRAGM CASES, THE END WALL WITH THE OPENING DOES NOT HAVE A MIN. RETURN WALL ON EACH SIDE OF THE OPENING.
- USE COMMON OR GALVANIZED BOX NAILS.
- ON THESE BUILDINGS 6' X 10' THE 3' DOOR IN THE END WALL WILL NEED TO BE OFF SET. THERE WILL BE A 2' PANEL ON ONE SIDE AND A 1' PANEL ON THE OTHER SIDE OF THE DOOR. THE WALL MUST BE SHEATHED WITH 7/16" OSB ON BOTH FACES.

FL PRODUCT APPROVALS

PRODUCT TYPE	MANUFACTURER	MODEL	FL PRODUCT #
PROD. TYPE	UP BUILDING SOLUTIONS	SIDING	FL190.3
SIDING (LAP)	JAMES HARDIE BUILDING PRODUCTS, INC	LAP	FL10477.1
SIDING (CEMENT)	JAMES HARDIE BUILDING PRODUCTS, INC	CEMENT STUCCO	FL1323.2
IMPACT SLIDING WINDOW	ECO IMPACT SLIDER	IMPACT SLIDER	NOA 20-1159.09
SLIDING WINDOW	TAFCO CORP.	SLIDER	FL20743.1
TUFF SHED DOUBLE DOOR	TUFF SHED, INC.	SHED DOOR	FL22202.1
TUFF SHED SINGLE DOOR	TUFF SHED, INC.	SHED DOOR	FL22202.2
TUFF SHED SINGLE DOOR (HVHZ)	TUFF SHED, INC.	SHED DOOR	FL22202.3
TUFF SHED SINGLE DOOR (HVHZ)	TUFF SHED, INC.	SHED DOOR	FL22202.4
STEEL DOOR INSULATING	JELD-WEN	6 PANEL 2068	FL11356.1
STEEL DOOR OUTSWING	JELD-WEN	6 PANEL 2068	FL11356.2
FULL LITE DOOR	JELD-WEN	EXTERIOR DOOR	FL17454.1
9 LITE DOOR INSULATING	JELD-WEN	EXTERIOR DOOR	FL2509.2
9 LITE DOOR OUTSWING	JELD-WEN	EXTERIOR DOOR	FL2509.4
FLOOD VENTS	SMART VENT PRODUCTS, INC	VENT	FL5822.6
RIDGE VENTS	GAFF COBRA RIDGE RUNNER	RIDGE VENT	NOA 22-0726.06
IMPACT RESISTANT OVERHEAD GARAGE DOOR	GAFF COBRA RIDGE VENTS	RIDGE VENT	FL2509.1
ROOF UNDERLAYMENT (HVHZ)	GAFF	GARAGE DOOR	FL14170.6
ASPHALT SHINGLES (HVHZ)	GAFF	FELTBUSTER	FL10626.1
ASPHALT SHINGLES (NON-HVHZ)	GAFF	SHINGLES	FL10124.1
ASPHALT SHINGLES (NON-HVHZ)	GAFF	SHINGLES	FL10124.2

7. BUILDING SIZES BELOW REQUIRE SHEATHING ON BOTH SIDES OF WALL WITH OPENING (7/16" OSB ON INSIDE OF WALL).

- 6'X12'-24" WITH NO OPENING ON END WALL WITH 6' OF SHEAR
- 6'X10'-24" WITH 2' OF OPENING ON END WALL WITH 4' OF SHEAR
- 8'X20'-24" WITH 2' OF OPENING ON END WALL WITH 6' OF SHEAR
- 8'X18'-24" WITH 2' OF OPENING ON END WALL WITH 6' OF SHEAR
- 8'X14'-22" WITH 4' OF OPENING ON END WALL WITH 4' OF SHEAR
- 10'X24" WITH 3' OF OPENING ON END WALL WITH 7' OF SHEAR
- 10'X20'-24" WITH 4' OF OPENING ON END WALL WITH 6' OF SHEAR
- 10'X16'-24" WITH 5' OF OPENING ON END WALL WITH 5' OF SHEAR
- 10'X14'-24" WITH 6' OF OPENING ON END WALL WITH 4' OF SHEAR
- 12'X20'-24" WITH 5' OF OPENING ON END WALL WITH 7' OF SHEAR
- 12'X20'-24" WITH 6' OF OPENING ON END WALL WITH 6' OF SHEAR
- 12'X16'-24" WITH 7' OF OPENING ON END WALL WITH 5' OF SHEAR
- 12'X14'-24" WITH 8' OF OPENING ON END WALL WITH 4' OF SHEAR
- 8' THE END WALL OF 8' WIDE X 12'-24" LONG BUILDINGS MAY HAVE A SINGLE 2' OPENING CENTERED ON THE WALL.



Order #:
Customer:
Site Address:
Building Size: WIDTH x LENGTH x HEIGHT, SQ. FT. AREA

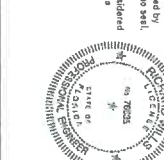
P.O. #
Drawn By: TB
Date: 11/30/23
Checked By:
Date:
Scale: N.T.S.

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TUFF SHED, INC.
ENGINEERING DEPARTMENT
RICHARD J. WILLS, P.E.
RJWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833

TITLE
PROJECT NOTES
NAILING REQUIREMENTS
FBC, 8th EDITION (2023)
155C

DRAWING NO.
FL-PR-SR-TR-01
REV. LEVEL 01
SHEET 1
PAGE 1 OF 4

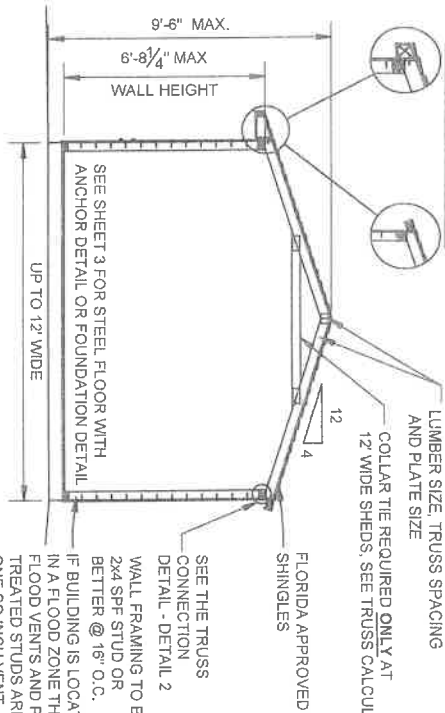


10 APR 2024

OVERHANG OPTIONS

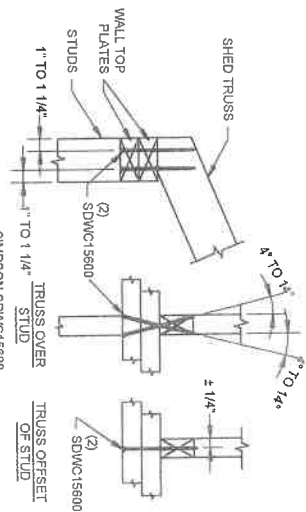
REFER TO THE TRUSS DESIGN FOR LUMBER SIZE, TRUSS SPACING AND PLATE SIZE

COLLAR TIE REQUIRED ONLY AT 12" WIDE SHEDS. SEE TRUSS CALCULATIONS

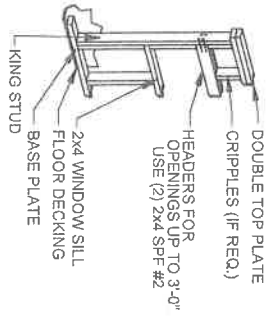


1 BUILDING SECTION
SCALE: N.T.S.

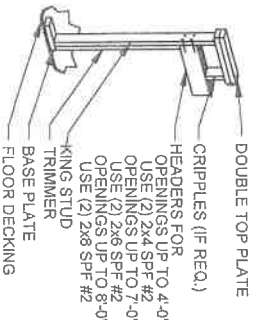
2 TRUSS TO WALL CONNECTION DETAIL
SCALE: N.T.S.



