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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, August 27, 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 August 27, 2025 agenda.

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

3. Approval of Minutes
   a. July 30, 2025 Meeting Minutes

4. Action Items -
   a. <u>Case No. 25052 – 100 Pass-a-Grille Way</u>
   To provide sufficient time to correct a noticing error, and at the request of the applicant, this case will be noticed for and heard at the September 24, 2025 Board of Adjustment meeting.

   Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA, LLC request a three-part unnecessary and undue hardship variance associated with a courtyard apartment redevelopment of the property in order to:

   1. Develop three-story structures on the subject property containing 1,290 developed square feet for each of the redeveloped eight residential units, comprised of 450 square feet of ground-floor area and 840 square feet of living space, where units

cannot be redeveloped at current density with greater than the 475 existing developed square feet (LDC Sec. 20.07(b));
2. Permit the encroachment of a redeveloped three-story 'Units 5 & 6' building to encroach to 5'-5" from the rear property line where 20' is required (LDC Sec. 20.15 - Courtyard Apartment);
3. Permit encroachment of open stairs to 8'-1" from the rear alleyway property line where 17' is required (LDC Sec. 6.22.(b)).

b. Case No. 25101 – 3400 Gulf Blvd.
Liam Turnbull for Michael E. Lentz, VP of Don CeSar TRS LLC requests an unnecessary and undue hardship variance to increase fence height to eight feet along the property's north boundary west of El Centro St., and seven feet in height along the property's north boundary east of El Centro St., where four feet is the maximum permitted within the required front yard setback (LDC Sec. 6.15). The applicant further requests a modification to Development Order 21073 Condition (8) to allow for seven- and eight-foot fences in these locations where four feet was required.

c. Case No. 25095 – 2373 W. Vina Del Mar Blvd.
Danielle Micklitsch requests a practical difficulty variance for the installation of a 6 foot high fence within the secondary front yard with a proposed setback of 17.60 feet where 20 feet is required (LDC Sec. 6.15).

d. Case No. 25097 – 6460 4th Palm Pt.
Daniel and Janice Bofinger requests a practical difficulty variance for the construction of elevated open front entry staircase on a new single-family dwelling with a proposed front yard setback of 12 feet where 17 feet is required (LDC Sec. 6.22(b)).

e. Case No. 25080 – 3108 Pass-a-Grille Way
Joshua Trosclair for Celeste and Jacon Klitenic III requests a three-part practical difficulty variance for:

1. Relief to the side setback requirement to allow for a chimney to remain following elevation of the residence with a setback of 2.2 feet where three feet is required (LDC Sec. 3.10.(b)(3)C).
2. Relief to the rear (alleyway) setback requirement to allow for the detached accessory garage and cottage to remain at their current respective setbacks of 2.3 and 0.8 feet respectively following substantial improvement of the primary dwelling where 20 feet is required, and the existing one-story garage to remain with a southern side setback of 3.6 feet where 10 feet is required (LDC Sec. 3.10.(e)(1));
3. Variance to the front setback requirement to allow for the construction of an open deck and stairs at 9.4 feet where 17 feet is required (LDC Sec. 6.22.(b) & 12.7.(a)(1)).

f. Case No. 25090 – 535 80th Ave.
H. Toliver Payne for Joseph and Diana Scimeca requests a practical difficulty variance for construction of front entry stairs for an elevated nonconforming single-family dwelling with a proposed front yard setback of 8'-4" where 17 feet is required (LDC Sec. 6.22.(b))

5. Adjournment - Next Meeting to be held on September 24, 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.

BOARD OF ADJUSTMENT MINUTES
July 30, 2025 – 2:00 P.M.
Commission Chambers

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

EXCUSED: Kathy Garchow, Vice Chair

STAFF PRESENT: Kristin Coman, Senior Planner; Ralf Brookes, City Attorney; Brandon Berry, Senior Planner; Ginny Keeter-Bodkin, Deputy City Clerk

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

1. Approval of the Agenda -

There were no changes to the agenda.

Motion: **Member Causey moved and Member Core seconded approval of the July 30, 2025 agenda; the motion carried unanimously by a voice vote.**

The Deputy Clerk swore in all those who would be speaking or presenting to the Board.

2. Audience Comments – There were no comments.

3. Approval of Minutes – June 25, 2025 Meeting

Motion: **Member Core moved, Member Small seconded, and the motion carried 4-0 to approve the July 30, 2025 meeting minutes as presented.**

4. Action Items

Ex-parte disclosures were made for Case 25060; Member Causey had done a site review.

a. Case No. 25060 - 4107 Miller Dr.
Unnecessary and Undue Hardship Variance: Micah Thompson, Gulf & Bay Dock Works, LLC for Marilyn Orbach-Rosenberg requests demolition of an existing 10' x 25.5' dock to construct a new 6' x 20' long dock which exceeds the maximum length allowed, with 20 feet proposed where 19.5 feet is permitted, and a proposed southeastern riparian line setback of 0.6 feet where 9.75 feet is required (LDC Sec. 6.23.(d)(3-4)).

Senior Planner Brandon Berry reviewed a presentation for the variance request that included photos, a zoning map, survey, application, posted notices, variance conditions, plans, and staff findings. The presentation is part of the meeting record. A comparison slide of the plans for the proposed vs. existing docks was presented and reviewed. No letters for or against the variance had been received. The neighbor to north has signed off for the ½ foot extension with a letter of no objection.

The proposed dock is oriented to encroach entirely into the southern neighbor's side waterfront setback, and the owner has been unable to contact the affected neighbor for signature. Despite the administrative relief option, the owner can still choose to proceed with a standard noticed variance request such as this. Mr. Berry reviewed the variance request details. There is an active permit at the property for storm damage. There is some minor erosion behind the seawall. The application narrative indicated potentially adding a boat lift on the northern side of the dock; Mr. Berry suggested a high likelihood that option would require a sign off from the northern neighbor should that be considered.

Staff found the request reasonable and did not suggest any conditions; the dock is of a similar or smaller scale, footprint, and location as others constructed within similar lengths and chords in the curve of a seawall.

The members asked Mr. Berry questions regarding the position of the existing and proposed docks. He explained that the proposed dock would now be in the southeastern neighbor's setback.

Contractor Micah Thompson of Gulf & Bay Dock Works, 1510 51st St. S., Gulfport, appeared on behalf of the owner and testified that the dock was heavily damaged by a boat going under it during the hurricanes. Given the pie shape of the lot, in his experience, it is impossible to build something without an overlap of some kind. The proposed dock is ½ the size of the existing. The long-term goal is to add a small boat lift on the dock; he displayed a plan, which is part of the meeting record. Should that become a reality, that application would come before the board in the future. Mr. Thompson noted that care was taken in the plan to avoid crossing in front of the neighbors when the boat is in the water. The neighbor to the south has not objected, but the applicant has been unable to get a response despite numerous emails and mailings to owner NXT Acquisitions in Coral Gables over a six-month period. City Attorney Brookes testified that posting and noticing for the application was legally sufficient to proceed with a vote. Senior Planner Coman located a recent email address from the owner on a permit application and will provide it to the applicant.

There was no public comment and Chair Chase opened board deliberation.

Motion: **Member Small moved, Chair Chase seconded, and the motion carried 4-0 to approve the variance for Case No. 25060 based upon the testimony heard today.**

b. Case No. 25089 - 3214 W. De Bazan Ave.
Unnecessary and Undue Hardship Variance: Kristen Hansen of George F Young, Inc. for Jeffrey, John, and Scott Trull requests to split a zoning lot to create two lots each capable of supporting one single-family residence, with both created lots averaging 59.91 feet in width where 60 feet is required (LDC Sec. 9.6.(a)(2)).

No ex-parte communication was declared by the members for this case.

Mr. Berry reviewed a presentation for the variance request that included photos, a zoning map, survey, application, posted notices, variance conditions, plans, and staff findings. The presentation is part of the meeting record. The applicant should acknowledge that all structures on the property must be demolished before staff would provide approval for this lot separation, should this variance be granted. The applicant remains responsible for submitting a lot split request application through the City, which may carry additional administrative requirements prior to the split. The lots would

be identical in size if split. Staff found that the request is minimal and did not suggest any conditions.

Kristen Hansen of George F. Young, Inc., 299 MLK St N. St. Petersburg testified as the owner's agent that all structures on the lot will be demolished prior to any split. She knew of no future variances that might be needed. The owner will submit the proper lot split application through the city. She testified that there were no foreseen effects to the neighboring properties.

There being no public comment, the Chair opened board deliberation.

Motion: **Member Small moved, Member Core seconded, and the motion carried 4-0 to approve the variance for Case No. 25089 as proposed, based upon the testimony provided today.**

c. Case No. 25087 - 565 Belle Point Dr.
Practical Difficulty Variance: James Kearney requests to construct a 22'10" x 15' addition for expansion of existing attached garage with the proposed front yard setback of 13.6 feet where 20 feet is required (LDC Sec. 8.7(a)(1)).

Ex parte communication by the members was declared; Member Causey had driven by the property.

Senior Planner Kristin Coman reviewed a presentation for the variance request that included photos, a zoning map, survey, application, posted notices, variance conditions, plans, and staff findings. The presentation is part of the meeting record. No letters were received for or against the variance. Staff would like the applicant to provide an overview of the renovation as a whole and the exterior style plan. This front entry is to be maintained with the proposal and staff had some concerns that the expansion may cause conflicts with the circular portion of the newly installed paver driveway. The current structure surpasses the required setback of 27 feet. If approved, the board may consider a condition that the applicant submit an As-Built survey noting all dimensions, setbacks and ISR calculation and approved by Zoning prior to the final Inspection or Certificate of Occupancy.

Applicant James Kearney testified to the reasons that he would like to add a bedroom and bathroom. He added that the entry would remain in the current style, and he had measured the driveway at 11' 6" which would allow enough room for a car to pass after the addition. He testified that he had considered lifting and a second story but preferred a one-story dwelling for navigability. There is not enough room to expand in the back. None of his neighbors had given him negative feedback.

There was no public comment, and the Chair opened board discussion. The percentage of encroachment in the front yard setback is significant compared to the rest of the neighborhood. There are other options for an addition.

Motion: **Member Small moved, Chair Chase seconded, to approve the variance for Case No. 25087 with the condition proposed by staff of an as built survey before final inspection and certificate of occupancy. The motion failed 3-1, with the Chair and Members Causey and Core voting no.**

Attorney Brookes requested a motion to deny for the record.

Motion: **Chair Chase moved, Member Core seconded, and the motion carried 3-1 to deny the variance for Case 25087 based upon the testimony heard today, with Member Small voting no.**

d. Case No. 25084 - 3314 E. Maritana Dr.
Unnecessary and Undue Hardship Variance: Joshua Trosclair for Charlotte and Allen Schmitt requests to retain the existing residential storage building of 99 sq. ft. that exceeds the maximum of 80 sq. ft. permitted (LDC Sec. 6.13(b)(5)).

Chair Chase declared that she had driven by the property; the other members had nothing ex-parte.

Ms. Coman reviewed a presentation for the variance request that included photos, a zoning map, survey, application, posted notices, variance conditions, plans, and staff findings. The presentation is part of the meeting record. One letter in support of the variance was received.

A nonconforming structure exists on the property, with no record of any prior variance or formal approval having been obtained. The applicant submitted a building permit application to elevate the existing dwelling, and during the zoning review, it was identified that the existing shed exceeds the currently allowed maximum size of 80 square feet. Per LDC Sec. 3.10(e), nonconforming accessory structures must be brought into compliance when the primary structure undergoes substantial improvement. Therefore, the shed must either be reduced to 80 square feet, removed entirely, or a variance must be obtained to retain it. The applicant has chosen to pursue a variance. The applicant should obtain a building permit as required for the accessory structure and include details of any proposed measures to comply with LDC Sec. 6.13(b)(3) related to stormwater runoff.

Applicant Allen Schmidt testified that at the time he built this residential storage building/shed, he believed that only structure over 100 sf required a permit, which is why he built to 99 sf. He showed a photo of the previous shed. He designed the current shed to match the main house with a hip roof and showed photos. The main dwelling will be lifted approximately 13 feet.

He testified that he has not received any negative feedback from the neighbors, and the neighbor that can see the structure has complimented him on it.

There was no public comment, and the Chair opened board deliberation. The current shed is only slightly larger than the previous one. The neighbors have not had any issues in the three years that the structure has been there, and the owners are investing in the neighborhood.

Motion: **Member Causey moved, Member Small seconded, and the motion carried 4-0 to approve the variance for Case No. 25084 with the staff recommended condition of obtaining a building permit to include a detailed proposal for stormwater runoff.**

5. Adjournment – The next meeting is scheduled for August 27, 2025.

Chair Chase adjourned the meeting at 3:12 PM.

These minutes will be considered for approval at the August 27, 2025 Board of Adjustment meeting.

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

Agenda Report

Agenda Title Name: **Case No. 25052 – 100 Pass-a-Grille Way**

Action Request: None - this case will be noticed for and heard at the September 24, 2025 Board of Adjustment meeting.

Strategic Objective:

Date: August 27, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA, LLC request a three-part unnecessary and undue hardship variance associated with a courtyard apartment redevelopment of the property in order to:

1. Develop three-story structures on the subject property containing 1,290 developed square feet for each of the redeveloped eight residential units, comprised of 450 square feet of ground-floor area and 840 square feet of living space, where units cannot be redeveloped at current density with greater than the 475 existing developed square feet (LDC Sec. 20.07(b));
2. Permit the encroachment of a redeveloped three-story 'Units 5 & 6' building to encroach to 5'-5" from the rear property line where 20' is required (LDC Sec. 20.15 - Courtyard Apartment);
3. Permit encroachment of open stairs to 8'-1" from the rear alleyway property line where 17' is required (LDC Sec. 6.22.(b)).

Funding: N/A

Attachments:
1. 25052 Staff Report
2. 25052 - Certificate of Completeness
3. Application

4. Presentation, Including Site Plan (Option 2)
5. Survey
6. Building Heights Study
7. Site Plan Option 3 (Not under consideration)
8. Letters Received as of 8/15/25

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COMMUNITY DEVELOPMENT - PLANNING

Date: **May 19, 2025 – Original / August 15, 2025 - Revised**

To: **Board of Adjustment**

Re: **Staff Findings Report**
Unnecessary and Undue Hardship Variance
Address: 100 Pass-A-Grille Way
Parcel Number: 19-32-16-58932-011-0030
Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA, LLC
Variance Case No: 25052

Prepared by: **Brandon Berry, Senior Planner**

Hearing Date: **May 28, 2025 – Original / August 27, 2025 - Revised**

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

1. Revised Unnecessary and Undue Hardship Variance package with associated forms, submitted 7/25/2025.
2. Revised 'Pass-a-Grille Entitlements Package' containing site plan and related documents, consisting of twelve sheets and submitted 7/25/2025, showing "Site Plan Option 2" for consideration;
3. Property survey depicting current improvements, sealed 4/10/2017
4. Pass-a-Grille Building Heights Study, submitted 7/25/2025, consisting of one sheet.
5. Alternative two-story "Site Plan Option 3", not submitted for approval, consisting of one sheet.

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

Site Description/Surrounding Land Uses

The subject site is an approximately 0.28 acre parcel located at the southern terminus of Pass-A-Grille Way, known as parcel number 19-32-16-58932-011-0030 and legal description of MOREY BEACH BLK 11, LOTS 3,4 AND 5. The property is located within the RLM-2 Residential District with Pass-A-Grille (PAG) Overlay, and within the RLM Residential Low Medium land use category on the future land use map. It contains four buildings, three of which are single-story duplex residences converted from 1940s-

constructed U.S. Army barracks during the commandeering of southern Pass-A-Grille, with the remaining northwestern building constructed in 1994 as a modern and floodplain-compliant two-family residence. The three barracks structures are considered contributing historic resources to the Pass-A-Grille Historic District, having been initially picked up as resources in the 2003 boundary increase and remaining contributing resources during the 2015 re-survey.

The two eastern structures on the lot sustained significant intrusion from flooding during the 2024 hurricanes, and were considered by the City's deputy building official to be irremediably damaged. The inspector found the southwestern structure to have sustained damage that appears to be repairable, and the northwestern structure to have not sustained significant damage.

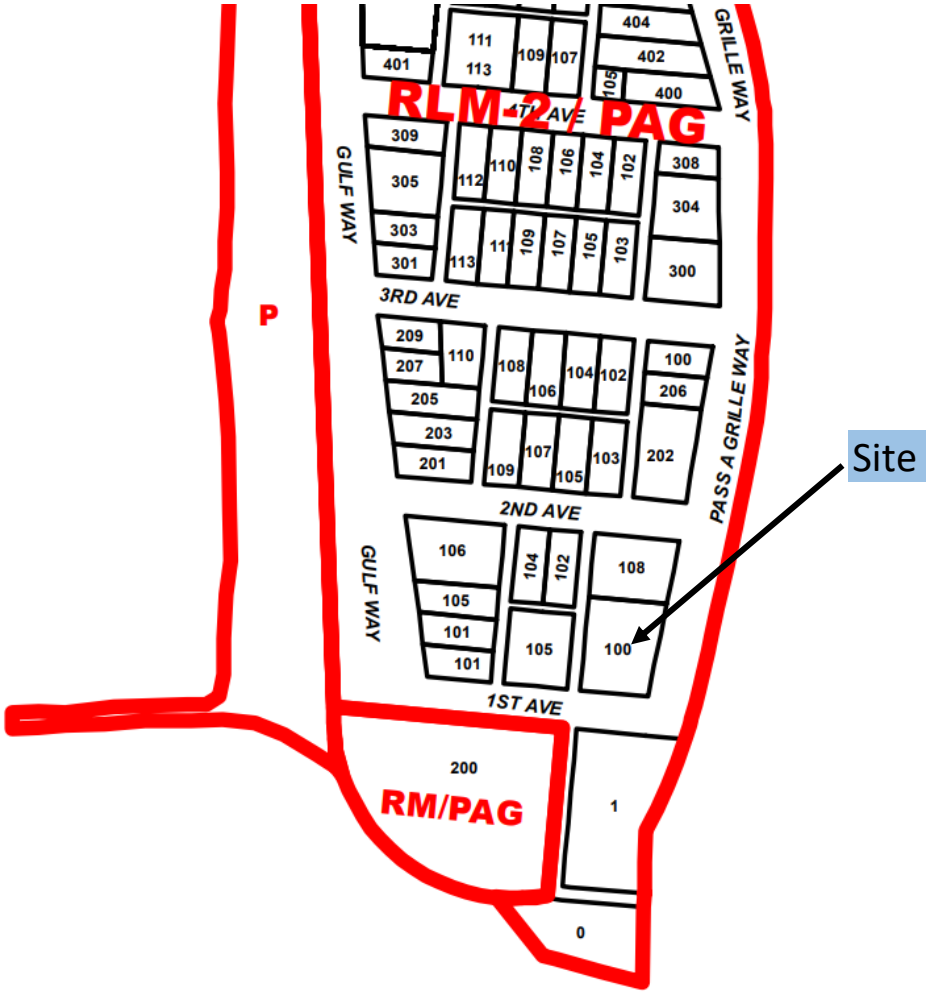
The applicant was approved at the May 2025 Historic Preservation Board meeting for demolition of the three single-story structures. They also presented the design review for the subject proposal, which is discussed in more detail at the end of this report.

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

Technical Review Committee

The Technical Review Committee met on May 7, 2025 to discuss this request. Comments were shared primarily by zoning related to the subject scope and included requests for additional narrative support, detailed floor plans, summary of applicant commitments from the Historic Preservation Board design review, design modification potential, and owner consideration for relocating one or more of the dwellings to Pass-A-Grille Park to replace the significantly-damaged shuffleboard court clubhouse. Other preliminary comments were shared regarding requirements for obtaining a site plan should these variances be approved.

Due to plan revisions, this item was also returned to the TRC on August 13, 2025 in advance of its second Board of Adjustment hearing. Staff summarized the findings of this report, and notified the applicant that testimony pertaining to consideration of the vertical stacking of units, and additional support for the square footage requested for the development, be provided to the Board of Adjustment. The applicant and project architect stated to staff that stacking the units vertically, where one unit is on each of the two

living area floors, would not reduce the need for square footage as both units would need to become Fair Housing Act-compliant whereas currently only the first of the two floors in each unit must be so designated. The applicant also explained the need for the additional living square footage for each unit.

Request

The applicant is seeking to redevelop the three existing one-story bungalows on the property and is seeking variances to developed square footage and setback requirements, as follows:

1) Allow exemption of non-habitable space below the design flood elevation from the calculation of developed square footage, and allow for an additional approximate 450 sq. ft. of floor area per unit (2,700 sq. ft. total) to allow for an additional floor of living square footage in the six redeveloped residential units (LDC Sec. 20.07.(b)). This is specifically a request for an increase of 840 developed square feet per unit between walls, inclusive of 450 square feet of ground-floor parking, storage, and porch space, and 365 square feet of additional living space above the existing 475 square feet, spread between the first and second living stories of each unit (LDC Sec. 20.07.(b)); and,
2) Permit the encroachment of a redeveloped three-story 'Units 5 & 6' building to encroach to 5'-5" from the rear property line where 20' is required (LDC Sec. 20.15 - Courtyard Apartment); and,
3) Permit encroachment of open stairs to 8'-1" from the rear alleyway property line where 17' is required (LDC Sec. 6.22.(b)).

All three requests above are unmodified from the variances originally heard by the Board of Adjustment in May 2025. Removed are requests for porches and a trellis to extend into required front and secondary front yards along Pass-a-Grille Way and 1st Avenue, respectively. The applicant has revised the site plan, now labeled “Option 2” in the submittal package, to relocate buildings toward the interior of the site which has made all buildings compliant with the front and secondary front setback requirements.

Analysis

Residential developments on small lots containing more than one residential unit are frequently nonconforming to the current density restrictions, especially those in St. Pete Beach that were developed prior to the introduction of City-wide zoning regulations in the late 1950s. The City’s Land Development Code allows for additions that do not create an additional unit, and renovation to, these structures until they are substantially improved or redeveloped, upon which the entire property must be made conforming to the density regulations.

In Pass-A-Grille, as a recognition of the unique pre-suburban development patterns and desire to maintain the historic integrity of the area, property owners have an additional option to electively redevelop their properties and maintain density that would otherwise be nonconforming to the current district regulations. However, the structures are restricted from exceeding their existing developed square footage, which includes both non-habitable space such as that created on a ground-floor storage and parking level, or bathrooms, and additional habitable square footage, such as the addition of new bedrooms, kitchen space, or dining rooms.

The applicant is seeking to redevelop the existing one-story, 500 square feet floor area units contained in three of the four buildings on property with the following:

1) A ground floor of 500 square feet floor area, with 450 developed square feet between walls, to be used for parking for Unit 5 at the southwest corner of the property, and to be used as screened porches for Units 1 through 4 and 6 at the eastern side of the property;
2) A reconstructed first-floor living area of 500 square feet floor area, containing 418 square feet of developed square footage between exterior walls;
3) A newly-constructed second-floor living area of 500 square feet floor area, containing 422 square feet of developed square footage between exterior walls.

The following variances are required as a result of the proposed changes, including modifications made to the plans between the May and August Board of Adjustment meetings:

Figure 3: Zoning Table

Residential Dwellings	**100 Pass-A-Grille Way**		
	PAG Overlay Required	**Existing**	**Proposed**
Developed Square Footage	Not to exceed existing developed square footage	475 square feet per unit	1,290 sq. ft. per unit **(v)**: Ground floor: 450 square feet First living floor: 418 square feet Second living floor: 422 square feet
Rear Setback (Alleyway)	20’ (building) 17’ (stairs)	12’-7” (building)*	5’-5” (building) **(v)** 8-1” (stairs) **(v)**
***Denotes existing non-conformity** **(v) = Variance required**			

Figure 4: Site Layout Plan (N.T.S.) – Revised for August 2025 Board of Adjustment hearing

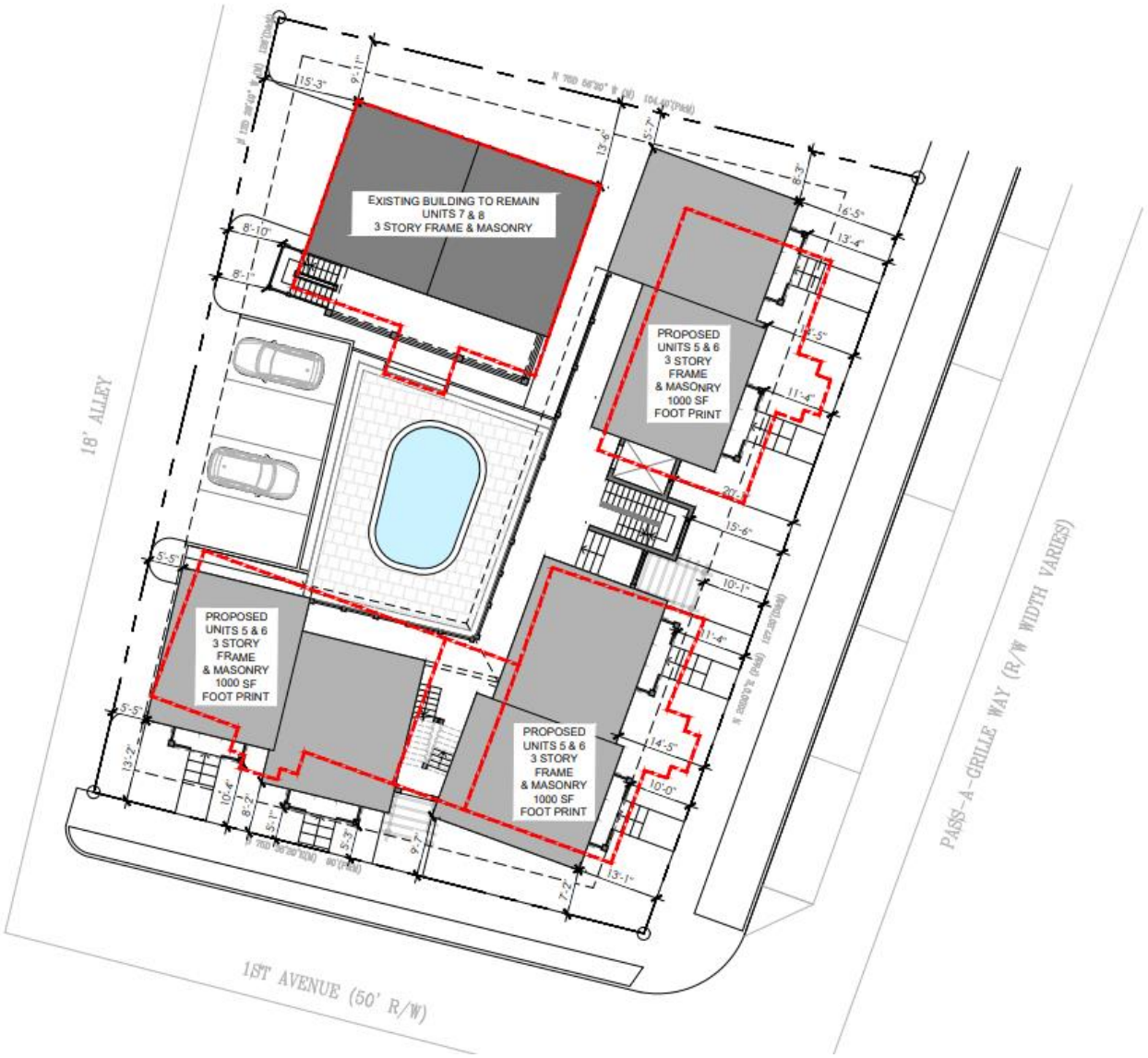
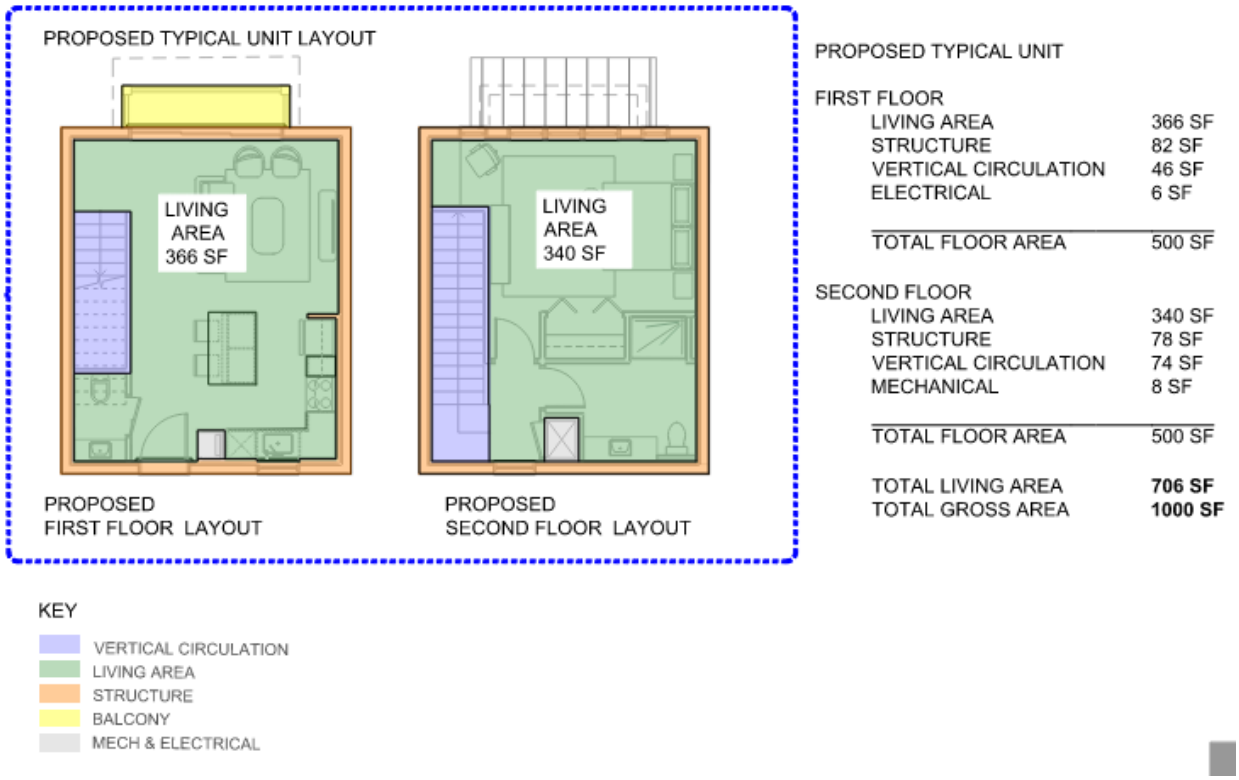


Figure 5: Floor Area Calculations



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 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 two easternmost structures on this property, containing a total four units, that are proposed for redevelopment have been declared unsafe for habitation by a City building inspector due to damage from Hurricanes Helene and Milton. While these structures are held to the same redevelopment standards as any other structure with nonconforming density in Pass-A-Grille, this is one of only a few residential properties that have received such a declaration and is a somewhat peculiar circumstance.

Additionally, due to the age of the structures, the applicant has advanced compliance with modern floodplain regulations and building code requirements as justification for the increased living area of the structures. The structures are currently developed as walk-ups which are not adequately elevated to meet floodplain requirements, which is not peculiar in Pass-A-Grille or the RLM-2 District. However, when considered in the context of damage sustained, these requirements and the applicant's potential

interest in protecting the structures from future flood events do present additional reconstruction barriers to the two easternmost structures on the lot compared with other properties in the same zoning.

Staff finds the setbacks of the stairs and Units 5 & 6 building proposed in the revised plan set to be in general keeping with the existing location of these structures on the property. The stairs are a simple switchback design and are not of a mass or placed in such a way that present a significant visual encroachment toward the alleyway. The extension of the stairs appears to accommodate the addition of a third-floor deck which will be accessed from doors in existing window openings, and while the stairs may be able to extend into the courtyard rather than the rear of the property, Staff finds this contrary to the intended use of this space for the Courtyard Apartment building type.

The Units 5 & 6 building maintains the same general setback as the existing structure, but the overall mass and scale of the structure within that setback does not reflect current conditions or some condition of the land that Staff currently finds would become apparent through redevelopment. Staff finds the request would have been justified in reconstruction of the living level and elevation of that level to meet floodplain requirements, with use of the ground floor for parking as proposed. However, the addition of the extra living space and living level creates a condition that appears to largely be an applicant preference for additional living square footage, which Staff does not find to fully support this criteria.

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

The development of the property, like so many in Pass-A-Grille, preceded current zoning regulations and modern building code standards, including the Florida Building Code as a regulating set of standards. The Pass-A-Grille Overlay District promotes retaining existing density and scale of development by allowing applicants to retain their dwelling units at the same developed square footage, but the proposal must also show compliance with the Florida Building Code, Fair Housing Act, modern stormwater and parking requirements, and other standards that were not applicable to the original development. The applicant and prior owners were not responsible for the accumulating development and building regulations applied to the property between their original construction and the present day, nor were they responsible for the damage sustained from the recent hurricanes.

Staff recognizes several of those accumulating requirements create the need for additional developed square footage within the structure, and particularly finds support for 36 additional developed square feet per unit's living floor to accommodate the Fair Housing Act-required first-floor powder room, and allowance for all units to have the requested 450 square feet of non-habitable ground floor parking and storage space that cannot be utilized as living area. Additionally, in their narrative, the applicant stated they have explored vertical stacking of units but found it resulted in even greater square footage needed for vertical circulation and ADA compliance requirements. While this vertical unit stacking is not presented as a floor plan proposal in their application package, if the applicant provides reasonable support for this finding through their testimony, Staff finds exclusion of the 120 square feet necessary for vertical circulation within the two-living-story units to also be a reasonable request.

However, even with exclusion of the vertical circulation square footage on both floors of each unit, and the required powder room, the developed square footage of the two floors per unit exceeds the

existing developed living square footage by approximately 210 square feet. The applicant's narrative does not appear to directly support how this additional square footage is necessary to accommodate essential code and FEMA/ADA compliance requirements, as stated in the narrative. While Staff does not expect an exact justification for each square foot of living space proposed above the existing, Staff does ask that the applicant provide general justification for the need rather than preference for this additional square footage. Additionally, Staff requests an explanation of why vertically-stacked units result in the need for more square footage than the current proposal, especially as it appears it would exclude the need for 120 square feet per unit that could be accommodated through access via the exterior walkways. The applicant's architect provided some information as to the Fair Housing Act requirements necessary to be accommodated with single-floor housing units at this case's second Technical Review Committee, which Staff requests be expanded on at the hearing.

Pertaining to the setback variances, these requests do not result from the direct prior action of the applicant or former property owner. The barracks buildings were developed prior to modern implementation of zoning standards and the applicant is generally preserving the same footprint or, in the case of the stairs, making only modest extensions into required setbacks to create justifiably code-compliant additions. While Staff does still question the need for the additional square footage that contributes to the overall mass of the Units 5 & 6 building, its location is logical in relation to the historic location of structures on the site and in keeping with the 'Courtyard Apartment' building type.

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;

Although such a project has not been undertaken in Pass-A-Grille since the adoption of Section 20.07.(b) in 2017, Staff finds that denial of subject variances to exclude the ground-floor non-habitable developed square footage, and encroachment of stairs into the rear yard, would deprive the applicant structures that are consistent with the existing mass and scale of the district as promoted in the District's purpose and intent. The setback encroachment is found to be reasonable, and the exclusion of the ground floor space from developed square footage calculations an acceptable trade-off between current floodplain management regulations and the need to accommodate modern development regulations like code-compliant parking spaces underneath the new Units 5 & 6 building.

The additional living square footage of the structure, calculated by Staff to be an increase of 365 square feet when excluding the newer, thicker walls that account for an approximately 50 square foot difference in usable developed floor space between floors, is partially justified by the additional space needed to accommodate a Fair Housing Act-compliant powder room at the first living level, at 36 square feet in area. Additionally, to the extent that the applicant develops an additional floor, space required to be allocated for the landing and stairs (calculated as 120 square feet per unit) is reasonable to exclude, along with the 14 square feet of mechanical and electrical space per unit. However, Staff does not currently find the remaining 195 square feet of living space per unit to have been supported through the application narrative to remedy a hardship faced specifically at this property, as the structure could be redeveloped with the same number of units and only the required additional square footage to accommodate current, applicable code requirements. Staff does not find that the narrative has directly addressed how this additional square footage is necessary to meet code, ADA, and FEMA 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 and increase in development density;**

The use is consistent with the Land Development Code, and will not permit an increase in development density compared with the existing use, which contains eight units. Staff has advanced concerns regarding the mass and scale of the structures as it pertains to the structures' consistency with the Land Development Code requirements, which promote compatibility and preservation of the existing form and mass in new development. These comments were shared by the Historic Preservation Board in their review of the project at the May 2025 Historic Preservation Board meeting. However, in terms of the buildings' compliance with the general Pass-A-Grille Overlay District design standards instead of those that are specific to the existing buildings' form and mass preservation, Staff's reviewing consultant found the redevelopment to meet the design criteria. Staff particularly supports the porch elements of the developed buildings, which Staff finds to effectively mask the elevation of the habitable levels of the residence.

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

The variance allowing for additional developed square footage, particularly the additional living level and associated living square footage, is likely to lead to greater financial viability for the project. However, Staff has reviewed the revised floor plans submitted on July 25th and finds that the spaces proposed within each unit are reasonably-allocated, with the project comprising only approximately 706 square feet of living space between walls independent of the stairs, landing, electrical area, and mechanical closet. Floor space is to be utilized for an open-floor plan living area and kitchen on the ground level, and a bedroom and bathroom on the upper level, which are reasonable allocations of space that do not appear to Staff to be excessive in the context of other, recent multifamily projects. Staff's primary concern with the living developed square footage of each individual unit compared with the development currently on the property, particularly in the context of preserving the structure's form, mass, and density through the Pass-A-Grille Overlay District exception, not with the square footage of the units relative to other market-rate projects in the City.

Staff does not find the setback variances to directly affect the financial viability of the project.

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 Pass-A-Grille Overlay District purpose and intent provide for greater flexibility in development regulations than other zoning districts that are largely based around suburban zoning patterns, with Pass-A-Grille's regulations placing greater emphasis on the retention of existing uses, form, mass, and scale of development at the zoning lot level. Staff recognizes that the applicant is required to comply with modern building code and housing requirements, and Staff finds the applicant's architect has provided support for additional square footage of the powder room at the initial Technical Review Committee meeting for this request. However, Staff does not find the overall scale of this request will convey the same treatment as the owners of other properties within the district undertaking the same type of development, who will remain limited to the same developed square footage which the applicant is seeking to exceed. As noted by the applicant in their discussion with Staff, this property

could be split to contain up to three detached dwelling units, or redeveloped as a duplex development, without limitation to the square footages of the existing structure other than those imposed by required setbacks, impervious surface limits, and building height. It is specifically the request to retain the eight dwelling units that further limits the developed square footage of the structures.

Staff does find support for the rebuilt stairs to encroach into the western alleyway frontage, and for the Units 5 & 6 building encroachment should adequate justification for the additional living square footage be provided. The applicant's reconstruction of these dwelling units is not being undertaken voluntarily but as a response to the damage sustained to the structures, and the applicant is required to both elevate the structure and comply with current parking requirements. Other property owners in Pass-A-Grille have the option to maintain their existing nonconforming setbacks and parking conditions, which is not available to the applicant in this instance due to the extent of damage to the two eastern structures as relayed by the City's inspector.

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

Staff finds the setbacks requested to be the minimal for reasonable redevelopment of the property given the Pass-A-Grille Overlay District's emphasis on retention of form and mass.

Staff also finds the increase of the structures' developed square footage by 450 square feet to accommodate the ground-level parking, living square footage by 36 square feet to accommodate the powder room as presented in the narrative, and 14 square feet for the electrical and mechanical space, comprising units of up to 975 square feet of developed space between walls, to be reasonable and minimal in scope. The applicant is redeveloping the structures as floodplain-compliant which makes elevation of the structure by at least eight feet mandatory, with the minimum living level elevation above grade likely to be 9-10 feet due to coastal zone requirements. Requiring this elevation without allowing the applicant to utilize the newly-established ground level as parking, storage, or access would present a significant hardship to redevelopment and likely render it impossible to preserve the existing form, mass, and square footage of the living level of the building. Staff also finds the applicant is not at fault for complying with Fair Housing Act requirements, and finds the request for an additional 36 square feet to place a powder room at the ground floor to be reasonable.

Staff seeks additional applicant testimony at the hearing as to how the additional calculated 195 square feet when subtracting the stairs, landing and powder room, or 315 square feet if the structure remained one living level, is the minimum to make use of the building. The applicant has alternative options for development, such as splitting the lots to construct new single-family residences or developing a larger structure on the current parcel with two dwelling units, to make use of the property viable. As there are multiple options available for development on the property, Staff does not at this time find there to be a direct hardship of the land as it pertains to the need for additional developed square footage, as the property can be developed with multiple uses that do not require variances, and that any hardship would be justified in the context of the needs of the building or structure.

Staff finds that granting of the requested setback variances and permission for allowing the use of the ground floor square footage and additional living area square footage to meet current minimum housing requirements may suffice to make the project viable, unless testimony to the contrary is presented by the applicant. The applicant states that the additional square feet is comprised solely of

staircases, required connections, increased wall thickness, and to meet FEMA requirements, but Staff does not understand how that is justified in the calculations provided. Additionally, it is unclear from the revised narrative how vertical stacking of units would result in a greater required square footage. The applicant and architect stated at the August 13, 2025 Technical Review Committee meeting that vertical stacking introduces Fair Housing Act compliance requirements for both living floors, but indicated that the square footage needs would remain approximately the same with the subject proposal.

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 Pass-A-Grille Overlay District supports the redevelopment of the neighborhood's eclectic building layouts and structure types, recognizing the area was developed prior to modern suburban and outer-urban zoning regulations and that requiring strict compliance would lead to loss of community identity. Staff also recognizes that the applicant is required to contend with numerous building and site requirements that were not in place at the time of the original barracks structures' construction, such as need to provide for on-site drainage, parking, and for the buildings to comply with floodplain management and Fair Housing Act requirements. Staff finds that allowing redevelopment that can continue to make these multi-family projects viable is in keeping with the LDC and Comprehensive Plan, but that the applicant has not yet advanced sufficient testimony to support the need for additional developed square footage over and above that required to support the ground-floor non-habitable space and powder room.

Staff does find the project would not be injurious to the neighborhood as far as the subject requests are concerned, as the developed neighborhood does contain projects of larger mass, scale, and density which are eligible to be maintained, including projects in the vicinity. The living square footage of the units requested are not out of character with other multifamily projects in the vicinity, which can continue to be improved and maintained perpetually subject to current code requirements. Furthermore, if the applicant split the lots, they would be eligible to construct a House-Small or House-Medium development type on each of the three platted Morey Beach lots, which could overall comprise a much larger square footage of living space than is being proposed for this project even under the variances sought.

Staff does not find the project would substantially diminish property values, as the City's design consultant found the project to be of a high-quality design in keeping with the regulations for the zoning district, and the project would not increase density at the property, or the intensity of any particular unit. The units will remain one bedroom as existing.

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.

Staff requests testimony pertaining to the following:

1) The applicant stated that vertical stacking of units within each building, with each unit comprising one floor, would result in the need for additional vertical circulation and ADA-compliance requirements that would add to the square footage and density restrictions on the site. Testimony was provided by the project architect at the August 13th Technical Review Committee meeting that these additional square footage is necessitated by the Fair Housing Act, giving the need for clear space circulation around the bed as an example. Staff asks the applicant reiterate this testimony at the Board of Adjustment hearing, to address whether the request is the minimum necessary or if a different configuration could be accommodated to reduce the living square footage request.
2) Staff has calculated that approximately 195 square feet of interior developed living area is additional to the necessary first-floor powder room, and vertical circulation area addressed in the prior question. The application states that is necessary to meet modern code, FEMA, and ADA requirements, but Staff requests general justification for how that is the case. It is not clear, for instance, if the kitchen island or size of the living room area on the first living floor is necessary to meet a code requirement or instead (or in addition) intended to align with modern amenity expectations for the type of development.