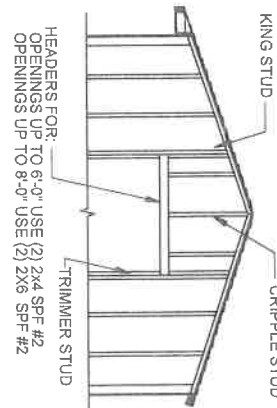
SEE PROJECT NOTES FOR MATERIALS



3A WINDOW HEADER DETAIL FOR SIDE WALLS
SCALE: N.T.S.

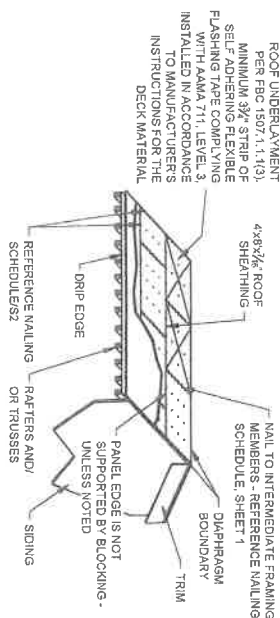


3B DOOR HEADER DETAIL FOR SIDE WALLS
SCALE: N.T.S.



4 HEADER DETAIL FOR END WALLS
SCALE: N.T.S.

5 ROOF SHEATHING AND UNDERLAYMENT DETAIL
SCALE: N.T.S.



Order #:	P.O. #
Customer:	Drawn By: TB
Site Address:	Date: 11/30/23
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA	Checked By:
Scale: N.T.S.	Date:

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R.WILLIS@TUFFSHED.COM
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(303) 753-8833

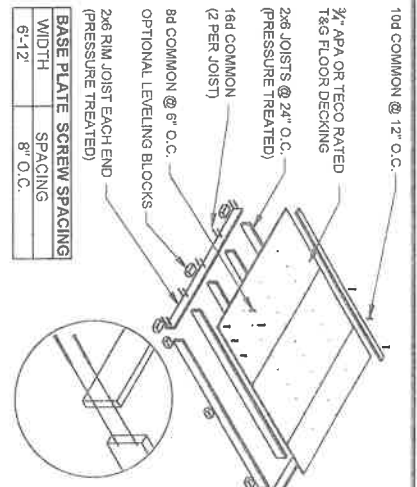
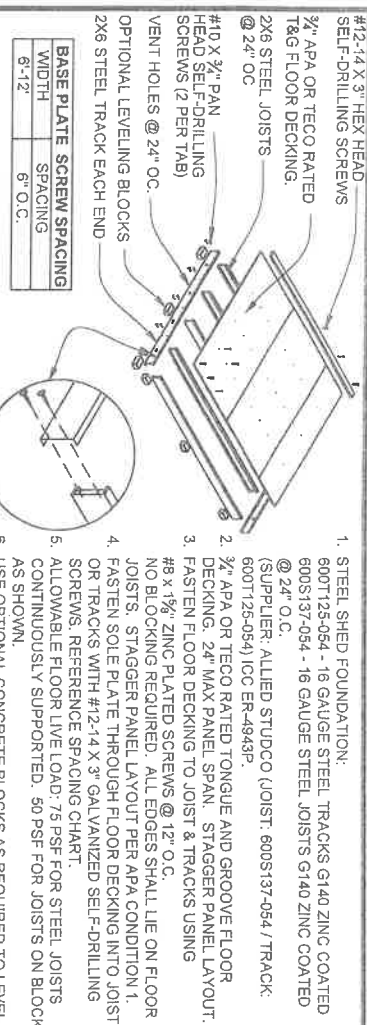
TITLE
BUILDING SECTIONS
HEADER FRAMING DETAILS
FBC, 8th EDITION (2023)
155C

DRAWING NO.
FL-PR-SR-TR-01
REV. LEVEL 01
SHEET 2
PAGE 2 OF 4

The owner has been notified, signed and sealed by Richard Willis, P.E., on the date adjacent to his seal. These copies of this document are not considered signed or any electronic copies.



10 APR 2024



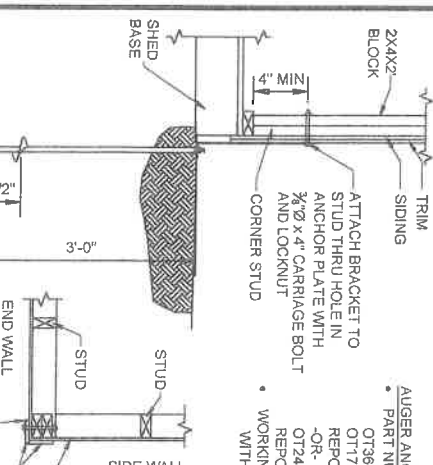
1 OPTIONAL STEEL SHED BASE DETAIL

SCALE N.T.S.

AUGER ANCHOR COMPONENTS BY OLIVER TECHNOLOGIES

PART NUMBERS:
OT364GMP- 3/4" x 36" (36" IMBED) GALVANIZED AUGER
OT17SWB- SIDEWALL BRACKET FOR USE WITH THRU BOLTS
REPORT NO. LO-FJ90129-A
-OR-
OT24SWB- SIDEWALL BRACKET FOR USE WITH THRU BOLTS
REPORT NO. LO-FJ90129-B