Summary

Staff requests the applicant address the prior two questions to provide additional support for their development request.

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 interior ground-floor developed square footage provided under this request shall not exceed the footprint of the living level above, or 450 square feet, whichever is larger, exclusive of the entry porch elements.
2. The developed square footage of the two living levels per unit above the ground floor shall not exceed [**840 square feet (applicant's request)** or **645 square feet (staff's present justification with vertical circulation elements, powder room, and mechanical and electrical space included)** or **another square footage generally supported through testimony**].
3. The façade features, footprints, scale, massing, attached accessory features, and general color schemes of the primary structures as presented in renderings and floor plans attached to this request shall be preserved, except that minimal alteration may be made as necessary to comply with conditions or approvals of these variances, or requirements of the Florida Building or

National Fire Prevention Code. Any alteration deemed significant to the City Manager shall require this request to return to the Board of Adjustment for reconsideration.

4. The rooftop decking shall remain an accessory space to the dwelling and no commercial activities may be utilized or approved on the rooftop.

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,

Brandon Berry

Digitally signed by Brandon Berry
Date: 2025.08.15 09:55:11 -04'00'

Brandon Berry
Senior Planner

Cc: Brian J Aungst, Jr and Clay Gilman, Applicants ***via email*** (bja@macfar.com)
Eric Abel of BARRACKS BY THE SEA, LLC, Owner ***via email*** (eabel63@gmail.com)
Board of Adjustment Attorney

COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 8/14/2025
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 **August 27, 2025.**

Variance Case Number: 25052
Application Type: Unnecessary & Undue Hardship Variance
Applicant/Agent: Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A.
Owner: BARRACKS BY THE SEA, LLC
Parcel Number: 19-32-16-58932-011-0030
Address: 100 Pass-a-Grille Way, St. Pete Beach, FL 33706
Zone: RLM-2/PAG

Submittal Documents:

1. Revised Unnecessary and Undue Hardship Variance package with associated forms, submitted 7/25/2025.
2. Revised 'Pass-a-Grille Entitlements Package' containing site plan and related documents, consisting of twelve sheets and submitted 7/25/2025, showing "Site Plan Option 2" for consideration;
3. Property survey depicting current improvements, sealed 4/10/2017
4. Pass-a-Grille Building Heights Study, submitted 7/25/2025, consisting of one sheet.
5. Alternative two-story "Site Plan Option 3", not submitted for approval, consisting of one sheet.

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

City/Board Professionals:

- ☐ Board of Adjustment Attorney ***via email***
- ☐ Code Enforcement Manager ***via email***
- ☐ TRC Committee ***via email***
- ☐ City Manager

Board Members:

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

Cc: Brian J Aungst, Jr and Clay Gilman, Applicants via email (bja@macfar.com)
Eric Abel of BARRACKS BY THE SEA, LLC, Owner via email (eabel63@gmail.com)

CASE #: _____ **PARCEL #:** _____

SUBMITTAL DATE: _____ **AMOUNT DUE:** _____ **PAYMENT DATE:** _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

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

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

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	BARRACKS BY THE SEA, LLC	3112 Pass A Grille Way St. Pete Beach, FL 33706	443-838-7866
Applicant/ Agent	Brian J. Aungst, Jr.; Clay Gilman; Macfarlane, Ferguson & McMullen, P.A.	625 Court Street, Suite 200 Clearwater, FL 33756	(727) 441-8966

Owner Email Address:	Applicant/Agent Email Address:
eabel63@gmail.com	bja@macfar.com

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RLM-2 / PAG	RLM	~0.28 acres

Legal Description: Lots 3, 4 and 5, Block 11, Morey Beach, according to the map or plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Address: 100 Pass A Grille Way, St. Pete Beach, FL 33706

Explanation of Request:

(1) Requesting variance to Code Section 2.1 to allow for exemption of unoccupiable space below DFE from FAR requirements. Existing density is allowed to be rebuilt under Code Section 20.07, but it "cannot exceed the existing developed square footage and must match the existing form and mass as defined in Section 20.22"; the current Code restricts the ability to rebuild due to non-livable space under DFE being counted towards the FAR for the property.

(2) Requesting variance from Code Section 20.07 to allow for an additional 500sf per unit to be approved for rebuilding in order to match the style of units which neighboring properties are able to develop based on the current Code.

~~(3) Requesting variance to Code Section 20.15 to allow for porches to be an allowable encroachment to the front and secondary setbacks for a 'Courtyard Apartment' building.~~ (NO LONGER NECESSARY)

(4) Requesting a variance to Code Section 20.15 to allow for a 5ft rear setback for where 20ft is required in order to redevelop the site in conformity with the historical character of the site.

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 was developed prior to the implementation of the Land Development Code and had existed with non-conforming density units on the parcel without issue as single-story structures until the most recent storms and flooding. Section 20.07 of the Code permits rebuilding of existing density, however it restricts the redevelopment to "the existing form and mass as defined in section 20.22 herein." In order to comply with FEMA and the floodplain, the structures will need to be elevated but the current Code counts any enclosed space below DFE towards FAR. No other jurisdiction that we have dealt with counts unoccupiable space below DFE towards the overall FAR on the property. Constraining the redevelopment of the site to the existing form and mass and counting unoccupiable space below DFE towards FAR is an unnecessary and undue hardship as the property cannot come up to current Code if that were the case. Furthermore, rebuilding the same 500sf units will be out of character with the neighborhood as it is redeveloped. The proposed variance requests would allow the applicant to bring the property up to Code and redevelop the existing density with an additional 500sf per unit to conform with the character of the rebuilding neighborhood. The effective livable area of the units is severely decreased due to current-day Code restrictions, Florida Building Code standards, and FEMA/ADA requirements. Additionally, the site has had a 5ft rear setback adjacent to the alleyway. Due to the small nature of the site and in order to redevelop the site in conformity with the historic nature of the area, the proposed variance to the setback is necessary and will allow the Applicant to recognize the historic character of the site.

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

The special conditions are not a result of any action by the applicant or a prior owner. The destruction caused by the storms and the Code restrictions have created the hardship on the applicant. The buildings which were destroyed were well-occupied rental properties that the applicant was proud to own in St. Pete Beach. Following the storms and subsequent flooding, most of the property was destroyed and in order to reconstruct with the same number of units and in conformity with current Code specifications, the requested variance is needed in order comply with FEMA and the floodplain by elevating the structure and not including unoccupiable space under DFE towards the FAR. The applicant is requesting a variance to allow for an additional 500sf to be constructed per unit in order to provide quality, livable units that match the current living standards which are expected in modern housing. The existing units were constructed prior to the implementation of the Code, FEMA/ADA requirements, and the Florida Building Code. Compliance with modern building requirements limits the effective livable area of each unit due to thicker walls, vertical circulation, main floor powder room, etc. Furthermore, the variance to the setback will allow the site to be redeveloped in the character of the historic neighborhood which is an emphasis of the City of St. Pete Beach and its' Land Development Code.

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

Literal interpretation of the Code would only allow the applicant to rebuild the property in the existing form and mass as defined in Section 20.22 of the Code which would deprive the applicant rights commonly enjoyed by other property owners who have newer properties and would be able to rebuild in a Code compliant manner. Without the requested variances, the applicant will be unable to optimize the utility of the property due to its inability to meet current flood requirements and develop the property in a manner which is consistent with the historic character of the site. The request for an additional 500sf per unit allows the applicant to enjoy rights which are able to be developed by other properties in the same zoning district.

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;

The applicant did not create the hardship as it was created due to the property being developed prior to the Code and the current Code restrictions on rebuilding of the property in the existing form and mass. Furthermore, increased standards for building along with significant changes to the Florida Building Code following the construction of the structures in the 1940s has added to the hardship the applicant is facing. When the structures were built, there were no ADA or FEMA requirements and living standards were substantially different than they are today. The size of the current units does not account for these heightened requirements and makes compliance impossible within the framework of the current unit size. For example, FEMA requires that the structures be lifted due to the flood elevation, but each unit will lose approximately 46-square feet in order to create access to the lifted second floor. Additionally, each unit loses 82-square feet for thicker walls pursuant to the modern Florida Building Code and 36-square feet for a main floor powder room as required by the ADA. The effective livable area on a single, 500-square foot level is significantly reduced due to the reduction of physical space from compliance with updated building requirements. The applicant clearly did not knowingly or deliberately create this hardship and the applicant's design team has put significant time and effort into maintaining the coastal modern, smaller-unit character of the area as opposed to a larger building. This request allows the applicant to design the units in conformity with new developments in the area and with no increase in units/tenants. Furthermore, this request is compliant with FEMA and the floodplain. Adhering to the Code provisions would make the property more susceptible to damage as compared to approval of this variance request.

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 is not seeking to increase the number of units on the site but rather to create a design that aligns with modern building standards, the historic character of the site, and enhances the overall resilience and functionality of the development. The requested variance for an additional 500sf per unit allows for a design that meets current building code requirements (including FEMA and ADA restrictions) while ensuring architectural consistency and improved livability for future residents. Due to updated floodplain regulations and FEMA mandates, the original structures cannot be restored to their previous condition at the same height. Elevating the buildings to comply with these regulations necessitates a design that maximizes structural integrity, storm resilience, and long-term sustainability. The additional square footage is essential for creating a well-proportioned, aesthetically cohesive development that integrates best practices for storm-resistant construction while maintaining the character and functionality of the community. The increased square footage helps maintain a balanced streetscape and architectural consistency with surrounding properties, preventing an outdated or overly compact design that may not fit current development trends. As noted above, a 500-square foot apartment is reduced down to just 366-square feet of effective livable area due to modern day building requirements. Applicant's proposed design allows the applicant to retain the historic 'courtyard apartment' style while rebuilding the units in compliance with modern building requirements. The variance supports a more sustainable development approach by enabling energy-efficient building practices that reduce environmental impact and the increased square footage enhances the livability and safety of the units by supporting better layout functionality and improved storm resistance. This request ensures the property remains a valuable and viable part of the community while minimizing future storm-related risks.

Currently, the site includes 1 existing two-story building, while the other 3 structures require rebuilding due to storm damage. The requested variances allow the new buildings to match the scale, height, and design of the existing two-story structure, ensuring architectural consistency and preservation of the site's character across the development. Without the additional square footage, the elevated units would appear disproportionate and out of place compared to the existing structure. Furthermore, several properties in the vicinity enjoy similar or greater development rights in terms of building scale, massing, and overall square footage, including multi-story residential buildings such as Point Pass-a-Grille and other older and larger condominium structures along Gulf Boulevard that exceed the footprint and density of the applicant's proposal. As the site currently consists of 3 separate lots, an alternative development approach could involve constructing 3 single-family homes at the maximum allowable height per zoning regulations. While this option would result in fewer total units, it would significantly increase the overall square footage and massing of the development leading to a more fragmented and less efficient use of the site. Applicant's design team prepared a development option for single-family homes that resulted in approximately 169% of the proposed building area and 139% of the proposed building coverage of the courtyard apartment style. The proposed project strikes a better balance between density, scale, and community benefit by maintaining a reasonable unit count while ensuring an architecturally cohesive and appropriately-scaled development that integrates with the surrounding neighborhood. By designing a thoughtful, multi-family configuration, the proposal supports a more accessible, functional, and sustainable housing option for Pass-a-Grille residents. This approach seeks to not only preserve the historic character and pedestrian-friendly nature of the area, but also intends to promote a more engaged, year-round residential community compared to the alternative of large, individually-owned single-family homes which may be used less frequently as primary residences.

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

Granting of this variance follows FEMA and floodplain regulations, as well as the proposed revisions to the St. Pete Beach Code and updated Florida Building Code requirements. Approval of this variance request allows the applicant to rebuild the property with existing regulations in mind which affords the applicant the same treatment as neighboring owners. This requested variance will beautify the area and allow for the neighborhood to continue rebuilding following the flooding and storms from last fall.

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

The requested variance is the minimum necessary to make the project feasible, as it allows for the accommodation of essential code and FEMA/ADA compliance requirements. This variance does not seek to increase the number of units or enhance livability but is required to address fundamental building performance needs. The additional 500 square feet per unit is not for added enjoyment or expanded living space but is strictly necessary to accommodate the new staircases and required connections to them, the increased thickness of walls due to the shift from prior wood-frame construction to durable masonry for resilience and compliance with current standards, ADA-required main floor powder room, and the elevation of the building to meet FEMA and floodplain requirements, allowing unoccupiable space to be placed below the Design Flood Elevation (DFE). Without this variance, the project would be infeasible, as it would not be possible to reconstruct the building in a manner that maintains its original function while meeting modern building codes and flood protection measures. The applicant's design team has minimized the additional square footage to only what is necessary to ensure the building remains as consistent as possible with its prior use while complying with performance, structural, preservation of character, and regulatory requirements. Applicant considered several different designs including stacked, single-floor units, but this created the need for additional vertical circulation and ADA-compliance requirements that would add to the density and square-footage restrictions on the site.

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 requested variance allows the developer to keep the property's design in character with the historic 'courtyard apartment' style which matches the lesser dense neighborhood and a coastal modern design that is consistent with the existing mass and scale within the district and will fit harmoniously with its compatible design and quality. Additionally, the requested variance will make the property safer and compliant with FEMA and the current floodplain, as well as the proposed revisions to the Code by St. Pete Beach. The additional 500sf per unit will bring the units up to a more current standard of living and allow the optimal use of the applicant's property while meeting updated building code requirements. The proposed design will better align with the massing and scale of adjacent buildings, including Point Pass-a-Grille, a four-story development across the street at 200 1st Avenue. While the City may have concerns about larger structures, the requested variance strikes a balance—maintaining a residential scale while ensuring the project fits cohesively within the existing neighborhood context. By allowing for a well-proportioned and appropriately scaled design which captures the character and historic layout of the site, the development will integrate more seamlessly with the surrounding built environment.

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.

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

CAG 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.

CAG 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.

CAG 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.

CAG

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.

CAG 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.

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

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

Signature of Applicant

02-20-2025
Date

Owner's Authorization for Agent

Community Development Department
City of St. Pete Beach, Florida

I/WE BARRACK By the Sea, LLC By: ERIC ABEL MANAGER
(print name of property owner)

hereby authorize BRIAN AUNGST, JR or Clay Gilman of McFarlane, Ferguson, + McMullen P.A.
(print name of agent)

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

Signature of Owner

Signature of Owner

BARRACKS By the Sea, LLC
By: ERIC ABEL, MANAGER
~~Print Name of Owner~~

Print Name of Owner

The forgoing instrument was acknowledged before me this 20th **day of** Feb. 2025 ~~2021~~ **by** ERIC ABEL **or who is personally known** _____ **produced** MD D.L. **as identification.**

RALundquist
(Notary Signature)

FEB 20, 2025
(Date)

My Commission Expires AUG. 30, 2025

RYAN ALLEN LUNDQUIST
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214034397
MY COMMISSION EXPIRES AUGUST 30, 2025

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, MACFARLANE, FERGUSON & McMULLEN, 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): CLAY GILMAN, FOR MACFARLANE, FERGUSON & McMULLEN

Address: 625 COURT ST., SUITE 200, CLEARWATER, FL 33756

Clay Gilman — 02-20-2025

Signature *Date*

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 20th day of February 2025 by: Clay A. Gilman who appeared before me, and is personally known to me, or has produced N/A as identification, and did take an oath.

My commission Expires:

NOTARY: Valerie A. Sulecki

Print Name: Valerie A. Sulecki Notary Public, State of Florida

(Notarial Seal)

VALERIE A. SULECKI
MY COMMISSION # HH 119922
EXPIRES: April 21, 2025
Bonded Thru Notary Public Underwriters

TECHNICAL REVIEW COMMITTEE PRESENTATION



BARRACKS BY THE SEA

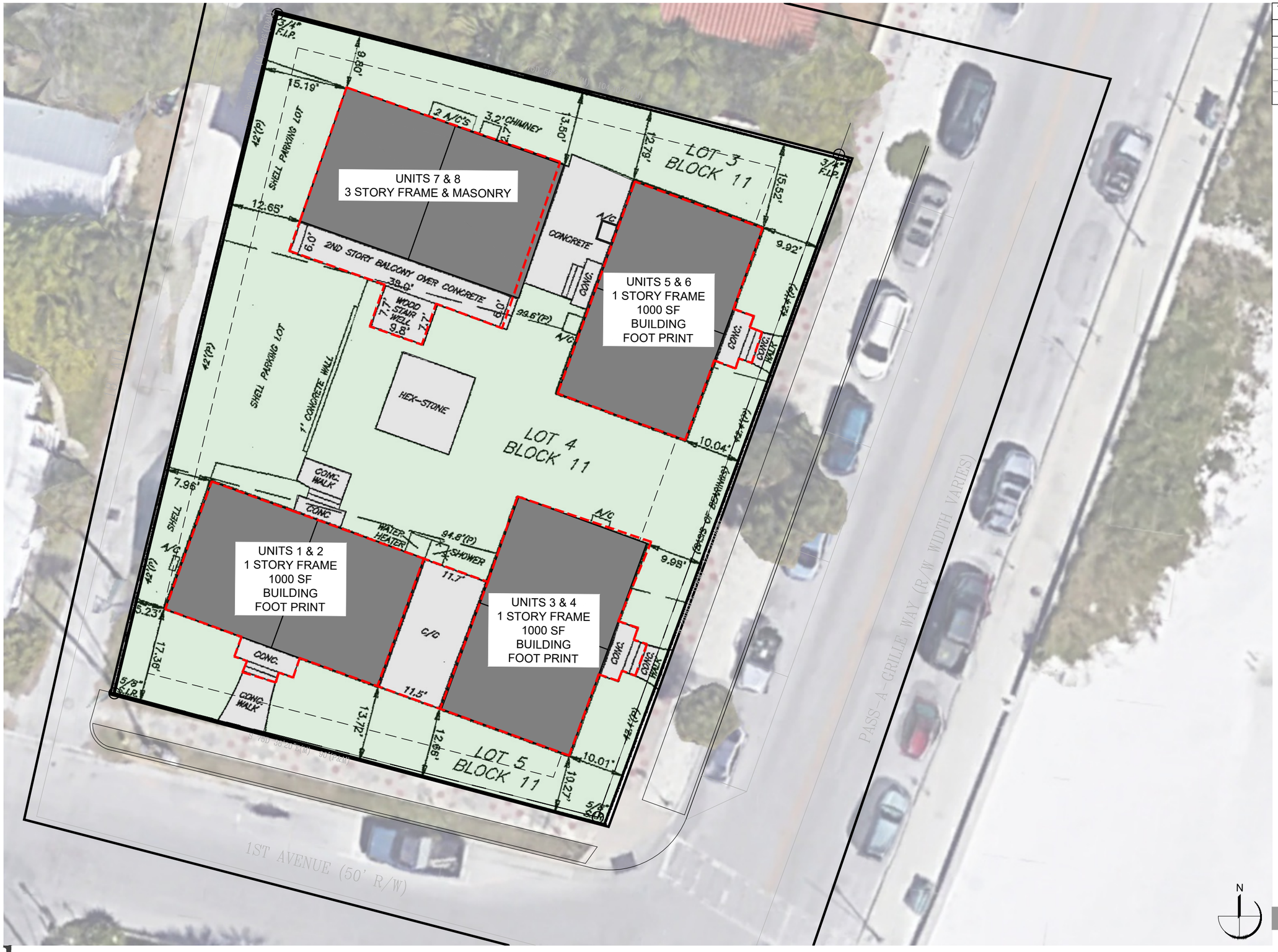
100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A0.0**

05.06.25

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ARCHITECTURE | INTERIORS
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TABULATIONS

EXISTING CONDITIONS

	REQUIRED	PROPOSED
LOT COVERAGE	80%	45%
IMPERVIOUS SURFACE RATIO	0.70	.45

BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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SURVEY

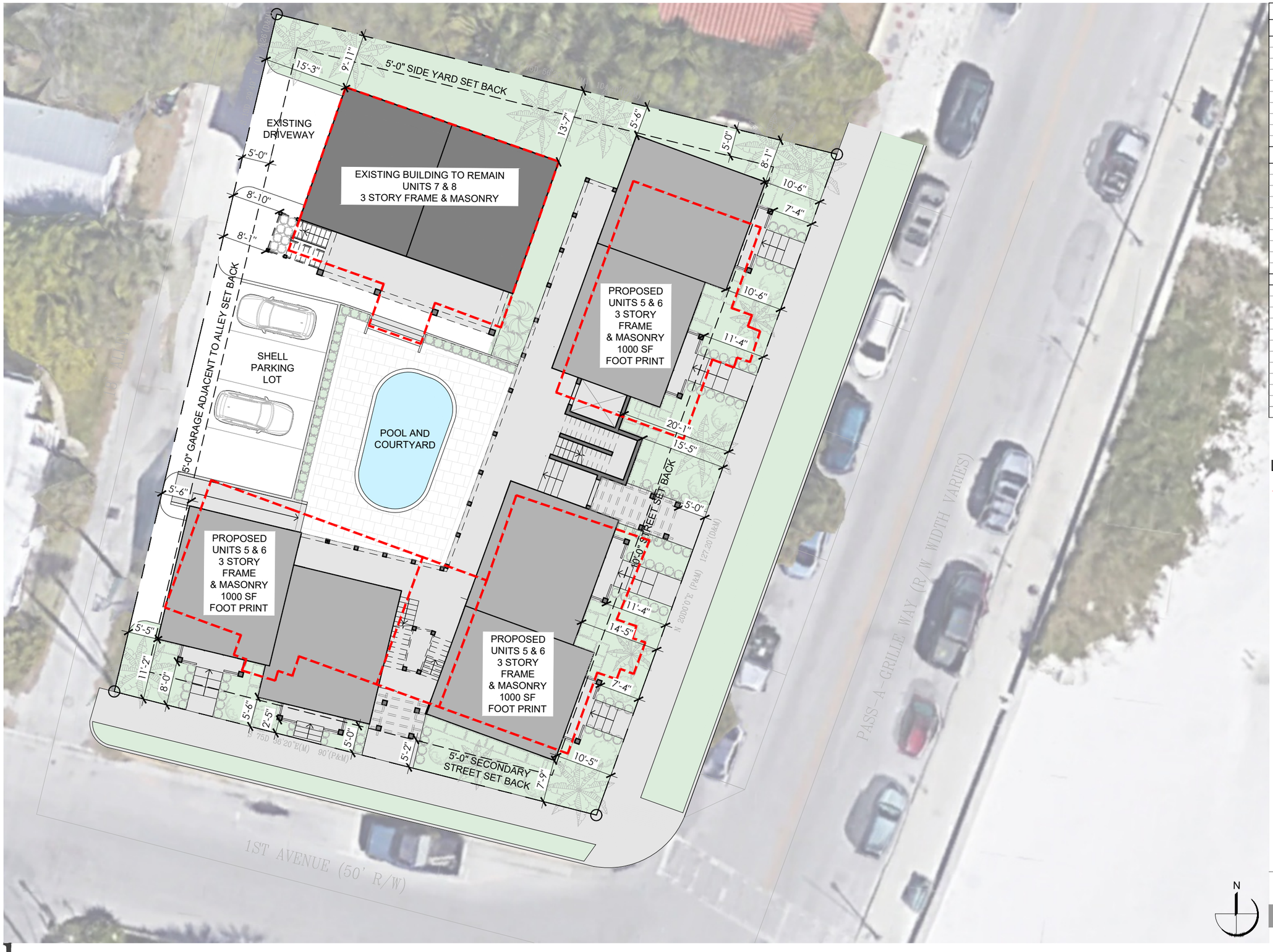
SCALE:1/16" = 1'-0"

ENTITLEMENTS PACKAGE | **A0.1**

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TABULATIONS

BUILDING ENVELOPE

	REQUIRED	PROPOSED
STREET SETBACK	10'-0"	10'-0"
SECONDARY STREET SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
BUILDING HEIGHT	32'-0"	32'-0"
LOT COVERAGE	80%	61%
IMPERVIOUS SURFACE RATIO	0.70	.61

DENSITY

EXISTING CONDITIONS	TOTAL
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)	2060 SF
6 SINGLE STORY UNITS (500 SF PER UNIT)	3000 SF
	5060 SF

PROPOSED CONDITIONS	
EXISTING BUILDING TO REMAIN	2060 SF
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)	
6 THREE STORY UNITS WITH FIRST FLOOR NON-PROGRAMABLE SPACE	
FIRST FLOOR 500 SF PER UNIT	3000 SF
SECOND FLOOR 450 SF PER UNIT	2700 SF
	7760 SF

LEGEND

OUTLINE OF EXISTING BUILDING

BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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PROPOSED SITE PLAN

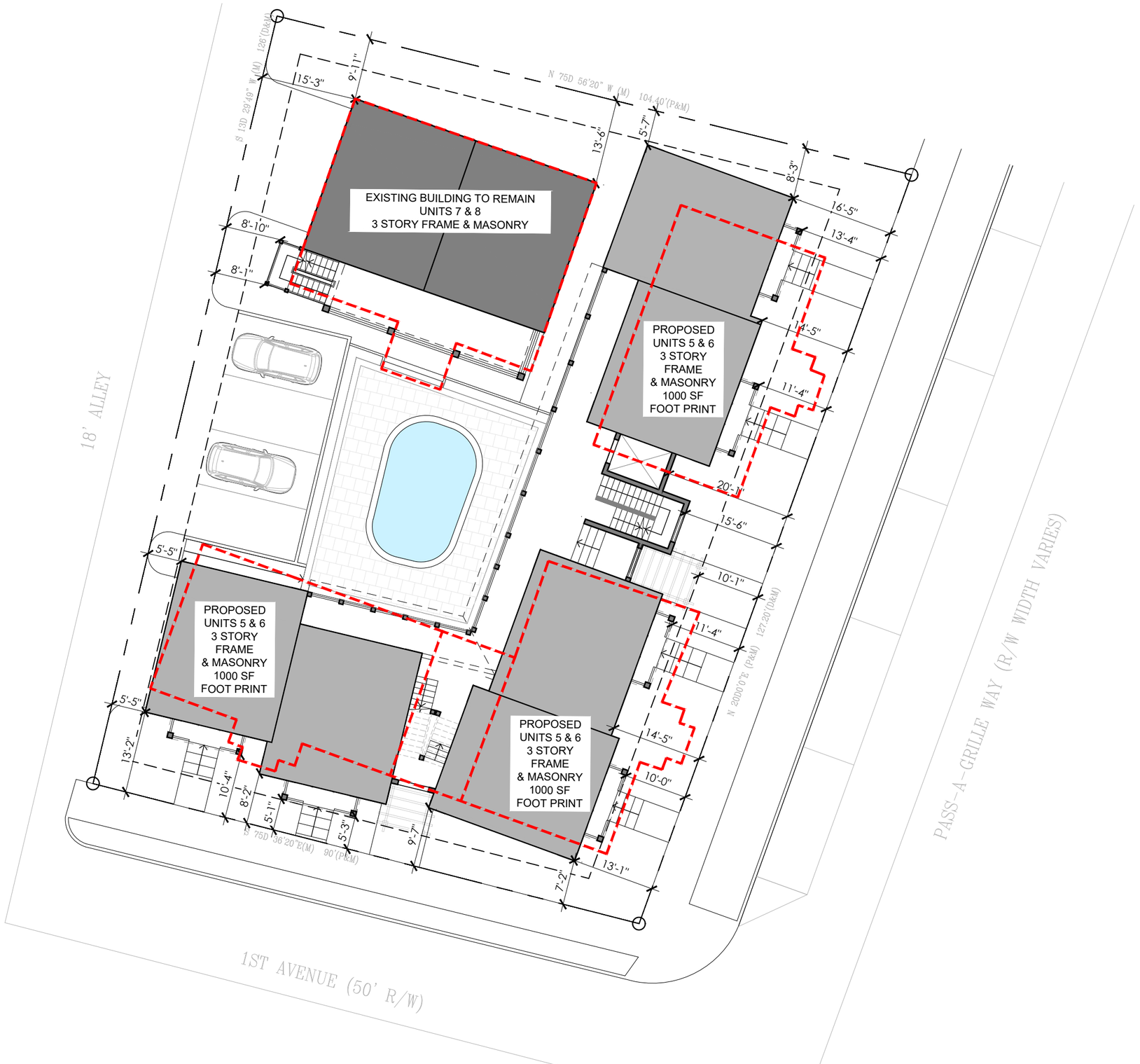
SCALE:1/16" = 1'-0"

ENTITLEMENTS PACKAGE | **A0.2**

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TABULATIONS		
BUILDING ENVELOPE		
	REQUIRED	PROPOSED
STREET SETBACK	10'-0"	10'-0"
SECONDARY STREET SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
BUILDING HEIGHT	32'-0"	32'-0"
LOT COVERAGE	80%	61%
IMPERVIOUS SURFACE RATIO	0.70	.61
DENSITY		
EXISTING CONDITIONS		TOTAL
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)		2060 SF
6 SINGLE STORY UNITS (500 SF PER UNIT)		3000 SF
		5060 SF
PROPOSED CONDITIONS		
EXISTING BUILDING TO REMAIN		2060 SF
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)		
6 THREE STORY UNITS WITH FIRST FLOOR NON-PROGRAMABLE SPACE		
FIRST FLOOR 500 SF PER UNIT		3000 SF
SECOND FLOOR 450 SF PER UNIT		2700 SF
		7760 SF

LEGEND

OUTLINE OF EXISTING BUILDING

N

BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A0.2.1**

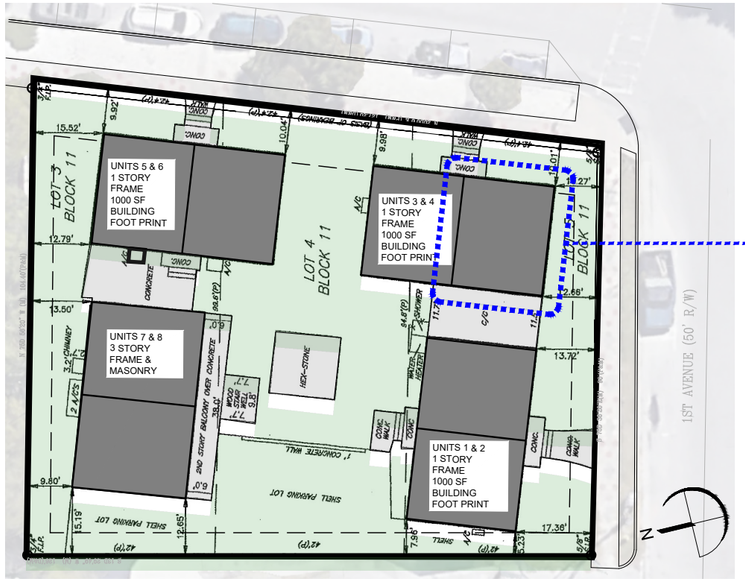
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PROPOSED SITE PLAN OPTION 2

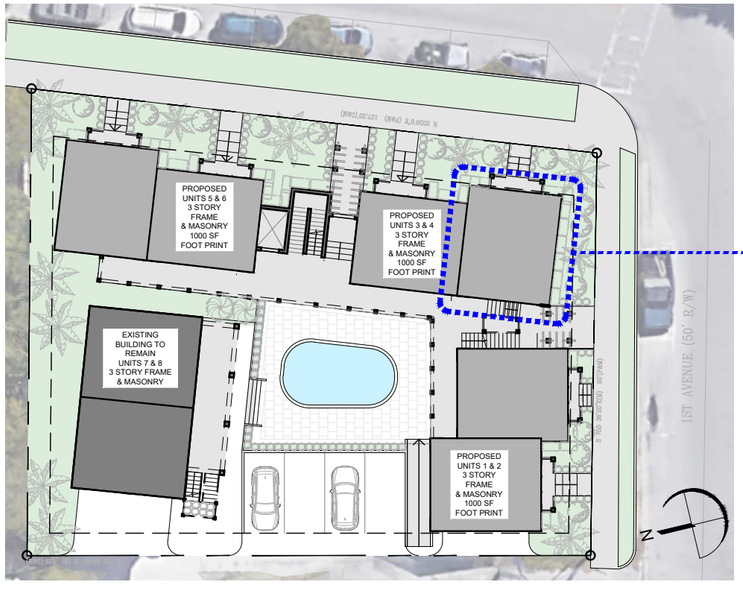
SCALE:1/16" = 1'-0"

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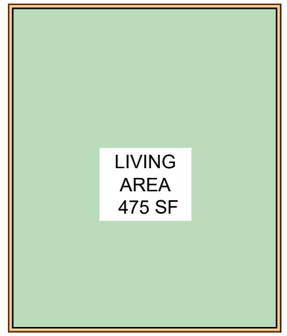


EXISTING SITE PLAN



PROPOSED SITE PLAN

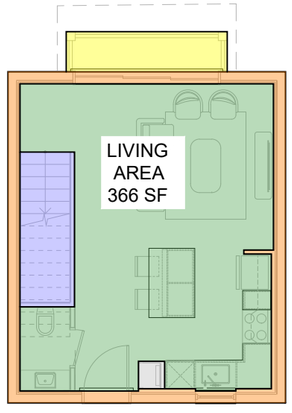
EXISTING UNIT LAYOUT



EXISTING UNIT

LIVING AREA	475 SF
STRUCTURE	25 SF
TOTAL GROSS AREA	500 SF

PROPOSED TYPICAL UNIT LAYOUT



PROPOSED
FIRST FLOOR LAYOUT



PROPOSED
SECOND FLOOR LAYOUT

PROPOSED TYPICAL UNIT

FIRST FLOOR	
LIVING AREA	366 SF
STRUCTURE	82 SF
VERTICAL CIRCULATION	46 SF
ELECTRICAL	6 SF
TOTAL FLOOR AREA	500 SF
SECOND FLOOR	
LIVING AREA	340 SF
STRUCTURE	78 SF
VERTICAL CIRCULATION	74 SF
MECHANICAL	8 SF
TOTAL FLOOR AREA	500 SF
TOTAL LIVING AREA	**706 SF**
TOTAL GROSS AREA	**1000 SF**

KEY

- VERTICAL CIRCULATION
- LIVING AREA
- STRUCTURE
- BALCONY
- MECH & ELECTRICAL

BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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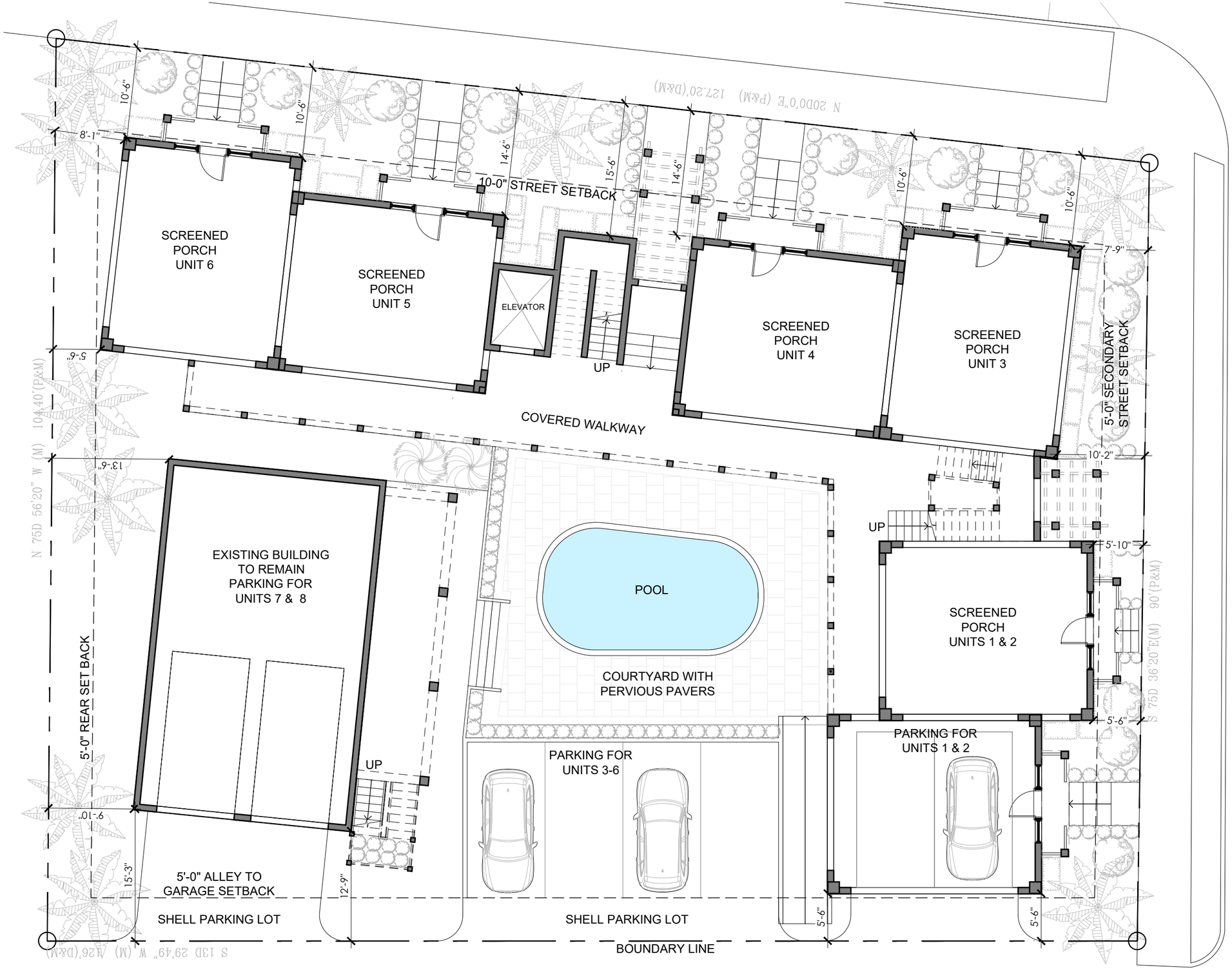
AREA COMPARISON

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PROPOSED GROUND FLOOR PLAN

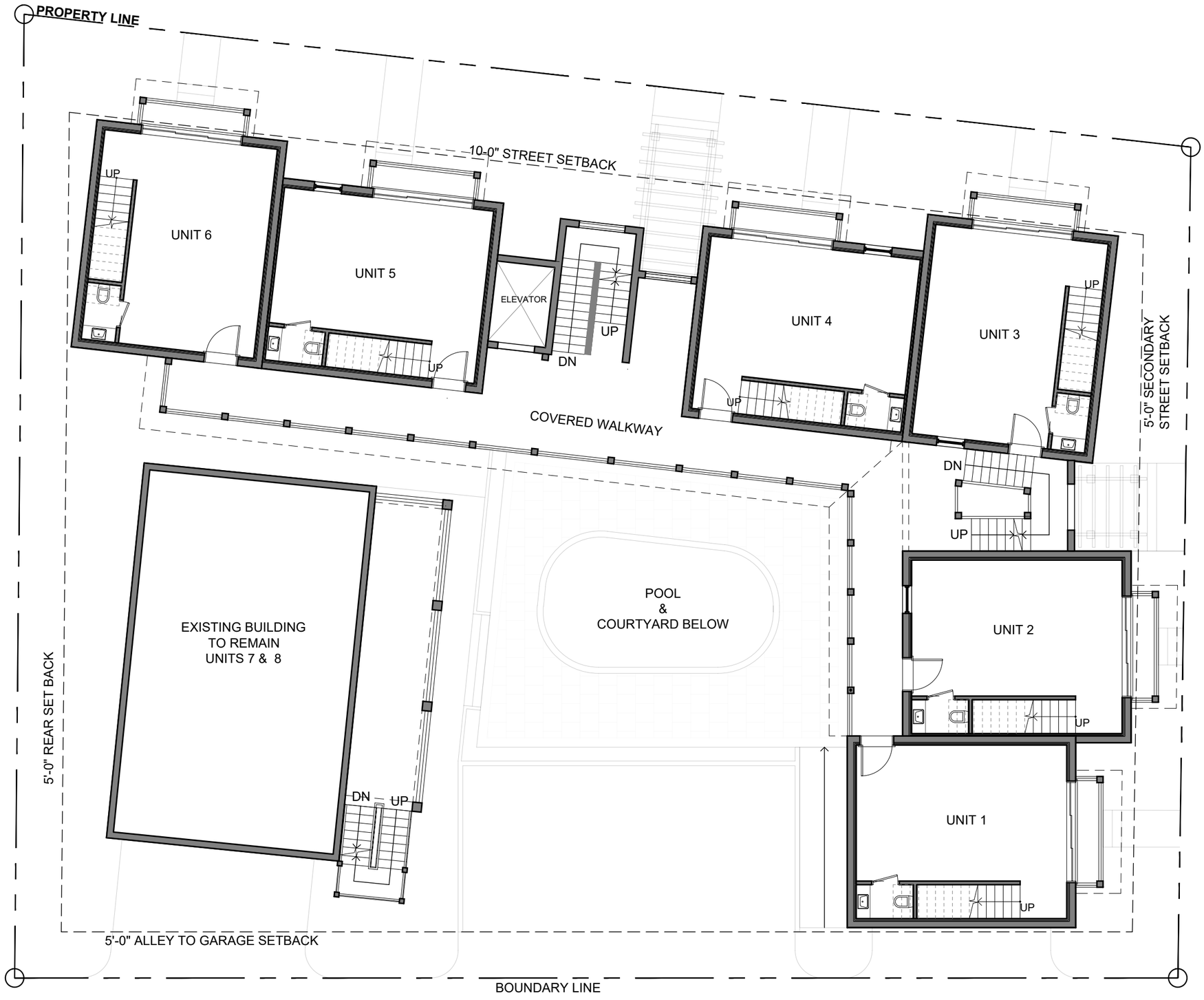
SCALE:3/32" = 1'-0"

ENTITLEMENTS PACKAGE | **A1.0**

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PROPOSED FIRST FLOOR PLAN

SCALE:3/32" = 1'-0"

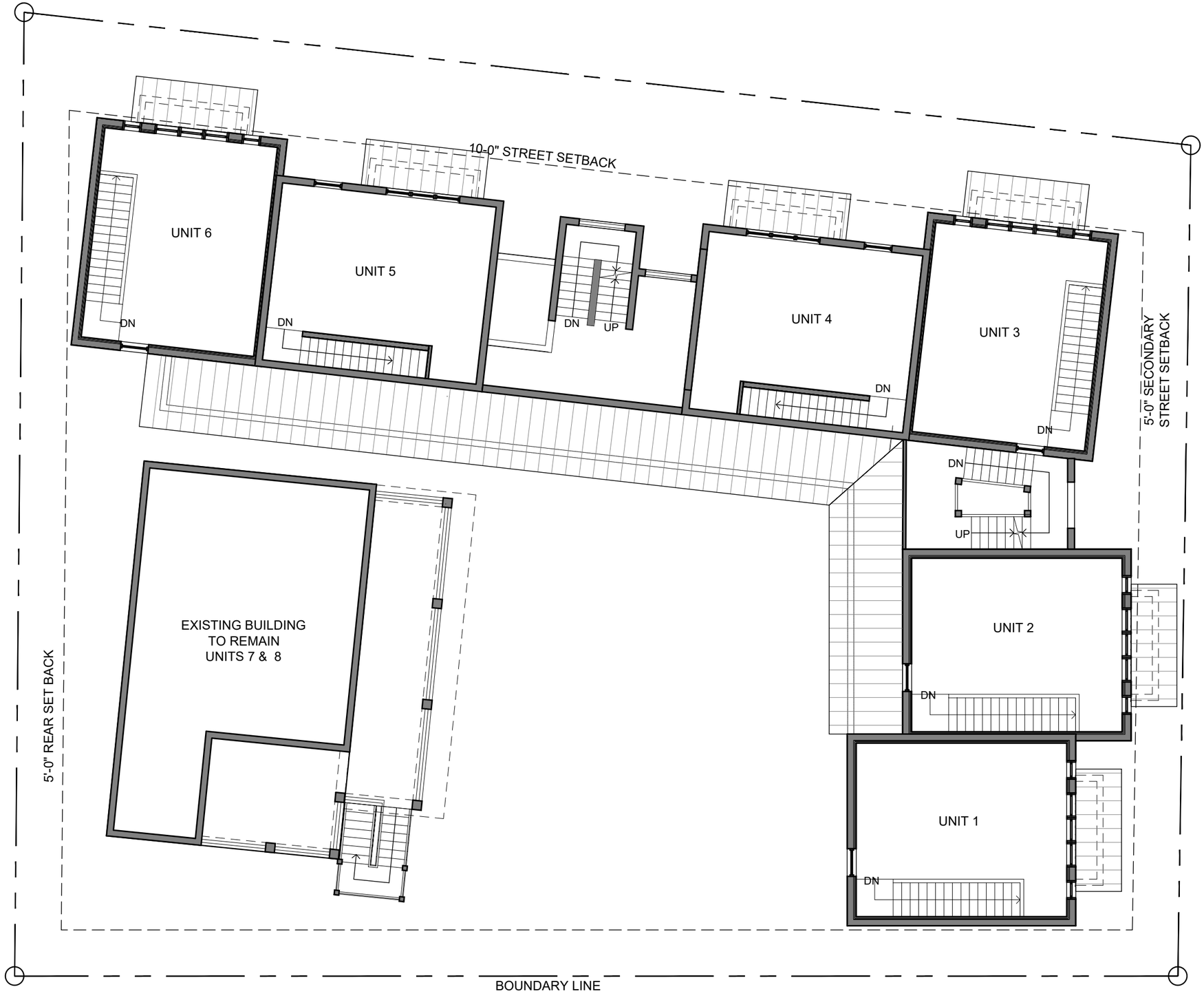
BARRACKS BY THE SEA

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PROPOSED SECOND FLOOR PLAN

SCALE:3/32" = 1'-0"

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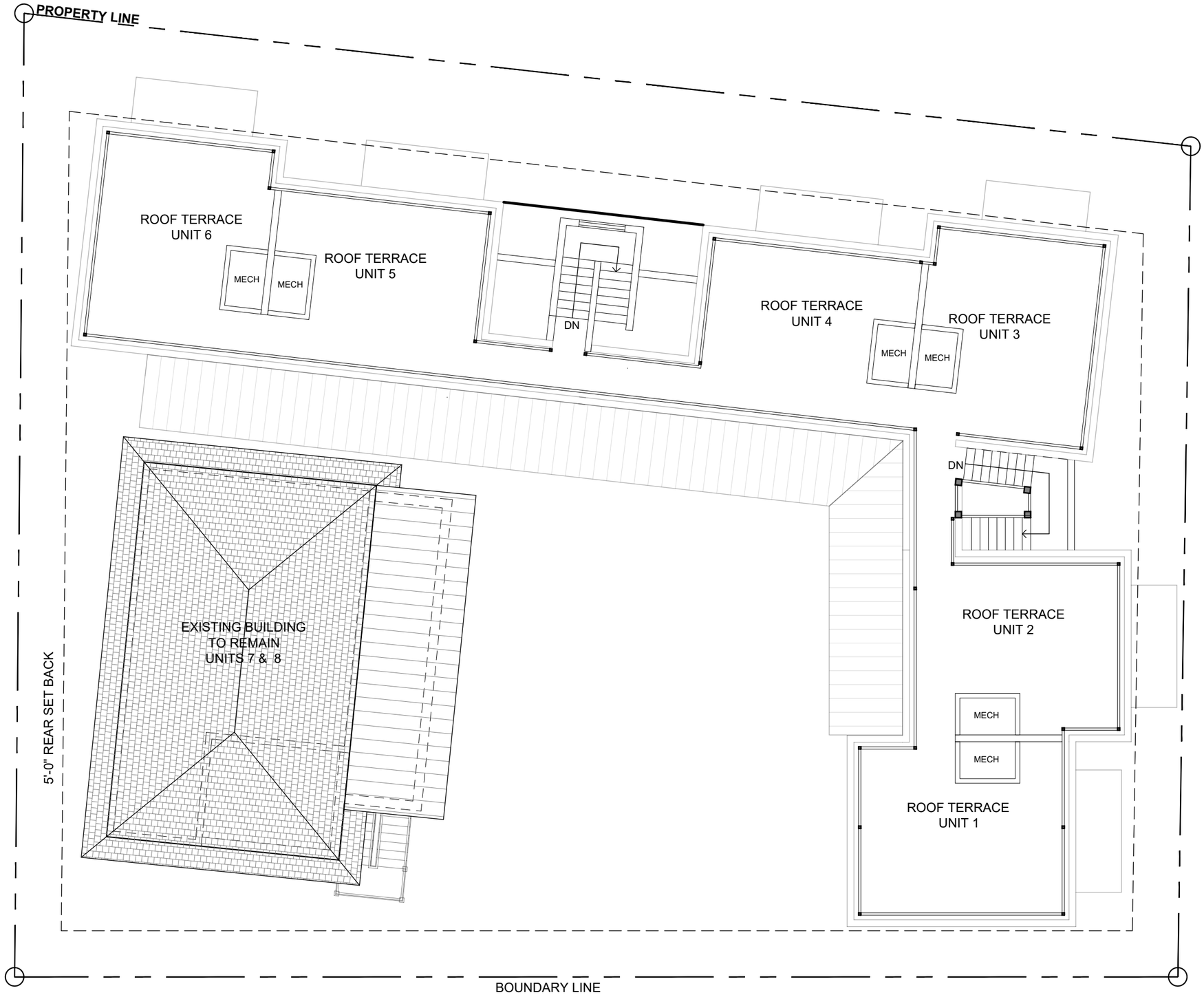
BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A1.2**

05.06.25

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PROPOSED ROOF TERRACE PLAN

SCALE:3/32" = 1'-0"

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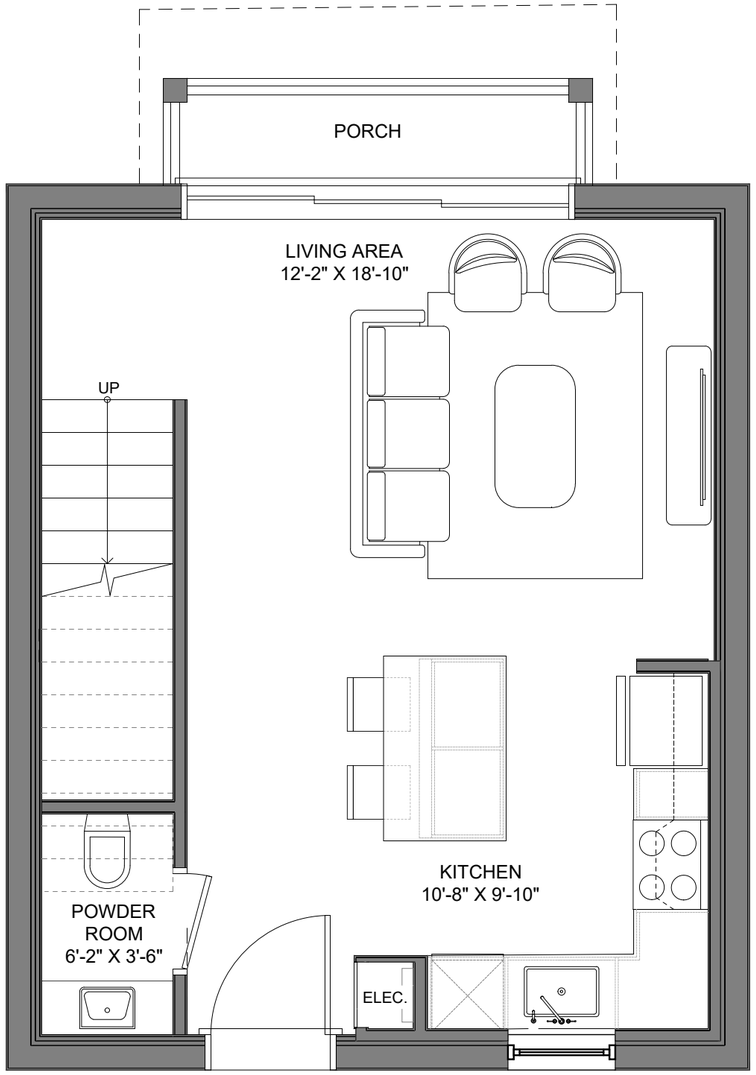
BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

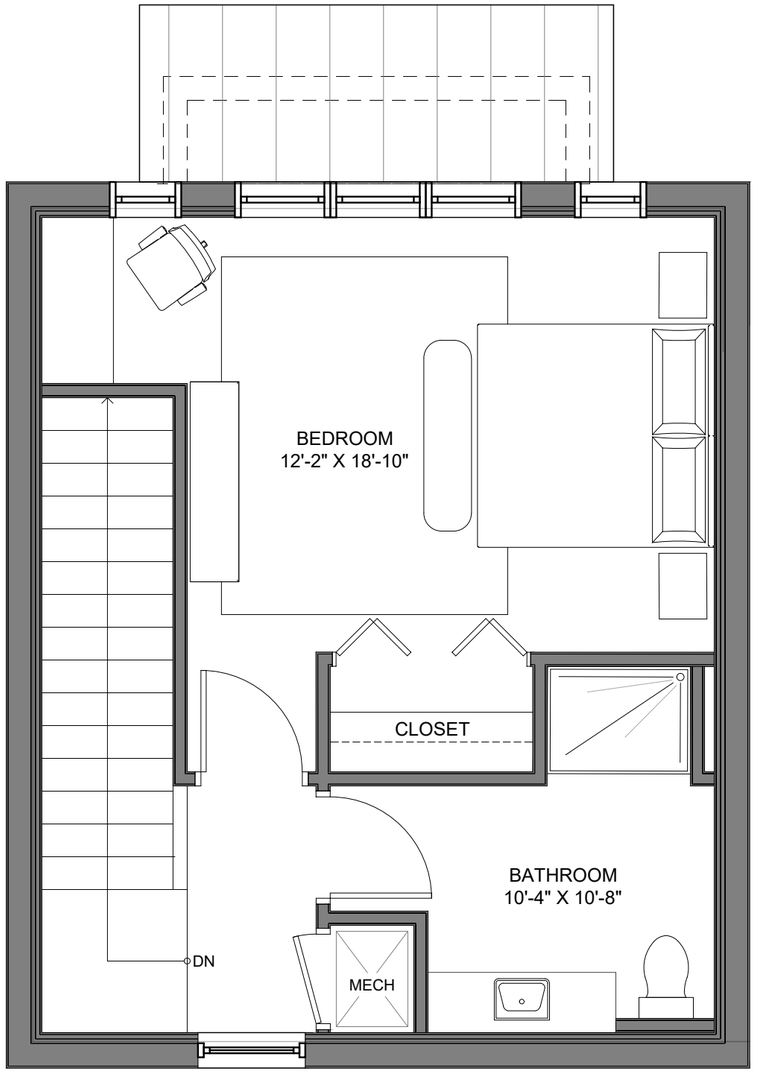
ENTITLEMENTS PACKAGE | **A1.3**

05.06.25

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PROPOSED FIRST FLOOR LAYOUT



PROPOSED SECOND FLOOR LAYOUT

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PROPOSED TYPICAL UNIT LAYOUT
SCALE:1/4" = 1'-0"

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ENTITLEMENTS PACKAGE | **A1.4**
05.06.25

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BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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STREET SIDE VIEW

SCALE:3/32" = 1'-0"

ENTITLEMENTS PACKAGE | **A9.0**

05.06.25

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BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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COURTYARD VIEW

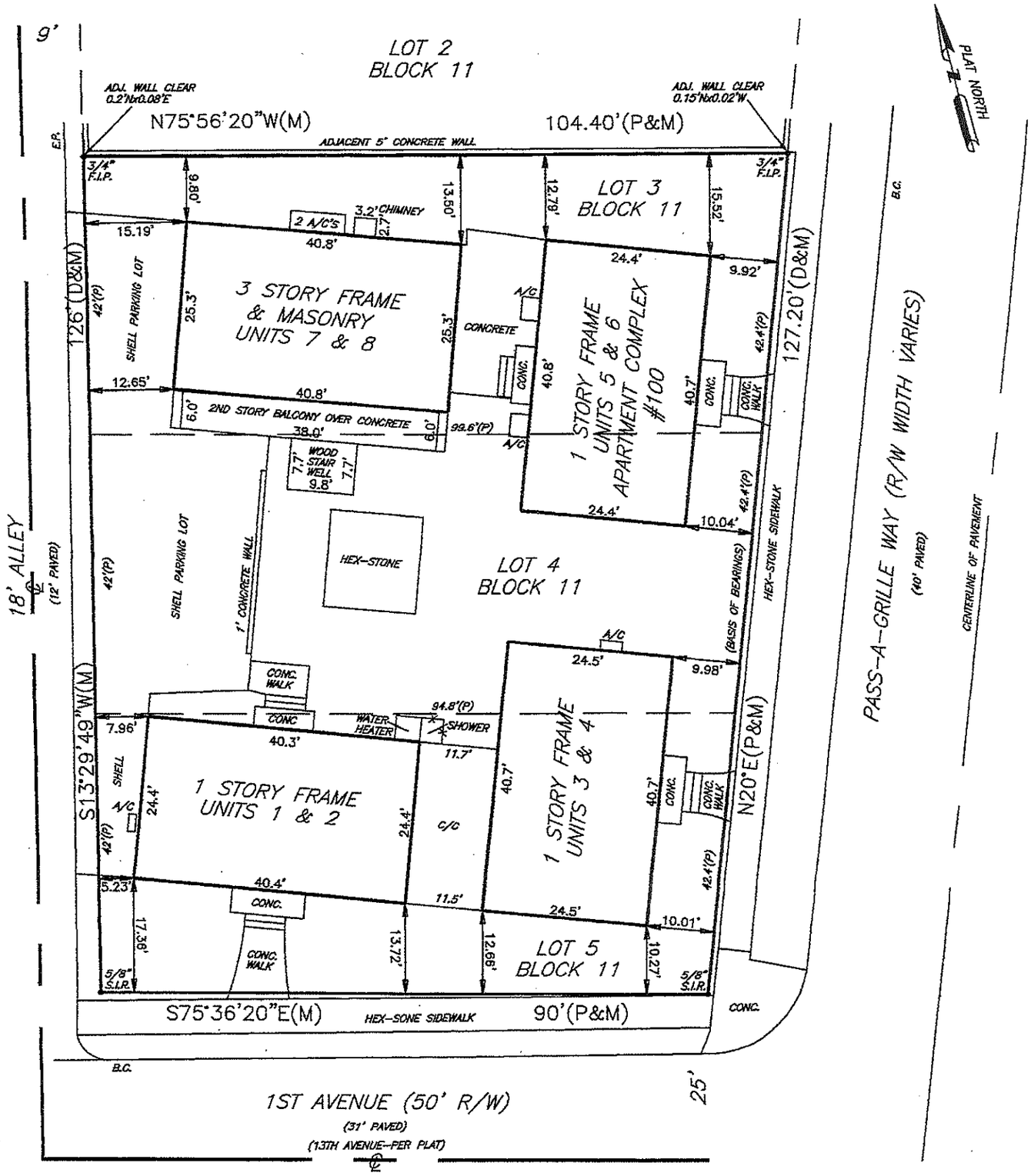
SCALE:3/32" = 1'-0"

ENTITLEMENTS PACKAGE | **A9.1**

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A BOUNDARY SURVEY OF LOTS 3, 4 AND 5, BLOCK 11, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: MMXVII137
TELEPHONE: (727) 360-0636
DATE OF FIELD SURVEY: 4/06/17
SCALE: 1 INCH = 20 FEET
DRAWN BY: DCH

DAVID C. HARNER
PROFESSIONAL LAND SURVEYOR
9925 GULF BOULEVARD
TREASURE ISLAND, FL. 33706
SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST

FLOOD ZONE: "AE"
FLOOD MAP DATE: 8/18/09
COMMUNITY NUMBER: 125149
PANEL NUMBER: 0286 G
CHECKED BY: DCH

CERTIFIED TO: SEA BISCUIT PROPERTIES LLC

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

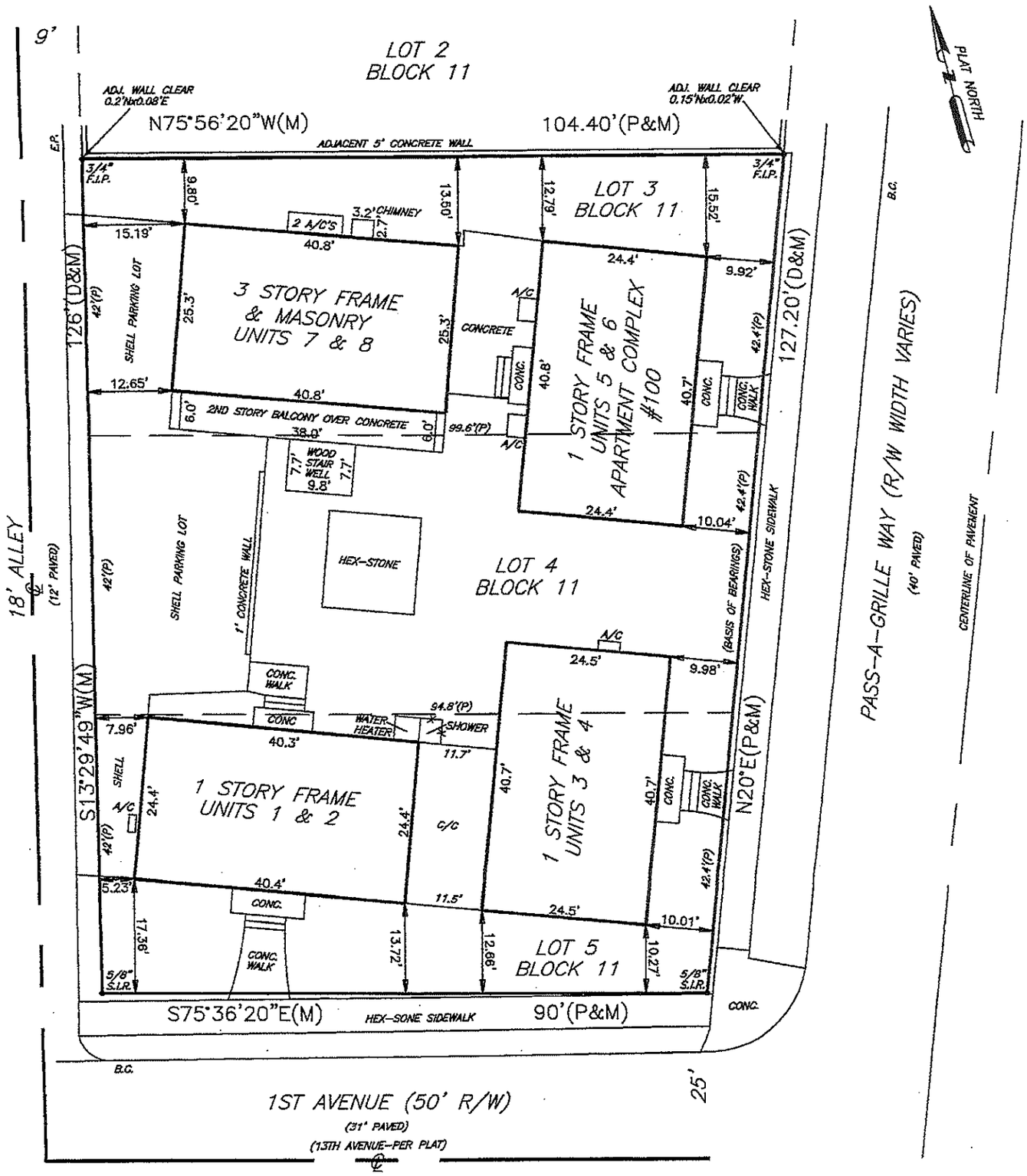
4/10/17 D C H

DAVID C. HARNER P.S.&M.
REGISTRATION NUMBER 2650

DAVID C. HARNER CERTIFICATE NO. 2650 STATE OF FLORIDA REGISTERED LAND SURVEYOR

LEGEND:
N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION
A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY
CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE
EL=ELEVATION FF=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH
F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE
D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE.=EASEMENT P/S=PAVERSTONE
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"



A BOUNDARY SURVEY OF LOTS 3, 4 AND 5, BLOCK 11, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: MMXVII137	**DAVID C. HARNER**	FLOOD ZONE: "AE"
TELEPHONE: (727) 360-0636	PROFESSIONAL LAND SURVEYOR	FLOOD MAP DATE: 8/18/09
DATE OF FIELD SURVEY: 4/06/17	9925 GULF BOULEVARD	COMMUNITY NUMBER: 125149
SCALE: 1 INCH = 20 FEET	TREASURE ISLAND, FL. 33706	PANEL NUMBER: 0286 G
DRAWN BY: DCH	SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST	CHECKED BY: DCH

CERTIFIED TO: SEA BISCUIT PROPERTIES LLC

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

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4/10/17 DAVID C. HARNER

DAVID C. HARNER P.S.&M.
REGISTRATION NUMBER 2650

DAVID C. HARNER CERTIFICATE NO. 2650 STATE OF FLORIDA REGISTERED LAND SURVEYOR

LEGEND:
N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION
A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY
CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE
EL=ELEVATION FF=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH
F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE
D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE.=EASEMENT P/S=PAVERSTONE
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"


600 PASS A GRILLE WAY
3 OR MORE STORY
108 5TH AVENUE
3 OR MORE STORY
608 PASS A GRILLE WAY
3 OR MORE STORY
305 GULF WAY
3 OR MORE STORY
106 5TH AVENUE
3 OR MORE STORY
101 5TH AVENUE
3 OR MORE STORY
113 4TH AVENUE
3 OR MORE STORY
103 3RD AVENUE
3 OR MORE STORY
404 PASS A GRILLE WAY
3 OR MORE STORY
203 GULF WAY
3 OR MORE STORY
106 4TH AVENUE
3 OR MORE STORY
108 3RD AVENUE
3 OR MORE STORY
105 GULF WAY
3 OR MORE STORY
106 2ND AVENUE
3 OR MORE STORY
104 3RD AVENUE
3 OR MORE STORY
102 2ND AVENUE
3 OR MORE STORY
202 PASS A GRILLE WAY
3 OR MORE STORY
EXISTING SITE
3 STORY TO REMAIN



LEGEND

OUTLINE OF EXISTING BUILDING

N

BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

Behar Peteranecz
ARCHITECTURE | INTERIORS

PROPOSED SITE PLAN OPTION 3 (2 STORY OPTION WITH 1400 SF FOOTPRINT)

SCALE:1/16" = 1'-0"

ENTITLEMENTS PACKAGE | **A0.2.1**

05.06.25

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(727) 800-5300 | ARCHITECTUREBP.COM

Board of Adjustment Case No. 25052

Letters Received as of 8/15/2025

Brandon Berry

From: Maurice Feinberg Jr <mauricefeinbergjr@gmail.com>
Sent: Friday, May 16, 2025 3:23 PM
To: Brandon Berry
Subject: Variance Request

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Hi Brandon this is Dave Feinberg in Pass A Grille.
This email is to Support the Variance Request for case number 25052.
Located at 100- Pass A Grille Way
St Pete Beach Fl 33706.
Respectfully,Dave Feinberg
Sent from my iPhone

Brandon Berry

From: JAY <dogjama@aol.com>
Sent: Saturday, May 17, 2025 3:46 PM
To: j.moholland@stpetebeach.org; Brandon Berry
Cc: Kristin Coman; Frances Robustelli
Subject: Fw: 100 Pass A Grille Way proposed development

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Hello All:

It has come to my (and others) attention that there is a proposal for the army barracks site at 100 PAG Way for new construction. (they have received a demolition permit)

What they are planning needs variances ....
1. roof top. ...they are proposing a flat roof for gatherings not typical of PAG historic homes (not a variance)
2, additional square footage from 450 to to 2700 per unit. (variance)
3. additional front and side yard and rear setbacks that would put building close to side walks and alley and take away from green space. (variance)
4. a massive look from roadside that resembles a wall on north and southside .

The project, while they (the applicant) say fits the Historic community..it seems they are trying to get the "biggest bang for the buck" and maximizing the square footage and footprint.to where it bulges/busts from its seams..... certainly a long way from the "army barracks" that graced this property for so many years.
While we know are little village is changing and they have the right to rebuild...I'm not sure what they propose fits.

They knew the footprint that was available to build on so why did they not make it within the confines of the code. A variance by definition needs to show a "hardship". I don't see that here. If they are allowed to do this, then what is to say the next person wants the same treatment.

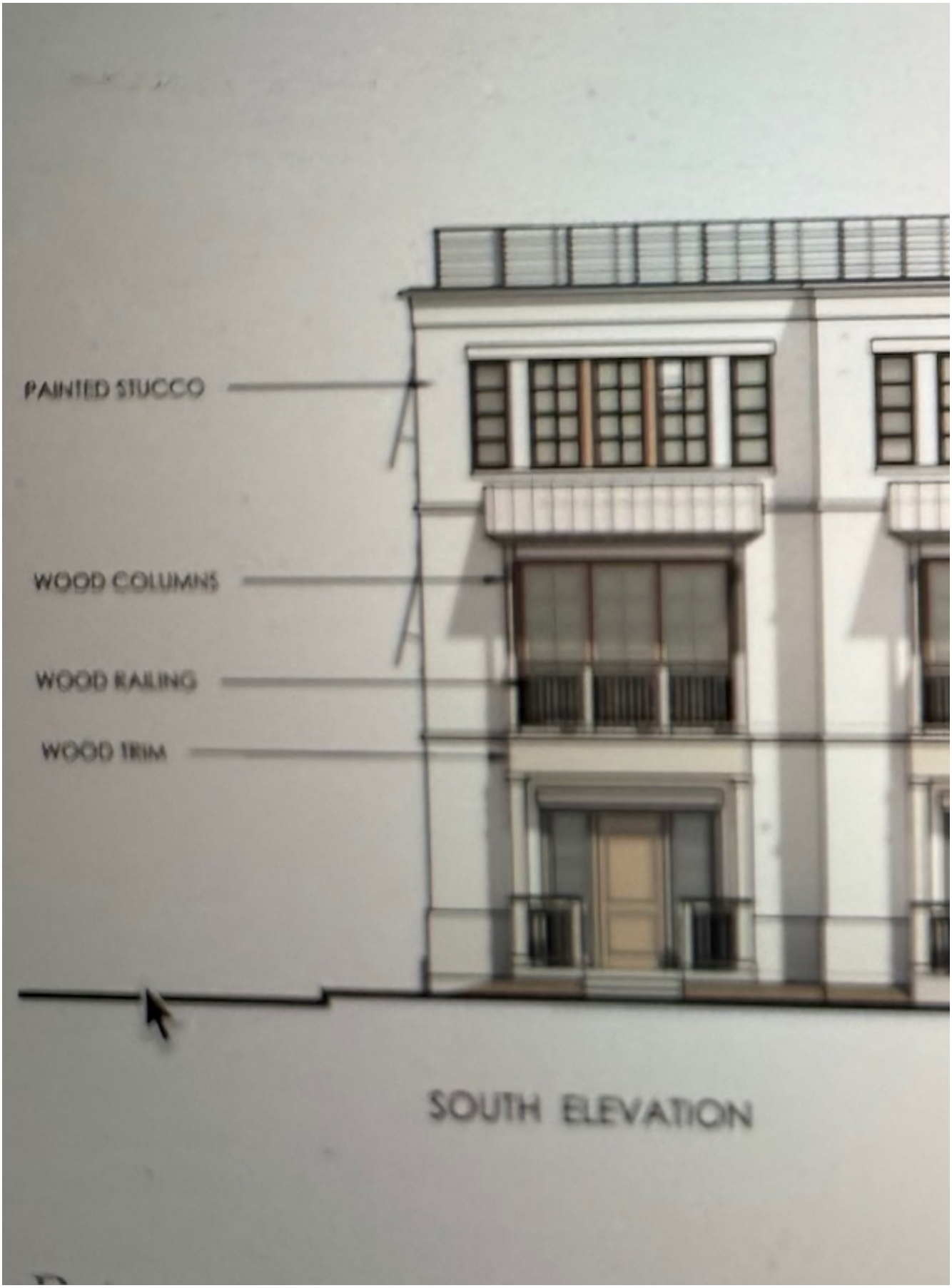
We need to insure our future developments/structures conform to what we envision this new PAG is going to look like.... keeping in mind our past.

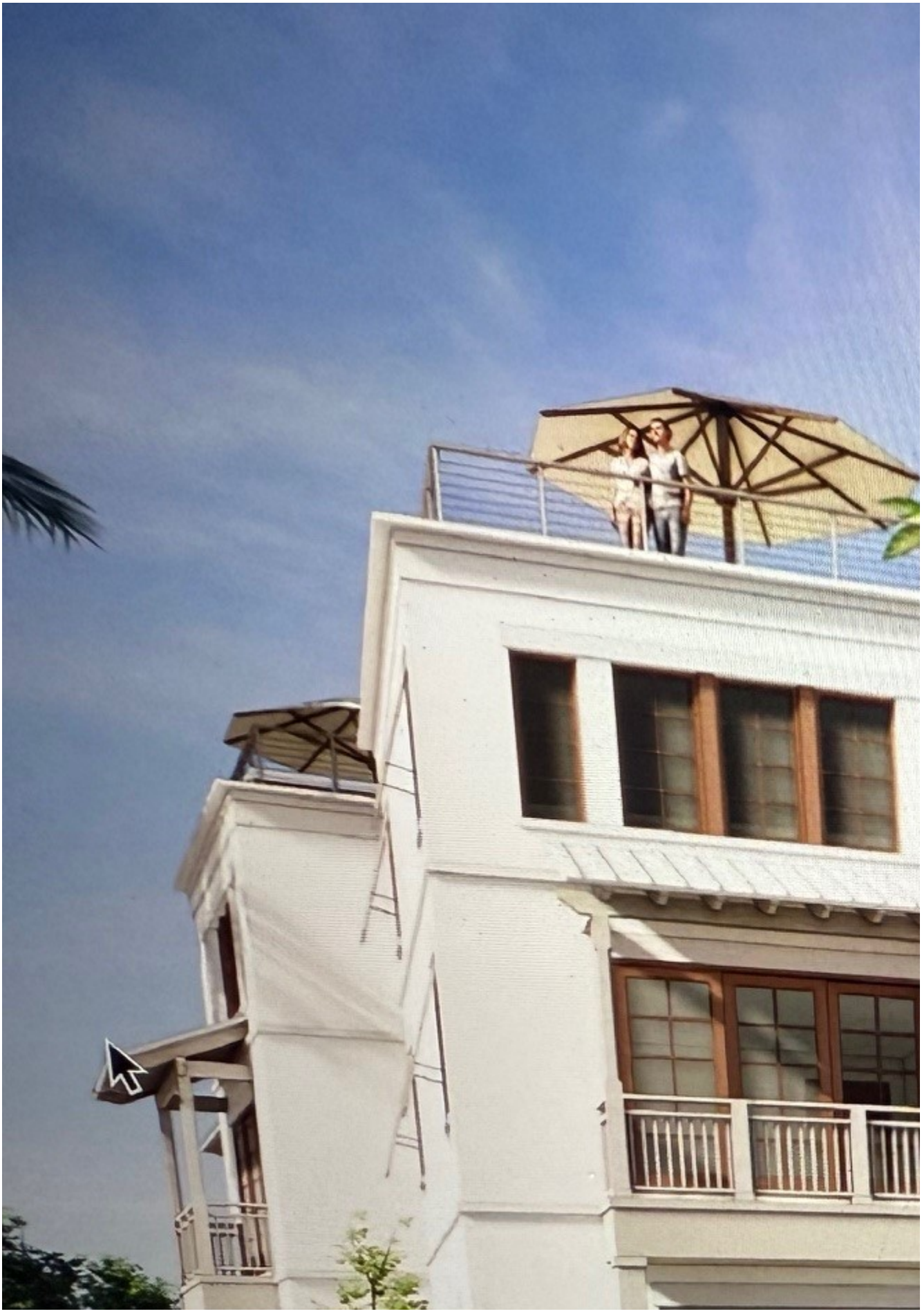
Regards,

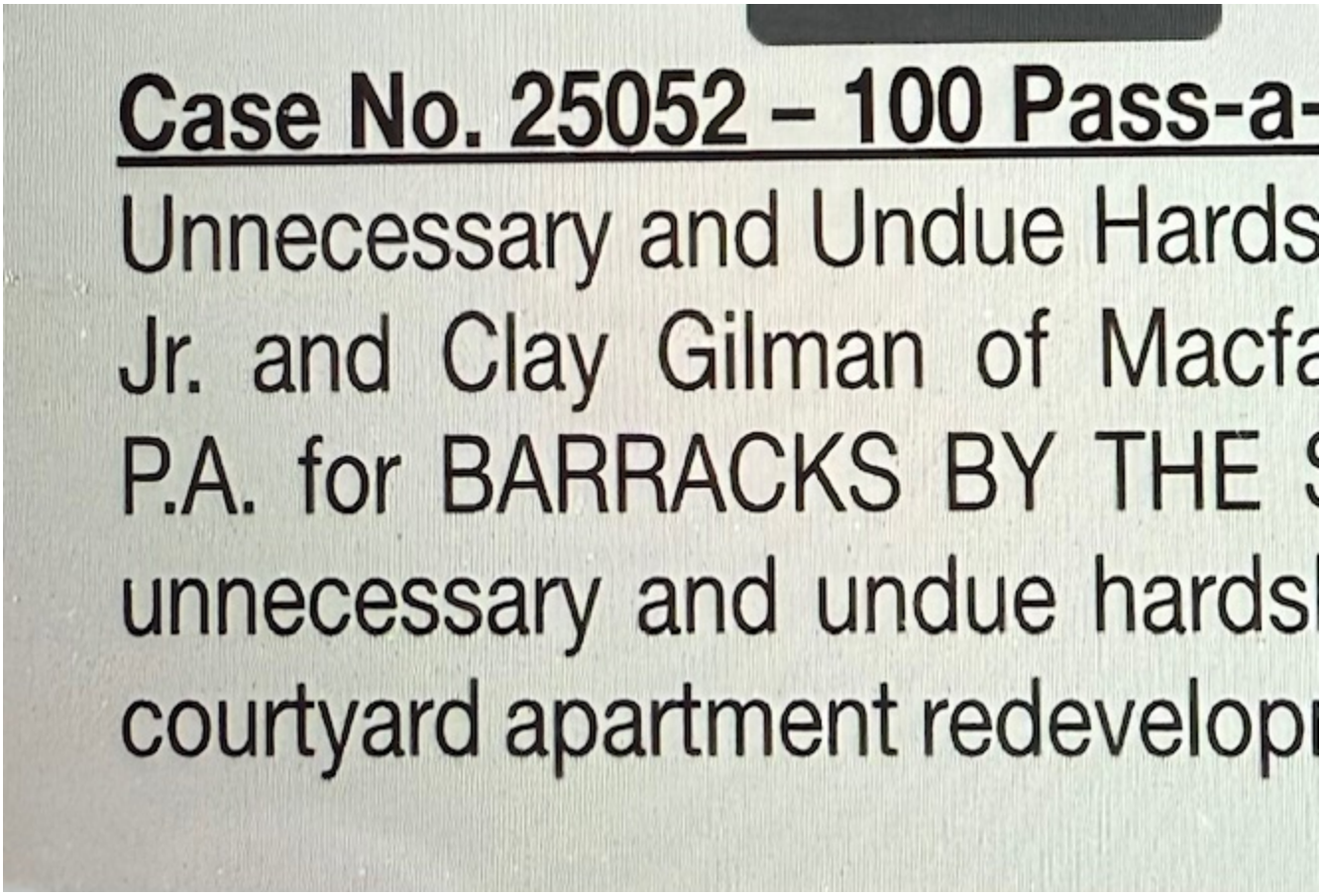
Jay Anderson

This is from historic board mtg. May 1st where they presented the project for a design review and is now (below)going before Board of Adjustment May 28th

a. Design Review No. 25050: 100 Pass-A-Grille Way
Brian J. Aungst, Jr., Esq., of Macfarlane, Ferguson & McMullen for BARRACKS BY THE
SEA, LLC proposes to reconstruct two of the three buildings on the eight-unit property as
three buildings each containing two units, with the development classified as the Courtyard Apartment building type. The applicant is seeking companion variances to allow
for additional developed square footage, and yard encroachments, in order to accommodate the development as proposed.


PAINTED STUCCO
WOOD COLUMNS
WOOD RAILING
WOOD TRIM
SOUTH ELEVATION




Case No. 25052 – 100 Pass-a-
Unnecessary and Undue Hards
Jr. and Clay Gilman of Macfa
P.A. for BARRACKS BY THE S
unnecessary and undue hardsl
courtyard apartment redevelopr

1) Allow exemption of non-ha
flood elevation from the ca
footage, and allow for an a
of floor area per unit (2,7
additional floor of habitab
residential units (LDC Sec.
2) Allow entry porches to
to encroach to five feet fr
property line where 10 feet
to 2'-5" from the 1st Ave
five feet is required, a
encroach to 5'-5" from t
where 20 feet is required,
the existing remaining th

Brandon Berry

From: Marty Nora <martynora1@gmail.com>
Sent: Tuesday, August 12, 2025 4:54 PM
To: Brandon Berry
Subject: 702 Pass A Grille Way & 100 Pass A Grille Way

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Hello Brandon,

I would like to voice my concern on the proposed site plan for 702 Pass A Grille Way. I am very concerned about parking issues; density (4 stories?); and the use of the alley.
We own 2 properties on 8th Ave, parking has been a problem and the alley between 7th and 8th Ave is very tight; used by long term residents.
Before the Dewey was built, I saw the proposed site plans, but then in the building process, changes were made and now the building is higher than what was shown to us and has no parking in the back of the building which was told to the neighborhood and we were told- required - (6 Spots).
This proposed project just doesn't fit in with the historic 8th Ave Area.- Density too much.
Concerned also about 100 Pass A Grille Way , Density again. Once the city gives into variances, hence we lose our beautiful historic community.

I thank you for considering what is best for our area, and thank you for your service.
Marty Nora
555 Gulf Way, St Pete Beach, FL 33706

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

Agenda Report

Agenda Title Name: **Case No. 25101 – 3400 Gulf Blvd.**

Action Request: Motion to [approve/approve with conditions/deny/continue to date certain] Case Number 25101 for 3400 Gulf Boulevard, and [if approved or approved with conditions] modify Condition (8) of Development Order 21073 to match this case's outcome.

Strategic Objective:

Date: August 27, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Liam Turnbull for Michael E. Lentz, VP of Don CeSar TRS LLC requests a variance to increase fence height to eight feet along the property's north boundary west of El Centro St., and seven feet in height along the property's north boundary east of El Centro St., where four feet is the maximum permitted within the required front yard setback (LDC Sec. 6.15). The applicant further requests a modification to Development Order 21073 Condition (8) to allow for seven- and eight-foot fences in these locations where four feet was required.

Funding: n/a

Attachments:
1. 25101 Staff Report
2. 25101 - Certificate of Completeness
3. Application Package - Revised August 14, 2025

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

PLANNING DEPARTMENT

Date: **August 12, 2025**

To: **Board of Adjustment**

Re: **Staff Findings Report**
Unnecessary and Undue Hardship Variance
Address: 3400 Gulf Blvd
Parcel Number: 07-32-16-21857-000-0010
Liam Turnbull for Michael E. Lentz, VP of Don CeSar TRS LLC
Variance Case No: 25101

Prepared by: **Brandon Berry, Senior Planner**

Hearing Date: **August 27, 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. ALTA/NSPS Boundary Survey with digital seal, signed by Trevor J. Hatch, PSM, dated 5/1/2025 consisting of 2 sheets.
3. Plan Set prepared by DesignOne Studio, last revised 8/14/2025 consisting of 3 sheets, A100-Site Plan, A101 Enlarged Site Plan-Fence Locations, A102-Proposed Fence and Sections at Property Lines signed by Francisco Trujillo, AIA.

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

Site Description/Surrounding Land Uses

The subject site is an approximately 4.3 acre beachfront parcel located at 3400 Gulf Blvd, being the location of the Don CeSar Hotel and known as parcel number 07-32-16-21857-000-0010 with legal description of DON CE-SAR PLACE HOTEL REP LOT 1 within, primarily the AE-Elevation 10 flood zone. The property is located in the RFM Resort Facilities Medium District; RFM on the future land map and presently contains a lodging facility, constructed in 1928.