WORKING LOAD FOR ANCHOR SYSTEM IS 3,150 LBS WITH THE MAXIMUM LOAD OF 5,080 LBS



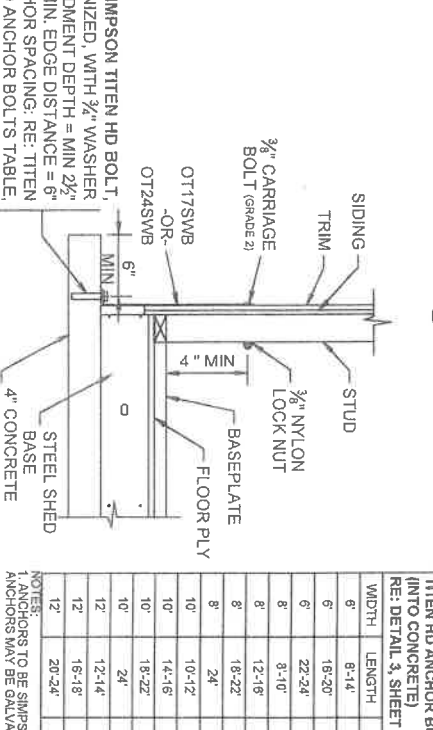
WIDTH	LENGTH	# OF ANCHORS
6'	6'-24"	4 ANCHORS
8'	8'-18"	4 ANCHORS
8'	20'-24"	6 ANCHORS
10'	10'-14"	4 ANCHORS
10'	16'-22"	6 ANCHORS
12'	12'-18"	8 ANCHORS
12'	20'-24"	8 ANCHORS

4 ANCHORS PROVIDE (1) AT EA. CORNER OF THE BUILDING, 6 ANCHORS PROVIDE (1) AT EA. CORNERS OF THE BUILDING AND (1) AT THE CENTER OF EACH SIDE WALL. 8 ANCHORS PROVIDE (1) AT EACH CORNER OF THE BUILDING AND (1) AT THE CENTER OF EACH WALL.

2 OPTIONAL WOOD SHED BASE DETAIL

SCALE N.T.S.

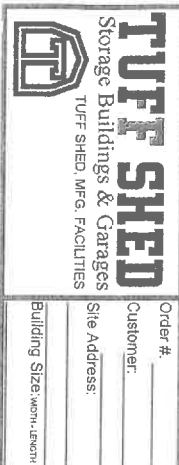
TITEN HD ANCHOR BOLTS (INTO CONCRETE) RE: DETAIL 3, SHEET 3



WIDTH	LENGTH	QTY
6'	8'-14"	4
6'	16'-20"	6
6'	22'-24"	8
8'	8'-10"	4
8'	12'-16"	6
8'	16'-22"	8
8'	24"	10
10'	10'-12"	6
10'	14'-16"	8
10'	18'-22"	10
12'	12'-14"	12
12'	16'-18"	8
12'	20'-24"	14

3 OPTIONAL AUGER ANCHOR DETAIL

SCALE N.T.S.



WIDTH	LENGTH	# OF ANCHORS
6'	6'-24"	4 ANCHORS
8'	8'-18"	4 ANCHORS
8'	20'-24"	6 ANCHORS
10'	10'-14"	4 ANCHORS
10'	16'-22"	6 ANCHORS
12'	12'-18"	8 ANCHORS
12'	20'-24"	8 ANCHORS

4 ANCHORS PROVIDE (1) AT EA. CORNER OF THE BUILDING, 6 ANCHORS PROVIDE (1) AT EA. CORNERS OF THE BUILDING AND (1) AT THE CENTER OF EACH SIDE WALL. 8 ANCHORS PROVIDE (1) AT EACH CORNER OF THE BUILDING AND (1) AT THE CENTER OF EACH WALL.

4 OPTIONAL SIDEWALL BRACKET DETAIL

SCALE N.T.S.



WIDTH	LENGTH	QTY
6'	8'-14"	4
6'	16'-20"	6
6'	22'-24"	8
8'	8'-10"	4
8'	12'-16"	6
8'	16'-22"	8
8'	24"	10
10'	10'-12"	6
10'	14'-16"	8
10'	18'-22"	10
12'	12'-14"	12
12'	16'-18"	8
12'	20'-24"	14



TUFF SHED
Storage Buildings & Garages
TUFF SHED, MFG. FACILITIES

Order # _____
Customer: _____
Site Address: _____
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA
Scale: N.T.S.

P.O. # _____
Drawn By: TB
Date: 11/30/23
Checked By: _____
Date: _____
Scale: N.T.S.

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TITLE
DETAILS

DRAWING NO.
FL-PR-SR-TR-01

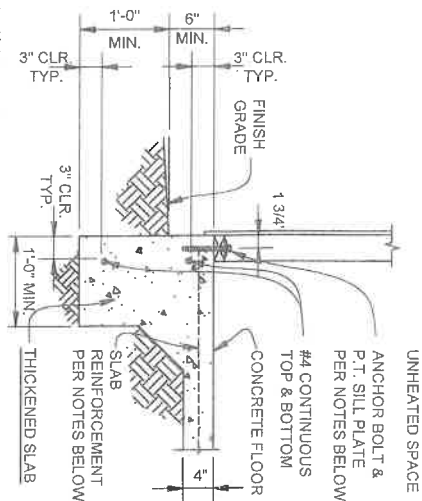
REV. LEVEL 01

SHEET 3

PAGE 3 OF 4

This plan has been digitally signed and sealed by Richard J. Wills, P.E., on the date opposite to the seal. Copies of this document are not considered valid unless they contain the signature and seal of the engineer.