The variance requested affects only fencing along the northern side of the property, to the western and eastern sides of El Centro St. where it terminates at an easement through the Don CeSar property. The applicant states the subject variance is made at the request of the Don CeSar Property Owner's Corporation to assist with screening and privacy. This area of the site is currently the location of a ballroom

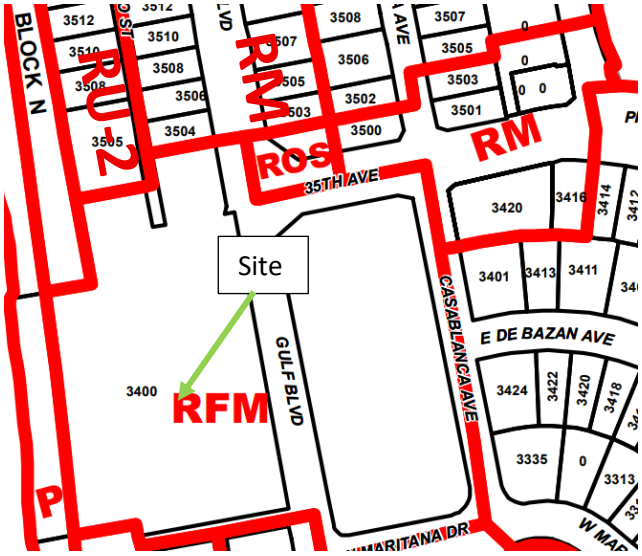
addition under construction, itself the recipient of a variance in 2022 (Case No. 21073) which permitted the encroachment of the addition to the El Centro property line. A condition of the ballroom's variance approval was that the project contain a four-foot fence along the northern side of the service lot; this request would also modify that condition to allow for the fence to be seven feet in that location, with eight feet west along the beach access.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Zoning Map

Figure 3: Fence Proposal: Service Lot (East) Request

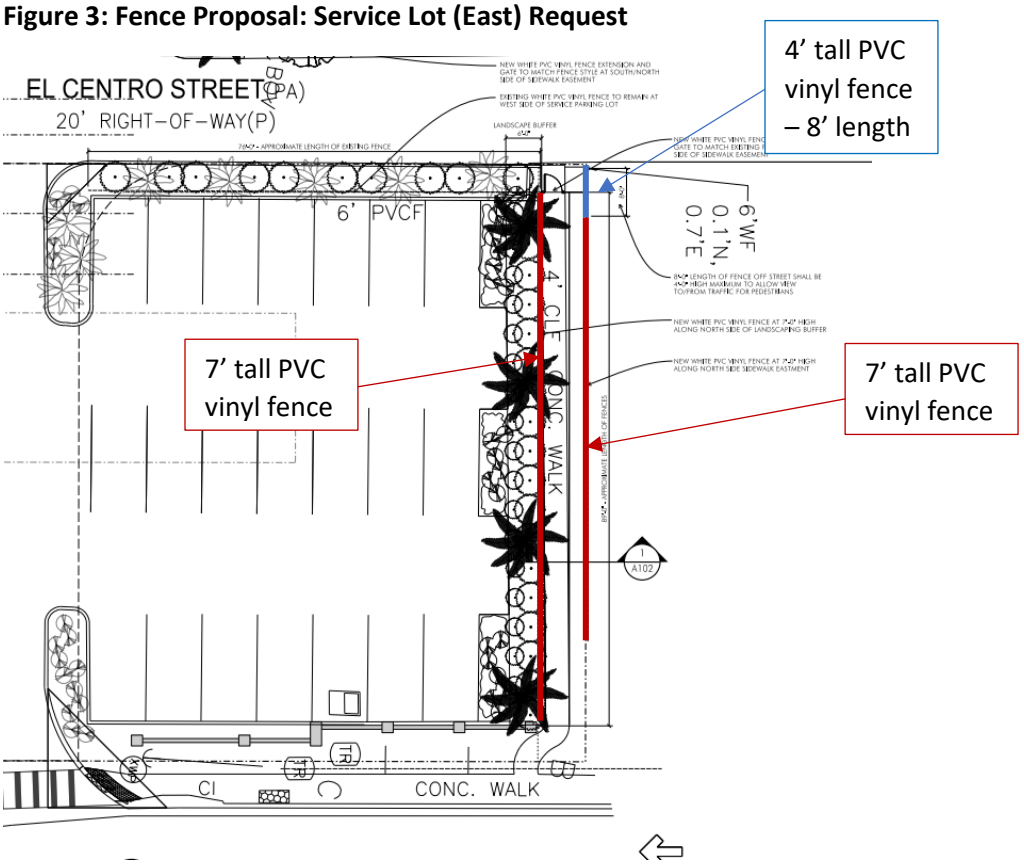
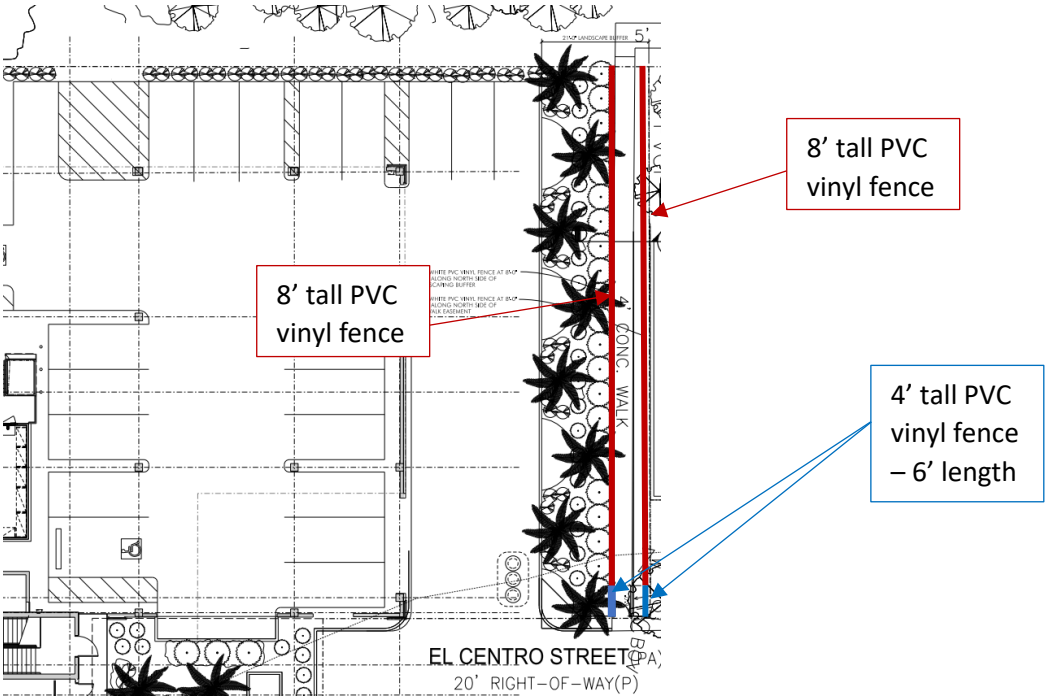


Figure 4: Fence Proposal: Beach Walk (West) Request



The applicant is requesting a variance to Land Development Code (LDC) Sec. 6.15:

Fence Height	**3400 Gulf Blvd**		
	Permitted/Required	**Existing**	**Proposed**
Secondary front (El Centro St)	25 feet to any portion over four feet in height	6' portion along property line at 5' setback from El Centro St (service lot)*	8' tall fence at 0' from El Centro St. (buffer side – beach walk) **(v)** 8' tall fence at 6' from El Centro St. (property line – beach walk) **(v)** 7' tall fence at 5' from El Centro St. (buffer side – service lot) **(v)** 4' tall fence at 8' from El Centro St. (property line – service lot) **(v)**
Front yard (Gulf Blvd)	50 feet to any portion over four feet in height	7' wall at 3' setback from Gulf Blvd**	8' fence at 4.5' setback (approx.) from Gulf Blvd (buffer side – service lot) **(v)** 8' fence at 18' setback (approx.) from Gulf Blvd (property line – service lot) **(v)**
*** Denotes existing non-conformity** **** Gulf Blvd wall was granted a variance at its current height and location in 2020 (Case No. 20037)** **(v) = Variance required**			

Analysis

The Don CeSar Hotel is currently in the process of having a northern ballroom addition completed, which itself was granted a variance in 2022 due to its encroachment to zero feet from the El Centro St. property line. Per the applicant, this request is made at the request of the abutting neighborhood's Don CeSar Property Owner's Corporation to provide additional screening and privacy from the sidewalks and abutting commercial space to the single-family residences directly north of the resort.

The seven-foot fences proposed to be installed along the service lot will fall within the bounds created by an approximately six-foot-tall existing fence that runs north to south along the terminus of El Centro St., and a seven-foot entry wall that also runs north-south to the eastern side lot facing Gulf Boulevard. The existing six-foot fence is in disrepair and will need to be repaired at time of completion for the ballroom addition, which the applicant has acknowledged. The property owner is also responsible for installing and maintaining landscaping along the western side of the service lot, adjacent the fence.

The eight-foot fences proposed along the beach walk portion of the lot, which will be directly north of the ballroom, are new and are not directly offset by similar barriers, but do abut the ballroom which also encroaches to the right-of-way approximately forty feet south of the buffer fence.

Both the service lot and beach walk fences are proposed to have a step-down portion to four feet in height at the El Centro St. property line for the portion abutting the adjacent residences to provide visibility for pedestrians crossing the road. This step-down will be eight feet along the northern side of the service lot, and six feet in length along the northern side of the beach walk.

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;**

   While the lots that originally comprised the Don CeSar Hotel property are not unusual, the replat created multiple frontages to the property which face Hotel Place to the south, Gulf Boulevard to the east, and El Centro St. on both frontages subject to this variance. This is an unusual circumstance that does not apply to other properties in the vicinity, and places a greater limitation on the types and heights of structures that can be constructed along the northern side of the property in particular. The jog of the public right-of-way of El Centro St. into the northern boundary of the property significantly limits the location and height of structures within the subject area, which can provide a substantial buffer of resort uses from the lower-intensity adjacent residences, but also places limitations on structures such as privacy fences which can have a contrary effect to that buffering.

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

   The fence height request is made by the owner of the Don CeSar Hotel, but per the narrative is based on a request from the adjacent Don CeSar Property Owner's Corporation to provide additional security and screening from the service lot and new ballroom parking area. A prior owner of the property did undertake the replat that created the frontage conditions to which a variance is requested. However, the original platted lots that comprised the service lot and beach walk property would have faced similar restriction in fence height along the portions facing El Centro St. and Gulf Blvd, albeit with lower setbacks than contemplated here due to the zoning in place at the time.

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;**

While the hardship is not on the direct applicant, Staff agrees with the application narrative that the Don CeSar is situated in an uncommon location for a resort, being adjacent to zoned and utilized single-family residences. While outside of the City's Special Planning Area and not subject to the more stringent direct buffering requirements for the lodging facilities in the City's northern resort land use areas, the City's Comprehensive Plan still requires the City account for potential incompatible use encroachment.

Staff finds the fence height standards are in place to prevent visibility conflicts as a primary purpose, such as allowing fences of six to eight feet at street intersections which could create hazards, and to prevent incongruous barriers such as allowing tall fences or walls along the frontage of a property in a manner that makes neighborhoods visually uninviting. Staff finds the applicant addresses the visibility concern through the fence step-down for the portion facing the traffic direction of El Centro St., and that the aesthetic concerns are not of significant issue for the subject request, as the fences have no direct visual impact on the Don CeSar Hotel's recognized primary frontage of Gulf Blvd.

4. **The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent A with the comprehensive plan or the Land Development Code, nor will it permit and increase in development density;**

   Fences are an allowed accessory use in this 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;**

   Issuance of this variance will not render a financial benefit to the applicant. This request is being undertaken to address screening and security concerns of the abutting neighborhood.

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.

   This variance will convey similar treatment as other property owners with similar lands in the same zoning district, particularly those properties formerly zoned RFM (now Large Resort) which abut detached residential structures. When visibility concerns can be adequately addressed and neighborhood aesthetics properly maintained, Staff finds the request is in keeping with the intent of the buffering standards in the City's Land Development Code and Comprehensive Plan, which promote separation and vegetative or structural buffering between uses with varying intensities. The presence of El Centro St. is a unique circumstance that provides the basis for five of the six requested variances; had the resort abutted residences without an intervening, platted right-of-way, only the setback variance from Gulf Boulevard would be required.

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

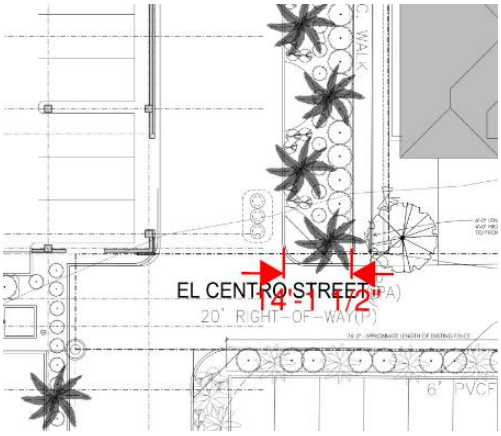
   The height and location of the fences are at the request of the Don CeSar Property Owner's Corporation, and can be viewed as their minimum request to provide screening and privacy in that

regard. There are no Land Development Code or Florida Building Code requirements for the fence heights requested.

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

   Staff finds the request to be generally in harmony with the purpose and intent of the Comprehensive Plan and Land Development Code, and will be of benefit to the neighborhood to provide the screening and security requested by the neighborhood's association. Staff does not find the request to be contrary to the primary or secondary identified purposes of the fence height regulations, nor will it have a significant detrimental impact on property values. Staff finds the service lot fence requests to tie into the wall on the east side and existing six-foot fence on the west side, and the stepdown proposed for the fence facing the travel lane of El Centro St. at the beach walk, to provide reasonable mitigation related to pedestrian concerns as oriented toward the lane of travel.

   Staff addressed safety concerns with the applicant at the August 13th Technical Review Committee, listing concerns pertaining to the height of the buffer-adjacent fence on the beach walk side, and requested signage and striping for the walk connection from the service lot sidewalk to the beach walk. The applicant sent revised plans on August 14th addressing these requests.

	The buffer-adjacent eight-foot fence along the western beach walk will be set approximately 14 feet from the curbline of the ballroom's under-building drive aisle. While this meets minimum City visibility requirements, Staff requested a step-down for a portion of the fence on the buffer side, which the applicant accommodated in a revised plan set submitted after Technical Review Committee.

Other:

Staff finds general support for the request through the criteria, and finds the applicant has addressed staff concerns shared at the August 13th Technical Review Committee meeting.

Summary

Staff finds the request overall is reasonable and is undertaken to fulfill a neighborhood request for security and screening rather than to directly benefit the applicant. Should the applicant provide additional testimony adequate to address remaining staff concerns pertaining to visibility for vehicles traveling along El Centro St., and delivery vehicles that may potentially back onto El Centro St. from the ballroom parking lot, Staff finds the criteria for issuance of the subject variance and modification of Development Order No. 21073 Condition (8) have been met.

Should the Board of Adjustment choose to grant the subject variance request, Staff recommends at least the following conditions:

1) The fence, or adjacent freestanding signage required under Development Order No. 21073, shall be affixed with warnings regarding pedestrian crossing and vehicles exiting the ballroom. The signage shall face toward the oncoming traffic direction of El Centro St.
2) The applicant shall stripe and maintain a crossing from the service lot sidewalk to the beach walk, at the direction of the City's Public Services Department.

In addition to the above, Staff requests modification of Condition (8) of Development Order 21073 to coincide with this case's outcome, should approval or approval with conditions be granted for Case 25101.

Respectfully submitted,

Brandon Berry

Digitally signed by Brandon Berry
Date: 2025.08.15 07:33:35 -04'00'

Brandon Berry
Senior Planner

Cc: Michael E. Lentz, VP of H H R St. Pete Beach, LLC, *via email (Mike.Lentz@hosthotels.com)*
Liam Turnbull, Director of Engineering, *via email (LTurnbull@doncesar.com)*
Ralf Brookes, Board of Adjustment Attorney

COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 7/25/2025
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 **August 27, 2025.**

Variance Case Number: 25101
Application Type: Unnecessary and Undue Hardship Variance
Applicant/Agent: Liam Turnbull, Director of Engineering-The Don CeSar Hotel
Owner: H H R St Pete Beach, LLC
Parcel Number: 07-32-16-21857-000-0010
Address: 3400 Gulf Blvd., St. Pete Beach, FL 33706
Zone: RFM

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance package with application form.
2. ALTA/NSPS Boundary Survey with digital seal, signed by Trevor J. Hatch, PSM, dated 5/1/2025 consisting of 2 sheets.
3. Plan Set prepared by DesignOne Studio, last revised 8/14/2025 consisting of 3 sheets, A100-Site Plan, A101 Enlarged Site Plan-Fence Locations, A102-Proposed Fence and Sections at Property Lines signed by Francisco Trujillo, AIA.

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

City/Board Professionals:

- ☐ Board of Adjustment Attorney ***via email***
- ☐ Code Enforcement Manager ***via email***
- ☐ TRC Committee ***via email***
- ☐ City Manager

Board Members:

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

Cc: Michael E. Lentz, VP *via email* (Mike.Lentz@hosthotels.com)
Liam Turnbull, Director of Engineering *via email* (lturnbull@doncesar.com)

CASE #: 25101 PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, to be reviewed for completeness.

- 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	Address	Phone #
Owner	Don CeSar TRS LLC Michael E Lentz, VP	4747 Bethesda Ave, Suite 1300 Bethesda, MD 20814	240-744-5265
Applicant/ Agent	Liam Turnbull Director of Engineering The Don CeSar Hotel	3400 Gulf Boulevard St. Pete Beach, FL 33706	727-219-8928

Owner Email Address:	Applicant/Agent Email Address:
Mike Lentz@hosthotels.com	lturnbull@doncesar.com

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
Resort Facilities Medium (RFM) District	Resort Facilities Medium (RFM) District	275,764 SF 6.31 acres

Legal Description: Lot 1 and Lot 2 of Don CeSar Place Hotel Replat, according to the plat thereof, as recorded in plat book 120 at page 69 of the public records of Pinellas County, FL.

Address: 3400 Gulf Boulevard, St Pete Beach, FL 33706

Explanation of Request: The new ballroom addition at The Don CeSar hotel is adjacent to The Don CeSar Property Owner's Corporation (DCPOC) Neighborhood and they have respectfully requested a variance for the height of fences on the north side of the property to assist with screening and securing of the property boundary between The Don CeSar and the adjacent residential properties The request asks for an increase in fence height from 4' maximum to 7' maximum on the north boundary by the east service lot and to 8' maximum on the north boundary line by the west beach access sidewalk

Fence heights are as noted in the LDC Section 6 15 and the original variance case number for the site is 21073

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 in question directly abuts the DCPOC and also has an easement for use by the DCPOC members and guests that allows access to the beach from Gulf Boulevard. Additionally, the hotel is zoned for Resort Facilities Medium, which is not typically directly adjacent to single family residential zoning areas. This walkway easement is a unique circumstance to this specific parcel and is the area that the neighborhood is requesting to have additional screening by the white vinyl fences.

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

   The request for adding height to the fences results from the adjacent DCPOC neighborhood in order to provide additional screening and security between the Don CeSar Hotel property, the walkway easement, and the residential 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;

   Adjacencies to the DCPOC and the requirements to maintain the pedestrian easement for the DCPOC and an additional burden on this parcel in order to maintain the privacy requested by the neighboring property owners and DCPOC. Additionally, as mentioned in item 1 above, the RFM zoning designation for The Don CeSar is unique from many other resort properties due to the direct adjacency to the single family residential lots.

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;

   The request to increase fence height will not allow for an increase in density and the Owner is not requesting any additional structures for The Don CeSar property. The ballroom addition under construction was previously approved by the City of St. Pete Beach. This request is only for the height increase of privacy fences.

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

The Owner acknowledges this statement The increase in fence height does not enable the hotel to increase financial return on the parcel or property

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

Granting this variance will satisfy the adjacent property owners request to achieve additional screening and security from the hotel property to the easement walkway and the easement walkway to the residential lots

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

This request is to satisfy the concern of the adjacent DCPOC neighborhood and neighboring residential lots to the north of the hotel to add additional screening and security between the parcels and the walkway easement.

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.

We feel this request for additional height is not injurious to the adjacent DCPOC neighborhood and directly adjacent parcels. This request for additional height for the fences is a result of negotiations with the adjacent property owners in the DCPOC to better screen and secure their properties from The Don Cesar Hotel property

Signature of Applicant	Date	Signature of Authorized Agent	Date
	7/9/25		7/2/25

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Liam Turnbull , 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): Liam Turnbull

Address: 3400 Gulf Boulevard St. Pete Beach, FL 33706

Signature 6/27/25 Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 27th day of June, 2025 by: Liam Turnbull who appeared before me, and is personally known to me, or has produced Driver's License as identification, and did take an oath.

My commission Expires:

NOTARY:

Print Name: Julian Vazquez Notary Public, State of Florida

(Notarial Seal)

Notary Public State of Florida
Julian Vazquez
My Commission HH 344209
Expires 12/26/2026

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization For Agent Form

Community Development Department
City of St. Pete Beach, Florida 727-363-9241

I/We Michael E. Lentz, Vice President of Don CeSar TRS LLC
(Property Owner(s) printed name)

hereby authorize Liam Turnbull
(Agent's printed name)

to represent me in an application for Variance
(Type of application Variance, Conditional Use, Zoning, etc.)

Signature of Owner

Signature of Owner

Michael E Lentz
Owner's Printed Name

Owner's Printed Name

The foregoing instrument was acknowledged before me this 26th day of June 2025, by Michael E Lentz Vice President who is personally known ✓ or produced _____ as identification.

Sondra Sumichrast 6/26/2025

(Notary Signature) **(Date)**

My commission expires 3/22/2027

SONDRA SUMICHRAST
Notary Public - State of Maryland
Montgomery County
My Commission Expires Mar 22, 2027

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.

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

LT 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.

LT 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.

LT 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.

LT 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.

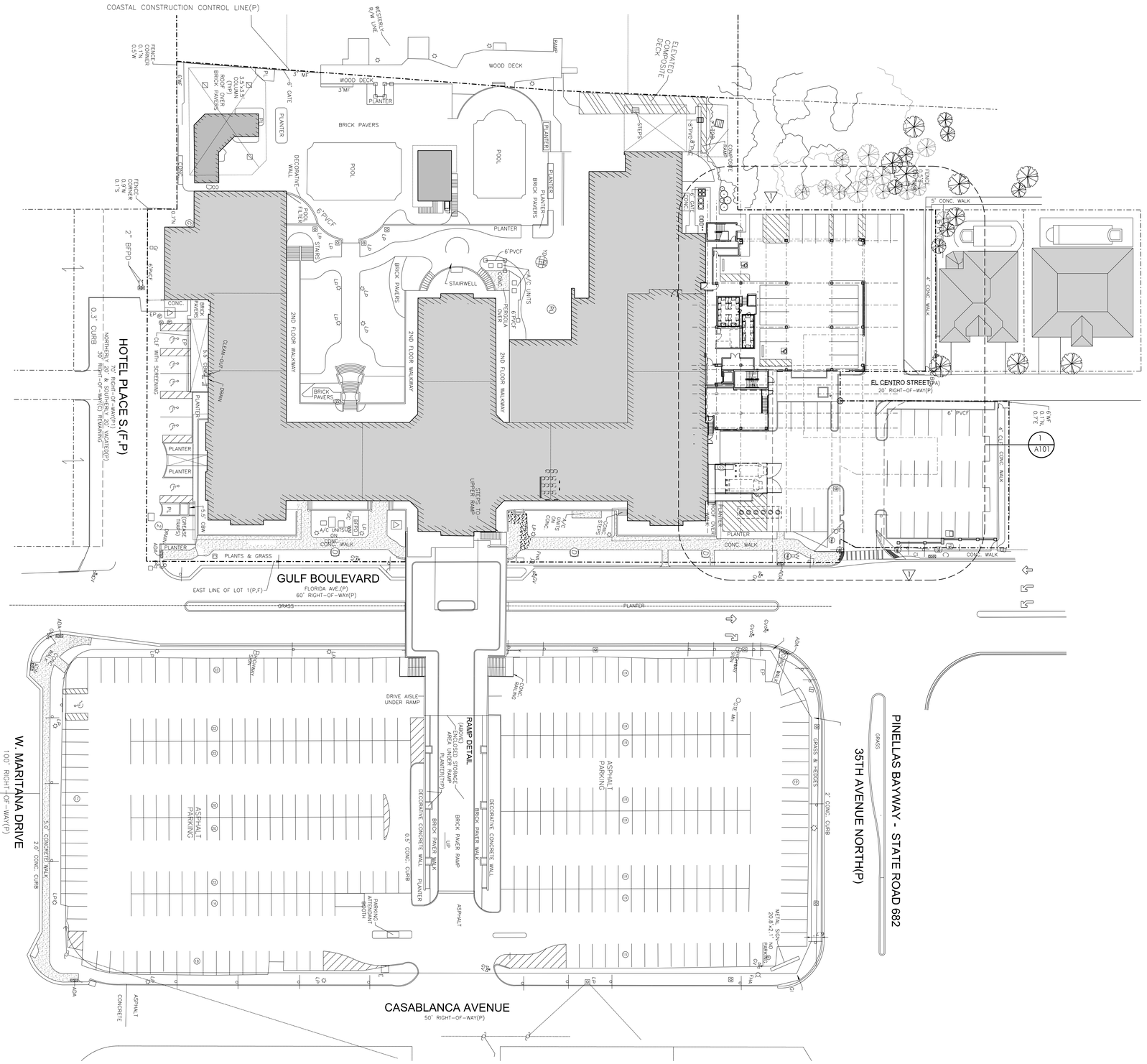
LT I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are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

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

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

Signature of Applicant

6/27/25
Date



1 A100 DON CESAR HOTEL SITE PLAN

1" = 30'-0"

SITE PLAN SHOWN FOR INFORMATION ONLY. REFER TO ALTA SURVEY DRAWINGS FOR BOUNDARY SURVEY FOR SPECIFIC LOT DETAILS.

HOST HOTELS & RESORTS®

BALLROOM ADDITION NORTH LOT

3400 GULF BLVD, ST. PETE BEACH, FL 33706

DESIGNONE STUDIO

358 ROSWELL STREET · SUITE 1250
MARIETTA, GEORGIA 30060
p: 404·266·9604
www.designone-studio.com

STATE OF FLORIDA · FRANCISCO TRUJILLO · AR96550 · REGISTERED ARCHITECT

ISSUE

FENCE HEIGHT VARIANCE	07/02/25

DON CESAR HOTEL SITE PLAN

SHEET TITLE

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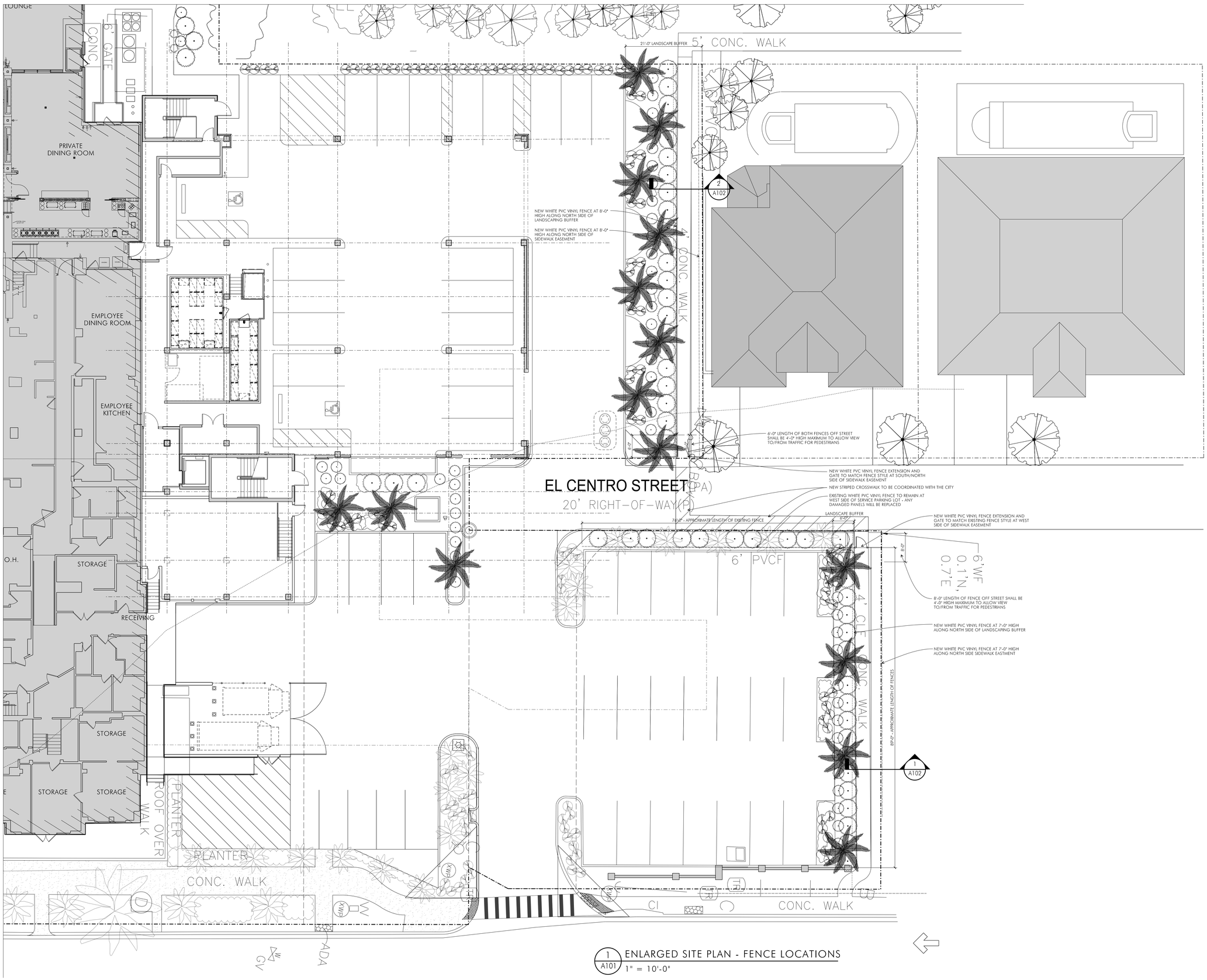
DATE

A100
SHEET

2234.00
PROJECT NUMBER

RELEASED FOR CONSTRUCTION 07/02/25 DATE

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1 A101 ENLARGED SITE PLAN - FENCE LOCATIONS
1" = 10'-0"

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HOST HOTELS & RESORTS®

BALLROOM ADDITION NORTH LOT

3400 GULF BLVD, ST. PETE BEACH, FL 33706

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ISSUE

FENCE HEIGHT VARIANCE	07/02/25

ENLARGED SITE PLAN - FENCE LOCATIONS

SHEET TITLE

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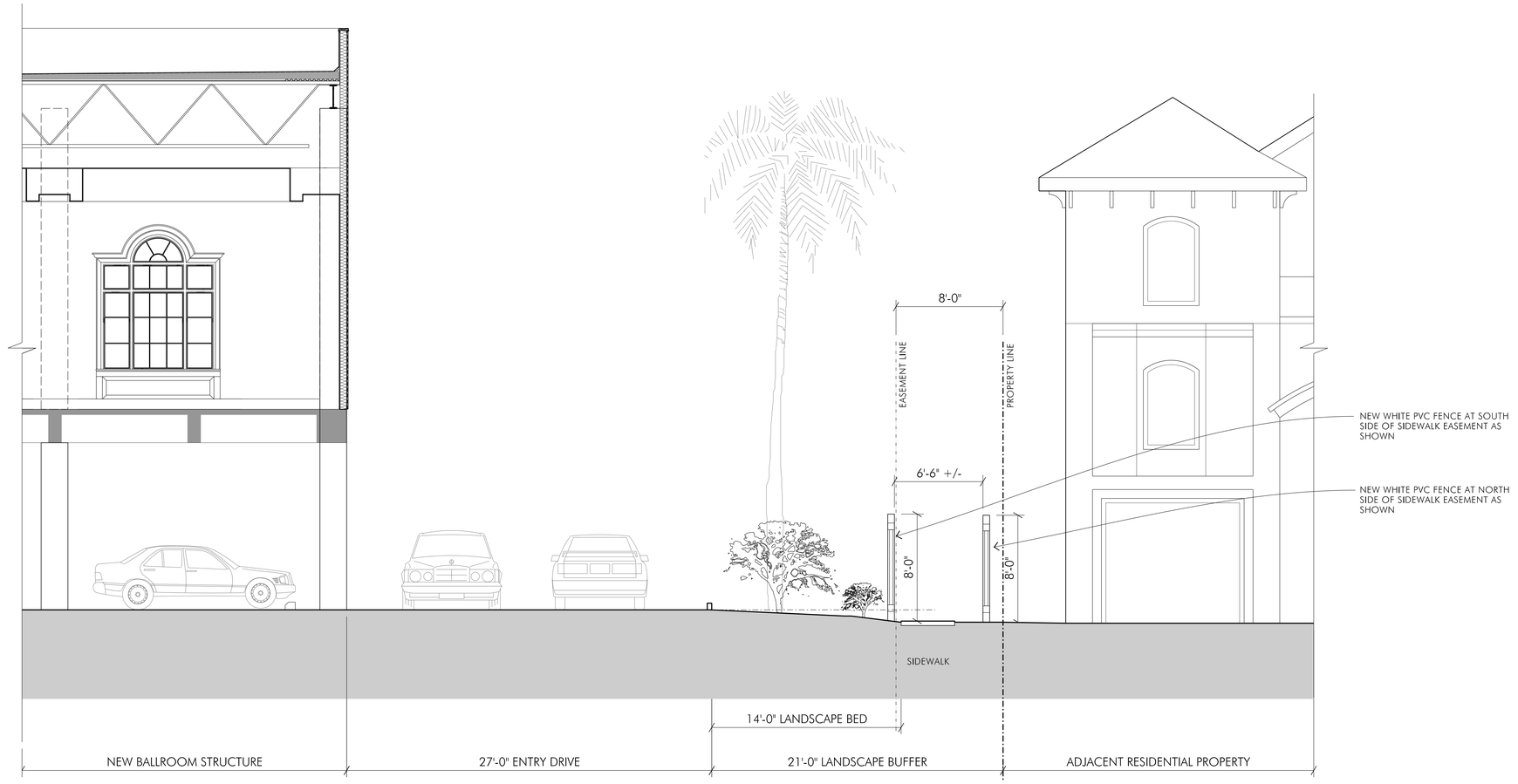
DATE

A101
SHEET

2234.00
PROJECT NUMBER

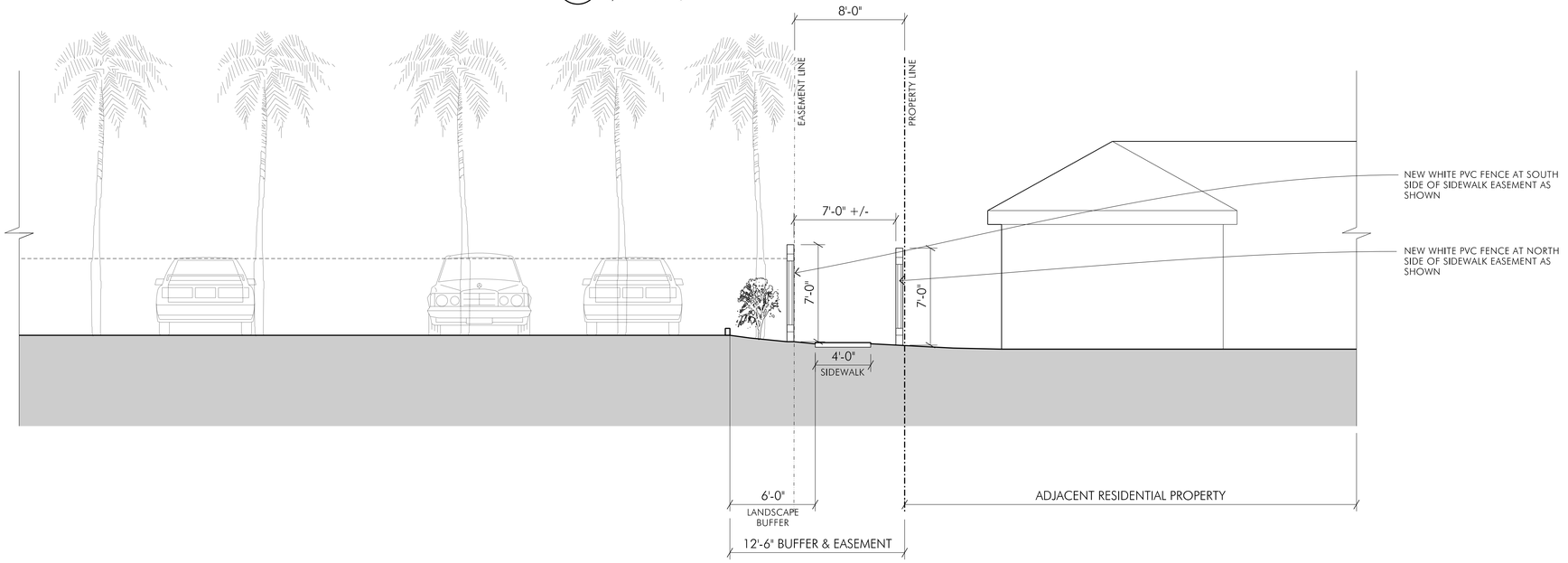
RELEASED FOR CONSTRUCTION 07/02/25 DATE

3042

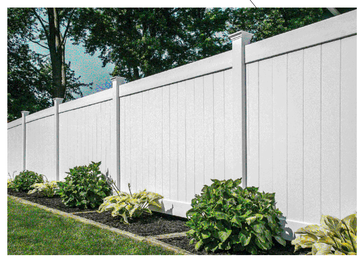


2 A102 SECTION AT NORTH PROPERTY LINE (WEST OF EL CENTRO)

1/4" = 1' - 0"



NEW WHITE PVC FENCE FOR SCREENING FROM EASEMENT AND ADJACENT RESIDENTIAL PROPERTIES



A A102 IMAGE OF PROPOSED FENCE STYLE

NO SCALE

1 A102 SECTION AT NORTH PROPERTY LINE (BETWEEN EL CENTRO & GULF BLVD.)

1/4" = 1' - 0"

HOST HOTELS & RESORTS®

BALLROOM ADDITION NORTH LOT

3400 GULF BLVD, ST. PETE BEACH, FL 33706

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ISSUE

FENCE HEIGHT VARIANCE	07/02/25

SITE SECTIONS AT

NORTH PROPERTY LINE

SHEET TITLE

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DATE

A102

SHEET

2234.00

PROJECT NUMBER

RELEASED FOR CONSTRUCTION 07/02/25 DATE

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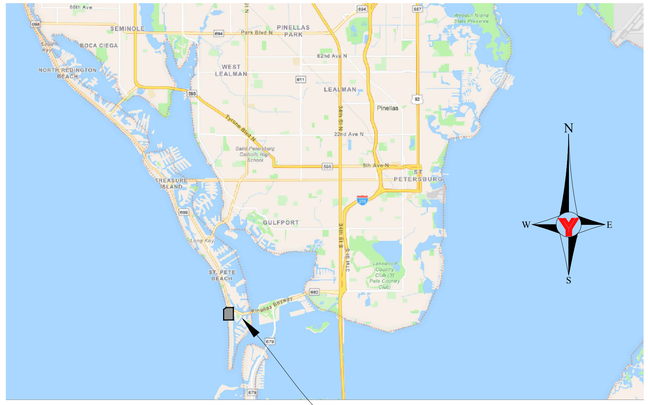
ALTA/NSPS BOUNDARY SURVEY

DON CESAR HOTEL

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

PINELLAS COUNTY FLORIDA

JUNE 2025



SITE LOCATION

AN ALTA/NSPS BOUNDARY SURVEY OF:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 AND LOT 2 OF DON CESAR PLACE HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE A VEHICULAR-PEDESTRIAN OVERPASS FACILITY ON THAT PORTION OF STATE ROAD 600 AT THE FOLLOWING LOCATION: BETWEEN MARITANA DRIVE AND 35TH AVENUE, MILE POSTS 1.740 & 1.877 AS SET FORTH IN MEMORANDUM OF AGREEMENT BY AND BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A COMPONENT AGENCY OF THE STATE OF FLORIDA, AND BEACH RESORTS INTERNATIONAL, INC. DATED JUNE 28, 1973 AND RECORDED IN O.R. BOOK 4109, PAGE 21, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

ALTA/NSPS TABLE A ITEM NOTES

1. Monuments were found or set at all major corners of the boundary of the surveyed property.
2. Address of the surveyed property: 3400 & 3860 GULF BOULEVARD, ST. PETE BEACH, FL 33706
3. The flood zone classification of the subject property is Zone AE (EL 9&10&11) and Zone VE (12&13), as per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12103C0278H, Community Number 125149, Panel 0278, Suffix H, Map revised AUGUST 24, 2021. (SHOWN HEREON)
4. Subject property contains 165,151 square feet or 3.79 acres, more or less.
5. Vertical relief with the souce of information (e.g., ground survey, aerial map), contour interval, datum, iwth originating benchmark, when appropriate. SPOT ELEVATIONS SHOWN ON SURVEY, BENCHMARK PROVIDED IN SURVEYORS NOTES.
6. (a) If the curent zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report of letter. (NO LETTER WAS PROVIDED)
7. (a) Exterior dimensions of all buildings at ground level (SHOWN HEREON).
   (b) (1) exterior footprint of all buildings at ground level. (SHOWN HEREON)
   (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. (SHOWN HEREON)
8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (SHOWN HEREON)
9. Number of parking spaces: MOST PARKING AREAS WITHIN SURVEY AREA ARE UNDER CONSTRUCTION
   9 total parking spaces:
   0 regular parking spaces
   9 space marked disabled parking (SHOWN HEREON).
10. As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. (NO PARTY WALLS ON SUBJECT PROPERTY)
11. (a) plans and/or reports provided by client (with reference as to the sources of information) (NO PLANS WERE PROVIDED)
13. Names of adjoining landowners according to current tax records. (SHOWN HEREON)
14. As specified by the client, distance to the nearest intersecting street:
    Approximately 80' south of most northeast corner of Pinellas Byway.
16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (SITE UNDER CONSTRUCTION AS SHOWN HEREON)
18. Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. (SHOWN HEREON)

TITLE COMMITMENT NOTES:

SCHEDULE B EXCEPTIONS:

Commitment No.: 3020-806071

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Policy.. NOT A SURVEY MATTER
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. NOT A SURVEY MATTER
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.. SHOWN ON SURVEY
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. NOT A SURVEY MATTER
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and and adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. NOT A SURVEY MATTER
6. Taxes or special assessments no shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.. NOT A SURVEY MATTER
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. NOT A SURVEY MATTER
8. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable. NOT A SURVEY MATTER
9. Dedications, easements, streets, parks, public places and right-of-way vacations as shown on the Plat of Don Ce-Sar Place Hotel Replat, recorded in Plat Book 120, Page 69 of the Public Records of Pinellas County, Florida. (As to Parcel 1) AS SHOWN ON SURVEY
10. Easement granted to Florida Power & Light Company recorded in Book 86, Page 581. (as to Parcel 1) MAY AFFECT EASTERLY PORTION OF SURVEY. ABOVE GROUND UTILITIES SHOWN ON SURVEY.
11. Easement granted to City of St. Petersburg Beach, Florida, recorded in Book 3748, Page 117. (As to Parcel 1) AS SHOWN ON SURVEY
12. Easement granted to Beach Resorts international, Inc., a Florida corporation, according to Pedestrian Easement, recorded in Book 3748, Page 119. (As to Parcel 1) AS SHOWN ON SURVEY
13. Terms and conditions of the Memorandum of Agreement between State of Florida Department of Transportation, a component agency of the State of Florida and Beach Resorts International, Inc. recorded in Book 4109, Page 21. (As to Parcel 2) APPROXIMATE BOUNDARY OF AGREEMENT VEHICULAR-PEDESTRIAN OVERPASS SHOWN ON SURVEY
14. Terms and conditions of the Cable Television Service Agreement, between Teleprompter Southeast, Inc. and Don Cesar Resort Hotel, Ltd., a Florida limited partnership, doing business as Don Cesar Beach Resort Hotel recorded in Book 5082, Page 1647. As to All Parcels) (To be deleted upon receipt and review of proof of termination.) NOT A SURVEY MATTER
15. Easement granted to The City of St. Petersburg Beach, a Florida municipal corporation, recorded in Book 6971, Page 1466. (as to Parcel 1) AS SHOWN ON SURVEY
16. Deed of conveyance of Pipelines, Appurtenances to Pinellas County, recorded in Book 16387, Page 2467. NOT A SURVEY MATTER
17. Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured. (As to All Parcels) NOT A SURVEY MATTER
18. The Company does not insure title to any land lying between the mean high water line on the date of recordation of the Erosion Control Line Plat and the Erosion Control Line as shown therein, which may have vested in the Insured or its predecessors in title pursuant to Chapter 161, Florida Statuses. (As to All Parcels) NOT A SURVEY MATTER
19. The right, title or interest, if any, of the public to use a public beach or recreation area or any part of the land described in Schedule A hereof, lying between the water abutting said land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line; or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (As to All Parcels) NOT A SURVEY MATTER
20. Due to all or part of the land described herein being artificially filed in land in what was formerly navigable waters, this policy is subject to the right of the United States Government, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce. (As to All Parcels) NOT A SURVEY MATTER
21. Rights of transient hotel guest, as transient hotel guests only. NOT A SURVEY MATTER
22. Rights of tenants in possession, as tenants only, under unrecorded leases, with no rights of first refusal, options, or other rights to purchase.NOT A SURVEY MATTER
23. Any facts, rights, interests or claims that may exist by reason of the following matters disclosed by an ALTA/NSPS Land Title Survey prepared by Deuel & Associates, dated November 22, 2016, last revised January 27, 2017, Job No. 2006-199-5 (the "Survey"):

    a) Variations between the loactdions of fences and record lines of title (all Parcels).
    b) Overhead utility lines, storm sewer manholes, sanitary manholes, sanitary sewer cleanouts, gas meters, water meters located on the Land (all Parcels)_SHOWN ON SURVEY

SURVEYOR'S NOTES

1. THIS IS AN ALTA/NSPS LAND TITLE SURVEY. THE SURVEY DATE IS MAY 16, 2025 (LAST DATE OF FIELDWORK). THE SUBJECT PROPERTY FOR THIS SURVEY IS PARCEL 1 OF THE LEGAL DESCRIPTION.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER.
4. THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
6. THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
7. UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE.
10. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
11. THE COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET, GROUND DISTANCES.
12. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS) AND THE EAST RIGHT OF WAY LINE OF MISSOURI AVENUE.
13. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: PINELLAS COUNTY BENCHMARK NOAA, HAVING A PUBLISHED, ADJUSTED ELEVATION OF 6.82 FEET (NAVD 88). INFORMATION OBTAINED FROM THE NGS DATA SHEET, PID AG0740.
14. THIS SURVEY PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 3020-806071, COMMITMENT EFFECTIVE DATE OF FEBRUARY 20, 2017 AT 9:12AM.
15. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0278H, COMMUNITY NUMBER 125149, PANEL 0278, SUFFIX H, EFFECTIVE DATE OF AUGUST 24, 2021, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN MULTIPLE ZONES AS NOTED ON DRAWING.
16. NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR. INFORMATION SHOWN HEREON WAS ACQUIRED FROM THE PINELLAS COUNTY'S PROPERTY APPRAISERS WEBSITE.
17. THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
18. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE-GROUND EVIDENCE AND SURFACE MARKING FOUND DURING THIS SURVEY. THERE MAY BE OTHER UNDERGROUND INSTALLATIONS WITHIN OR NEAR THE SUBJECT PROPERTY WHICH WERE NOT LOCATED AND ARE NOT SHOWN. UTILITIES SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION AND DO NOT NECESSARILY INDICATE AVAILABILITY.
19. FORTY-EIGHT (48) HOURS BEFORE DIGGING, BORING, PILE-DRIVING, PLANTING, ETC. NOTIFY SUNSHINE 811 BY CALLING 811 SO THAT UNDERGROUND UTILITIES MAY BE FIELD SPOTTED.
20. GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.
21. MANY AREAS OF THIS SITE WERE UNDER CONSTRUCTION DURING THE FIELD WORK AND THIS SURVEY MAY NOT REFLECT CURRENT CONDITIONS.

LEGEND

- CLEANOUT
- SPEAKER ENCLOSURE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- METER, WATER
- BACKFLOW PREVENTER
- STAND PIPE
- VALVE BOX RECLAIMED WATER
- HANDICAP MARKING
- OAK TREE
- PALM TREE
- LIGHT POLE
- GUYS ANCHOR
- SIGNAL CONTROL BOX
- SERVICE BOX FIBER OPTIC
- WITNESS - FIBER OPTIC
- SIGN SINGLE SUPPORT
- WIRE PULLBOX
- MISCELLANEOUS POST
- CURB INLET
- ELECTRICAL SERVICE BOX
- ELECTRICAL OUTLET
- FLOOD LIGHT
- GRATE INLET
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- MANHOLE, UNKNOWN
- LIGHT POLE, CONCRETE
- BOLLARD
- SIGNAL MAST ARM
- PEDESTRIAN SINGLE UNIT
- SHOWER AND FOOT WASH
- TRANSFORMER
- VALVE COVER WATER
- VALVE RECLAIMED WATER
- BENCH

— — —x— — —x— — FENCE

— — — — — — — — LIMITS OF EASMENT

ASPHALT

CONCRETE

BUILDING

- MONUMENT - CONCRETE
- IRON ROD AND CAP FOUND
- IRON ROD AND CAP SET
- RIVET AND DISC SET
- NAIL AND DISC SET
- IRON PIPE FOUND

ABBREVIATIONS

B/C	BACK OF CURB
E/P	EDGE OF ASPHALT PAVEMENT
MHW	MEAN HIGH WATER LINE
A/C	AIR CONDITIONER
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
N/F	NOW OR FORMERLY
OHL	OVERHEAD UTILITY LINE(S)
ORB	OFFICIAL RECORDS BOOK
OR	OFFICIAL RECORDS
PB	PLAT BOOK
PG	PAGE
PIN	PROPERTY IDENTIFICATION NUMBER
(P)	PLAT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER

CERTIFIED TO:

First American Title Insurance Company
and
designONE studio

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 18, and 19 of Table A thereof. The fieldwork was completed on 4/29/2025.

Date of plat or map: MAY 22, 2025.

TREVOR J HATCH
License Number 7443
STATE OF FLORIDA
Professional Surveyor and Mapper

REVISED	NO.	BY	DATE	DESCRIPTION
	1			
	2			
	3			
	4			
	5			

REVISED	NO.	BY	DATE	DESCRIPTION
	6			
	7			
	8			
	9			
	10			

	INITIALS	DATE
CREW CHIEF	LP	4/29/25
DRAWN	CMI	5/1/25
CHECKED	TH	5/1/25
FIELD BOOK		
FIELD DATE		

PREPARED FOR:
designONE studio
358 ROSWELL ST., SUITE 1250
MARIETTA, GA 30060
404 277 0228

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
BUSINESS ENTITY LB21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY | GIS | PLANNING | SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

TREVOR HATCH PSM LS 7443

DATE

DON CESAR HOTEL
ALTA/NSPS BOUNDARY SURVEY
SECTION 7, TOWNSHIP 32S., RANGE 16E.

JOB NO. 25000800SS

SHEET NO. 1 OF 2

©PYRED: 6/25/2025 1:31 PM LOGIN: hatch, Trevor PLOT: 1:1 FILE: L:\projects\Jobs\25000\25000800SS - Don Cesar ALTA\DWG\25000800SS.dgn

Parcel Line Table		
Line #	Direction	Length
L1(P)	S17° 29' 38"W	12.53
L1(M)	S18° 16' 09"W	12.53
L2(P)	N78° 53' 00"E	16.05
L2(M)	N79° 39' 31"E	16.05
L3(P)	N11° 07' 00"W	20.00
L3(M)	N10° 20' 29"W	20.00
L4(P)	N78° 53' 00"E	20.00
L4(M)	N79° 39' 31"E	20.00

GULF OF AMERICA

ALONG MHW

N06°36'24"W 383.05'(M)

N/F
PIN: 07-32-16-21852-002-0020
OWNER: 3505 EL CENTRO LLC
3505 EL CENTRO ST
ORB 19258 PG 267

2 STORY BUILDING

N/F
PIN: 07-32-16-21852-005-0030
OWNER: ST PETE BEACH RENTALS LLC
3504 GULF BLVD
ORB 21119 PG 1547

EL CENTRO NORTH

GULF BLVD.
PUBLIC R/W (ASPHALT)

PINELLAS BYWAY (682)
PUBLIC R/W (ASPHALT)

N79°39'31"E(M) 110.00'(P&M)
N78°53'00"E(P)

N79°39'31"E(M) 100.00'(P&M)
N78°53'00"E(P)

8' PEDESTRIAN EASEMENT O.R. 3748 PG 119

S11°07'00"E(P) 65.00'(P&M)
N10°20'29"W(M) 115.00'(P&M)
S10°20'29"E(P) 104.00'(P&M)
S11°07'00"E(P)

30' RIGHT-OF-WAY EASEMENT O.R. 3748 PG 117

N11°07'00"W(P) 135.00'(P&M)

AREA UNDER CONSTRUCTION

VACATED RIGHT-OF-WAY PER PB 120 PG 69

STREET EASEMENT O.R. 6971 PG 1466

ELETRIC VAULTS

SIDEWALK

E/P

N79°39'31"E 259.00'(M)
N79°37'54"E 183.11'(M)

N78°53'00"E(P)
N79°43'25"E(M) 75.89'(P&M)

N08°45'27"W(P)
N07°58'56"W(M) 123.92'(P&M)

N06°47'24"W(P)
N06°00'53"W(M) 259.25'(P&M)

OVERHANG

LANDSCAPE AREA

PAVERS

POOL

A/C PLATFORM

2 STORY BUILDING
30.6 ×TOP OF BUILDING

PARTITION WALL

TIKI BAR

POOL PUMPS

1 STORY BUILDING
24.4' ×TOP OF BUILDING

128.0 ×TOP OF BUILDING

128.1 ×TOP OF BUILDING

S10°20'29"E 472.24'(M)
S11°07'00"E 472.33'(P)

WALL

A/C AREA

STEPS

RAMP

CONCRETE SIDEWALK

GRAVEL

A/C & UTILITY PLATFORM

VEHICLE RAMP TO SECOND FLOOR ENTRANCE

S79°39'31"W 183.40'(M)
S79°39'31"W 284.00'(M)

S79°39'31"W(M) 100.60'(P&M)
S78°53'00"W(P)

S79°39'31"W(M) S78°53'00"W(P) 240.00'(M)

N/F
PIN: 07-32-16-21857-000-0010
OWNER: H H R ST PETE BEACH LLC
3400 GULF BLVD
ORB 19524 PG 1963

N/F
PIN: 07-32-16-21852-030-0000
OWNER: DON CE SAR PROP OWNERS CORP
GULF BLVD
ORB 21931 PG 270

ZONE VE (EL11)
ZONE VE (EL12)
ZONE VE (EL13)
ZONE AE (EL10)
ZONE AE (EL11)

SCALE: 1" = 30'

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
CIVIL, TRANSPORTATION, SURVEYING, STRUCTURAL ENGINEERING
ECOLOGY, GIS, PLANNING, SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

Since 1919

NO.	BY	DATE	DESCRIPTION
REVISED			
1			
2			
3			
4			
5			
6			
7			

PREPARED FOR:
designONE studio
358 ROSWELL ST., SUITE 1250
MARIETTA, GA 30060
404 277 0228

	INITIALS	DATE
CREW CHIEF	LP	4/29/25
DRAWN	CMI	5/22/25
CHECKED	TH	5/22/25
FIELD BOOK		
FIELD DATE		

TREVOR HATCH PSM LS7443
DATE

DON CESAR HOTEL
ALTA/NSPS BOUNDARY SURVEY
SECTION 7, TOWNSHIP 32 S., RANGE 16 E.

JOB NO.
25000800SS

SHEET NO.
2 OF 2

PLOTTED: 6/25/2025 1:03 PM
LOGIN: mbish, Trevor
FILE: C:\Jobs\Civil\2025\25000800SS - Don Cesar ALTA\DWG\25000800SS_BP.dwg

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

Agenda Report

Agenda Title Name: **Case No. 25095 – 2373 W. Vina Del Mar Blvd.**

Action Request: Motion to [approve/approve with conditions/deny/continue to date certain] Case Number 25095 for 2373 W. Vina Del Mar Blvd.

Strategic Objective:

Date: August 27, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Kristin Coman, Senior Planner
Laura Canary, Community Development Director

Summary of Issue: Danielle Micklitsch requests a practical difficulty variance for the installation of a 6 foot high fence within the secondary front yard with a proposed setback of 17.60 feet where 20 feet is required (LDC Sec. 6.15).

Funding: n/a

Attachments:
1. 25095 - Staff Report
2. 25095 - Certificate of Completeness with Submittal Documents

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

PLANNING DEPARTMENT

Date: **August 14, 2025**

To: **Board of Adjustment**

Re: **Staff Findings Report**
Practical Difficulty Variance
Address: 2373 W. Vina Del Mar Blvd.
Parcel Number: 18-32-16-94176-004-0180
Danielle Micklitsch
Variance Case No: 25095

Prepared by: **Gil Martinez, Senior Planner**

Hearing Date: **8/27/2025**

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

1. Completed Practical Difficulty Variance application form and documents.
2. Boundary Survey prepared by Don Williamson Associates Inc. dated 4/22/25, consisting of 1 sheet.
3. Photos showing existing fence lines provided by the applicant, Quantity 2, no date provided.

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

Site Description/Surrounding Land Uses

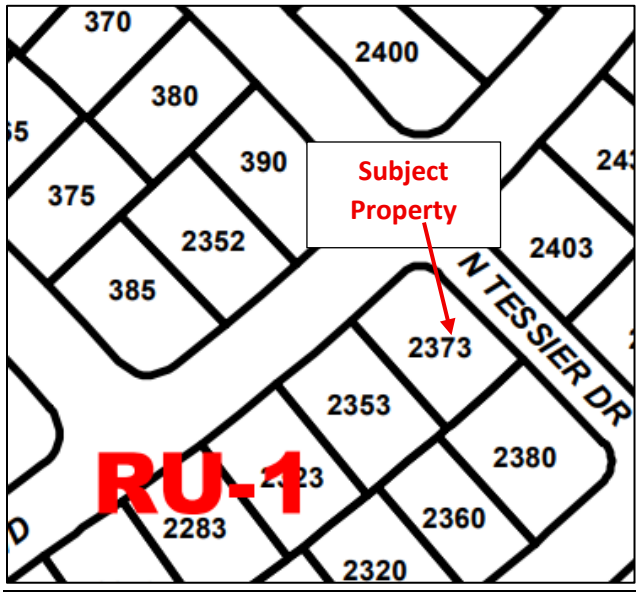
The subject site is an 8,342 sq. ft. (approx. 0.19 acre) parcel located at 2373 W, Vina Del Mar known as parcel number 18-32-16-94176-004-0180 and legal description of VINA-DEL-MAR SEC 2 ADD BLK 4, LOT 18 within the AE-Elevation 9 flood zone. The property is in the RU-1, Residential zone; RU on the future land use map and contains a single-family residence constructed in 1957 according to the Pinellas County Property Appraiser. It is surrounded by single-family uses to the north, south, east, and west. The property is located at the intersection of North Tessier Dr. and W. Vina Del Mar Blvd. and is improved with a one-story dwelling with paver drive, concrete patio containing inground pool with enclosure.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 14 of 15, dated 7/20/2012

Request

Installation of new 6-foot-high fence within the secondary front yard with a proposed setback of 17.60 feet where 20 feet is required (LDC Sec. 6.15).

Analysis

1. New variance(s) required because of the proposed construction:
   a. **Fence Setback, Secondary Front Yard:** Fence located within the secondary front yard setback is 17.6 feet where 20 feet is required.

Figure 3: Zoning Table			
Residential Accessory Structure (LDC 6.15)	**2373 W. Vina Del Mar**		
	RU-1 Required	**Existing**	**Proposed**
Fence Setback, Secondary Front Yard (Min.)	20’	17.6’*	17.6’ (v)

**** Denotes non-conforming variance (V) Denotes Variance Required***

Figure 4: Enlarged portion of survey of property showing existing fence location (N.T.S.)

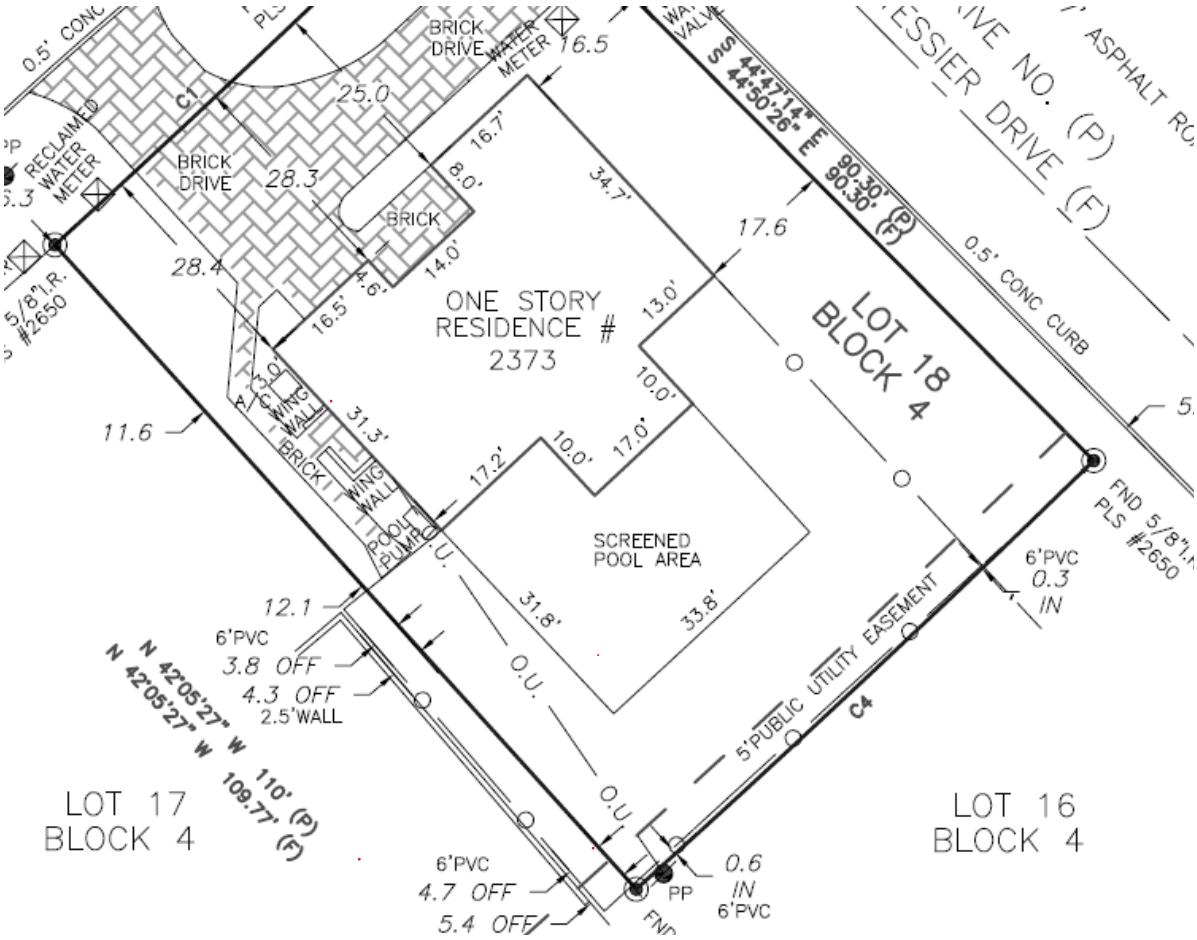


Figure 5: Current survey of property showing proposed fence location and height (N.T.S.)

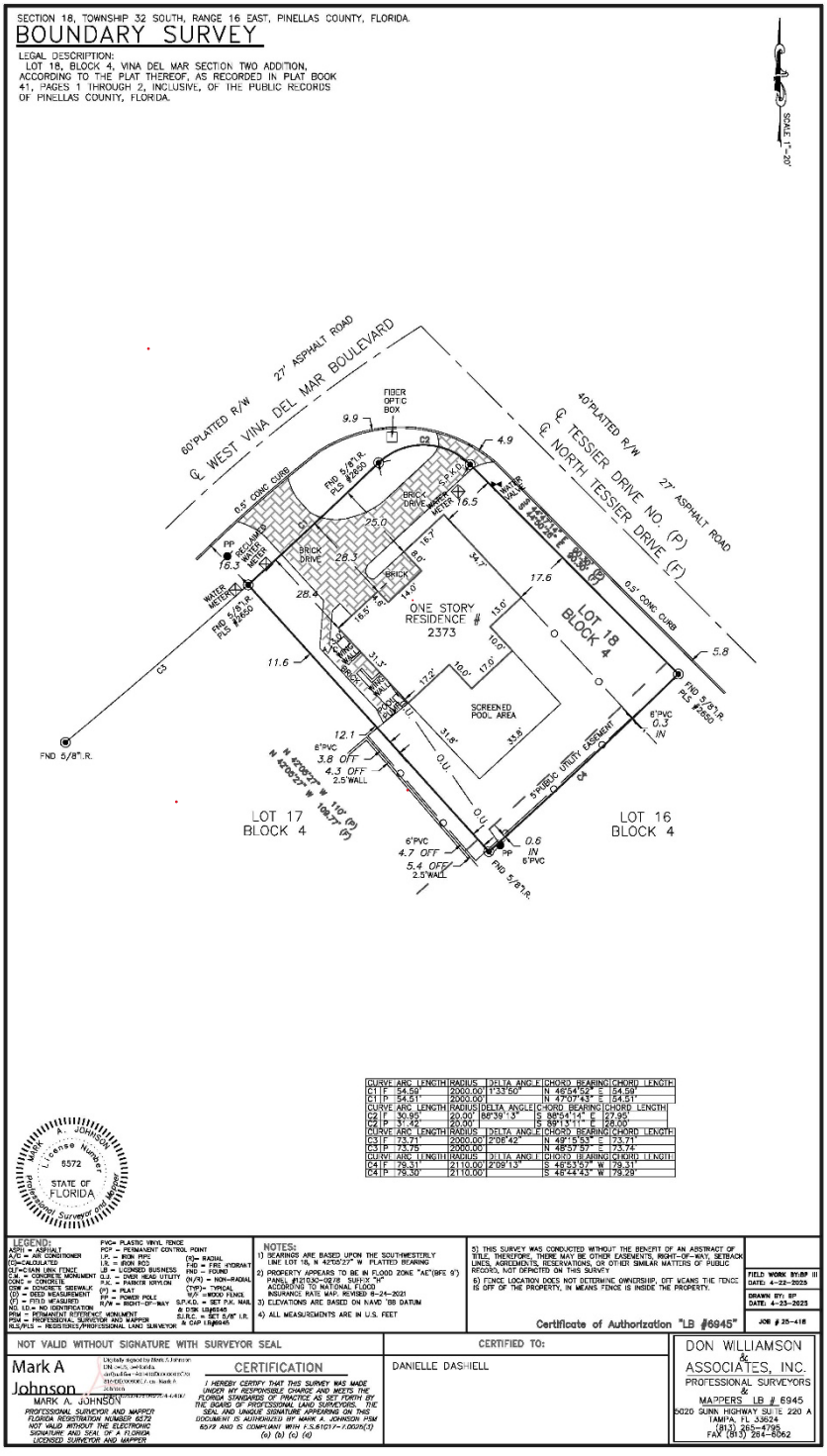


Figure 6: View of northern property line and existing fence at 17.6 feet from the property line



Figure 7: View of existing fencing and structure from northern property line



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 regard to the provisions located in Division 3 of the Land Development Code in order to grant the

variance. 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 existing fence within the secondary front yard has a current setback of 17.6 feet where 20 feet is required, resulting in an encroachment of 2.6 feet. The applicant is requesting to remove the existing fence and replace it in the same location at the same height and style.*
2. **Whether an adverse change will be produced in the character of the neighborhood;**
    - *Staff find that no adverse change will be produced in the character of the neighborhood by replacing the existing fence with the same setback. The property is located at the intersection of North Tessier Drive and W. Vina Del Mar Boulevard and functions as a corner lot. The configuration of the lot, driveway, and pool area creates a unique layout that is consistent with other nearby properties that also have fencing within similar setbacks.*
3. **Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance;**
    - *The fence could be relocated to meet the required 20' setback. However, moving the fence back would significantly reduce the usable area of the side yard and diminish privacy and security for the inground pool.*
4. **Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance;**
    - *The age of the existing fence is unknown, and no permits could be located for its installation. The current fence is deteriorated and in need of replacement to ensure pool safety and property security. Historical aerial imagery supports the idea that a fence in this location has existed for many years, and its replacement will maintain the established visual character along the street frontage.*

Other:

- The applicant should provide testimony as to the existing type of fencing and proposed type, including style, material, and height.
- Photos or visual renderings showing the replacement fence's appearance, materials, and alignment with existing features would be beneficial for the Board's review.

Summary:

Staff find that the replacement of the existing fencing at the current secondary front yard setback of 17.6 feet—where 20 feet is required—will not have an adverse impact on the character of the neighborhood. The minimal encroachment of 2.6 feet has existed for many years, is consistent with the established streetscape, and serves the functional need of providing security and privacy for the existing inground pool. 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 condition(s) and any additional conditions it deems necessary:

1. Replacement fencing within the secondary front yard setback shall be installed at the existing 17.6" location and shall not exceed the height and style of the existing fence, as per the plan submitted.

2. All replacement fencing shall comply with applicable building codes and permitting requirements.

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,

Gilbert Martinez

Gil Martinez
Senior Planner

Cc: Danielle Micklitsch (Applicant)
Ralf Brookes, Board of Adjustment Attorney

Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 7/16/2025
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 **August 27, 2025.**

Variance Case Number: 25095
Application Type: Practical Difficulty Variance
Owner: Danielle Micklitsch
Applicant/Agent: Same
Parcel Number: 18-32-16-94176-004-0180
Address: 2373 W. Vina Del Mar Blvd., St. Pete Beach, FL 33706
Zone: RU-1

Submittal Documents:

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey prepared by Don Williamson & Associates, Inc. dated 4/23/25, consisting of 1 sheet.
3. Photos showing existing fencing provided by applicant, Quantity 2, no date provided.

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

City/Board Professionals:

- ☑ Board of Adjustment Attorney ***via email***
- ☐ Code Enforcement Manager ***via email***
- ☐ TRC Committee ***via email***
- ☐ City Manager

Board Members:

- ☑ Denise Chase
- ☑ Chris Core
- ☑ Al Causey
- ☑ Kathy Garchow
- ☑ Dan Small

Cc: Danielle Micklitsch, Owner ***via email*** *(dmicklitsch@gmail.com)*

CASE #: 25095 PARCEL #: 18-32-16-94176-004-0180

SUBMITTAL DATE: 7/1/25 AMOUNT DUE: $537.84 PAYMENT DATE: ~~7/1/25~~

PRACTICAL DIFFICULTY VARIANCE APPLICATION

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

- 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)

RECEIVED
JUL 01 2025
COMMUNITY DEVELOPMENT

OWNER/AGENT INFORMATION:

Identification	Name	Mailing Address	Phone #
Owner	Danielle Micklitsch	2373 W. Vina Del Mar Blvd St. Pete Bch. FL 33706	727. 415-8737
Applicant/ Agent	Danielle Micklitsch	2373 W. Vina Del Mar Blvd. St. Pete Bch. FL 33706	727. 415-8737

Owner Email Address:	Applicant/Agent Email Address:
DMicklitsch@gmail.com	DMicklitsch@gmail.com

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RU1	RU1	8,342 SF 0.19 Acres

Legal Description: Vina Del Mar Sec 2 Add Blk 4, Lot 18

Address: 2373 W. Vina Del Mar Blvd. St Pete Bch, FL 33706

Explanation of Request: I'm requesting to replace an existing white vinyl 6 Ft fence with the identical fence. There's mature vegetation on either side of the fence as it's been there for the 8 years I've owned the property & prior to me as well. This is located in the secondary front yard & does not meet the 20 Ft setbacks with 17.60 feet provided. (LDC Sec 6.15)

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 fence which has been in place over 13 years sits at 17.65 with 20 ft required

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

The property is situated on the corner of West Vina & N. Tessier on the street side. There's existing, established vegetation to cover it.

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

I request to keep the existing fence line as moving it creates a privacy issue & a bedroom window would be exposed.

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

This is to replace an identical fence that's previously existing. Justice will be served by allowing replacement

Signature of Applicant 6/30/25

Signature of Applicant | Date | Signature of Authorized Agent | Date

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

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

DM 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.

DM 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.

DM 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.

DM 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.

DM 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.

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

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

Signature of Applicant

6/30/25
Date

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Danielle Micklitsch, 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): Danielle Micklitsch

Address: 2373 West Vina Del Mar Blvd St. Pete Bch FL 33706

Signature 6/30/25
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 1 day of July, 2025 by: Danielle Micklitsch who appeared before me, and is personally known to me, or has produced FL-DL as identification, and did take an oath.

My commission Expires: 2/7/29

NOTARY: Ariana Wilson-Romo

Print Name: Ariana Wilson-Romo Notary

Public, State of Florida

(Notarial Seal)

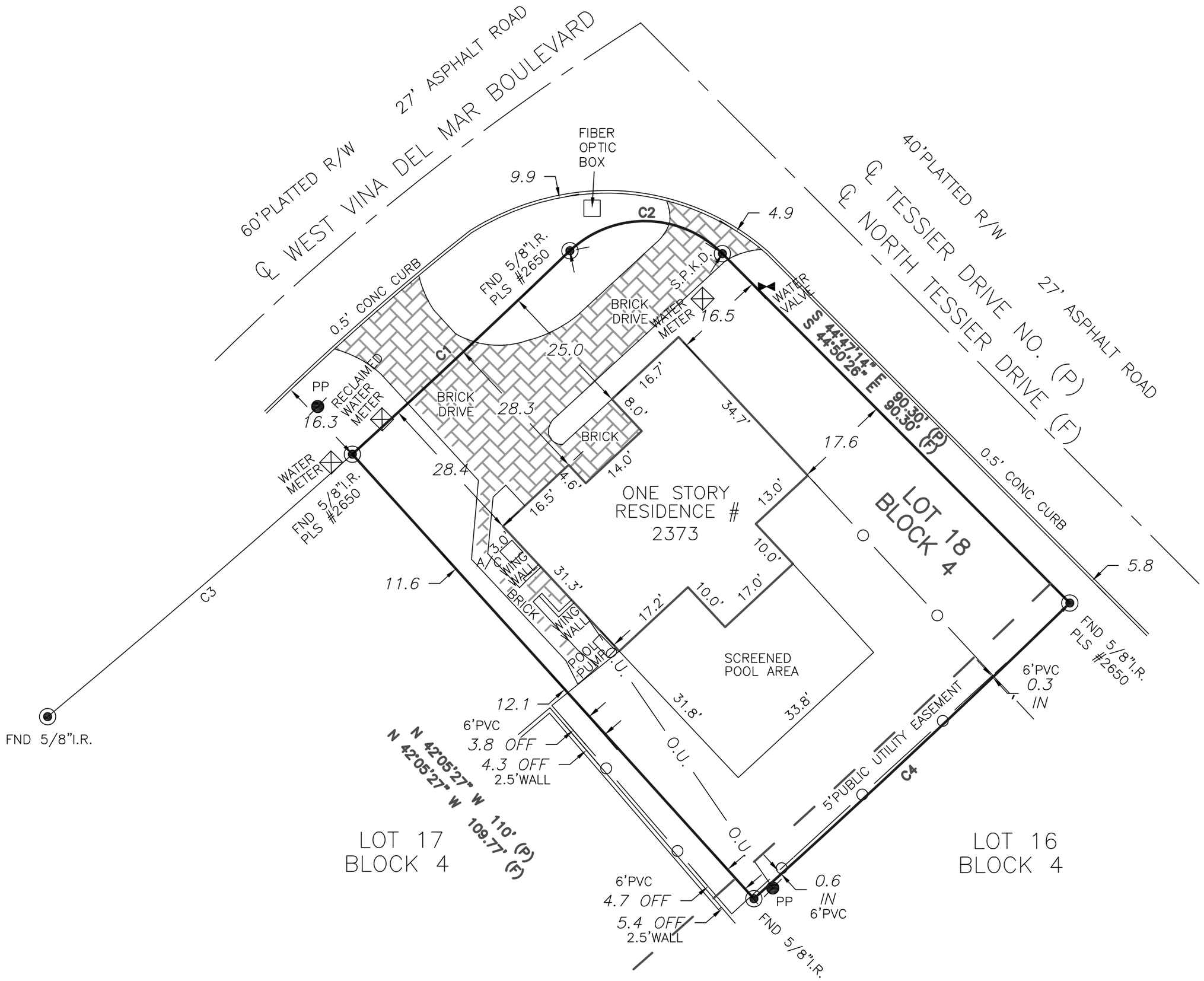
ARIANA WILSON-ROMO
Commission # HH 630116
Expires February 7, 2029

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 18, BLOCK 4, VINA DEL MAR SECTION TWO ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 1 THROUGH 2, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SCALE 1"=20'



CURVE		ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	F	54.59'	2000.00'	1°33'50"	N 46°54'52" E	54.59'
C1	P	54.51'	2000.00'		N 47°07'43" E	54.51'
CURVE		ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	F	30.95'	20.00'	88°39'13"	S 88°54'14" E	27.95'
C2	P	31.42'	20.00'		S 89°13'11" E	28.00'
CURVE		ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	F	73.71'	2000.00'	2°06'42"	N 49°15'53" E	73.71'
C3	P	73.75'	2000.00'		N 48°57'57" E	73.74'
CURVE		ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	F	79.31'	2110.00'	2°09'13"	S 46°53'57" W	79.31'
C4	P	79.30'	2110.00'		S 46°44'43" W	79.29'

MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

LEGEND:
ASPH = ASPHALT
A/C = AIR CONDITIONER
(C)=CALCULATED
CLF=CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
NO. I.D.= NO IDENTIFICATION
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS/PLS = REGISTERES/PROFESSIONAL LAND SURVEYOR
PVC= PLASTIC VINYL FENCE
PCP = PERMANENT CONTROL POINT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
(P) = PLAT
PP = POWER POLE
R/W = RIGHT-OF-WAY
(R)= RADIAL
FHD = FIRE HYDRANT
FND = FOUND
(N/R) = NON-RADIAL
(TYP)= TYPICAL
W/F =WOOD FENCE
S.P.K.D. = SET P.K. NAIL & DISK LB#6945
S.I.R.C. = SET 5/8" I.R. & CAP LB#6945

NOTES:
1) BEARINGS ARE BASED UPON THE SOUTHWESTERLY LINE LOT 18, N 42°05'27" W PLATTED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE"(BFE 9') PANEL #12103C-0278 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 8-24-2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) ALL MEASUREMENTS ARE IN U.S. FEET
5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

Certificate of Authorization "LB #6945"

FIELD WORK BY:BP III
DATE: 4-22-2025
DRAWN BY: BP
DATE: 4-23-2025
JOB # 25-418

NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 6572 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:

DANIELLE DASHIELL

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062





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

Agenda Report

Agenda Title Name: **Case No. 25097 – 6460 4th Palm Pt.**

Action Request: Motion to [approve/approve with conditions/deny/continue to date certain] Case Number 25097 for 6460 4th Palm Pt.

Strategic Objective:

Date: August 27, 2025

Prepared By: Kristin Coman, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Daniel and Janice Bofinger requests a practical difficulty variance for the construction of elevated open front entry staircase on a new single-family dwelling with a proposed front yard setback of 12 feet where 17 feet is required (LDC Sec. 6.22(b)).

Funding: n/a

Attachments:
1. 25097- Staff Report
2. 25097 - Amended Certificate of Completeness and Submittal

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

PLANNING DEPARTMENT

Date: **August 11, 2025**

To: **Board of Adjustment**

Re: **Staff Findings Report**
Practical Difficulty Variance
Address: 6460 4th Palm Point
Parcel Number: 31-31-16-90744-000-0260
Daniel and Janice Bofinger
Variance Case No: 25097

Prepared by: **Kristin Coman, Senior Planner**

Hearing Date: **8/27/2025**

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

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey showing existing dwelling and site improvements prepared by Murphy's Land Surveying, Inc. dated 1/7/25, consisting of 1 sheet.
3. Site Plan and ISR Worksheet showing proposed new dwelling layout prepared by EDAD Studio, PL, dated 6/13/2025, consisting of 1 sheet.
4. Plan Set of proposed new dwelling prepared by EDAD Studio, PL, dated 6/30/25, consisting of 13 sheets.

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

Site Description/Surrounding Land Uses

The subject site is a 9,553 sq. ft. (approx. 0.21 acre) parcel located at 6460 4th Palm Point, known as parcel number 31-31-16-90744-000-0260 and legal description of THREE PALMS POINT UNIT 8 LOT 26. The property is located in the RU-1 Residential Zone; RU on the future land map and currently contains a one story single-family residence constructed in 1972 according to the Pinellas County Property Appraiser. It is surrounded by single-family residences to the north, south and east, and Boca Ciega Bay to the west. The waterfront property currently contains a single-family residence that has recently applied for demolition of the dwelling, existing pool and site improvements where the dock is proposed to remain. The proposed new dwelling to be constructed is part of this application for relief.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 5 of 15, dated 7/20/2012

Request

The applicant is requesting to construct a new single-family dwelling to install a split staircase with landing to access the front elevated covered porch area of the structure.

At the time of this report, a demolition permit associated with the demolition of the dwelling, existing pool and site improvements, with the dock proposed to remain, is currently pending.

Analysis

1. Variance required:
   a. **Residential Open Stairs:** Construction of elevated open front entry staircase on a new single-family dwelling with a proposed front yard setback of 12 feet where a minimum of 17 feet is required (LDC Sec. 6.22(b)).

Residential Open Stairs – LDC Sec. 6.22.(b)	**6460 4th Palm Point**		
	Permitted/Required	**Existing**	**Proposed**
Front Yard Setback (Min.)	17 feet	n/a	12 feet **(v)**
***Denotes existing non-conformity** **(v) = Variance required**			

Figure 3: Survey Showing Existing Dwelling and Site Improvements to be Demolished

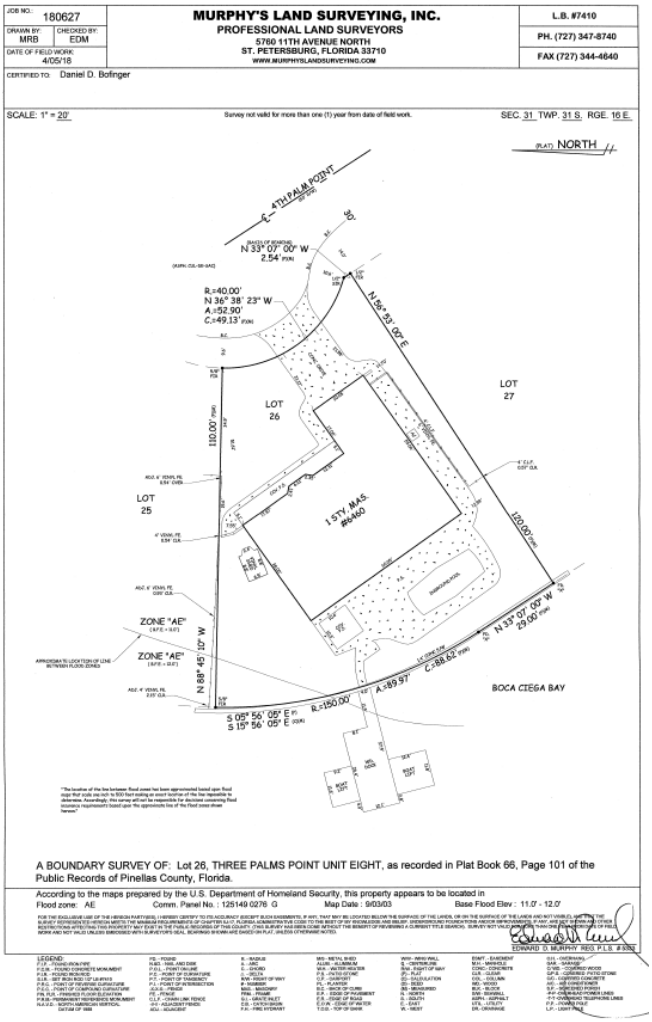


Figure 4: Site Plan Showing Front Staircase Variance Request

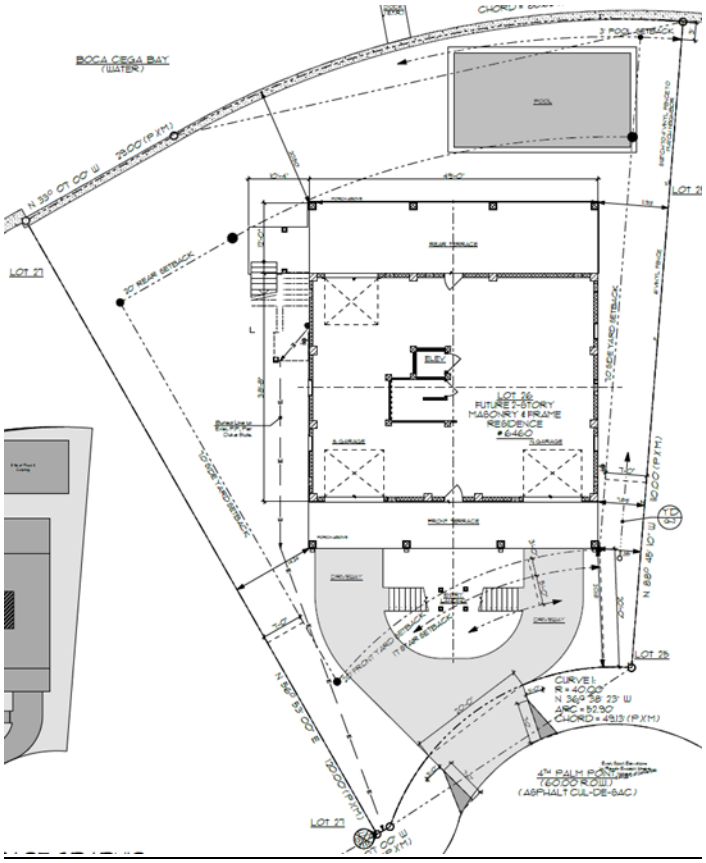


Figure 5: Enlargement of Front Staircase Variance Request

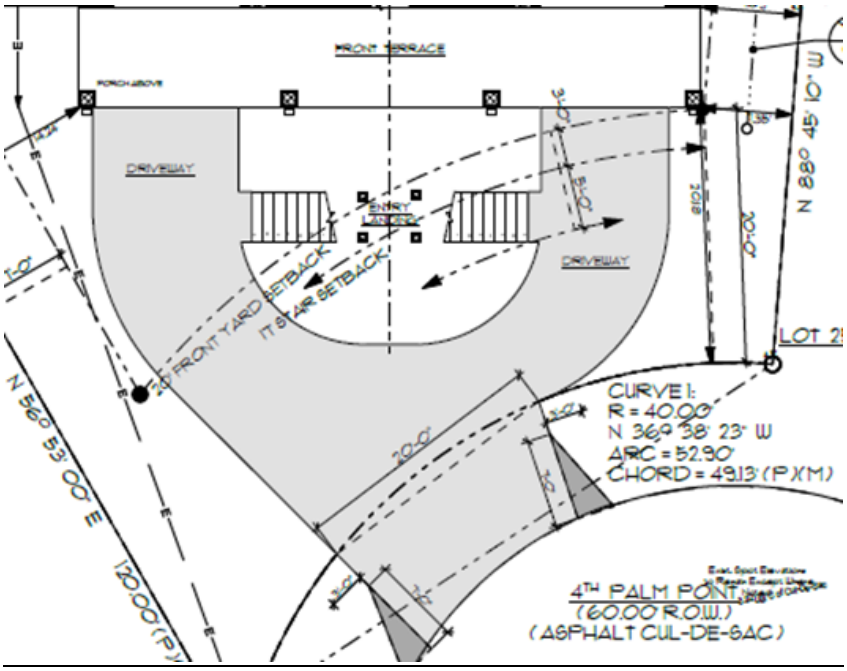


Figure 6: Front Elevation of Proposed New Dwelling



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;*

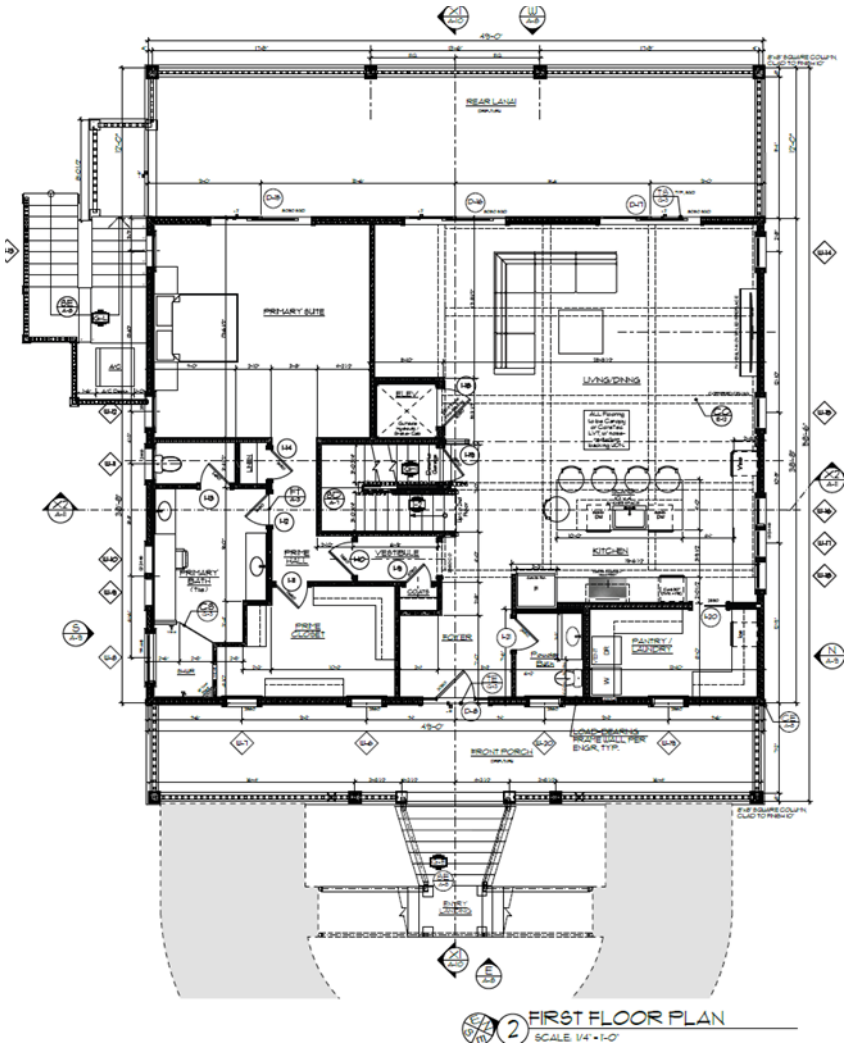
The applicant is requesting approval for the proposed elevated exterior stairs to encroach 5 feet into the required 17 foot front setback, representing a 29% encroachment. It is noted that only a portion of the split staircase would fall within the setback area.