10 APR 2024

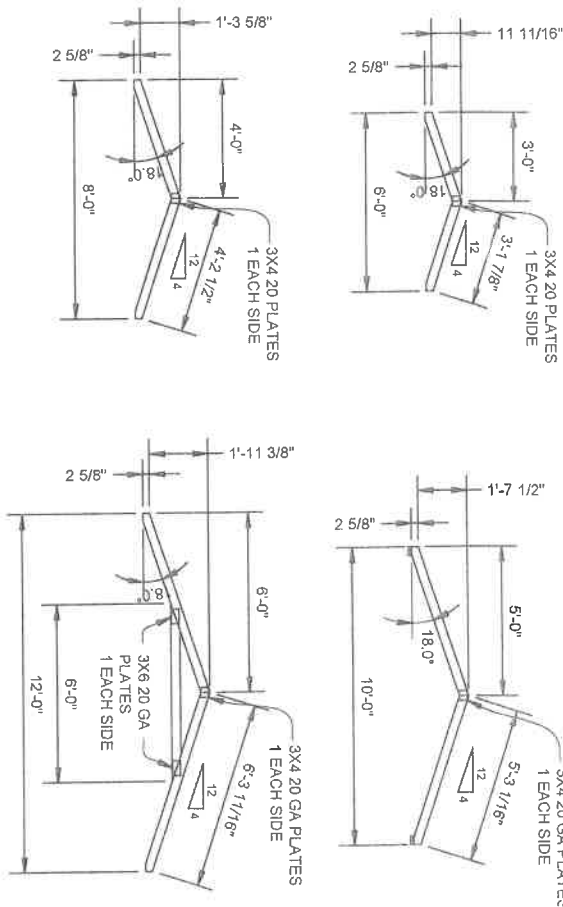


1. CONTINUOUS FOOTING NOTES
1. TOP OF SLAB TO BE 6" MIN. ABOVE GRADE. SLAB REINFORCEMENT SHALL BE #4 @ 18" ON CENTER.
2. IF SLAB REINFORCEMENT SHALL BE FIBERWEIST 150 OR ELLENDED FIBERWEIST 150. FIBERWEIST SHALL BE DISPERSED UNIFORMLY THROUGHOUT CONCRETE WITHIN 1 POUND PER CUBIC YARD OF CONCRETE.
3. ALL REINFORCING BARS SHALL BE INSPECTED FOR SIZE AND REINFORCING BEFORE POURING CONCRETE.
4. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL, COMPETENT SOIL OR PROPERLY COMPACTED STRUCTURAL FILL. ALLOWABLE SOIL BEARING PRESSURE IS 1000 PSF AT 12" BELOW GRADE.
5. REINFORCEMENT MINIMUM 30 LBS/IN COMPRESSIVE STRENGTH $f_c = 2500$ PSI.
6. STEEL SHOWING TO BE CONTINUOUS MAY BE LAPPED A MINIMUM OF 30 BAR DIAMETERS OR 24" MINIMUM, WHICHEVER IS LARGER.
7. SEISMIC DESIGN CATEGORY: A
8. AT EACH PRESSURE TREATED SOLE PLATE TO FOOTING USING 6" X 6" X 10" LONG ANCHOR TIEED TO ANCHOR WITH WASHERS.
9. ALL REINFORCING BARS SHALL BE INSPECTED FOR SIZE AND THE CONCRETE AND SHALL BE SPOILED NOT MORE THAN 6" OC.
10. THERE SHALL BE A MINIMUM OF 2 BOLTS NOT MORE THAN 6" OC WITH 1 BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 7" BOLT DIAMETERS FROM EACH END OF EACH PIECE.

NOTE: FOR BUILDINGS 18' AND LONGER OR ANY BUILDING DESIGNED AS A 3-SIDED DIAPHRAGM, ADD SIMPSON SSTB16 ANCHORS AND HDU2 HOLD DOWNS AT EACH CORNER OF THE END WALLS. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1 OPTIONAL CONCRETE FOUNDATION DETAIL
SCALE N.T.S.

SCALE N.T.S.



6' SPAN
REACTIONS:
MAX. VERTICAL: 180 LBS
MAX. UPLIFT: -160 LBS.

NOTE: TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 12FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

REACTIONS:
MAX. VERTICAL: 240 LBS.
MAX. UPLIFT: -195 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 14FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

10' SPAN
REACTIONS:
MAX. VERTICAL: 300 LBS
MAX. UPLIFT: -250 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 20FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

12' SPAN
REACTIONS:
MAX. VERTICAL: 390 LB
MAX. UPLIFT: -290 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 24FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING THIS TRUSS ARE TO DO SO IN ACCORDANCE TO THE RECOMMENDATIONS OF THE LATEST VERSION OF THE BCSI.

ASCE 7-22, 155 mph, Exposure C, D.O.L.=1.60

PLATES ARE MANUFACTURED BY EAGLE METAL PRODUCTS
ICC-ES #ESR-1082.



8524 EAST COLONIAL DRIVE
ORLANDO, FL 32817
(888) 798-TUFF
STORE 520

Order # _____	P.O. # _____	THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFS SHED, INC. THESE DRAWINGS TO BE SUPPLIED AND BUILT BY TUFS SHED. ANY OTHER USE OF TUFS SHED AND THE ENGINEER OF RECORD	TUFS SHED, INC. ENGINEERING DEPARTMENT	TITLE TRUSS DETAILS	DRAWING NO. FL-PR-SH-TR-01
Customer: _____	Drawn By: TB				This form has been digitally signed and sealed by Richard Wills, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Site Address: _____	Date: 11/30/23		RICHARD J. WILLS, P.E. RWILLS@TUFSSHED.COM 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 753-8833	FBC, 8th EDITION (2023)	REV. LEVEL 01
	Checked By: _____				
	Date: _____				SHEET 4
Building Size: (WIDTH x LENGTH x HEIGHT) - SQ. FT. AREA	Scale: N.T.S.			155C	PAGE 4 OF 4

10 APR 2024



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Building Permit Application

General/Location

Permit No: 2401809
Address: 3103 1ST ST W
Owner: SHRODE, STUART

Contractor: TUFF SHED INC (BLDG)
Phone: 813-657-6091
Email: 470_PERMITS@TUFFSHED.COM

Description of work: Installing a 8'x10' utility shed with no trades

Notes:

Applicant Name: TaVarius Williams
Phone: 8136576091
Email: 470_Permits@tuffshed.com
Owner Name: Stuart Shrode
Owner Phone: 516-606-5727
Owner Email: stuart@generalfiber.com

E-Signature of Applicant:



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

CITY OF ST. PETE BEACH BUILDING PERMIT PLACARD

Permit Number: 2401809

Date Issued: 08/23/2024

Contractor:

TUFF SHED INC (BLDG)
1777 SOUTH HARRISON STR #600
813-657-6091

Homeowner

Name: SHRODE, STUART
Address: 3103 1ST ST W
Phone: 516-606-5727

Description/Scope of Work:

Installing a 8'x10' utility shed with no trades

Type of Inspection	Date	Inspector	Comments/Corrections
Footings/Pads			
Foundation			
Slab			
Lintels / Tie Beams			
Fill Cell			
Wall Sheathing			
Roof Sheathing			
Roof Dry-In			
Roof In-Progress			
Framing			
Insulation			
Drywall			
Underground Plumbing			
Rough Plumbing			
Tub Set / Shower Pan			
Sewer Service			
Water Service			
Underground Electric			
Rough Electric			
Mechanical Duct			
Rough Mechanical			
Gas Piping			
Final Electrical			
Final Plumbing			
Final Mechanical			
Final Building			
Final Fire Dept.			
Final Gas			
Final Pool			

**THIS PLACARD MUST BE POSTED SO IT CAN BE SEEN FROM THE ROAD. IT MUST BE PROTECTED FROM THE WEATHER.
PLEASE GO TO STPETEBEACH.ORG ONLINE PERMITTING TO SCHEDULE YOUR INSPECTIONS**

PERMIT SHALL BE VOID IF WORK IS NOT COMMENCED WITHIN 6 MONTHS FROM THE DATE OF ISSUE OR IF WORK IS SUSPENDED OR ABANDONED FOR 90 DAYS PER CITY CODE OF ORDINANCES CHL 98, SEC. 104.5.1. FAILURE TO OBTAIN AN APPROVED INSPECTION WITHIN 90 DAYS OF THE PREVIOUS APPROVED INSPECTION SHALL CONSTITUTE SUSPENSION OR ABANDONMENT.

FAILURE TO RECORD NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY.



City of St. Pete Beach, Florida
APPLICATION FOR CONSTRUCTION (FLOOD ZONE)

727-367-2735

PERMIT NUMBER: _____

SECTION 1: GENERAL PROVISIONS (APPLICANT TO READ AND SIGN):

- A. The permit may be revoked if any false statements are made herein.
- B. If revoked, all work must cease until permit is re-issued.
- C. Development shall not be used or occupied until a Certificate of Occupancy is issued, if applicable.
- D. The permit will expire if no work is commenced within six months of issuance.
- E. No work of any kind may start until a permit is issued.
- F. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
- G. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
- H. **THE APPLICANT CERTIFIES THAT ALL STATEMENTS HEREIN AND ANY ATTACHMENTS TO THIS APPLICATION ARE TO THE BEST OF MY KNOWLEDGE TRUE AND ACCURATE.**

The Permittee shall repair and or restore any damage or injury to the right-of-way or to any other City property and shall repair the same promptly (within 7 days of notification to the Permittee), restoring it to a condition at least equal to that which existed immediately prior to the infliction of such damage or injury.