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

In reviewing building permits issued following Hurricanes Helene and Milton in the immediate area, it appears that most one-story dwellings opted to complete repairs. While staff were unable to review surveys for all surrounding properties to confirm front yard setback compliance, most structures appear to meet the requirement, including the existing dwelling on the subject property. Although the proposed elevated dwelling differs in design from neighboring homes, it does not appear to negatively impact 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*

The applicant's new home design features a 49' by 12' rear covered porch and a 49' by 7'-10" front covered porch. Reducing the depth of one or both porches may bring the design into compliance with the required setback. Similarly, revising the split staircase to an alternate design could also meet the 17-foot setback requirement. The proposed design additionally includes an elevator and an interior stair from the ground floor providing internal access, along with a second set of exterior stairs on the south side.



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

The subject structure was not deemed substantially damaged by the City in its post-storm assessment, with an estimate of 39% damage against a depreciated structure value estimate of $150,375. The owner did not appeal this determination but may have had additional knowledge that the home did sustain damage that would have made renovation and repair or elevation of the existing structure infeasible, or may have simply chosen to construct a new home to provide additional factors of safety against future storms.

As the request is for the construction of a new dwelling, there is no demonstrated hardship preventing the home from being built within the allowable building envelope. The current dwelling complies with the current required front setback, and if elevated, would continue to meet the requirement. Staff recognizes that while the lot has irregular dimensions due to its location within a cul-de-sac, this does not prevent a dwelling from being constructed on the property. Staff also notes that the proposed stairs are of an open design, with only a portion within the required setback.

Other

- The applicant should explain whether other alternatives were considered, such as adjusting the depths of the front and rear covered porches, modifying the front entry area to allow an inset start for the stairs, or evaluating the necessity of the front stairs and, if so, why those options were not pursued.
- The applicant should provide background information on the preference for the design of the new dwelling and if any other designs were considered that may not have required relief.

Summary

Staff find that the applicant has addressed some of 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, 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: Daniel and Janice Bofinger, Owners ***via email*** (daniel57@comcast.net)
Board of Adjustment Attorney

Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 7/16/2025, AMENDED 7/24/25
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 **August 27, 2025.**

Variance Case Number: 25097
Application Type: Practical Difficulty Variance
Owner: Daniel and Janice Bofinger
Applicant/Agent: Same
Parcel Number: 31-31-16-90744-000-0260
Address: 6460 4th Palm Point, St. Pete Beach, FL 33706
Zone: RU-1

Submittal Documents:

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey showing existing dwelling and site improvements prepared by Murphy's Land Surveying, Inc. dated 1/7/25, consisting of 1 sheet.
3. Site Plan and ISR Worksheet showing proposed new dwelling layout prepared by EDAD Studio, PL, dated 6/13/2025, consisting of 1 sheet.
4. ~~Plan Set of proposed new dwelling prepared by EDAD Studio, PL, dated 6/30/25, consisting of 13 sheets.~~
5. Plan Set of proposed new dwelling prepared by EDAD Studio, PL, dated 7/17/25, consisting of 13 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 ***via email***
- ☐ Code Enforcement Manager ***via email***
- ☐ TRC Committee ***via email***
- ☐ City Manager

Board Members:

- ☑ Denise Chase
- ☑ Chris Core
- ☑ Al Causey
- ☑ Kathy Garchow
- ☑ Dan Small

Cc: Daniel and Jancie Bofinger, Owner ***via email*** *(daniel57@comcast.net)*

CASE #: 25097 PARCEL #: 31-31-16-90744-000-0260

SUBMITTAL DATE: 7.2.25 AMOUNT DUE: $513.76 PAYMENT DATE: 7.2.25

PRACTICAL DIFFICULTY VARIANCE APPLICATION

RECEIVED
JUL 02 2025
COMMUNITY DEVELOPMENT

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

- 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
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)

RECEIVED
JUL 02 2025
COMMUNITY DEVELOPMENT

OWNER/AGENT INFORMATION:

Identification	Name	Mailing Address	Phone #
Owner	Daniel & Janice Bofinger	PO BOX 47362 ST. Petersburg, FL 33743	717-951-6070
Applicant/ Agent	Owner	PO BOX 47362 ST. Petersburg, FL 33743	717-951-6070
Owner Email Address: daniel57@comcast.net		Applicant/Agent Email Address: daniel57@comcast.net	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RU-1	RU	9566 sq.ft.

Legal Description: THREE PALMS POINT UNIT 8 LOT 26

Address: 6460 4th Palm Point, ST PETE BEACH, FL 33706

Explanation of Request: Requesting a Practical Difficulty Variance for a partial front staircase on a new elevated single family home on the current lot where 17' front yard setback is required where 12' setback is requested (LDC Sec.6.22b)

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;

   This is a minor/minimal variance request for part of the front staircase landing at a 12' setback where 17' is required. The new house has a front staircase with a small part of the right stairs encroaching over the front setback. (see attached drawing) The ergonomics and visual appeal would be compromised if the right section of the staircase was eliminated or other design changes were considered. The "pie shaped" lot inhibits the full staircase from remaining inside the setback.

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

   There will be no adverse affects to the neighborhood, and will actually compliment the charachter of the neighbors home to the left (south), and the overall aesthetics of SPB in design and size. Also, the impervious surface of the new build will be less than existing home.

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

   The architect was unable to reconfigure the stair design to stay within the set back without creating ergonomic or overhead clearance issues while navigating the stairs.

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

   Absolutely. We are tearing down a flood damaged home and building an elevated, storm resilient home, that will meet current building codes for new single family elevated residence. We are investing in the future of SPB by building a home that is more sustainable and be less of a burden in the event of another catastrophic flood. The design characteristics of this house, with a very minor (possibly un-noticable) variance to the current setback requirements, will enhance the community aesthetics.

Richard W. Boyer 4/30/25

Signature of Applicant **Date** **Signature of Authorized Agent** **Date**

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

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

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

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

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

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

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

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

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

_____ 4/30/25

Signature of Applicant Date

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Daniel & Janice Bofinger , 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): Daniel D Bofinger

Address: 6460 4th Palm Point, ST PETE BEACH, FL 33706

Daniel D Bofinger 7/2/25

Signature *Date*

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 2 day of July, 2025 by: Daniel Bofinger who appeared before me, and is personally known to me, or has produced FL DL as identification, and did take an oath.

My commission Expires:

NOTARY:

Print Name: Kathryn Porter Notary

Public, State of Florida

(Notarial Seal)

KATHRYN PORTER
Notary Public
State of Florida
Comm# HH442748
Expires 9/12/2027

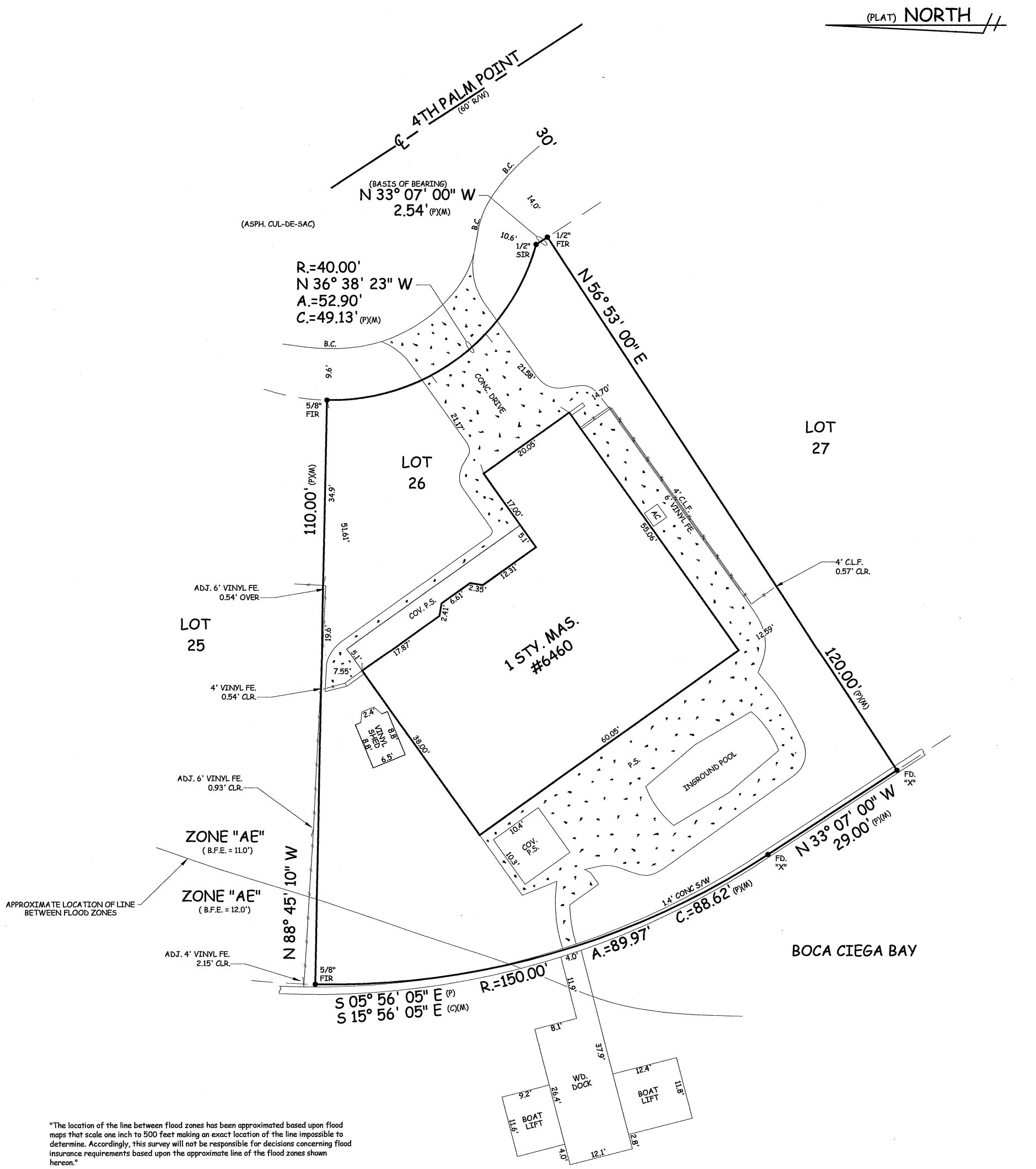
JOB NO.: 180627		**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM	**PROFESSIONAL LAND SURVEYORS**	PH. (727) 347-8740
DATE OF FIELD WORK: 4/05/18		5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	FAX (727) 344-4640

CERTIFIED TO: Daniel D. Bofinger

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 31 TWP. 31 S. RGE. 16 E.



"The location of the line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown hereon."

A BOUNDARY SURVEY OF: Lot 26, THREE PALMS POINT UNIT EIGHT, as recorded in Plat Book 66, Page 101 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in

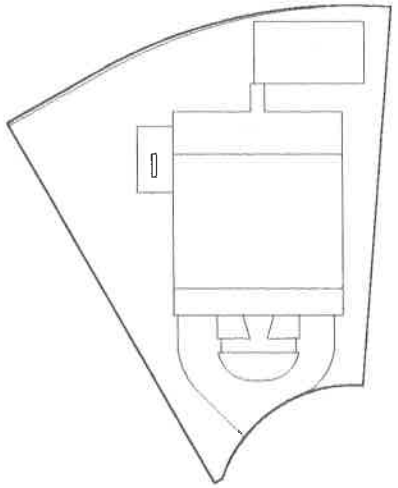
Flood zone: AE Comm. Panel No. : 125149 0276 G Map Date : 9/03/03 Base Flood Elev : 11.0' - 12.0'

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

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

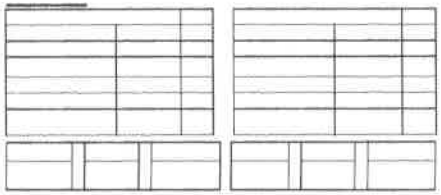
LEGEND:

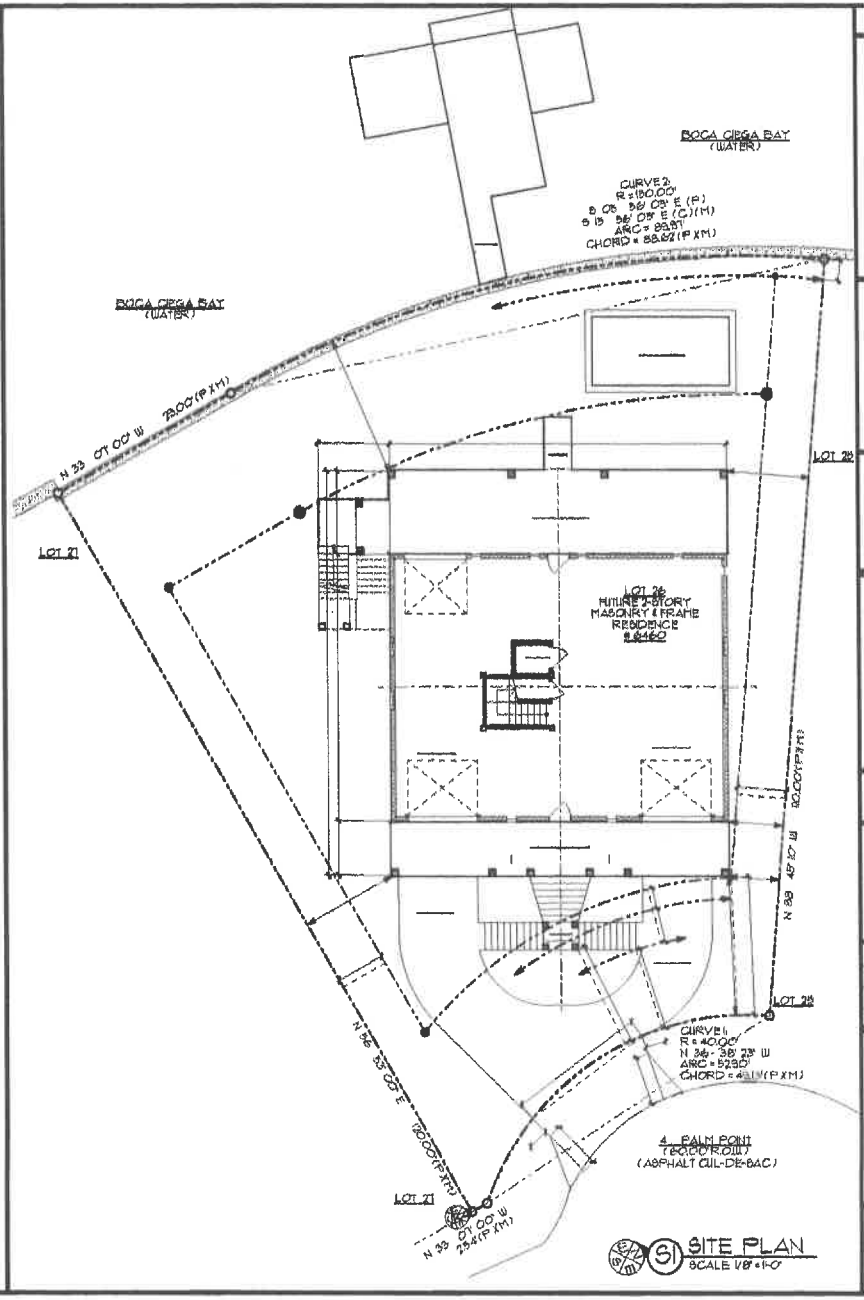
F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD 1/2" LB #7410
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
FIN. FLR. - FINISHED FLOOR ELEVATION
P.R.M.- PERMANENT REFERENCE MONUMENT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988
FD. - FOUND
N.&D. - NAIL AND DISK
P.O.L. - POINT ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
-X-X-X- - FENCE
FE. - FENCE
C.L.F. - CHAIN LINK FENCE
-//-// - ADJACENT FENCE
ADJ. - ADJACENT
R. - RADIUS
A. - ARC
C. - CHORD
△ - DELTA
R/W - RIGHT OF WAY
- NUMBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
F.H. - FIRE HYDRANT
M/S - METAL SHED
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK
W/W - WING WALL
℄ - CENTERLINE
R/W - RIGHT OF WAY
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST
ESM'T. - EASEMENT
M.H. - MANHOLE
CONC.- CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD.- WOOD
BLK. - BLOCK
S/W - SEAWALL
ASPH. - ASPHALT
UTIL. - UTILITY
DR.- DRAINAGE
O.H. - OVERHANG
GAR. - GARAGE
C/ WD. - COVERED WOOD
C/P.S. - COVERED PATIO STONE
C/C - COVERED CONCRETE
A/C. - AIR CONDITIONER
S.P. - SCREENED PORCH
-P-P -OVERHEAD POWER LINES
-T-T -OVERHEAD TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE



IMPERVIOUS SURFACE GRAPHIC
SCALE: 1/8" = 1'-0"

Impervious Surface Ratio (ISR) Worksheet





SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT NO: 24-320

The New Bofinger Residence

6460 4th PALM POINT
ST. PETE BEACH, FL
33706

13 JUNE 2025

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

CONTRACTOR:

EDAD studio, PL
FL LIC.: AR-0011645 ID 4810
6200 BAY ST NW
ST PETERSBURG, FL 33707
TEL: 727-643-4880
EMAIL: EDAD@tampabay.rr.com

STATE OF FLORIDA — REGISTERED ARCHITECT

MARK	DATE	DESCRIPTION
	/ /	

SHEET TITLE

Site Plan & ISR Worksheet

DD-1

SHEET: 1 OF: 01

Users/marcsmeltzer/Library/Mobile Documents/com~apple~CloudDocs/EDAD Projects/2025/24-320 BOFINGER/CAD Files-320/24-320 BOFINGER-V1.dwg

/Users/davidulsner/Library/Mobile Documents/com~apple~CloudDocs/EDAD Projects-2025/24-320 BOFINGER-CD/24-320 BOFINGER-CD.pln
20250718

ABBREVIATIONS

& =	AND
< OR ∠ =	ANGLE
@ =	AT
℄ =	CENTERLINE
[=	CHANNEL
' OR FT. =	FOOT / FEET OR MINUTE(S)
" OR IN. =	INCHES) OR SECOND(S)
% =	PERCENT
# =	POUND OR NUMBER
♯ OR SF =	SQUARE FOOT / FEET
A/C =	AIR CONDITIONING
AB =	ANCHOR BOLT
ABFE =	ABOVE BASE FLOD ELEVATION
ADJ =	ADJUSTABLE OR ADJACENT
AFF =	ABOVE FINISHED FLOOR
AL OR ALUM =	ALUMINUM
ALT =	ALTERNATE
AMAP =	AS MUCH AS POSSIBLE
AOR =	ARCHITECT OF RECORD
APPROX. =	APPROXIMATE
B-A-(W OR S) =	BREAK-AWAY (WALL OR SLAB)
BD =	BOARD
BFE =	BASE FLOOD ELEVATION
BLK/BLKG =	BLOCK/BLOCKING
BLD OR BLDG =	BUILDING
BM =	BEAM
BOT =	BOTTOM
BR =	BEDROOM
BTW =	BETWEEN
B.O.W. =	BOTTOM OF WALL
CAB =	CABINET
CATV =	CABLE TELEVISION
CBL =	CABLE
CEM =	CEMENT
CEN OR CTR =	CENTER
CJ =	CONTROL JOINT
CL OR CLOS. =	CLOSET
CLG =	CEILING
CLR =	CLEAR
CMU =	CONCRETE MASONRY UNIT
COL =	COLUMN
CONC =	CONCRETE
COND =	CONDITION
CONN =	CONNECTION
CONSTR =	CONSTRUCTION
CONT =	CONTINUOUS
COORD =	COORDINATE
D =	DEEP OR DEPTH
d =	DEGREE(S)
DBL =	DOUBLE
DEMO =	DEMOLITION
DEPT =	DEPARTMENT
DET =	DETAIL
DIA =	DIAMETER
DIM =	DIMENSION
DN =	DOWN
DR =	DOOR
DWG =	DRAWING
DWR =	DRAWER
EA =	EACH
EL OR ELEV =	ELEVATION
ELEC =	ELECTRICAL
EQ =	EQUAL
EQPT =	EQUIPMENT
E.T.R. =	EXISTING TO REMAIN
EW =	EACH WAY
EXP =	EXPIRES
EX OR EXIST =	EXISTING
EXT =	EXTERIOR
FIN OR (F) =	FINISHED OR FINAL
FIXT OR FXT =	FIXTURE
FL OR FLR =	FLOOR
FLD =	FLOOD
FLSH =	FLASHING
FLUOR =	FLUORESCENT
FM =	FIBER-MESH
FOF =	FACE OF FINISH
FOS =	FACE OF STUD
FR OR FRMG =	FRAMING
OR FT =	FOOT / FEET
FUR =	FURRING OR FURRED
GA =	GAUGE
GALV =	GALVANIZED
GLS =	GLASS
GRD =	GRADE
GRND =	GROUND
GYP =	GYPSUM
H OR HT =	HIGH OR HEIGHT
HC =	HOLLOW CORE
HD =	HEAD
HDR =	HEADER
HDW =	HARDWARE
HDWD =	HARDWOOD
HOR OR HORZ =	HORIZONTAL
HR =	HOUR
HVAC =	HEATING, VENTILATION & AIR COND.
HW / HWH =	HOT WATER / HOT WATER HEATER
ID =	INSIDE DIAMETER OR INSIDE DIMENSION
IMP PLST =	IMPERIAL PLASTER
IN =	INCH
INCL =	INCLUDE, INCLUDING OR INCLUSIVE
INS OR INSL =	INSULATION
INT =	INTERIOR
JB =	JUNCTION BOX
JN =	JOIN
JS =	JOIST
JT =	JOINT
K =	KILO OR THOUSAND
L =	LENGTH OR LONG
LAM =	LAMINATE OR LAMINATED
LAV =	LAVATORY
LB OR LBS =	POUND OR POUNDS
LBP =	LOAD-BEARING POINT
LH =	LEFT HAND
LIN =	LINEN
LF =	LINEAR FOOT / FEET
LT =	LIGHT
MAX =	MAXIMUM
MECH =	MECHANICAL
MET OR MTL =	METAL
MFR =	MANUFACTURER
MIN =	MINIMUM
MISC =	MISCELANEOUS
MLDG =	MOLDING OR MOULDING
MO =	MASONRY OPENING
MNT OR MTD =	MOUNT OR MOUNTED
MTL =	MATERIAL
MTN =	MOUNTAIN OR MUNTIN
MUL =	MULL OR MULLION
NC =	NOT IN CONTRACT
NO OR # =	NUMBER
NOM =	NOMINAL
NTS =	NOT TO SCALE
OA =	OVERALL
OAE =	OR APPROVED EQUAL
OC =	ON CENTER
OFCI =	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI =	OWNER FURNISHED, OWNER INSTALLED
OFC =	OFFICE
OH =	OVERHEAD OR OVERALL HEIGHT
OPP =	OPPOSITE
PL =	PROPERTY LINE
PL =	PLATE
PLAM =	PLASTIC LAMINATE
PLAS =	PLASTER
PLYWD =	PLYWOOD
PNL =	PANEL
PNT OR PTD =	PAINT OR PAINTED
PR =	PAIR
PREFAB =	PREFABRICATE
PREP =	PREPARE
PROP =	PROPERTY
PSF =	POUNDS PER SQUARE FOOT
PSI =	POUNDS PER SQUARE INCH
PT =	POINT OR PRESSURE-TREATED
R =	RISER
r OR RAD =	RADIUS
RC / RCP =	REFLECTED CEILING / PLAN
RD =	ROAD OR ROUND
REC =	RECESSED
REF =	REFERENCE
REFR OR RFG =	REFRIGERATOR
REINF =	REINFORCE(D)
REM OR REMD =	REMOVE OR REMOVED
REQD =	REQUIRED
RESIL =	RESILIENT
REV =	REVISION OR REVISED
RH =	RIGHT HAND
RM =	ROOM
RO =	ROUGH OPENING
R/W OR ROW =	RIGHT-OF-WAY
SC =	SCALE OR SOLID CORE
SCHD =	SCHEDULE
SD =	SMOKE DETECTOR
SECT =	SECTION
SF =	SQUARE FOOT / FEET
SG =	STAIN-GRADE
SH OR SHF =	SHELF
SHT =	SHEET
SHTG =	SHEATHING
SIM =	SIMILAR
SL =	SLOPE
SLDG =	SLIDING
SPC =	SPECIAL OR SPECIALIST
SPEC OR SPCD =	SPECIFIED
SPKR =	SPEAKER
SS =	STAINLESS STEEL
ST =	STREET
STD =	STANDARD
STN OR STND =	STAIN OR STAINED
STOR OR STG =	STORAGE
STRUC OR STRL =	STRUCTURE OR STRUCTURAL
SUSP =	SUSPENDED
SVC =	SERVICE
SYM =	SYMMETRICAL
SYP =	SOUTHERN YELLOW PINE
SYS =	SYSTEM
T OR TRD =	TREAD
T&B =	TOP AND BOTTOM
T&G =	TONGUE AND GROOVE
TEL =	TELEPHONE
TEMP =	TEMPERATURE OR TEMPORARY
THK =	THICK OR THICKNESS
THRU =	THROUGH
TJI =	TRUSS JOIST
TME =	TO MATCH EXISTING
TOS =	TOP OF SLAB
TOW OR T/W =	TOP OF WALL
TV =	TELEVISION
TYP =	TYPICAL
UON =	UNLESS OTHERWISE NOTED
VERT =	VERTICAL
VIF =	VERIFY IN FIELD
W =	WIDE OR WIDTH
W/, W/O =	WITH, WITHOUT
W.C. =	WATER CLOSET
WD =	WOOD
WDW OR WIN =	WINDOW
WM / WMR =	WATER METER / RECLAIMED
WRB =	WATER-RESISTIVE BARRIER

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT FLORIDA BUILDING CODE (FBC) (2023, 8th Ed.) FLORIDA FIRE PREVENTION CODE (2023, 8th Ed.) NATIONAL ELECTRIC CODE (NEC 2020/NFPA 70), PINELLAS COUNTY COASTAL CONSTRUCTION CODE, INCLUDING CURRENT FEMA REGULATIONS, & ALL OTHER APPLICABLE CODES & REGULATIONS.

2. THE CONTRACTOR SHALL VISIT THE SITE OF PROPOSED WORK AND BECOME FAMILIAR WITH THE CONSTRUCTION HAZARDS AND ALL OTHER CONDITIONS FACTORS THAT MAY AFFECT PERFORMANCE OF WORK AND/OR ITS COST.

3. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REVIEW AND UNDERSTAND, THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY.

4. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THEIR RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
CALL SUNSHINE: 811

5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS NECESSARY TO PREVENT ANY DAMAGE TO THE EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOB SITE. SHOULD DAMAGE OCCUR, THE CONTRACTOR SHALL REPAIR OR REPLACE THE DAMAGED AREA AS REQUIRED TO THE OWNERS APPROVAL AT NO ADDITIONAL COST.

6. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.

7. THE CONTRACTOR SHALL KEEP THE AREA INSIDE CONSTRUCTION LIMITS BROOM-CLEAN AND FREE OF ASSOCIATED CONSTRUCTION DEBRIS AT ALL TIMES; AS NOT TO IMPEDE DAILY BUSINESS OPERATION DURING NORMAL BUSINESS HOURS.

8. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION UTILITIES, AND OTHER SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE CONSTRUCTION AS REQUIRED BY THE CONSTRUCTION DOCUMENTS.

9. ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS AND TESTING, INCLUDING ENERGY CALCULATIONS.

11. NO STRUCTURAL MEMBER OR SHEATHING SHALL BE CUT FOR PIPES, DUCTS, ETC. WITHOUT APPROVAL OF THE AOR/EOR.

12. INSTALL ALL MATERIALS IN ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURER'S INSTRUCTIONS AND PER ALL APPLICABLE GOVERNING CODES.

13. ALL INSTRUCTIONS AND WARRANTIES OF ALL MATERIALS AND EQUIPMENT ARE TO BE DELIVERED TO THE OWNER AT COMPLETION OF CONSTRUCTION.

14. IT IS RECOGNIZED THAT THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC IN SHOWING CERTAIN PHYSICAL RELATIONSHIPS OF THE VARIOUS ELEMENTS AND SYSTEMS AND THEIR INTERFACING WITH OTHER ELEMENTS AND SYSTEMS. ESTABLISHMENT AND COORDINATION OF THESE RELATIONSHIPS IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. IN CASE OF CONFLICT OR LOCATIONS NOT DIMENSIONED, THE CONTRACTOR SHALL VERIFY REQUIRED POSITIONING WITH ARCHITECT.

15. ALL TEMPERED SAFETY GLASS TO HAVE UL LABELS PER CODE.

16. SHOULD ERRORS, OMISSIONS, OR DISCREPANCIES APPEAR IN THE DRAWING SPECIFICATIONS, OR IN WORK BY OTHERS AFFECTING THIS WORK, THE ARCHITECT SHALL BE NOTIFIED AT ONCE AND SHALL ISSUE INSTRUCTIONS AS TO PROCEED.

17. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

18. THE CONTRACTOR SHALL CONFORM TO AND ABIDE BY ALL LOCAL, CITY, COUNTY AND STATE BUILDING AND SAFETY LAWS. SUCH LAWS SHALL BE CONSIDERED PART OF THESE DRAWINGS AND THE PROVISIONS OF SUCH REGULATIONS SHALL BE OBSERVED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DRAWINGS ARE AT VARIANCE. SHOULD CONTRACTOR PERFORM ANY WORK CONTRARY TO SUCH LAWS OR REGULATIONS, HE / SHE SHALL BEAR ALL COSTS ARISING FROM SUCH ACTION.

19. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS RELATED TO THIS PROJECT FOR ERRORS, OMISSIONS, OR DISCREPANCIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING WITH THE ARCHITECT TO REVIEW ANY SUCH ERRORS, OMISSIONS, OR DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK.

20. NO VARIANCE BY A BUILDING OFFICIAL SHALL BE BINDING ON ARCHITECT.

21. CONTRACTOR SHALL PROVIDE ARCHITECT WITH SHOP DRAWINGS OF ALL PRE-ENGINEERED PRODUCTS, INCLUDING FLOOR & ROOF TRUSSES AND PRODUCT SUBMITTALS, FOR REVIEW AND APPROVAL.

CONSTRUCTION RUNOFF CONTROL:

DURING CONSTRUCTION, BEST MANAGEMENT PRACTICES WILL INSURE CHARACTERISTICS KEEP TO EXISTING STATE, AND THAT STORMWATER & SEDIMENT CONTROL MAY INCLUDE, BUT IS NOT LIMITED TO, SOIL TRACK PAD ALONG CITY R-O-W, SILT FENCE AROUND CONSTRUCTION LIMITS, TURBIDITY CONTROL FEATURES, AND GROUNDWATER DISCHARGE & FILTRATION TO CONTROL SILTATION.

DECONSTRUCTION NOTES:

1. BEFORE ANY WIRING IS CUT, CONTRACTOR SHALL VERIFY USAGE OF WIRING TO BE CUT TO ASSURE THAT SERVICES REQUIRED ARE NOT DISCONTINUED. PROVIDE ADDITIONAL WIRING DEVICES AND OTHER ACCESSORIES TO ENSURE CONTINUITY OF SERVICE TO OTHER PARTS OF INSTALLATION TO REMAIN.

2. REMOVE ALL EXISTING LIGHTING FIXTURES, RECEPTACLES, AND SWITCHES INDICATED TO BE REMOVED OR NO LONGER REQUIRED. BLANK OUTLETS AND PLUG ALL HOLES IN BOXES AND CABINETS. REMOVE ALL EXISTING CONDUITS AND WIRING NOT TO REMAIN IN SERVICE.

3. CAP ALL ENDS OF STUB OUTS AS REQUIRED AT ALL PLUMBING FIXTURES TO BE REMOVED.

4. PHASE WORK TO ASSURE CONTINUITY OF ELECTRICAL, TELEPHONE AND SIGNAL SERVICES TO PARTS OF FACILITIES THAT WILL REMAIN IN USE.

5. VERIFY FIELD CONDITIONS & REPORT ANY DISCREPANCIES PRIOR TO SUBMITTING BID AND STARTING THE WORK.

6. DRAWINGS ARE SCHEMATIC AND NOT A COMPLETE ITEMIZED LISTING OF EXISTING WORK TO BE DEMOLISHED. HOWEVER, ALL INTENDED & SUPPLEMENTAL DEMOLITION WORK MUST BE CONVEYED TO AOR/EOR PRIOR TO ANY DECONSTRUCTION WORK. AOR/EOR CANNOT BE HELD RESPONSIBLE FOR COMPROMISED INTEGRITY DUE TO INCREASED SCOPE BEYOND THESE PLANS.

7. COORDINATE REQUIRED DEMOLITION WORK WITH NEW WORK AS DESCRIBED HEREIN.

8. SHORING (BY OTHER) TO BE PER OSHA PART 1926.

9. PROTECT ALL EXISTING WORK TO REMAIN AND TO BE RELOCATED.

10. REMOVE ALL EXISTING FLOOR, WALL, AND CEILING FINISHES AS REQUIRED TO ACCOMPLISH THE WORK. NO STRUCTURAL MEMBER OR SHEATHING SHALL BE CUT FOR PIPES, DUCTS, ETC. WITHOUT APPROVAL OF THE AOR/EOR.

11. PREPARE EXISTING SURFACES FOR NEW FINISHES AS REQUIRED.

12. ALL SALVAGABLE FIXTURES & MATERIAL SHALL BE DELIVERED TO THE OWNER AND/OR DISPOSED OF AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST. PLEASE CONSIDER: Habitat Pinellas Re-Store (727) 209-2198 or visit: ReStore@HabitatPinellas.org

13. PATCH/REPAIR/PAINT EXISTING WORK AS REQUIRED TO COMPLETE FINISHED SPACE IN AS- NEW CONDITION.

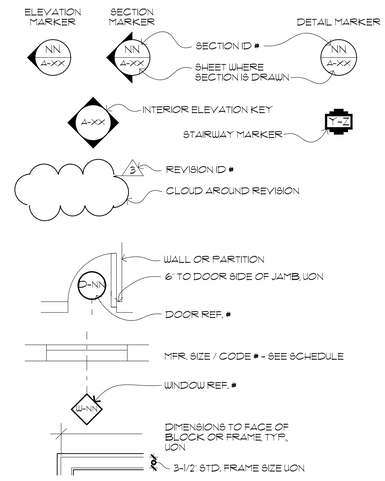
LIMITATIONS FOR RENOVATIONS:

1. NO GUARANTEE OF FINAL DIMENSIONS ARE EXPRESSED NOR IMPLIED.
2. FINAL DIMENSIONS OF THE STRUCTURE MAY BE DETERMINED BY CONSTRAINTS IMPOSED BY THE EXISTING STRUCTURE(S).
3. IF FIELD CONDITIONS ARE OTHER THAN THAT WHICH ARE REPRESENTED IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE AOR/EOR IMMEDIATELY SO THAT REVISED PLANS OR SKETCHES MAY BE ISSUED. AOR/EOR DOES NOT WARRANT EXISTING CONDITIONS.
4. ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN IN THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

GENERAL REQUIREMENTS:

1. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS WHICH MAY BE NECESSARY.
2. COORDINATE ALL ENGINEERING, TRUSS, & SHOP DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. CONTACT THE ARCHITECT/ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON THE DRAWINGS.
4. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR ONE WEEK REVIEW TIME AFTER RECEIPT BY AOR/EOR. NO FABRICATION IS TO PROCEED PRIOR TO REVIEW.

LEGEND



PROJECT INFORMATION:

ARCHITECT: ELIZABETH C. HALLOCK, AIA, ASID
FL LIC. #: AR 91949
EDAD studio
632 BAY ST. NE
ST. PETERSBURG, FL 33701
EMAIL: ADMIN@EDADstudio.com
PHONE: (727) 542-4860

ENGINEER: DARYL HOBSON, PE
FL LIC.: PE 84399
HOBSON STRUCTURAL ENGINEERING, P.A.
P.O. BOX 124
LECANTO, FL 34460
EMAIL: dhobson@hsengineering.com
PHONE: (850) 933-4819

OWNER: JANICE & DANIEL BOFINGER
PO BOX 47362
St. Petersburg, FL 33743
Dan: daniel571@comcast.net, (717) 951-6070
Janice: Jaricb571@comcast.net

PROPERTY DATA:

LOT ADDRESS: 6460 4th PALM POINT
St. PETE BEACH, FL 33706

LOT ID#: 19-32-16-58932-008-0060

LEGAL DESCRIPTION: LOT 26, THREE PALMS POINT UNIT EIGHT, AS RECORDED IN PLAT BOOK 66, PAGE 101, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PROPERTY USE: 0110 SINGLE FAMILY RESIDENCE

FEMA ZONE: AE-10 & VE-11 (4' Freeboard) = 12' DFE

NEIGHBORHOOD ZONE: RU-1

FLOOR AREA TABULATIONS:

* ALSO SEE ISR WORKSHEET & GRAPHIC, SHEET G-2

GROSS GARAGE & STORAGE = 1909 sf
(INCL. BLDG. ACCESS & ELEVATOR: 111 sf)

GROSS FIRST FLOOR:	1909 sf
GROS. SECOND FLOOR:	730 sf
FRONT PATIO:	383 sf
REAR PATIO:	598 sf
FRONT PORCH:	392 sf
REAR LANAI:	598 sf

FBC (2023, 8th Ed.) DATA:

USE & OCCUPANCY CLASSIFICATION: RESIDENTIAL, GROUP R-3

TYPE OF CONSTRUCTION: TYPE III: MULTI-STORY, MASONRY & FRAME EXTERIOR WALLS, MASONRY & WOOD COLUMNS; WOOD TRUSS FLOOR SYSTEMS, & FRAME ROOF
DESIGN LOADS: SEE ENGINEER'S SHEETS

ULTIMATE DESIGN WIND SPEED (V_{ULT}): 150 MPH (FIG. 1609A)
NOMINAL DESIGN WIND SPEED (V_{ASD}) CONVERSION:
$V_{ASD} = V_{ULT} / 0.6 = 116$ MPH
WIND EXPOSURE CATEGORY: D
IMPORTANCE FACTOR: 1.0
RISK CATEGORY: II

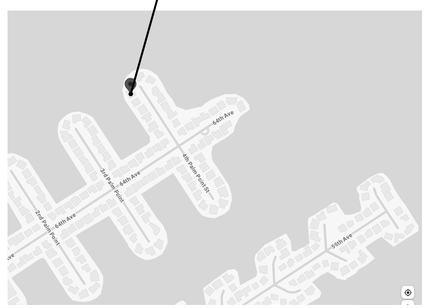
INTERNAL PRESSURE COEFFICIENT: GCpi = +/-0.18
NOTE: NON-CONDITIONED SPACES TO BE CONSIDERED PARTIALLY-ENCLOSED.

DESIGN WIND PRESSURES, COMPONENTS & CLADDING (PSF): SEE ENGINEER'S SHEETS

SHEET INDEX:

G-1	TITLE SHEET, PROJECT INFO, AND INDEX
G-2	SITE PLAN, ISR WORKSHEET & GRAPHIC
A-3	MASONRY & CARPENTRY STANDARDS AND DETAILS
A-4	GROUND FLOOR / GARAGE PLAN
A-5	FIRST AND SECOND FLOOR PLANS
A-6	ROOF PLAN
A-7	SCHEDULES AND DETAILS
A-8	FRONT AND REAR EXTERIOR ELEVATIONS
A-9	SIDE EXTERIOR ELEVATIONS
A-10	X1 - BUILDING SECTION - EAST/WEST
A-11	X2 - BUILDING SECTION AT STAIRWAY
E-12	GARAGE ELECTRICAL PLAN
E-13	FIRST & SECOND FLOOR ELECTRICAL PLANS
S1 - S6	STRUCTURAL DRAWINGS, 6 SHEETS, BY HOBSON ENG.

PROJECT LOCATION:



PROJECT NO: 24-320

The New BOFINGER Residence

6460 4th PALM POINT
ST. PETE BEACH, FL 33706

17 JULY 2025

CONSTRUCTION DOCUMENTS

CHECK SET
(NOT FOR CONSTRUCTION)

MARK	DATE	DESCRIPTION

CONTRACTOR:

EDAD studio, PL
FL LIC.: AR 91949 ID 4819
632 BAY ST NE
ST PETERSBURG, FL 33701
TEL. 727-542-4860
INFO@EDADstudio.com

COPYRIGHT: 2025 EDAD studio, PL
DRAWN BY: DA & DMW
CHKD BY: ECH
ENGD. BY: DARYL HSE, PA

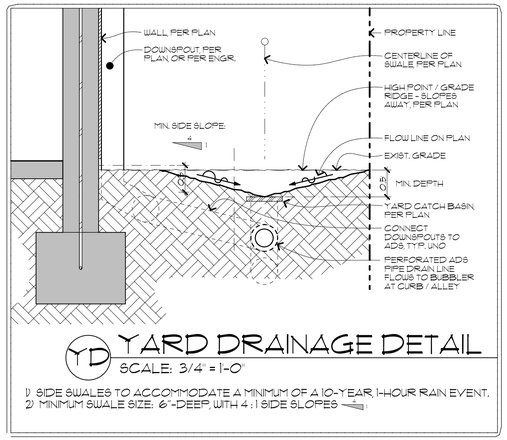
This work was done by me, or under my supervision.
3rd PARTY DIGITAL SIGNATURE
Expires Feb. 28th, 2027

SHEET TITLE

TITLE SHEET, PROJECT INFO, AND INDEX

G-1

SHEET: 1 OF: 13+06



YD YARD DRAINAGE DETAIL
SCALE: 3/4" = 1-0"

1) SIDE SWALES TO ACCOMMODATE A MINIMUM OF A 10-YEAR, 1-HOUR RAIN EVENT.
2) MINIMUM SWALE SIZE: 6"-DEEP, WITH 4:1 SIDE SLOPES

Permit/Case No. Number: _____

St. Pete Beach
The Sunset Capital of Florida

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
Janice & Daniel Bofinger
PO Box 47362
St. Petersburg, FL 33743

Phone (717) 951-6070
Email daniel57@comcast.net, JanBo@comcast.net

Contractor/Applicant Name & Address
Elizabeth Hallock, AIA, EDAD Studio, PL
632 Bay Street, NE
St. Petersburg, FL 33701

Phone (727) 542-4860
Email ECHallock@EDADstudio.com

Property Address 6460 4th Palm Point, St. Pete Beach, FL 33706

Total Lot Area (sq. ft.) 9566

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	2638	sq. ft.
Parking and Driveway:	378	sq. ft.
Pool and/or Patio areas:	1404	sq. ft.
Walkways:	763	sq. ft.
Other: Seawall	87	sq. ft.
TOTAL **EXISTING** IMPERVIOUS SURFACE:	5270	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	1909	sq. ft.
Parking and Driveway:	733	sq. ft.
Pool and/or Patio areas:	1563	sq. ft.
Walkways:	321	sq. ft.
Other: Seawall	87	sq. ft.
TOTAL **PROPOSED** IMPERVIOUS SURFACE:	4613	sq. ft.