WARNING TO PROPERTY OWNERS: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A NOTICE OF COMMENCEMENT MUST BE RECORDED BEFORE ANY WORK ON A PROPERTY THAT EXCEEDS \$2,500.00 PER FLORIDA STATUTE 713.135 (CONSTRUCTION LIEN LAW).

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT):

PROPERTY ADDRESS: 3103 1st Street West St. Pete Beach, FL 33706

OWNER	E-MAIL ADDRESS	ADDRESS	TELEPHONE
Stuart Shrode	stuart@generalfiber.com	3103 1st Street West St. Pete Beach, FL 33706	516-606-5727
Tuff Shed Inc		512 Jetton St. Tampa, Fl. 33619	813-657-6091
BUILDER/CONTRACTOR		ADDRESS	TELEPHONE
470_Permits@tuffshed.com			
E-MAIL ADDRESS			
Richard Wills		1777 S. Harrison St. Denver, Co. 80210	813-657-6091
ENGINEER/ARCHITECT		ADDRESS	TELEPHONE

DESCRIPTION OF WORK:

Installing a 8'x10' utility shed with no trades

(Check all applicable boxes below):

STRUCTURAL DEVELOPMENT:

A. ACTIVITY

- ☐ New Structure Square Footage _____
- ☒ Addition Square Footage 80
- ☐ Renovation/Alteration
- ☐ Relocation
- ☐ Demolition
- ☐ Replacement/Restoration

ESTIMATED COST OF PROJECT: \$ \$5,665.70

B. STRUCTURAL TYPE:

- ☐ Residential (Single-Family)
- ☐ Residential (Multi-Family)
- ☐ Non-residential (Flood-proofing?) (Yes)
- ☐ Commercial
- ☐ Combined Use (Residential & Commercial)

OFFICE USE ONLY

FLOOD ZONE _____
ELEVATION _____

C. OTHER DEVELOPMENT ACTIVITIES:

- | | | | | | | | |
|---|-------------------------------------|--|---|----------------------------------|--|-----------------------------------|--|
| ☐ Electrical | ☐ Mechanical | ☐ Plumbing | ☐ Gas | ☐ Roofing | ☐ Docks & Lifts | ☐ Seawalls | ☐ Water or Sewer System |
| ☐ Fill | ☐ Grading | ☐ Excavation | ☐ Clearing/Site Demo | ☐ Sign | ☐ Drainage Improvements | | ☐ Pool Installation/Finishing |
| ☐ Fire Sprinkler | ☐ Fire Alarm | ☐ Hood Suppression System | | | ☐ Other: _____ | | |

(ISSUED BY) _____

(DATE) _____

1. OWNER or AGENT (If Agent, Power of Attorney or Agency Letter Required):

Signed: [Signature] Date: 6/24/24
Printed Name: Stuart Shrade
State of Florida, County of Hillsborough
Sworn to and subscribed before me this 24 day of June, 20 24

Notary Public, State of Florida, County of Hillsborough
Personally Known _____ or Produced Identification Drivers License
Notary Seal:



2. CONTRACTOR or AGENT (If Agent, Notarized Authorization Form MUST be on file with the City):

Signed: Talvarius Williams Date: 6/24/2024
Printed Name: Talvarius Williams
License # CRC 1253645
State of Florida, County of Hillsborough
Sworn to and subscribed before me this 24 day of June, 20 24

Notary Public, State of Florida, County of Hillsborough
Personally Known X or Produced Identification _____
Notary Seal:



Commercial owner's signature required.

SUB-CONTRACTOR SIGN ON (If Applicable)

3. Electrical Contractor Signature: _____ License #: _____
Print Name: _____ Company Name: _____
Address: _____ Phone: _____
State of Florida, County of Pinellas
Sworn to and subscribed to me this _____ day of _____, 20____
Personally Known _____ or Produced Identification _____

Notary Signature

4. Plumbing Contractor Signature: _____ License #: _____
Print Name: _____ Company Name: _____
Address: _____ Phone: _____
State of Florida, County of Pinellas
Sworn to and subscribed to me this _____ day of _____, 20____
Personally Known _____ or Produced Identification _____

Notary Signature

5. Mechanical Contractor Signature: _____ License #: _____
Print Name: _____ Company Name: _____
Address: _____ Phone: _____
State of Florida, County of Pinellas
Sworn to and subscribed to me this _____ day of _____, 20____
Personally Known _____ or Produced Identification _____

Notary Signature

6. Roofing Contractor Signature: _____ License #: _____
Print Name: _____ Company Name: _____
Address: _____ Phone: _____
State of Florida, County of Pinellas
Sworn to and subscribed to me this _____ day of _____, 20____
Personally Known _____ or Produced Identification _____

Notary Signature

THIS INSTRUMENT PREPARED BY:

Name: Tuff Shed

Address: 512 Jetton St., Tampa, FL 33619

NOTICE OF COMMENCEMENT

Permit Number: _____

Parcel ID Number: 07-32-16-60948-000-0100

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (Legal description of the property and street address if available)

NORTH PASS-A-GRILLE REPLAT OF BLK 12 S 62.5FT OF LOTS 10 & 11

3103 1ST ST W

ST PETE BEACH, FL 33706

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Storage

3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:

Name and address: SHRODE, STUART 3103 1ST ST W ST PETE BEACH, FL 33706

Interest in property: Owner

Fee Simple Title Holder (if other than owner listed above) Name: _____

Address: _____

4. CONTRACTOR: Name: Tuff Shed; License #: CBC1253645

Phone Number: 813-657-6091

Address: 512 Jetton St., Tampa, FL 33619

5. SURETY (If applicable, a copy of the payment bond is attached): Name: N/A

Address: _____

Amount of Bond: _____

6. LENDER: Name: _____

Phone Number: _____

Address: _____

7. Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.