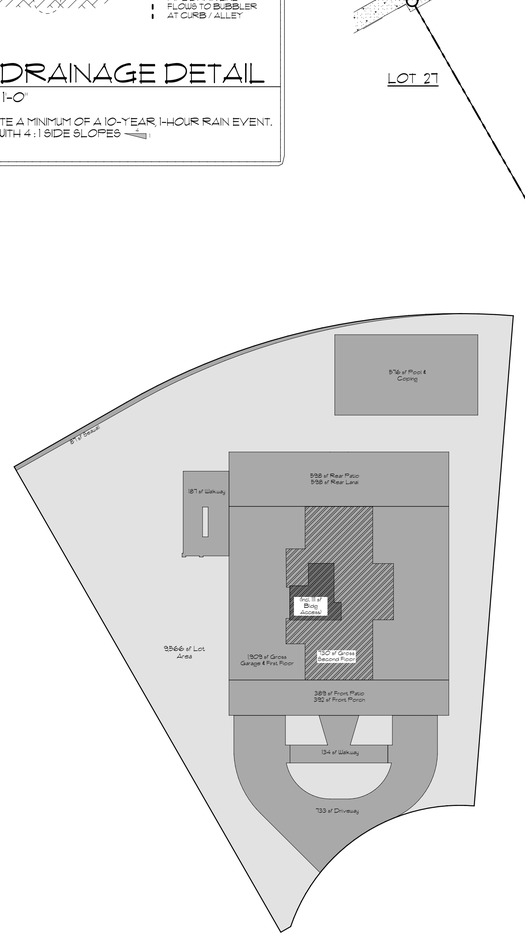
5270 sq. ft.	÷	9566 sq. ft.	=	0.5509
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

4613 sq. ft.	÷	9566 sq. ft.	=	0.4822
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

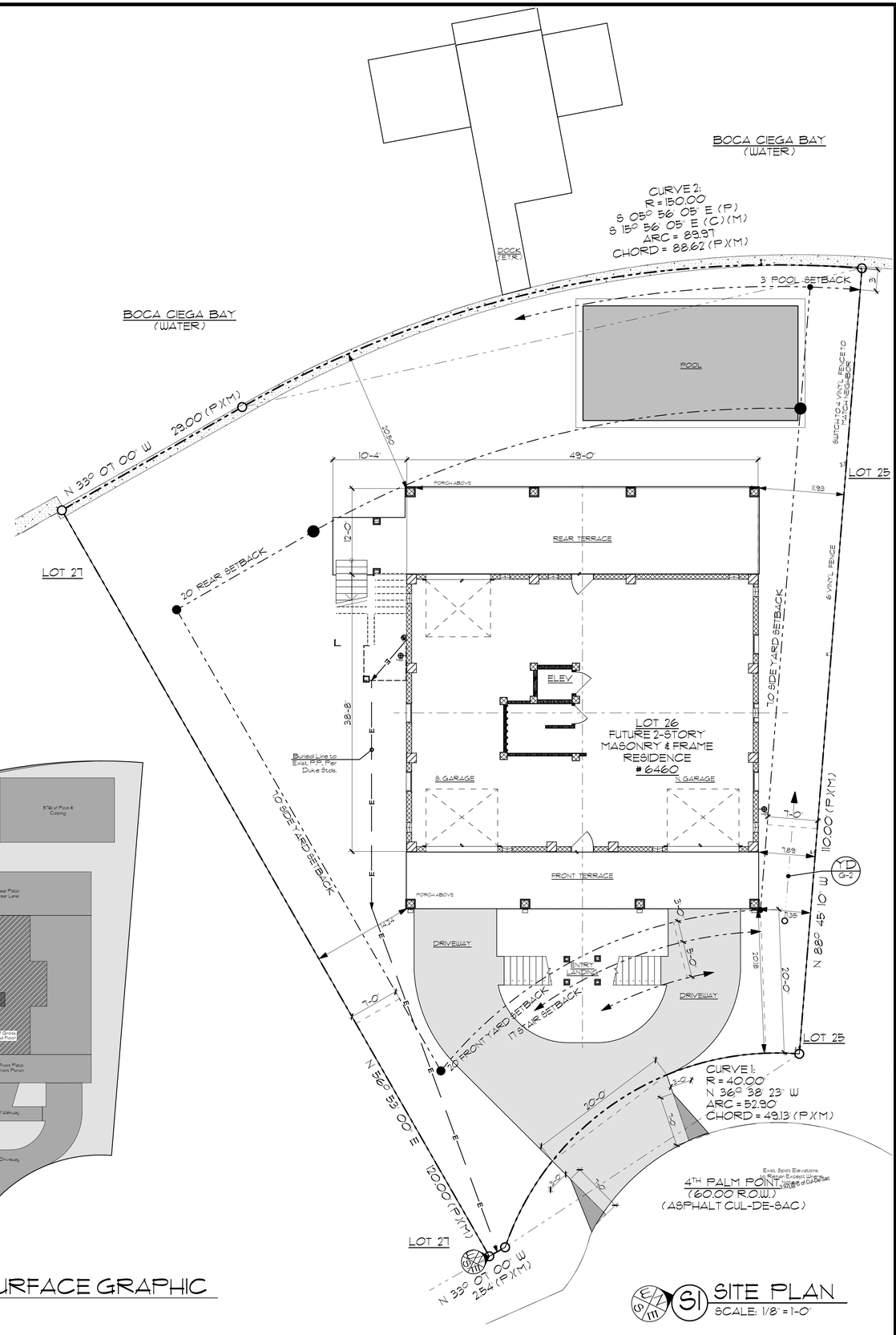
Certification:
I, Elizabeth C. Hallock certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included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

Applicant Signature: _____ Date: 19 May 2025

City of St. Pete Beach | 155 Corey Avenue, St. Pete Beach Florida 33706 P: 727-367-2735



IS IMPERVIOUS SURFACE GRAPHIC
SCALE: 1/16" = 1-0"



S1 SITE PLAN
SCALE: 1/8" = 1-0"

PROJECT NO: 24-320

The New BOFINGER Residence

6460 4th PALM POINT
ST. PETE BEACH, FL 33706

17 JULY 2025

CONSTRUCTION DOCUMENTS

CHECK SET
(NOT FOR CONSTRUCTION)

MARK	DATE	DESCRIPTION

CONTRACTOR:

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TEL. 727-542-4860
INFO@EDADstudio.com

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CHKD BY: ECH
ENGD. BY: DARYL HSE, PA

This work was done by me, or under my supervision.
3rd PARTY DIGITAL SIGNATURE Expires Feb. 28th, 2027

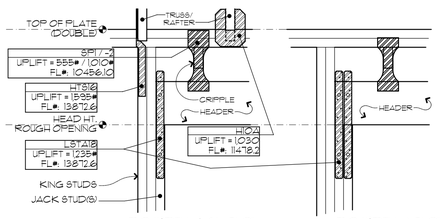
SHEET TITLE
SITE PLAN, ISR WORKSHEET & GRAPHIC

G-2

SHEET: 2 OF: 13+06

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CARPENTRY STANDARDS:
1. ALL LUMBER TO BE DRESSED S4S, SOUND, SEASONED, AND FREE FROM WARP. SYP GRADE #2 (OR BETTER) W/ 19% MAX. MOISTURE CONTENT, AND BEAR THE STAMP OF MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER IN CONTACT W/ CONCRETE OR MASONRY TO BE PRESSURE TREATED, IMPREGNATED W/ AN ACQ (ALKALINE COPPER QUARTERNARY) TREATMENT PER AMERICAN WOOD PRESERVERS INSTITUTE.
3. WALL & ROOF SHEATHING SHALL BE APA-RATED PLYWOOD, EXPOSURE 1 DURABILITY CLASSIFICATION.
4. ROOF SHEATHING TO HAVE 1 CLIP PER SPAN BTW. PANEL EDGES. BLOCKING AT EACH EDGE FOR PANELS LESS THAN 2'-0". INSTALL 2X BLOCKING BTW. SUPPORTS AT ALL HIPS, RIDGES, VALLEYS, & CHANGES IN SLOPE.
5. WALL STUD BLOCKING AT 4'-0" (MAX) O.C. AT SHEATHING PANEL EDGES.
6. FLOOR SHEATHING SHALL BE APA-RATED STURD-I-FLOOR T&G PLYWOOD, EXPOSURE 1 DURABILITY CLASSIFICATION.
7. ALL NAILING & BOLTING SHALL COMPLY W/ AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
8. ALL CONNECTION HARDWARE SHALL BE GALVANIZED, AND INSTALLED PER MANUFACTURER'S REQUIREMENTS, SIMPSON STRONG-TIE OR EQUIVALENT.
9. STUD WALLS TO HAVE SINGLE PLATE AT BOTTOM, DOUBLE PLATE AT TOP. SILL PLATES TO BE BOLTED TO FOUNDATION AT 2'-0" O.C. (MAX), U.O.N.
10. ALL OPENINGS TO HAVE DOUBLE STUDS EA. SIDE.
11. ALL CORNERS TO HAVE TRIPLE STUDS.
12. WOOD HEADERS (UNLESS OTHERWISE NOTED (U.O.N.):
< 4'-0" = (2) 2X6 4'-0" < 6'-0" = (2) 2X8
6'-0" < 10'-0" = (2) 2X12 > 10'-0" = SEE PLANS OR CONTACT AOR/EOR.
IN 2X4 WALLS: USE 1/2" PLYWOOD FLITCH BTW.
IN 2X6 WALLS: USE 3rd 2X + 3rd 1/2" FLITCH SANDWICHED
NAILS = 16D @ 1'-0" O.C. STAGGERED, TOP & BOTTOM
FASTEN ALL HEADERS TO KING STUDS W/ (3) 8d TOE NAILS EA. SIDE.



R.O. WIDTH : 1'-6" - 5'-0" R.O. WIDTH : > 5'-0"

NAILING SCHEDULE:

CONNECTION	COMMON NAIL	QTY. / SPACING
SOLE PLATE TO JOIST OR BLOCKING	16D	16" O.C.
STUD TO SOLE PLATE TOE NAIL	8D	4
STUDS TO SOLE PLATE END NAIL	16D	2
DOUBLE STUDS, FACE NAIL	10D	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10D	16" O.C.
TOP PLATES, LAPS, AND INTERSECTIONS	10D	3
JOISTS, LAP D'TER WALLS, FACE NAIL	10D	4
BUILT-UP CORNER STUDS	16D	24" O.C.
1/2" SHEATHING, WALL ZONES 4 & 5	8D	4" O.C. EDGE / 8" O.C. FIELD

COMMON NAIL SUBSTITUTIONS:
(SAME QTY. /SPACING AS PER SCHEDULED FASTENERS)
ALTERNATIVES:
8D COMMON NAIL : 8D RING SHANK NAIL; 8D SCREW SHANK NAIL; 0.131 P-NAIL
10D COMMON NAIL : 10D RING SHANK NAIL; 10D SCREW SHANK NAIL; 0.148 P-NAIL
NOTE: GUN DRIVEN NAILS MUST BE SUBMITTED FOR REVIEW WITH APPROPRIATE SUPPORT DATA

TRUSS NOTES:
1. THE ARCHITECT OF RECORD (AOR) HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS LAYOUT OR ENGINEERING TO VERIFY LOAD PATHS. ANY TRUSS INFORMATION SHOULD BE FORWARDED TO THE AOR/EOR AS SOON AS POSSIBLE.
2. AOR / EOR TO REVIEW TRUSS PACKAGE PRIOR TO ODERING.
3. AS A CONDITION OF THE SIGN & SEAL OF THIS DRAWING PER SECTION 61G15-30.006 DELEGATED ARCHITECTS RESPONSIBILITY, THE DELEGATED ENGINEER (TRUSS ENGINEER) SHALL FORWARD THE DELEGATED ENGINEERING DOCUMENTS TO THE AOR FOR REVIEW. FAILURE TO FOLLOW THIS PROCEDURE DIRECTLY RESULTS IN WITHDRAWAL OF THE ENGINEERING SEAL OF THIS PROJECT.
4. TRUSS MANUFACTURER TO VERIFY ALL TRUSS & BEAM SIZING & LOCATION NOTED.
5. THE AOR/EOR RESERVES THE RIGHT TO MAKE ANY REVISIONS DEEMED NECESSARY AFTER THE TRUSS ENGINEERING AND LAYOUT IS SUPPLIED TO AOR/EOR.
6. ALL INTERIOR BEARING WALLS MUST BE IN PLACE PRIOR TO INSTALLING TRUSSES.
7. DO NOT ATTEMPT TO ERECT TRUSSES WITHOUT REFERRING TO THE ENGINEERING DRAWINGS AND SUMMARY SHEETS.
8. ALL PERMANENT BRACING MUST BE IN PLACE PRIOR TO LOADING TRUSSES. (ie. SHEATHING, SHINGLES, ETC.).
9. REFER TO FINAL ENGINEERING SHEETS FOR SUPPLEMENTAL INFORMATION.
10. A LICENSED, CERTIFIED CONTRACTOR SHALL BE ON SITE ANY TIME TRUSSES ARE ERECTED OR MODIFIED. (6)
11. NO ALTERATION/MODIFICATION OF EXISTING TRUSSES SHALL BE MADE WITHOUT PRIOR, SPECIFIC, WRITTEN CONSENT OF THE AOR/EOR OR TRUSS ENGINEER/MFR.
12. ALL ANCHORS, PLATES, TIES, ETC. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
13. PERMANENT LATERAL BRACES AS SPECIFIED BY TRUSS ENGINEER SHALL BE DIAGONALLY RESTRAINED (TO PREVENT BUCKLING) WITH 45-DEGREE 'X'-BRACING AT 20'-0" O.C., OR AT TERMINUS, WHICHEVER IS LESS. 'X'-BRACING SHALL BE 2X4 S.Y.P. #2 OR BETTER.

STRUCTURAL STEEL STANDARDS:
1. SUBMITTALS: CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS SHOWING ALL STRUCTURAL STEEL LAYOUTS AND DETAILS, SIZES OF MEMBERS, TYPE OF STEEL CONNECTION DETAILS, WELDS, BOLTS, ETC, AS REQUIRED TO FABRICATE AND ERECT ALL STRUCTURAL STEEL FRAMING. SUBMITTED SHOP DRAWINGS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR. ALL CONNECTIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BY THE DETAILER AND SUBMITTED ON SHOP DRAWINGS, SIGNED AND SEALED BY A REGISTERED FLORIDA ENGINEER.
2. STRUCTURAL STEEL SHALL CONFORM TO THE AISC 'SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS', LATEST EDITION.
3. WELD CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1. ALL WELDING SHALL BE PERFORMED USING E70 ELECTRODES.
4. BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE 'SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS' AS APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS. USE TYPE BEARING BOLTS WITH THREAD ALLOWED ACROSS THE SHEAR PLANE.
5. STRUCTURAL STEEL SHAPES, PLATES, ETC. PER ASTM A36.
6. STRUCTURAL STEEL TUBING PER ASTM A500 GRADE B.
7. STEEL PIPE PER ASTM A501.
8. ANCHOR BOLTS PER ASTM A307.
9. NO SPLICES SHALL BE PERMITTED IN ANY STRUCTURAL STEEL MEMBER UNLESS SHOWN ON APPROVED SHOP DRAWINGS.
10. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.
11. ALL STEEL MEMBERS SHALL RECEIVE ONE (1) COAT OF STANDARD SHOP PAINT EXCEPT AT THOSE AREAS TO BE FIELD WELDED. TOUCH-UP IN FIELD AS REQUIRED.
12. RED OXIDE PRIMER, 2# PT BLOCKING WHERE REQ'D, CLAD W/ ZIP BOARD & ZIP TAPE PER DETAIL & MFR.
13. FIELD MEASURE ANCHOR BOLT LOCATION BEFORE DRILLING BASE PLATES.

GEOTECHNICAL NOTES:
1. A SUB-SURFACE INVESTIGATION HAS BEEN COMPLETED AT THE SITE BY A LICENSED GEOTECHNICAL ENGINEER PURSUANT TO THESE DRAWINGS; PLEASE REFER TO:

CENTRAL FLORIDA TESTING LABORATORIES, INC. (CFTL)
REPORT #: 251285
DATED: 14 FEBRUARY 2025

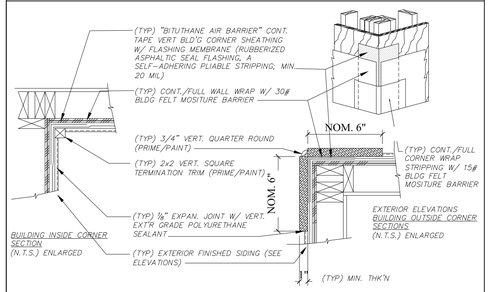
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE FINDINGS AND RECOMMENDATIONS OF THIS REPORT.
3. ANY CHANGES OR MODIFICATIONS TO THIS REPORT SHALL BE REPORTED TO THE AOR/EOR PRIOR TO ANY WORK OR CHANGES IN SCOPE.
4. FOUNDATION DESIGN IS SUBJECT TO CHANGE PENDING ANY SUBSEQUENT GEOTECHNICAL INVESTIGATION AND/OR SOILS REPORT.

SITE WORK / FOUNDATION NOTES
1. SHOULD ORGANIC SILT, CLAY POCKETS, OR OTHER UNSUITABLE BEARING CONDITIONS BE ENCOUNTERED DURING EXCAVATION, NOTIFY AOR/EOR IMMEDIATELY.

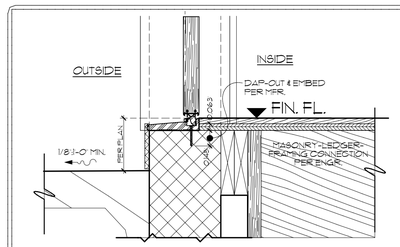
CONCRETE & MASONRY STANDARDS:
1. PORTLAND CEMENT: ASTM C150, TYPE I.
2. WATER: FRESH, CLEAN & POTABLE. NO WATER TO BE ADDED ON-SITE W/O APPROVAL OF PROJECT SUPERINTENDENT. DO NOT EXCEED SLUMP LIMITATION. USE ONLY COLD WATER FROM THE TRUCK TANK. ANY ADDED WATER MUST BE NOTED ON THE TICKET WITH NAME & SIGNATURE OF SUPER. TEST CYLINDER MUST BE TAKEN AFTER THE ADDITION OF WATER.
3. NO ACCELERATORS, RETARDERS OR ADMIXTURES CONTAINING CHLORIDES WILL BE PERMITTED.
4. FLY ASH: ASTM C618, CLASS F, 20% MAX. OF CEMENTITIOUS MATERIAL BY WEIGHT. DO NOT USE FOR EXPOSED CONCRETE.
5. AGGREGATE SIZE (MAX): FOOTINGS #57; OTHER #67.
6. STRENGTH (MIN, AFTER 28 DAYS) (IN PSI):
FOOTINGS > 3,000
SLAB-ON-GRADE > 3,000
MASONRY WALL BEAMS & TIE COLUMNS > 4,000
PRE-CAST SILLS > 3,000
PRE-CAST U-LINTELS (KBI) > 4,000
PRE-CAST U-LINTELS (KBI) > 6,000 (PRE-STRESSED)
FORMED COLUMNS, WALLS, BEAMS, & SLABS > 4,000
EXTERIOR BALCONIES > 5,000
7. SLUMP TOLERANCE: 3" - 5"
8. PLACING TIMES, MAX. FROM BATCH:
90 MINS, AIR TEMP. < 85°F.
75 MINS, AIR TEMP. 85 - 90°F
60 MINS, AIR TEMP. > 90°F
9. REINFORCING BARS, fy=60 KSI, ASTM A615 (SI):
a. LAP SPLICE: "12x DIAMETER, PER FBC.
b. PROVIDE CORNER BARS AT ALL FOOTING, WALL, & BEAM CORNERS. SIZE & NUMBER TO MATCH HORIZONTAL'S.
c. PROVIDE END'N. DOWELS TO MATCH SIZE & # OF VERTICAL BAR'S, EMBED @ 3" ABOVE BOTTOM OF FOOTING.
d. ALL REINFORCEMENT SHALL BE FASTENED & SECURED TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR FLOW OF WET CEMENT.
e. MIN. REINF. BAR COVER:
i. FOOTINGS, 2" TOP, 3" SIDES & BOT.;
ii. COLUMNS & BEAMS; 1-1/2";
iii. SLABS, INTERIOR; 1",
iv. SLABS, EXTERIOR; 1-1/2"
10. NO HORIZONTAL CONSTRUCTION JOINTS IN BEAMS, GIRDERS, OR SLABS.
11. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS OF COLUMNS, BEAMS, AND WALLS UNLESS OTHERWISE NOTED (U.O.N.) ON DRAWINGS.
12. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, AND RECESSES AS REQ'D, BY OTHER TRADES PRIOR TO PLACEMENT. NO SLEEVES, OPENINGS, OR INSERTS MAY BE PLACED IN BEAMS, JOISTS, OR COLUMNS UNLESS APPROVED BY THE ENGINEER. NOTE: CODE PROHIBITS USE OF ALUMINUM PIPES, CONDUITS, ETC. UNLESS EFFECTIVELY COATED OR COVERED.
13. SLAB-ON-GRADE AND FLOORS SHALL BE 4" THICKNESS, MINIMUM. REINFORCE W/ 6"x6" X W1.4 X W1.4 W.W.F.
14. VAPOR BARRIER BENEATH CONCRETE SLAB-ON-GRADE AND IN PORCH CRAWLSPACE SHALL BE FIFTEEN (15) MIL (0.015") THICKNESS, MINIMUM, LAP 6" AND TAPE ALL JOINTS.
15. FIBER-REINFORCING - FOR SLAB-ON-GRADE ONLY (NO PRECAST PLANKS OR METAL DECK TOPPING SLABS) - TO BE VIRGIN, 100% POLYPROPYLENE FIBERS SPECIFICALLY DESIGNED FOR USE IN CONCRETE. APPROVED FIBERS INCLUDE: "FIBERSTRAND 100" (EUCLID CHEMICAL CO.); "FIBERMESH INFORCE 83" (SI CONCRETE SYSTEMS); "FORTA ECONO-NET" (FORTA CORP.); AND "NYCON SUPER FIBERS" (NYCON INC.). MINIMUM 1.5#/CU. YD.
16. SAW-CUT CONTROL JOINTS AT 15'-0" (MAX) EACH WAY. BLOW CLEAN & FILL W/ ELASTOMERIC SEALANT.
17. DO NOT USE EQUIPMENT OF ALUMINUM OR ALUMINUM ALLOYS FOR PUMP CHUTES, TREMIES, OR CHUTES OTHER THAN THOSE SHORT CHUTES DIRECTLY FROM TRUCK MIXERS.
18. ALL CAST-IN-PLACE CONCRETE MUST BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A MINIMUM OF 7 DAYS (ABOVE 50°F) FOLLOWING PLACEMENT BY USE OF WATER SPRAY, WATER-SATURATED FABRIC, MOISTURE-RETAINING MEMBRANE, OR LIQUID CURING COMPOUND.
19. CURE SLAB-ON-GRADE FOR FIRST 72 HOURS BY USE OF FOG SPRAYING, PONDING, SPRINKLING, CONTINUOUSLY WET MATS OR FABRIC.
20. CONTINUE CURING BY USE OF MOISTURE-RETAINING COVER UNTIL OBTAINING SPECIFIED 28-DAY COMPRESSIVE STRENGTH OR BY LIQUID CUING COMPOUND' AFTER FINISHING PROCESS IS COMPLETE. "NOTE: DO NOT USE MOISTURE-RETAINING CURING COMPOUNDS FOR CURING SURFACES TO RECEIVE CARPET, FLEXIBLE FLOORING, CERAMIC TILE OR OTHER SPECIFIED FLOORING SYSTEMS UNLESS SPECIFIC COMPOUND IS PROVEN NOT TO INHIBIT BONDING.
21. DO NOT EXPOSE CONCRETE-NOT-FULLY-CURED TO EXCESSIVE TEMPERATURE CHANGES OR HIGH WINDS.
22. SUBMIT MATERIALS & METHODS OF CURING FOR REVIEW.
23. TESTING. A QUALIFIED TESTING LAB SHALL BE RETAINED TO PERFORM QUALITY CONTROL WORK AND ON-SITE TESTING: AIR TEST (ASTM C231); SLUMP TEST (ASTM 143); MOLD & CURE TEST CYLINDERS (ASTM C31). ONE TEST FOR EACH 50 CY (OR FRACTION THEREOF) EA. DAY PLACED. CYL. #1 FOR 7-DAY; CYL. #2 & #3 FOR 28-DAY; AND CYL. #4 FOR HOLD. SAMPLES TAKEN AT POINT OF DISCHARGE. COPIES OF ALL TEST REPORTS TO BE SENT TO OWNER, ENGINEER, ARCHITECT, AND GENERAL CONTRACTOR.
24. REPAIR ANY CRACKS OF DEFECTIVE AREAS TO AFFECTED SURFACES TO THEIR FULL DESIGN STRENGTH AND APPEARANCE. CONTACT ENGINEER FOR EVALUATION AND ADVICE.
25. ALL PRE-CAST & PRE-STRESSED UNITS TO BE MFR'D. BY QUALIFIED FIRMS WITH 5-YEAR HISTORY. TO BE DESIGNED BY A QUALIFIED ENGINEER, AND MEET APPLICABLE ASTM/PCI/ACI CODES & STANDARDS. ENGINEERING DATA TO BE PROVIDED PRIOR TO INSTALL.
26. MASONRY OPENINGS W/O STRUCTURAL BEAM ABOVE TO HAVE 8"-DEEP PRE-CAST REINFORCED LINTEL W/ 8" BEARING (MIN) EA. SIDE. LINTEL WIDTH TO MATCH MASONRY WIDTH.
27. MASONRY: HOLLOW LOAD-BEARING UNITS (ASTM C90); NORMAL WEIGHT, TYPE II MINIMUM NET COMPRESSIVE UNIT STRENGTH > 2,000 PSI, PLACE IN RUNNING BOND W/ 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING HORIZONTAL & VERTICAL. FULLY MORTAR ALL WEBS IN ALL COURSES OF PIERS, COLUMNS, PILASTERS, AND ADJACENT TO GROUTED CELLS. CONTROL JOINTS AT 26' (EXTERIOR WALLS) & 32' (INTERIOR WALLS). STORE BLOCKS ON PALLETS AND COVER W/ PLASTIC SHEETING.
28. MORTAR: TYPE "S" (ASTM C270). MIN. AVG. COMPRESSIVE STRENGTH > 1,800 PSI. SUBMIT DESIGN PRIOR TO CONSTRUCTION.
29. COARSE GROUT (ASTM C476) 1/4" MAX. AGGREGATE, 8" - 11" SLUMP. COMPRESSIVE STRENGTH > 2,500 PSI (28-DAY). SUBMIT DESIGN PRIOR TO CONSTRUCTION.
30. REINFORCED TIE BEAM IN ALL WALLS SHOWN AT EA. FLOOR, ROOF, AND TOP OF PARAPET WALL. USE GALVANIZED MESH-TYPE CELL CAPS. PROVIDE CORNER BARS AT ALL CORNERS TO MATCH HORIZONTAL BARS.
31. VERTICAL BARS (STRAIGHT) SHALL BE HELD IN PLACE IN CENTER OF WALL AT TOP, BOTTOM, AND MAX. 8'-0" O.C. MINIMUM CLEARANCE: 1/2". DISTANCE BTW. BARS SHALL NOT EXCEED 1 BAR DIAMETER OR 1". BAR W/ 1'-4" OF MAS. OPENINGS. PROVIDE ACI 90-DEGREE STD. HOOKS IN FOOTING AND TIE-BEAM (LAP SPLICE PER SCHEDULE), MAINTAIN VERT. REINF. ABOVE AND BELOW MASONRY OPENINGS. CONTINUE FOUNDATION DOWELS BELOW ALL MASONRY OPENINGS.

CONCRETE & MASONRY STANDARDS (CONT.):
32. ADHESIVE ANCHORING (FOR DOWELS, ETC.) TO BE 2-PART EPOXY (ASTM C881) W/ COMPRESSIVE YIELD STRENGTH > 12,650 PSI (7-DAY).
33. EXPANSION ANCHORS TO BE "WEDGE-ALL" (SIMPSON STRONG-TIE), OR EQ.
34. MASONRY SCREWS TO BE 1/4" DIA. "TITEN" (SIMPSON STRONG-TIE) > 1-1/2" EMBEDMENT (OR EQ.).
35. ALL FASTENERS TO BE SUPPLIED BY ASTM-COMPLIANT MANUFACTURERS FOR THEIR SPECIFIED TASK.
36. FILL CELLS PER DRAWINGS W/ COARSE GROUT (PER #27). INSURE CELLS ARE CLEAN & FREE OF DEBRIS OR OBSTRUCTIONS PRIOR TO FILLING.
37. HORIZONTAL WALL REINFORCING (ASTM A951): 9-GA. HOT-DIPPED GALVANIZED LADDER TYPE (DUR-O-WALL (DAE)) 1'-4" O.C. (TYP.); AND AT OPENINGS: FIRST & 2ND COURSES ABOVE & BELOW OPENING, 2'-0" MIN. TO EA. SIDE OF OPENING. LAP SPLICE AT LEAST 6" W/ AT LEAST ONE CROSS WIRE IN SPLICED SEGMENT.
38. CLEAN-OUTS: 4" X 4" SAW-CUT IN BOTTOM COURSE WHERE POUR HEIGHT IS 4'-0" OR MORE, MAX. LIFT = 4'-0."
39. CONSOLIDATE GROUT POUR AT PLACEMENT BY MECH. MEANS. RE-CONSOLIDATE AFTER INITIAL WATER LOSS & SETTLEMENT.
40. FULLY GROUT ALL STEM WALLS, RETAINING WALLS, AND WALLS BELOW GRADE.
41. ALL MASONRY WALLS SHALL BE GROUTED SOLID FROM TOP OF FOOTING TO FINISHED FLOOR.
42. COVER TOPS OF PARTIALLY-CONSTRUCTED WALLS WITH PLASTIC SHEETING WHENEVER RAIN OCCURS AND AT END OF WORK DAY.
43. SUBMITTALS REQUIRED PRIOR TO CONSTRUCTION.

PRE-CAST LINTEL NOTES:
1. ALL PRE-CAST LINTELS TO HAVE ONE #5 REBAR AT BOTTOM OF LINTEL;
2. AREAS OF BLOCK ABOVE MASONRY OPENINGS TO BE GROUTED SOLID TO BOND TIE BEAM.
3. BOND/TIE BEAM TO BE CONTINUOUS THROUGHOUT INCL. ABOVE MASONRY OPENINGS;
4. CONSULT MFR. SPECS. FOR INSTALLATION REQUIREMENTS;
5. ALL LINTELS TO HAVE 8" BEARING EA. END, U.O.N.



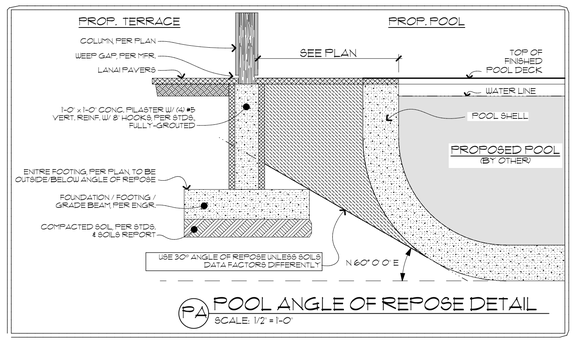
EC TYPICAL EXTERIOR CORNERS
NTS



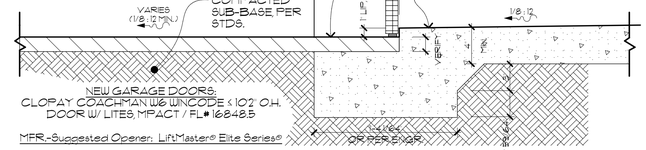
PROVIA, SIGNET, GLAZED, IN-SWING + SIDELITES (OXO) FL#: 34743.2 = IMPACT
" VERIFY SILL W/ MFR. "

THRESHOLD NOTES:
1) VERIFY ANY RECESS W/ MFR. FOR SPECIFIC SILL
2) 'JAMSILL GUARD' OVER WET-FLASH, PER MFR., TYP.

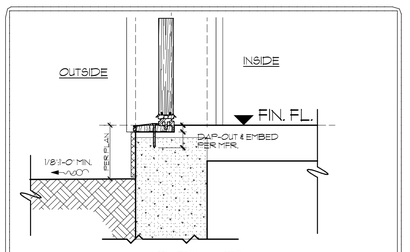
TE THRESHOLD, ENTRY IN-SWING DET.
SCALE: 1-1/2" = 1'-0"



PA POOL ANGLE OF REPOSE DETAIL
SCALE: 1/2" = 1'-0"



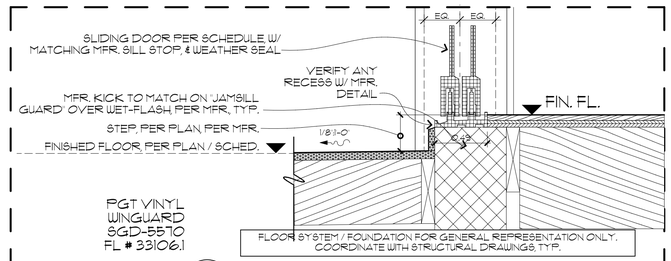
AL GARAGE APRON LIP DETAIL
SCALE: 1-1/2" = 1'-0"



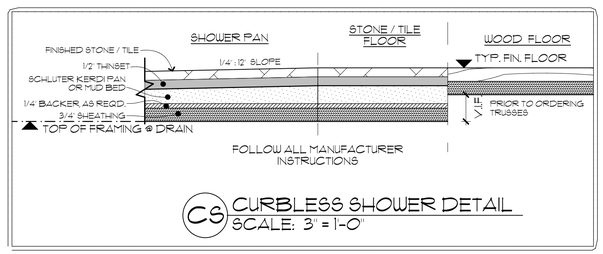
THERMA-TRU
CLASSIC-CRAFT MAHOGANY, GLAZED, IN-SWING + SIDELITES (OXO) FL#: 37183.11 = IMPACT
" VERIFY SILL W/ MFR. "

THRESHOLD NOTES:
1) VERIFY ANY RECESS W/ MFR. FOR SPECIFIC SILL
2) 'JAMSILL GUARD' OVER WET-FLASH, PER MFR., TYP.

TI THRESHOLD, IN-SWING DET.
SCALE: 1-1/2" = 1'-0"



TS THRESHOLD SLIDER DETAIL, TYP.
SCALE: 1-1/2" = 1'-0"



CS CURBLESS SHOWER DETAIL
SCALE: 3" = 1'-0"

PROJECT NO: 24-320

The New BOFINGER Residence

6460 4th PALM POINT
ST. PETE BEACH, FL 33706

17 JULY 2025

CONSTRUCTION DOCUMENTS

CHECK SET
(NOT FOR CONSTRUCTION)

MARK	DATE	DESCRIPTION

CONTRACTOR:

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DRAWN BY: DA & DMW
CHKD BY: ECH
ENGD. BY: DARYL HSE, PA

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3rd PARTY DIGITAL SIGNATURE Expires Feb. 28th 2027

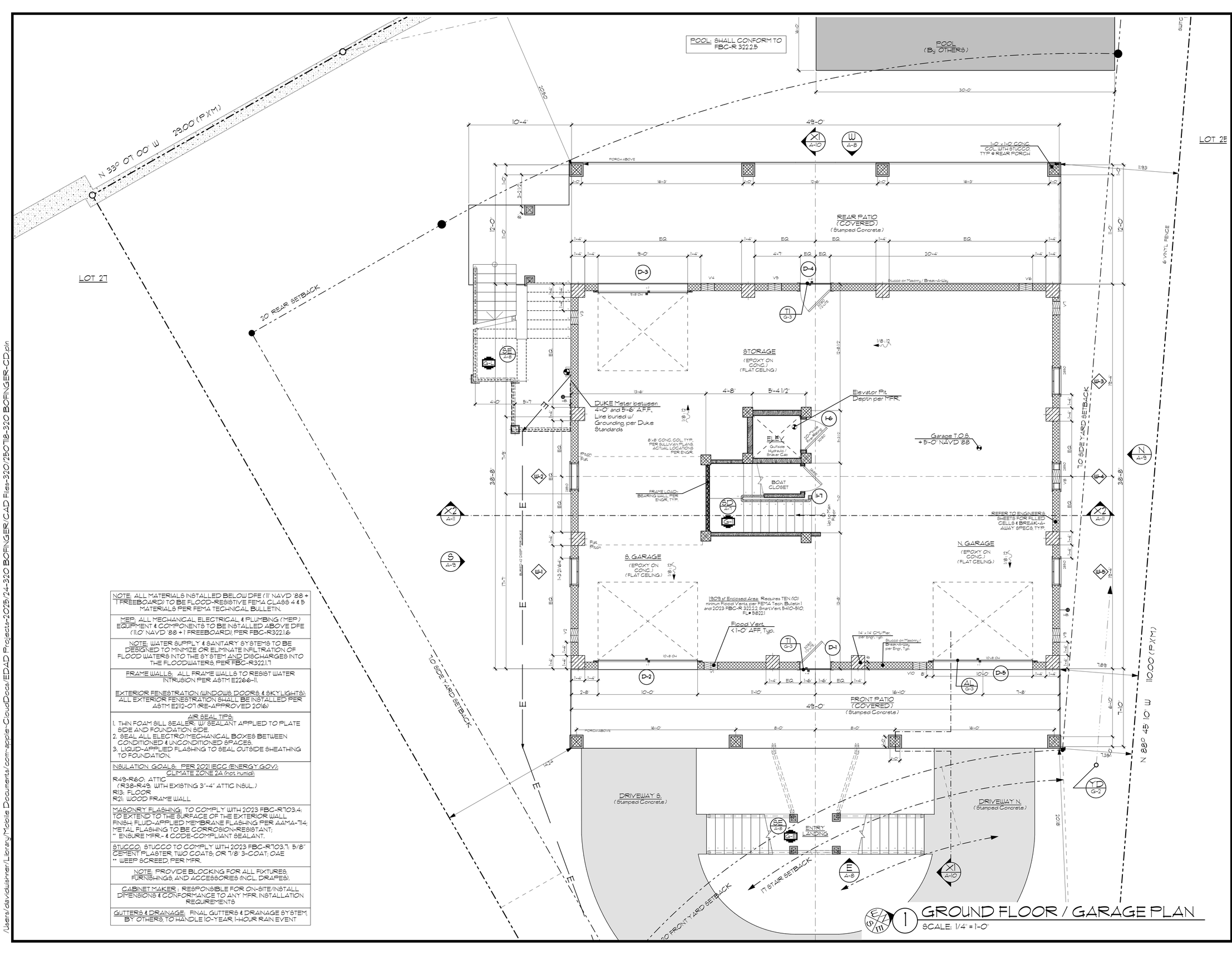
SHEET TITLE

MASONRY AND CARPENTRY STANDARDS AND DETAILS

G-3

SHEET : 3 OF : 13+06

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NOTE: ALL MATERIALS INSTALLED BELOW DFE (11' NAVD '88 + 1' FREEBOARD) TO BE FLOOD-RESISTIVE FEMA CLASS 4 & 5 MATERIALS PER FEMA TECHNICAL BULLETIN.
MEP: ALL MECHANICAL, ELECTRICAL & PLUMBING (MEP) EQUIPMENT & COMPONENTS TO BE INSTALLED ABOVE DFE (11.0' NAVD '88 + 1' FREEBOARD), PER FBC-R322.1.6
NOTE: WATER SUPPLY & SANITARY SYSTEMS TO BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS INTO THE SYSTEM AND DISCHARGES INTO THE FLOODWATERS, PER FBC-R322.1.7
FRAME WALLS: ALL FRAME WALLS TO RESIST WATER INTRUSION PER ASTM E2266-11. EXTERIOR FENESTRATION (WINDOWS, DOORS, & SKYLIGHTS): ALL EXTERIOR FENESTRATION SHALL BE INSTALLED PER ASTM E2112-07 (RE-APPROVED 2016)
AIR SEAL TIPS: 1. THIN FOAM SILL SEALER, W/ SEALANT APPLIED TO PLATE SIDE AND FOUNDATION SIDE. 2. SEAL ALL ELECTRO-MECHANICAL BOXES BETWEEN CONDITIONED & UNCONDITIONED SPACES. 3. LIQUID-APPLIED FLASHING TO SEAL OUTSIDE SHEATHING TO FOUNDATION.
INSULATION GOALS: PER 2021 IECC (ENERGY.GOV): CLIMATE ZONE 2A (hot humid): R43-R60: ATTIC (R38-R49: WITH EXISTING 3"-4" ATTIC INSUL.) R13: FLOOR R21: WOOD FRAME WALL
MASONRY FLASHING: TO COMPLY WITH 2023 FBC-R703.4: TO EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. FLUID-APPLIED MEMBRANE FLASHING PER AAMA-714; METAL FLASHING TO BE CORROSION-RESISTANT; ** ENSURE MFR.- & CODE-COMPLIANT SEALANT.
STUCCO: STUCCO TO COMPLY WITH 2023 FBC-R703.7.1: 5/8" CEMENT PLASTER, TWO COATS; OR 7/8" 3-COAT; OAE ** WEEP SCREED, PER MFR.
NOTE: PROVIDE BLOCKING FOR ALL FIXTURES, FURNISHINGS, AND ACCESSORIES (INCL. DRAPES).
CABINET MAKER: RESPONSIBLE FOR ON-SITE/INSTALL DIMENSIONS & CONFORMANCE TO ANY MFR. INSTALLATION REQUIREMENTS
GUTTERS & DRAINAGE: FINAL GUTTERS & DRAINAGE SYSTEM, BY OTHERS, TO HANDLE 10-YEAR, 1-HOUR RAIN EVENT

1 GROUND FLOOR / GARAGE PLAN
SCALE: 1/4" = 1'-0"

PROJECT NO: 24-320

The New BOFINGER Residence

6460 4th PALM POINT
ST. PETE BEACH, FL 33706

17 JULY 2025

CONSTRUCTION DOCUMENTS

CHECK SET
(NOT FOR CONSTRUCTION)

MARK	DATE	DESCRIPTION

CONTRACTOR:

EDAD studio, PL
FL LIC.: AR 91949 ID 4819
632 BAY ST NE
ST PETERSBURG, FL 33701
TEL. 727-542-4860
INFO@EDADstudio.com

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CHKD BY: ECH
ENGD. BY: DARYL HSE, PA

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SHEET TITLE

GROUND FLOOR / GARAGE PLAN

A-4

SHEET: 4 OF: 13+06

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NOTE: PROVIDE BLOCKING FOR ALL FIXTURES, FURNISHINGS, AND ACCESSORIES (INCL. DRAPES).