Name: N/A

Phone Number: _____

Address: _____

8. In addition, Owner designates _____ of _____

to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Phone number: _____

9. Expiration Date of Notice of Commencement (The expiration is 1 year from date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

(Signature of Owner or Lessee, or Owner's or Lessee's
Authorized Officer/Director/Partner/Manager)

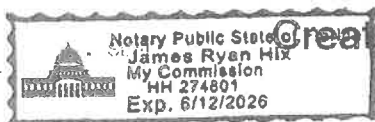
(Print Name and Provide Signatory's Title/Office)

State of Florida County of Pinellas

The foregoing instrument was acknowledged before me this 5th day of Feb, 2025.

by Stuart Shrode Name of person making statement Who is personally known to me ☐ OR

who has produced identification ☒ type of identification produced: 292-593-575



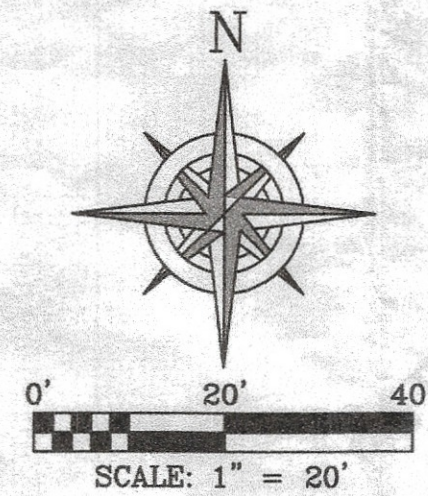
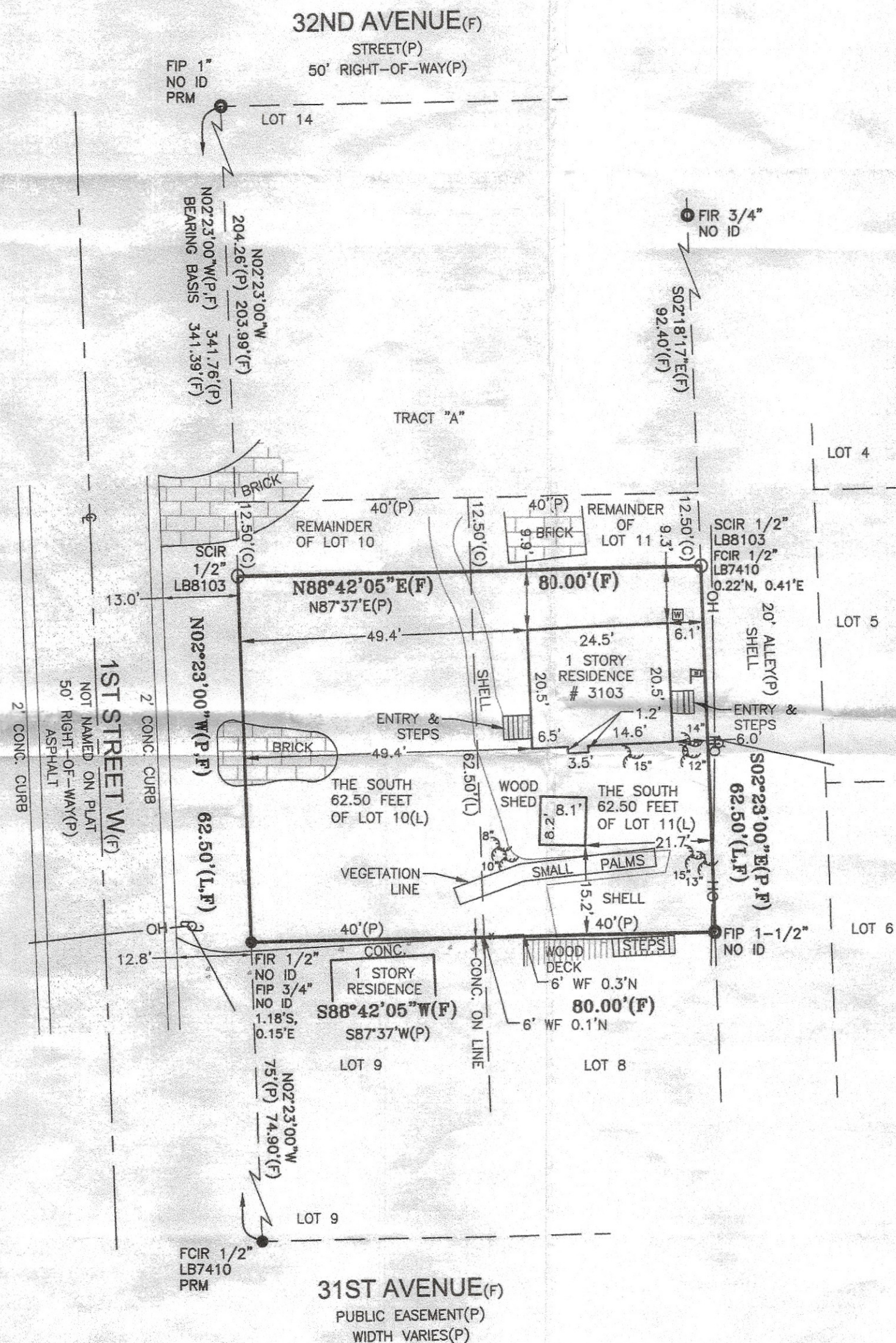
Created With Tiny Scanner

Notary Signature

LEGEND

A/C	AIR CONDITIONER
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
C/T	CURB TIE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
F/T	FENCE TIE
ID.	IDENTIFICATION
INV	INVERT
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
MH	MANHOLE
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 16, PAGE 94
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
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
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
TWP.	TOWNSHIP
VCP	VITRIFIED CLAY PIPE
WF	WOOD FENCE
W/T	WALL TIE
ASPH.	ASPHALT
BRICK	BRICK
CONC.	CONCRETE

SYMBOL LEGEND	
BACK FLOW PREVENTION DEVICE	IRRIGATION CONTROL VALVE
BOLLARD	LIGHT POLE
CABLE TV BOX	MISCELLANEOUS TREE
CLEANOUT	MONITORING WELL
CONCRETE LIGHT POLE	NAIL AND DISK (SET)
CONCRETE MONUMENT (FOUND)	NAIL & DISK (FOUND)
CROSS WALK POLE	OAK TREE
CYPRESS	PALM TREE
ELECTRIC BOX	PARKING SPACES
ELECTRIC METER	PINE TREE
ELECTRIC TRANSFORMER	POWER/UTILITY WOOD POLE
ELEVATION	RECLAIMED WATER METER
ELEVATION BACK OF CURB EDGE OF PAVEMENT	RECLAIMED WATER VALVE
ELEVATION BACK OF CURB FLOW LINE EDGE OF PAVEMENT	RED MAPLE
ELM	SANITARY MANHOLE
FIRE HYDRANT	SANITARY SEWER CLEANOUT
GAS MARKER POST	SIGN
GAS VALVE	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)
	YARD DRAIN



DESCRIPTION: (OR 18394, PG 598)
THE SOUTH 62.50 FEET LOTS 10 AND 11, REPLAT OF BLOCK TWELVE, NORTH PASS-A-GRIFFE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 94, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF 1ST STREET WEST, BEING N02°23'00\"W, PER PLAT
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE(EL 9'), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0278H, COMMUNITY NUMBER 125149, EFFECTIVE DATE 08/24/2021. TRANSYSTEMS AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO TRANSYSTEMS AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.
- THIS SURVEY IS BASED ON THE U.S. SURVEY FOOT.

TRANSYSTEMS

565 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

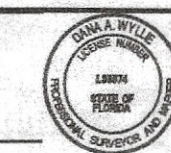
BOUNDARY SURVEY
3103 1ST STREET WEST
ST. PETE BEACH

ST. PETE BEACH

FLORIDA

PREPARED FOR:

RKM BUILDING CONSTRUCTION, INC.
1135 PASADENA AVE, SUITE 125
SOUTH PASADENA, FL 33707



Digitally signed by Dana A Wyllie
Date: 2023.10.24 14:35:33 -04'00'

DANA A. WYLLIE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5874

PROJECT NUMBER	314230224
FIELD DATE:	10/20/2023
DRAWN:	HJW
FB:	278 PG: 11
SCALE:	1" = 20'
SHEET NO.	1 OF 1



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

PLANNING DEPARTMENT

Date: March 10, 2025
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Address: 3103 1st St. W
Parcel Number: 07-32-16-60948-000-0100
Stuart Shrode
Variance Case No: 25033

Prepared by: Kristin Coman, Senior Planner

Hearing Date: 3/26/2025

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

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey prepared by Transystems dated 10/20/23, consisting of 1 sheet.
3. Portion of Boundary Survey above showing new shed location with dimensions and setbacks.
4. Building Permit Application and Placard for Permit Number 2401809.
5. Plan Set for residential storage structure prepared by Tuff Shed consisting of 6 sheets.
6. Photo showing previous residential storage structure.
7. Photo showing existing residential storage structure under construction.

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

Site Description/Surrounding Land Uses

The subject site is a 4,996 sq. ft. (approx. 0.11 acre) parcel located at 3103 1st W. known as parcel number 07-32-16-60948-000-0100 and legal description of NORTH PASS-A-GRILLE REPLAT OF BLK 12 S 62.5FT OF LOTS 10 & 11 within the AE-Elevation 10 flood zone. The property is located in the RM/PAG, Residential/Pass-a-Grill Overlay zone; RM on the future land map and contains a single-family residence constructed in 1920 according to the Pinellas County Property Appraiser. It is surrounded by two unit residential family use to the north, single family and duplex uses on the properties to the south, single-family residential use and alley to the east and 1 St. W and single-family residential uses to the west. The interior property is improved with a one-story dwelling with shell driveway, and residential storage building.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 11 of 15, dated 7/20/2012

Request

The applicant to requests a proposed replacement/installation of an 8' x 10' (80 sq. ft.), max. 8'high, residential storage building that has a proposed front yard setback of 50.3' from the front property line where 60' is required (LDC Sec. 6.13(b)(4)).

The new structure is already in place on the property, and the applicant has submitted a variance request related to Building Permit 2401809, which was mistakenly issued on 8/23/2024 without zoning approval. While the applicant initially applied for the storage building, the zoning review was denied due to noncompliance with the required front setback. However, the building permit was erroneously issued, an issue that was discovered when an inspection was requested.

Analysis

1. Variance required:
 - a. **Residential Accessory Structure, minimum front yard setback:** proposed 50.3' front yard setback where a minimum of 60' from the front property line is required.

Residential Accessory Structure- Residential Storage Building (LDC Sec. 6.13(5)(a))	3103 1 st St. W		
	<u>Permitted/Required</u>	<u>Existing</u>	<u>Proposed</u>
	Size (Max.)	80 sq. ft.	80 sq. ft.
	Front Yard Setback (Min.)	60'	50.3'
*Denotes existing non-conformity (v) = Variance required			

Figure 3: Portion of Boundary Survey with Storage Building (N.T.S.)

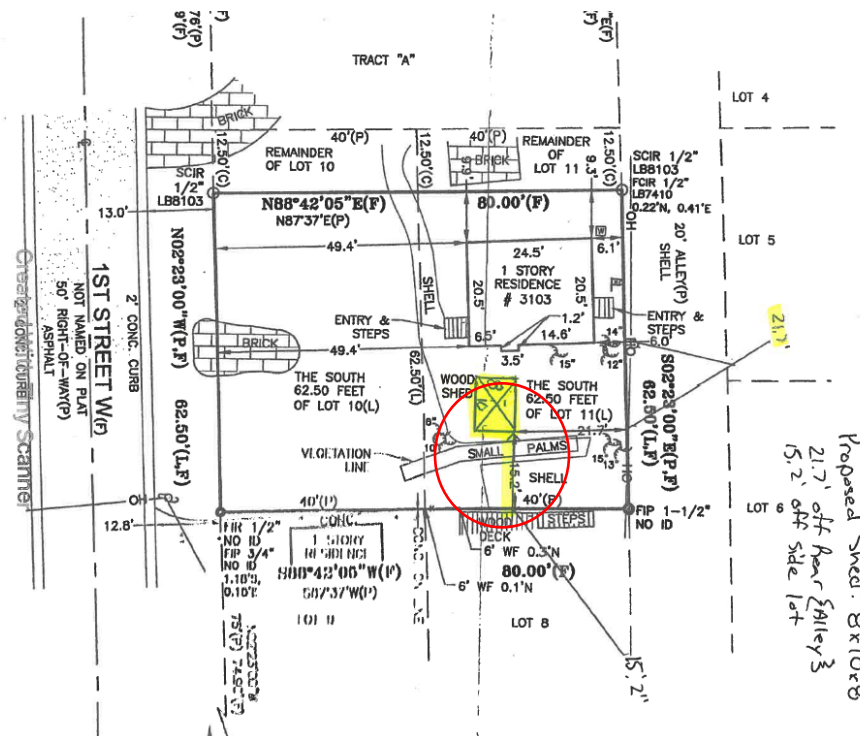
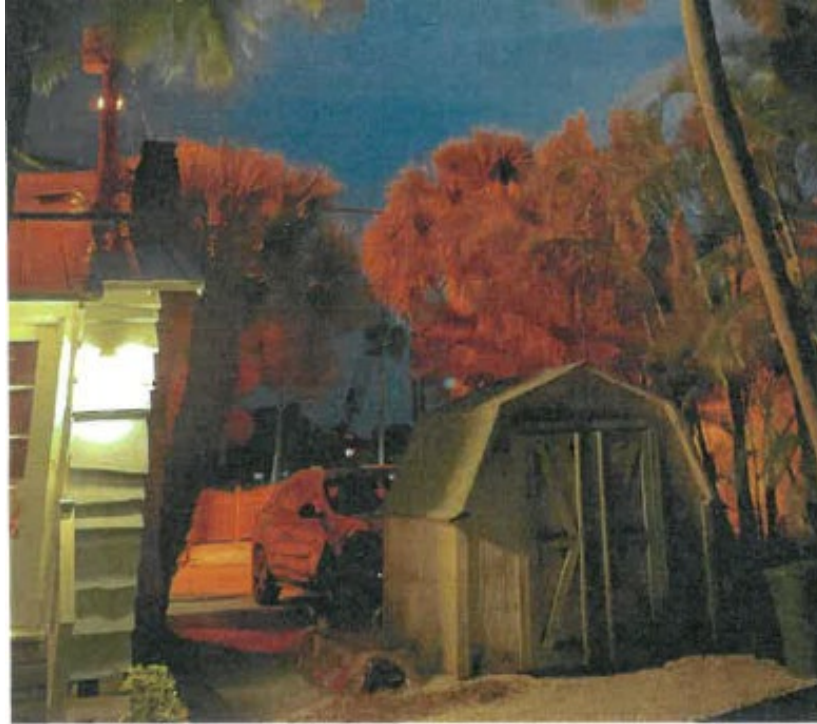


Figure 4: Photos Contained Within Variance Submittal

Previous Storage Building



Recently Installed Storage Building



Figure 5: Staff Photos

View from 1st St/ W



View from Alley



Additional Comments

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

The Board has standards of review for a practical difficulty 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 1-4 in addition to staff comments below:

1. How substantial the variance is in relation to the requirement sought to be varied;

The applicant is requesting a 50.3' setback from the front lot line to the conforming residential storage structure where 60' is required, representing a request for an additional 9.3' or 15.05% variance to the standard.

2. Whether an adverse change will be produced in the character of the neighborhood;

Staff does not anticipate any adverse impact on the neighborhood. The applicant has maintained a 15.2' side yard setback from the adjacent residential lot and a 21.7' rear yard setback, both of which exceed the Code requirements allowing a residential storage building to be placed along any side or rear property line. Additionally, substantial mature vegetation provides natural buffering to the rear yards of the residential properties to the south.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

The applicant could relocate the storage building; however, given the lot's overall depth of 80', moving the structure closer to the rear lot line does not appear feasible due to the existing off-street parking spaces accessed from the alley. With the current 21.7' setback and an average parking space depth of 20', complying with the 60' front setback would reduce the parking space depth to 12'.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

In reviewing city files, staff could not locate the original permit that was issued for the prior shed at the non-conforming location, and it is unknown if the shed was on site when the applicant purchased the property in 2022 and may not have been the party responsible for the initial installation. Staff do not find that the 9.3' encroachment of the storage building will cause concerns for the abutting property owners.

Other

- The applicant should provide testimony as to the materials to be stored on or within building.
- If the Board does not grant the variance, the applicant should provide testimony if an alternate location exists where the goods and materials currently located in the building could be stored.

- The applicant should provide testimony as to how the stormwater runoff is or shall be directed and maintained on the property to ensure compliance with LDC Sec. 6.13(b)(3).

Summary

Staff find that the applicant has addressed the criteria but does request additional testimony be provided as noted above to demonstrate that substantial and competent evidence has been provided. Should the board look favorably on the application and the relief request, the Board may wish to consider the following conditions and any additional conditions it deems necessary:

1. If the applicant cannot demonstrate to the Board that stormwater runoff will be contained on the property, the requirement of installing gutters and downspouts may be a solution.

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
Senior Planner

Cc: Stuart Shrode, Owner **via email** (stuart@generalfibre.com)
Board of Adjustment Attorney

**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: March 26, 2025

Prepared By: Kristin Coman, Senior Planner

Through: Laura Canary, Community Development Director

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 which was continued to the March 26, 2025 agenda due to a clerical email error by staff.

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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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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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.)

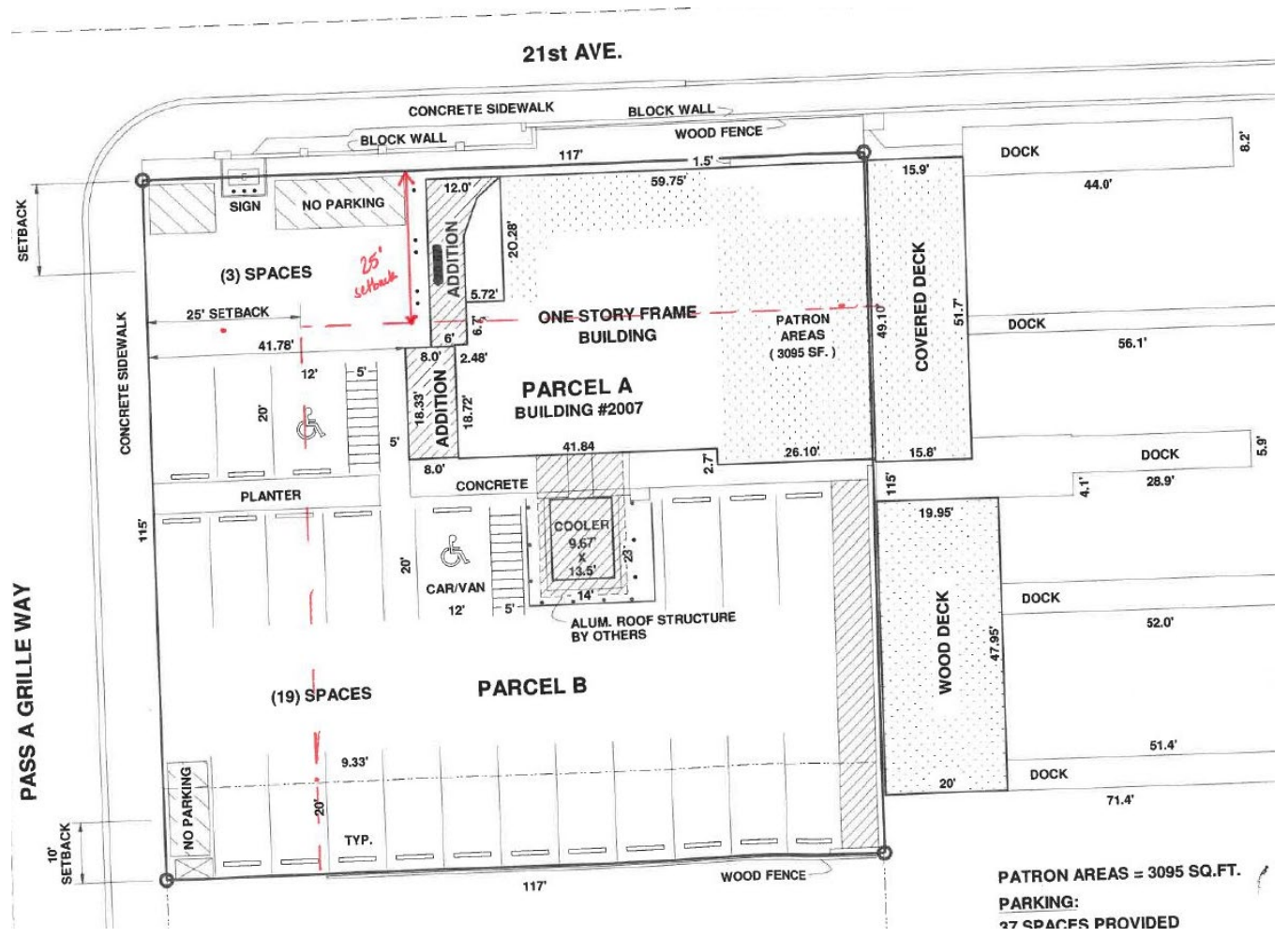


Figure 5: Proposed Front Elevation (N.T.S.)**Additional Comments**

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. 15.1 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