CABINET MAKER : RESPONSIBLE FOR ON-SITE/INSTALL DIMENSIONS & CONFORMANCE TO ANY MFR. INSTALLATION REQUIREMENTS

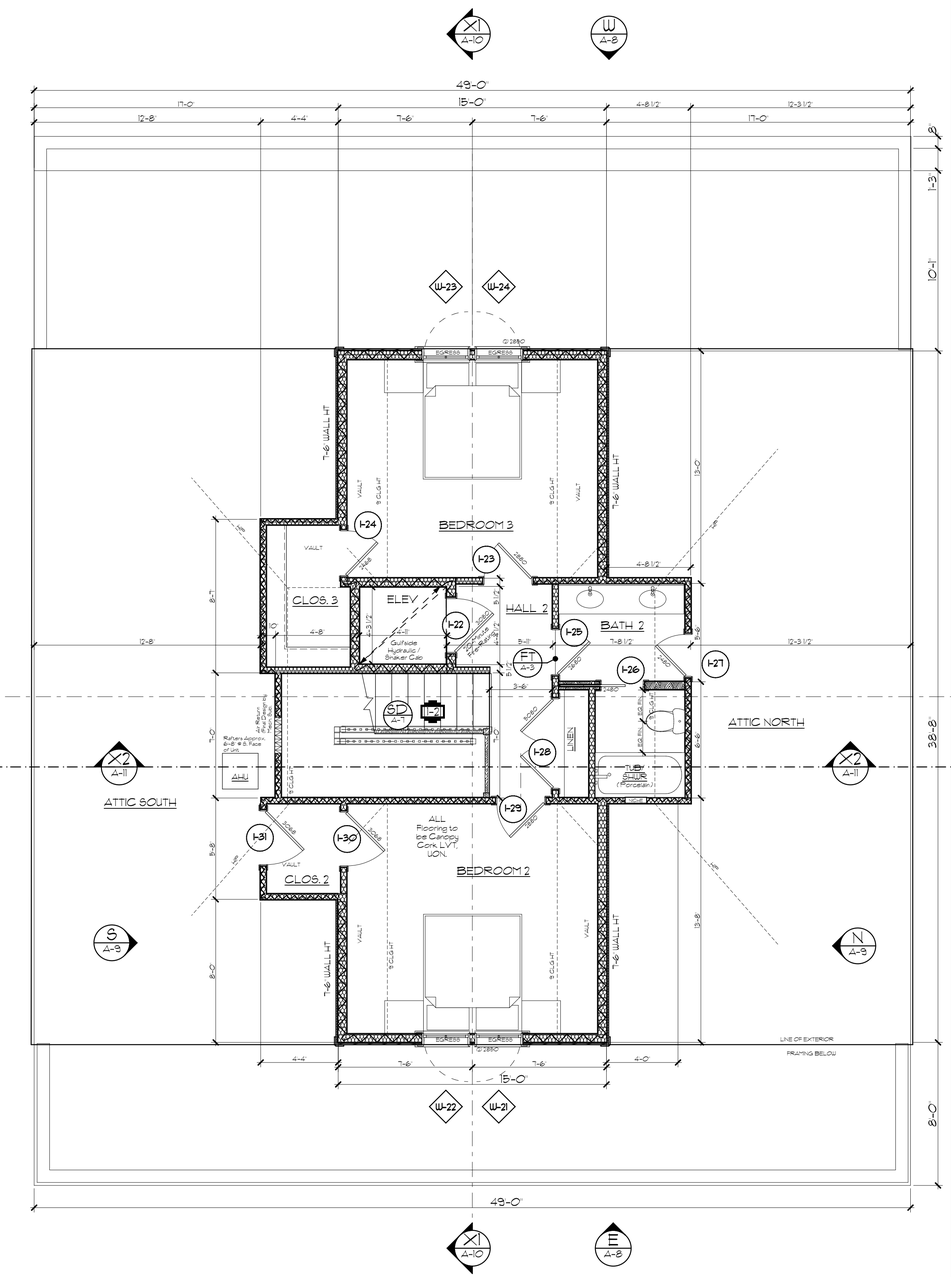
NOTE:
FINAL COMPLETE TRUSS PACKAGE FOR SCOPE OF WORK TO BE PROVIDED BY FLORIDA-LICENSED TRUSS ENGR./MFR. FOR STATED SCOPE.
" TRUSS PACKAGE TO BE REVIEWED BY AOR/EOR PRIOR TO SIGN-OFF AND ORDERING "

AIR SEAL TIPS:
1. THIN FOAM SILL SEALER; W/ SEALANT APPLIED TO PLATE SIDE AND FOUNDATION SIDE.
2. SEAL ALL ELECTRO/MECHANICAL BOXES BETWEEN CONDITIONED & UNCONDITIONED SPACES.
3. LIQUID-APPLIED FLASHING TO SEAL OUTSIDE SHEATHING TO FOUNDATION.

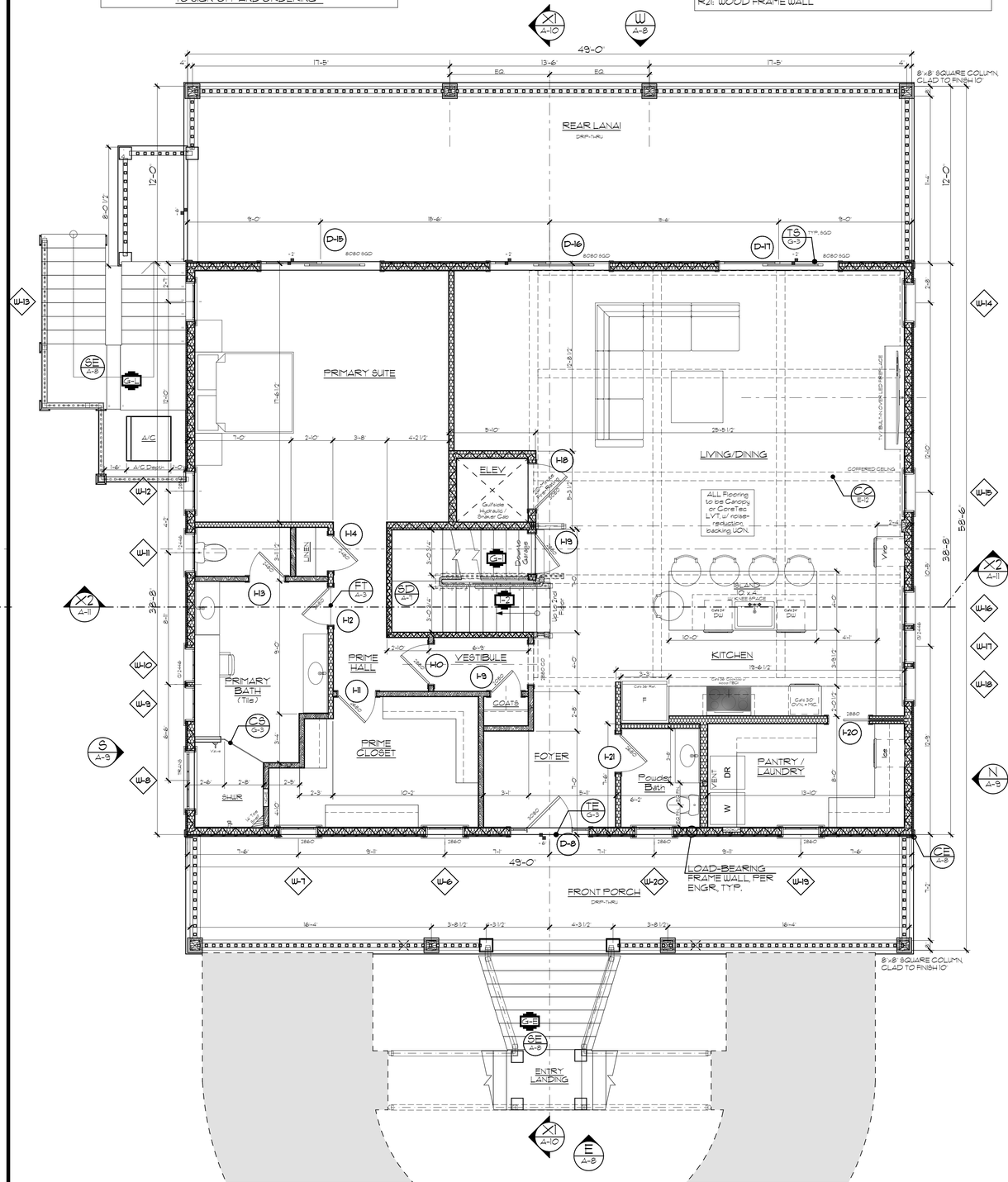
FRAME WALLS: ALL FRAME WALLS TO RESIST WATER INTRUSION PER ASTM E2266-11.

EXTERIOR FENESTRATION (WINDOWS, DOORS, & SKYLIGHTS): ALL EXTERIOR FENESTRATION SHALL BE INSTALLED PER ASTM E2112-07 (RE-APPROVED 2016)

INSULATION GOALS: PER 2021 IECC (ENERGY.GOV): CLIMATE ZONE 2A (hot humid):
R49-R60: ATTIC
(R38-R49: WITH EXISTING 3"-4" ATTIC INSUL.)
R13: FLOOR
R21: WOOD FRAME WALL



3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NO: 24-320

The New BOFINGER Residence

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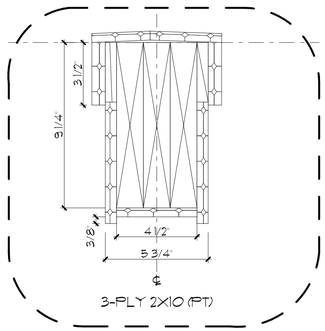
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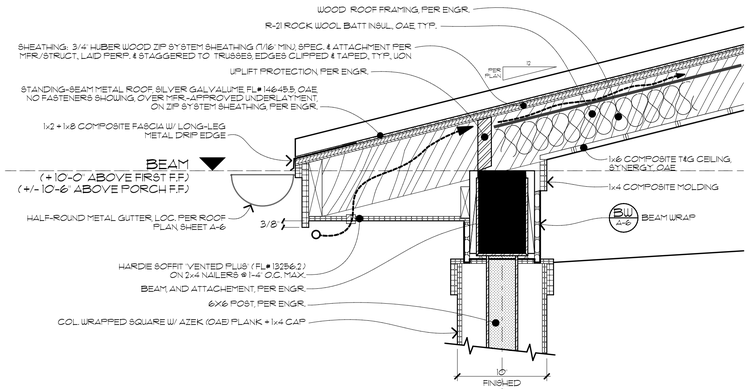
FIRST AND SECOND FLOOR PLANS

A-5

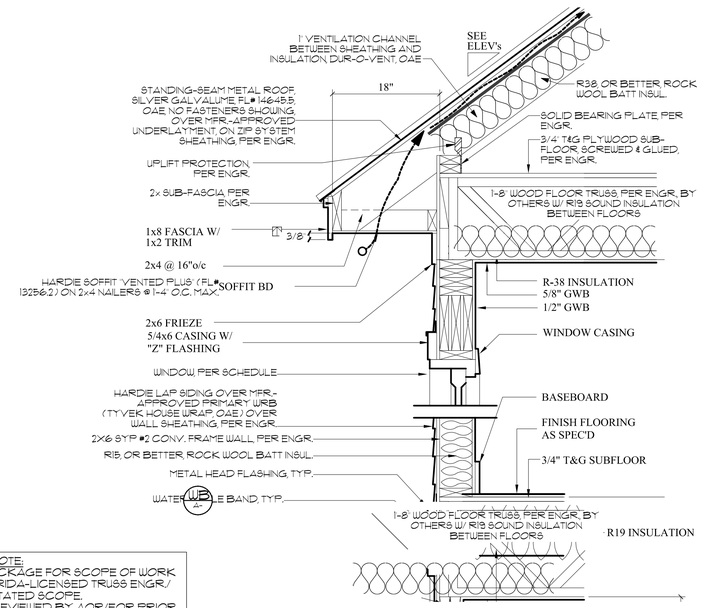
SHEET: 5 OF: 13+06



BW BEAM WRAP, TYP.
SCALE: 3" = 1'-0"



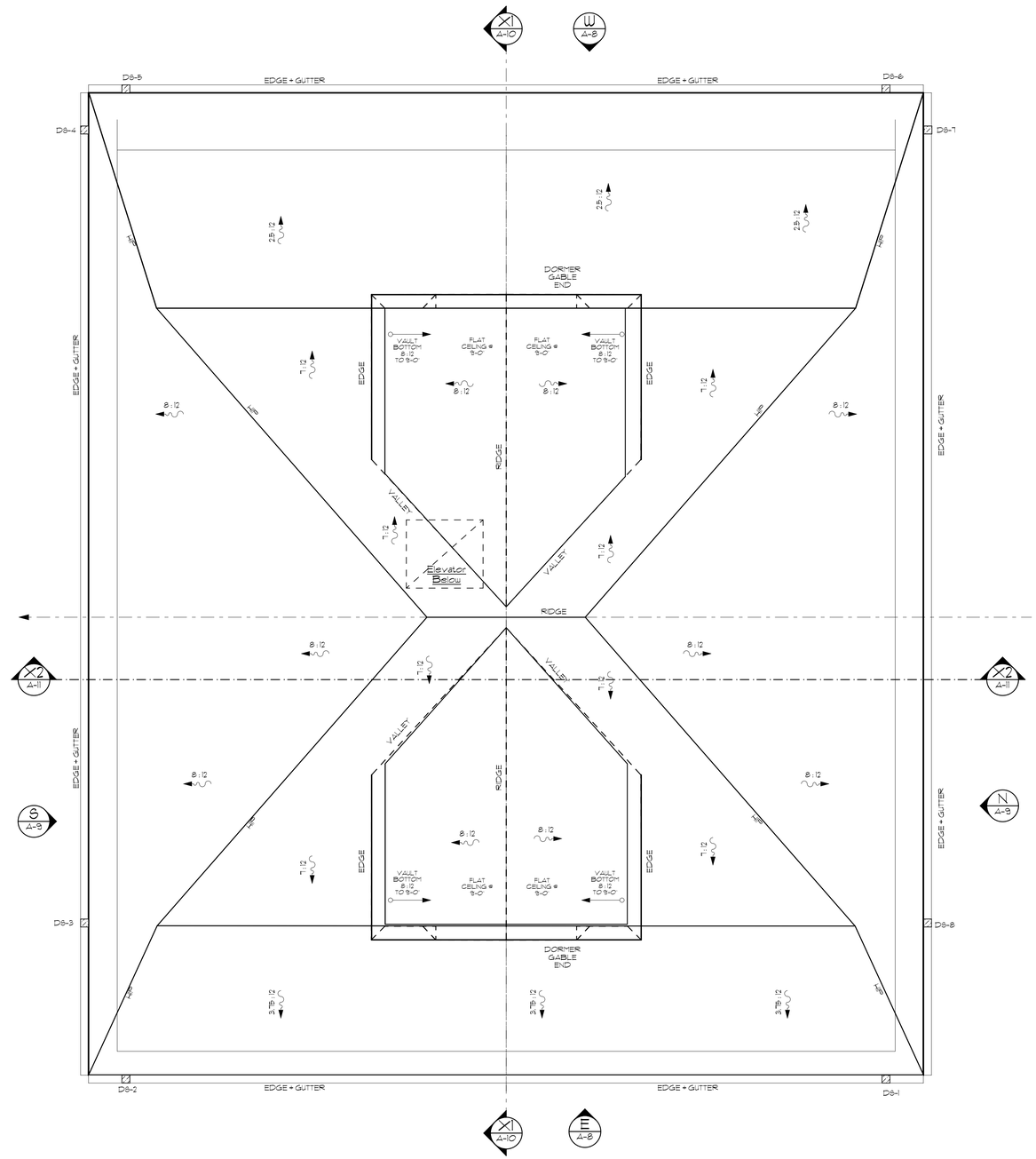
EP EAVE, PORCH DETAIL, TYP.
SCALE: 1-1/2" = 1'-0"



NOTE:
FINAL, COMPLETE TRUSS PACKAGE FOR SCOPE OF WORK TO BE PROVIDED BY FLORIDA-LICENSED TRUSS ENGR./MFR. FOR STATED SCOPE.
** TRUSS PACKAGE TO BE REVIEWED BY AOR/EOR PRIOR TO SIGN-OFF AND ORDERING **

EV EAVE DETAIL, TYP.
SCALE: AS DRAWN

INSULATION GOALS: PER 2021 IECC (ENERGY.GOV): CLIMATE ZONE 2A (not humid): R49-R60: ATTIC (R38-R49: WITH EXISTING 3"-4" ATTIC INSUL.) R19: FLOOR R21: WOOD FRAME WALL	FRAME WALLS: ALL FRAME WALLS TO RESIST WATER INTRUSION PER ASTM E2266-11. EXTERIOR FENESTRATION (WINDOWS, DOORS & SKYLIGHTS): ALL EXTERIOR FENESTRATION SHALL BE INSTALLED PER ASTM E2112-07 (RE-APPROVED 2016)
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GUTTERS & DRAINAGE: FINAL GUTTERS & DRAINAGE SYSTEM, BY OTHERS, TO HANDLE 10-YEAR, 1-HOUR RAIN EVENT	



SW/R ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT NO: 24-320

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17 JULY 2025

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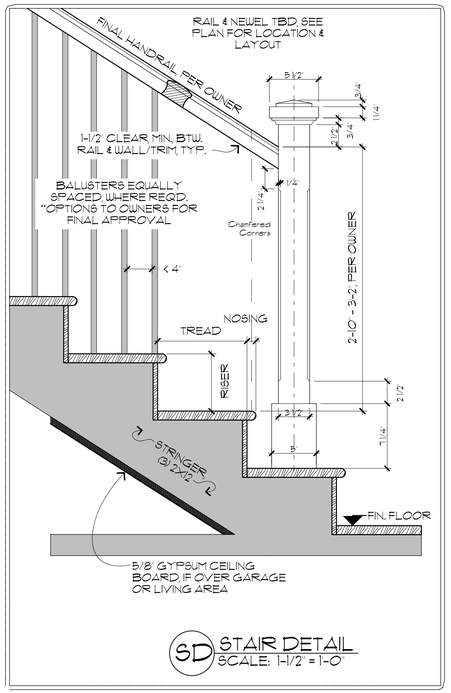
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SHEET TITLE
ROOF PLAN

A-6

SHEET: 6 OF: 13+06

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SD STAIR DETAIL
SCALE: 1-1/2" = 1'-0"

NOTE: ALL MATERIALS INSTALLED BELOW DFE (11' NAVD 88 + 1' FREEBOARD) TO BE FLOOD-RESISTIVE FEMA CLASS 4 & 5 MATERIALS PER FEMA TECHNICAL BULLETIN.

STAIR SCHEDULE:										
RUN MARKER:	LOCATION:	FLOOR TO FLOOR DIST.	STRINGER:	# RISER:	RISER HT.:	RISER FACE:	NOSING:	TREAD DEPTH	TREAD FINISH:	RAIL:
G-E	GRADE - ENTRY PORCH	10'-3 (+/-)	Masonry / (3) 2X12	18	7 11/64"	Wood to Match, OAE	1-1/4"	10 21/32"	TILE TO MATCH FLOOR	WOOD COMPOSITE, TBD, TO MATCH
G-L	GRADE - REAR LANAI	10'-3 (+/-)	Masonry / (3) 2X12	18	7 11/64"	Wood to Match, OAE	1-1/4"	10 21/32"	TILE TO MATCH FLOOR	WOOD COMPOSITE, TBD, TO MATCH
G-1	GARAGE - FIRST FLOOR	11'-0 3/4"	Masonry / (3) 2X12, OAE	18	7 3/8"	Tile, OAE	1-1/4"	10 1/4"	HARDWOOD, STAIN TO MATCH FLOOR	WOOD COMPOSITE, TBD, TO MATCH
1-2	SECOND FLOOR-SECOND FLOOR	11'-8 3/4"	(3) 2X12, OAE	20	7 1/32"	Painted, OAE	1-1/4"	10 59/64"	HARDWOOD, STAIN TO MATCH FLOOR	WOOD COMPOSITE, TBD, TO MATCH
STAIR NOTES:										
1) ALL RAIL PARTS (HANDRAIL, BALUSTERS, ETC.) TO MATCH (AS POSSIBLE, PER CODE) AND AUTHORIZED BY OWNER PRIOR TO ORDERING. SAMPLES TO BE PROVIDED WHERE POSSIBLE.										
2) ALL FINISHES TO MATCH (AS POSSIBLE) AND AUTHORIZED BY OWNER PRIOR TO ORDERING. SAMPLES TO BE PROVIDED WHERE POSSIBLE.										
3) USE 5/8" TYPE-'X' GYPSUM CEILING BOARD UNDER STRINGERS & LANDINGS, TYP.										
4) SEE STAIR DETAIL, SD, SHEET A-____										

INDICATES MULLED UNITS

WINDOW SCHEDULE

Element ID	Location	Mfr. / Model / Type	FL #:	Egress	Mull	Unit Size (W x H) - Nominal	Plan View	Elevation	Remarks
W-1	Garage, South Wall, E	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-2	Garage, South Wall, W	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-3	Garage, North Wall, W	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-4	Garage, North Wall, C	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-5	Garage, North Wall, E	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-6	Prime Closet, East Wall, N	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-7"x5'-4"			
W-7	Prime Closet, East Wall, S	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-7"x5'-4"			
W-8	Primary Shower, South Wall	PGT, Vinyl Winguard, Fixed Casement, PW-5540, Impact	29700.3			4'-0"x1'-6"			
W-9	Primary Bath, South Wall, E	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1		Frame	2'-4"x4'-6"			
W-10	Primary Bath, South Wall, W	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1		Frame	2'-4"x4'-6"			
W-11	Primary T.C., South Wall	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x4'-6"			
W-12	Primary Bedroom, South Wall, E	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-13	Primary Bedroom, South Wall, W	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-14	Living / Dining, North Wall, W	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-15	Living / Dining, North Wall, S	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-8"x5'-0"			
W-16	Kitchen, North Wall, W	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1		Frame	2'-4"x5'-4"			
W-17	Kitchen, North Wall, C	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1		Frame	2'-4"x5'-4"			
W-18	Kitchen, North Wall, E	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1		Frame	2'-4"x5'-4"			
W-19	Pantry / Laundry, East Wall	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-7"x5'-4"			
W-20	Powder Bath, East Wall	PGT, Vinyl Winguard, Double-Hung DH-5560, Impact	29704.1			2'-7"x5'-4"			
W-21	Bedroom 2 , East Wall, N	PGT, Vinyl Winguard, Casement CA-5540, Impact, Egress	29702.1	Yes	Frame	2'-8"x5'-2"			
W-22	Bedroom 2 , East Wall, S	PGT, Vinyl Winguard, Casement CA-5540, Impact, Egress	29702.1	Yes	Frame	2'-8"x5'-2"			
W-23	Bedroom 3 , West Wall, S	PGT, Vinyl Winguard, Casement CA-5540, Impact, Egress	29702.1	Yes	Frame	2'-8"x5'-2"			
W-24	Bedroom 3 , West Wall, N	PGT, Vinyl Winguard, Casement CA-5540, Impact, Egress	29702.1	Yes	Frame	2'-8"x5'-2"			

WINDOW & DOOR NOTES:
1) MANUFACTURER MUST COMPLY WITH ALL APPLICABLE CODES;
2) VERIFY ALL OPENINGS ESPECIALLY REPLACEMENTS BY WINDOW MANUFACTURER PRIOR TO PLACING ORDER & PRIOR TO ANY WORK;
3) GC TO COORDINATE WITH OWNER: WINDOW STYLE, COLOR OF FRAME AND COLOR/TINT OF GLAZING PRIOR TO PURCHASE ORDER;
4) GC TO VERIFY ALL GLASS COLOR, MUNTIN CONFIGURATIONS, & OPTION DETAILS PRIOR TO ORDERING;
5) NEW HARDWARE TO MATCH EXISTING (OAE);
6) POCKET & BARN TO GET JOHNSON HARDWARE UON;
7) SCREENS WHERE APPLICABLE;
8) INSTALL ALL WINDOWS & EXTERIOR FENESTRATION PER ASTM E2112-07 (RE-APPROVED 2016);
9) INSTALL ALL DOORS & WINDOWS SO THAT REVEALS, HARDWARE AND DETAILS ARE CONSISTENT;
10) REFER TO DETAILS, MFR. SPECS, FL APPROVAL #'s, & EXISTING CONDITIONS FOR WINDOW INSTALLATION DETAILS;
11) SHUTTERS, PER ELEVATIONS; TO MATCH EXISTING; TIMBERLANE ENDURIAN, OAE LOUVERED.
12) EXTERIOR DOORS & WINDOWS; CONTRACTOR TO PROVIDE FIRE-HUNG IMPACT PROTECTION IF NOT IMPACT-RATED INSTALL.

DOOR SCHEDULE

Door ID	Location	Mfr. / Model / Type	Fire Rating	FL #:	Size-Nominal	2D Plan Preview	Elevation	Remarks
D-1	Front Terrace - Garage	ThermaTru, Fiber Classic Composite/FG, Glazed, Impact	<Undefined>	20468.10	3'-0"x8'-0"			See Notes
D-2	Driveway - S Garage	Clopay Coachman, Design 12 + REC 13, WinCode & Impact, Insulated	<Undefined>	16848.5	10'-0"x8'-0"			Remote, TBD; See Notes
D-3	Storage - Rear Terrace	Clopay Coachman, Design 12 + REC 13, WinCode & Impact, Insulated	<Undefined>	16848.5	9'-0"x8'-0"			Remote, TBD; See Notes
D-4	Storage - Rear Terrace	ThermaTru, Fiber Classic Composite/FG, Glazed, Impact	<Undefined>	20468.10	3'-0"x8'-0"			See Notes
D-5	Driveway - N. Garage	Clopay Coachman, Design 12 + REC 13, WinCode & Impact, Insulated	<Undefined>	16848.5	10'-0"x8'-0"			Remote, TBD; See Notes
D-8	Front Porch - Foyer	ThermaTru, Fiber Classic Composite/FG, Glazed + SideLites (OXO), Impact	<Undefined>	20468.11	3'-0"x8'-0"			See Notes
D-15	Primary Suite - Rear Lanai	PGT, WinGuard, Vinyl, SGD-5570, (XX), Impact	<Undefined>	33106.1	8'-0"x8'-0"			See Notes
D-16	Living / Dining S - Rear Lanai	PGT, WinGuard, Vinyl, SGD-5570, (XX), Impact	<Undefined>	33106.1	8'-0"x8'-0"			See Notes
D-17	Living / Dining N - Rear Lanai	PGT, WinGuard, Vinyl, SGD-5570, (XX), Impact	<Undefined>	33106.1	8'-0"x8'-0"			See Notes
I-6	Garage - Boat Closet	Masonite, I-Over-2 Panel, Swing, Flood-Resistive (per FEMA)	<Undefined>	n/a	3'-0"x8'-0"			Flood-Resistive (per FEMA), See Notes
I-7	Garage - Elevator	Masonite, I-Over-2 Panel, Swing, Flood-Resistive (per FEMA), 20-Min. Fire-Rating	20 minutes	n/a	2'-6"x8'-0"			Flood-Resistive (per FEMA), 20-Min. Fire-Rating, See Notes
I-9	Vestibule - Coats	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-0"x8'-0"			See Notes
I-10	Vestibule - Prime Hall	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-8"x8'-0"			See Notes
I-11	Prime Hall - Prime Closet	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-6"x8'-0"			See Notes
I-12	Prime Hall - Prime Bath	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-6"x8'-0"			See Notes
I-13	Prime Bath - W.C.	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-4"x8'-0"			See Notes
I-14	Prime Hall - Linen	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-4"x8'-0"			See Notes
I-18	Living / Dining - Elevator	Masonite, I-Over-2 Panel, Solid Core, Swing, 20-Minute Fire-Rating	20 minutes		3'-0"x8'-0"			See Notes
I-19	Living / Dining - Stair G-1	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-8"x8'-0"			See Notes
I-20	Kitchen - Pantry / Laundry	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-8"x8'-0"			See Notes
I-21	Foyer - Powder Bath	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-6"x8'-0"			See Notes
I-22	Hall 2 - Elevator	Masonite, I-Over-2 Panel, Solid Core, Swing	20 minutes		3'-0"x8'-0"			See Notes
I-23	Hall 2 - Bedroom 3	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-8"x8'-0"			See Notes
I-24	Bedroom 3 - Closet 3	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-6"x6'-8"			See Notes
I-25	Hall 2 - Bath 2	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-6"x8'-0"			See Notes
I-26	Bath 2 - W.C.	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-4"x8'-0"			See Notes
I-27	Bath 2- Attic North	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-4"x8'-0"			See Notes
I-28	Hall 2 - Linen	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		5'-0"x8'-0"			See Notes
I-29	Hall 2 - Bed room 2	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		2'-8"x8'-0"			See Notes
I-30	Bed room 2 - Closet 2	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		3'-0"x6'-8"			See Notes
I-31	Closet 2 - Attic South	Masonite, I-Over-2 Panel, Solid Core, Swing	<Undefined>		3'-0"x6'-8"			See Notes

Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

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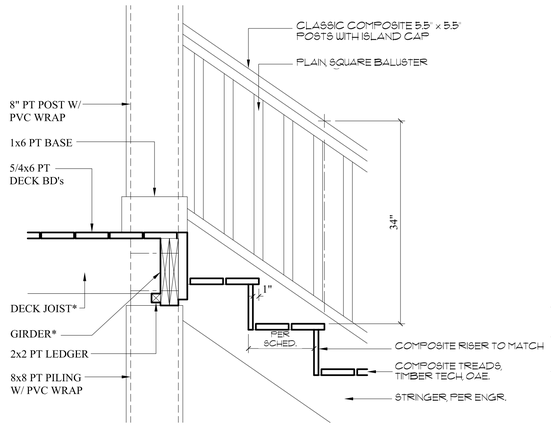
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SCHEDULES AND DETAILS

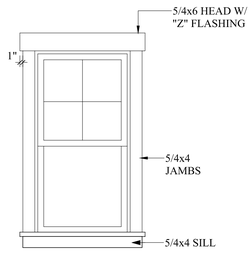
A-7

SHEET: 7 OF: 13+06

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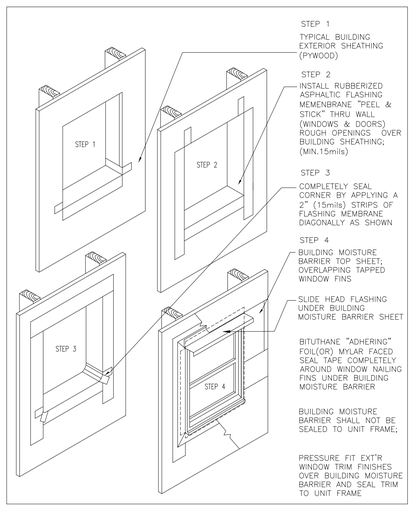


SE STAIR EXTERIOR
SCALE: AS DRAWN



NOTE: USE METAL "Z" FLASHING ABOVE ALL HORIZONTAL EXTERIOR TRIM & CASINGS

CE CASING EXTERIOR
SCALE: AS DRAWN



EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ MYLAR FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF-ADHERING PLIABLE STRIP MEMBRANE (MIN. 15mils); MIN. 6" VERT. & HORZ SURFACE MITER CORNERS COVERAGE) (SIMILAR PRODUCT FLASHING MFG: W.R.GRACE "ICE AND WATER SHIELD)

WF WALL FLASHING DETAIL
SCALE: NONE



W REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

E FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NO: 24-320

The New BOFINGER Residence

6460 4th PALM POINT
ST. PETE BEACH, FL 33706

17 JULY 2025

CONSTRUCTION DOCUMENTS

CHECK SET
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MARK	DATE	DESCRIPTION

CONTRACTOR:

EDAD studio, PL
FL LIC.: AR 91949 ID 4819
632 BAY ST NE
ST PETERSBURG, FL 33701
TEL. 727-842-4860
INFO@EDADstudio.com

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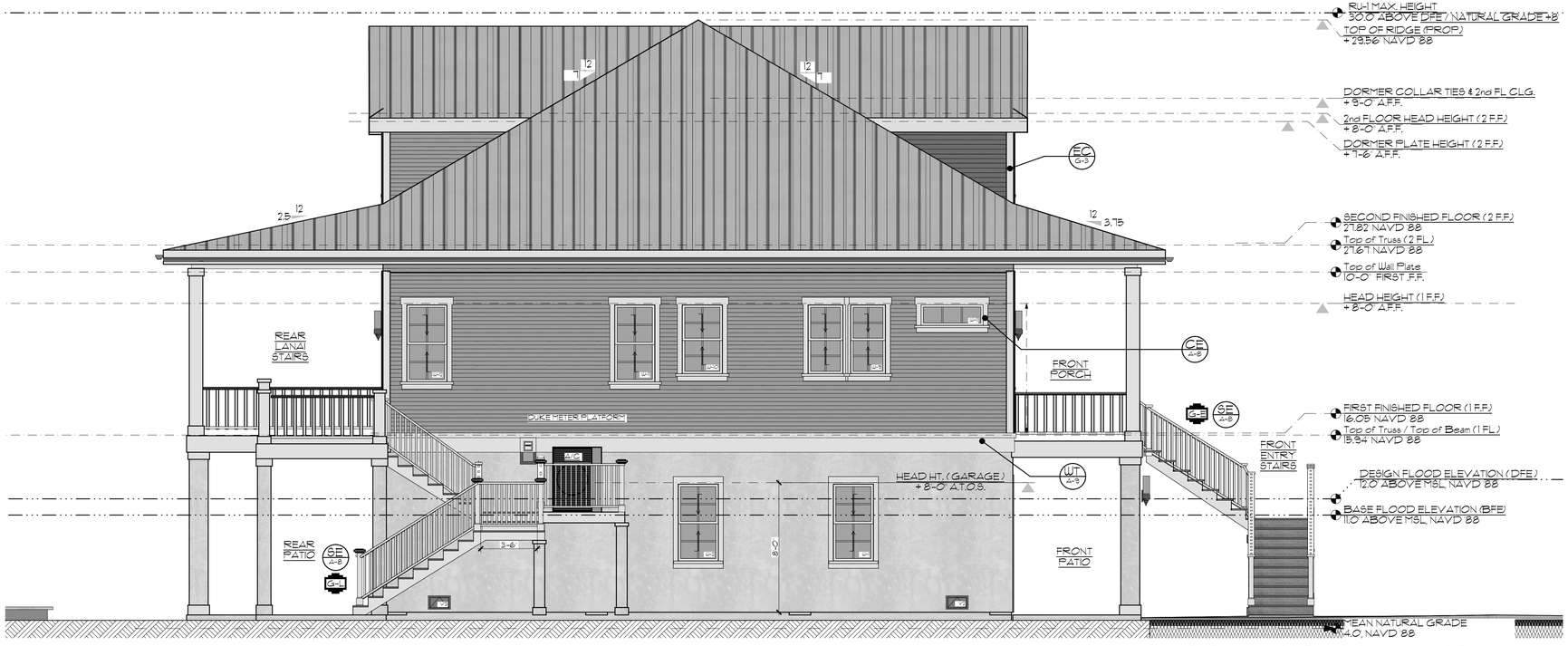
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FRONT AND REAR EXTERIOR ELEVATIONS

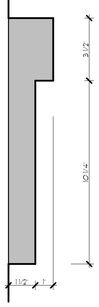
A-8

SHEET: 8 OF: 13+06

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S SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



WT WATER TABLE BAND
SCALE: 3" = 1'-0"



N NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NO: 24-320

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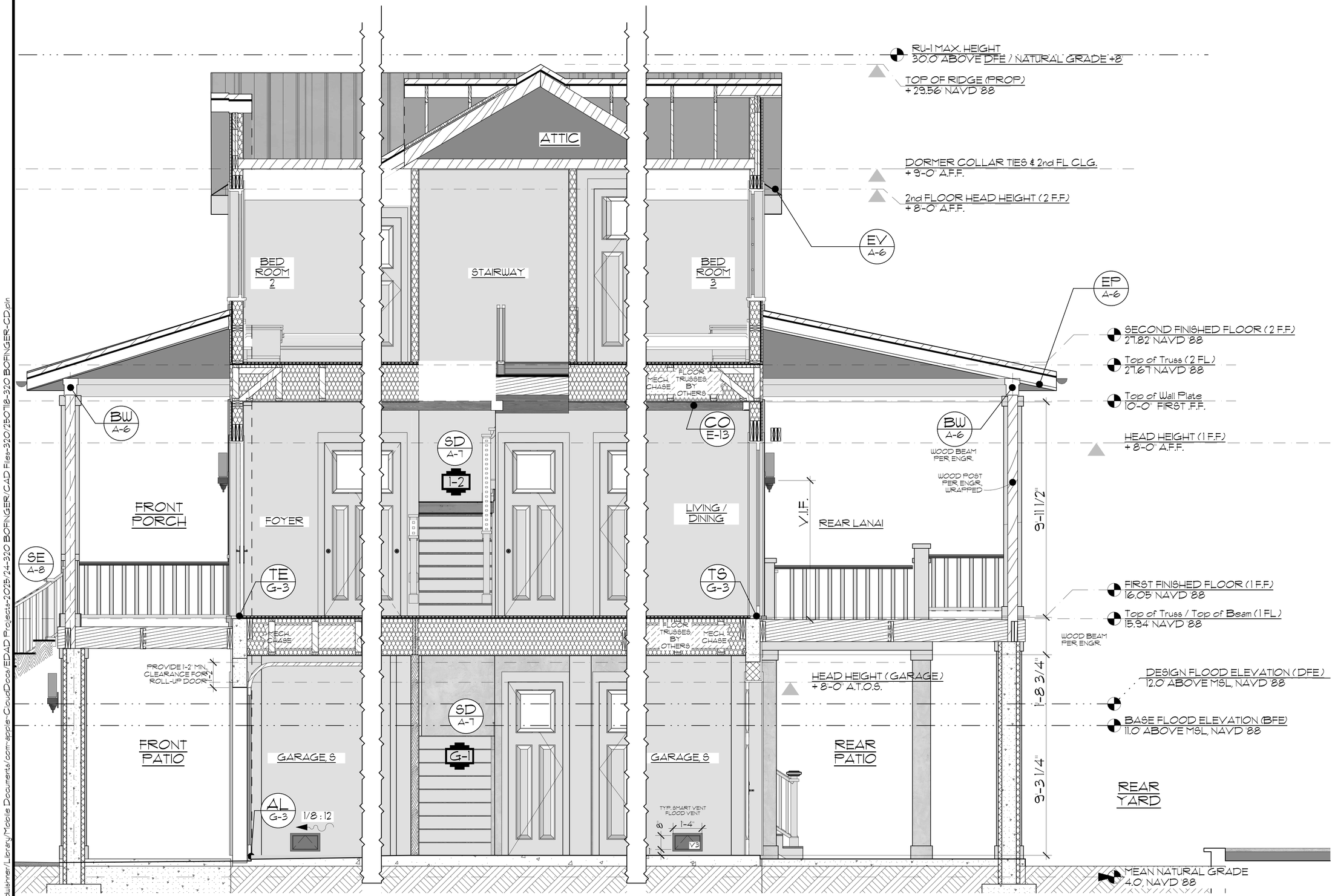
SHEET TITLE

SIDE EXTERIOR ELEVATIONS

A-9

SHEET: 9 OF: 13+06

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X1 - BUILDING SECTION, EAST-WEST
SCALE: 1/2" = 1'-0"

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PROJECT NO: 24-320

The New BOFINGER Residence

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17 JULY 2025

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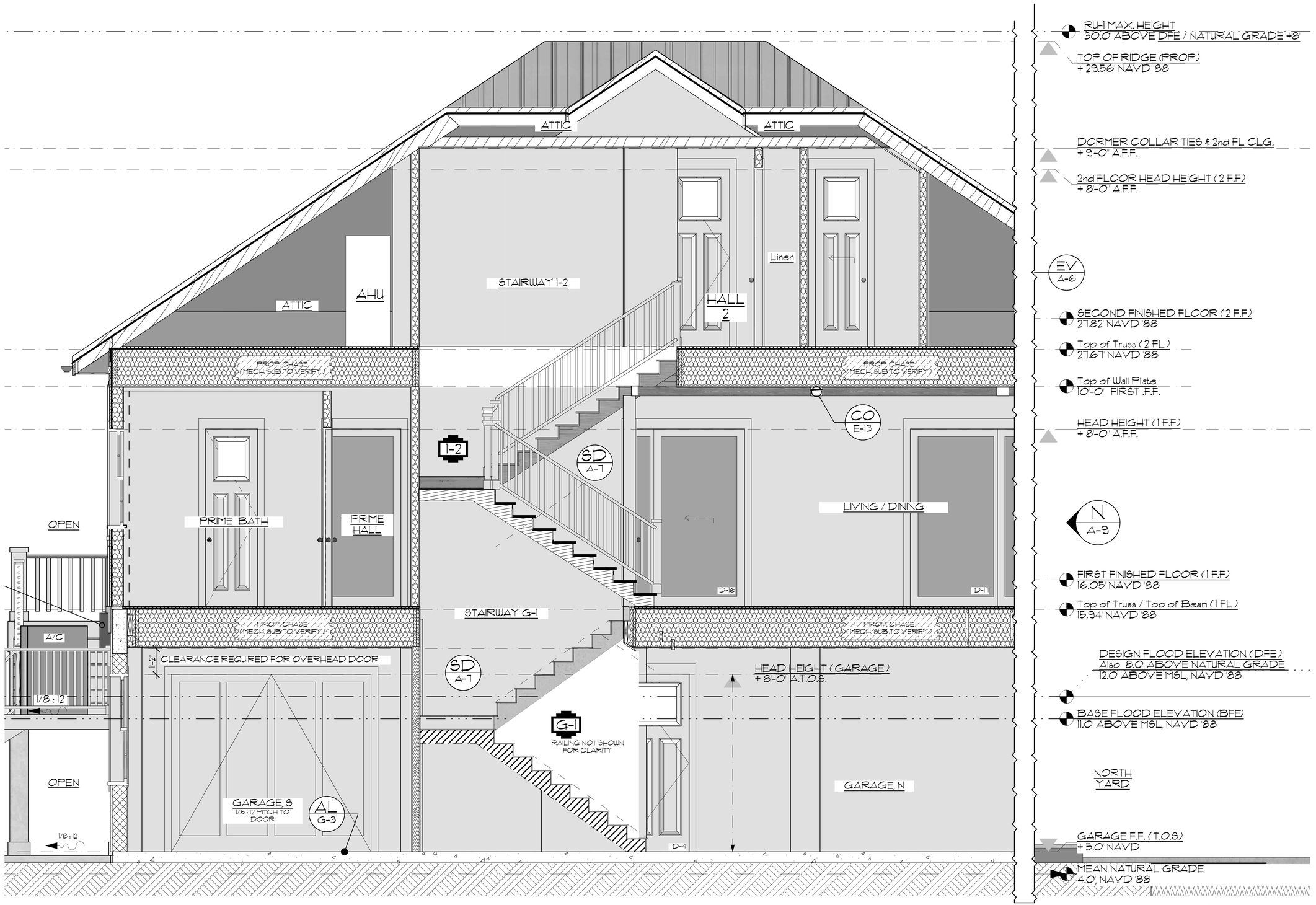
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SHEET TITLE

X1 - BUILDING SECTION, EAST-WEST

A-10

SHEET: 10 OF: 13+06



X2 X2 - BUILDING SECTION @ STAIRWAY

SCALE: 1/2" = 1-0"

PROJECT NO: 24-320

The New BOFINGER Residence

6460 4th PALM POINT
ST. PETE BEACH, FL 33706

17 JULY 2025

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SHEET TITLE

X2 - BUILDING SECTION AT STAIRWAY

A-11

SHEET: 11 OF: 13+06

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ELECTRICAL LEGEND

NOTE: ALL WORK TO CONFORM TO 2020 NEC

DIMMER: LUTRON MAESTRO® PADDLE+SLIDE .OAE

MULTI-DIMMER: LUTRON MAESTRO, OAE

- MAIN SERVICE PANEL/AMP, METER, & GROUND
- SHUT-OFF/DISCONNECT
- SMOKE & CO DETECTOR, HARDWIRED
- GARAGE DOOR OPENER
- MECHANICAL / SPECIAL EQUIPMENT
- UTILITY, LED, HAIKU 'BIG-ASS' LIGHT, OAE
- INT./EXT. SPEAKER - VERIFY MODEL & LOC. W/ OWNER
- 2 POLE OUTLET / HT. (NOT @ FLOOR)
- WEATHER-PROOF OUTLET
- ARC FAULT CIRCUIT INTERRUPTOR
- GROUND FAULT CIRCUIT INTERRUPTOR
- SINGLE-PURPOSE OUTLET
- FLOOR OUTLET
- SINGLE POLE SWITCH / DIMMER SWITCH, LUTRON 'ARIADNI®', OAE
- JAMB SWITCH / TIMER SWITCH
- 2-WAY SWITCH
- 3-WAY SWITCH
- PULL CHAIN
- UNDER-CABINET PLUG MOLD
- STRIP-CABINET LIGHT: POWERCORE PROFILE STRIP (OAE) Lumen Count: > 250/Linear Foot
- STEP / FLOOD LIGHT W/ MOTION SENSOR
- VANITY / INT. / EXT. SCONCE
- INT./EXT. RECESSED LIGHT - 7ME, OR INCH DIA.
- RECESSED DIRECTIONAL
- MINI SPOT
- INT./EXT. PENDANT LIGHT
- INT./EXT. SURFACE MOUNT LIGHT
- INT./EXT. LAMP
- EXHAUST FAN / W/ LIGHT
- CEILING FAN
- CEILING FAN W/ LIGHT
- TANKLESS WATER HEATER
- GARBAGE DISPOSAL
- ALARM PNL (WIN/DR. SENSING) INTERCOM WHERE SPECIFIED
- CO-AX DATA OUTLET
- GAS HOOK-UP
- KEYPAD - PROGRAMABLE LIGHTING
- THERMOSTAT
- DOORBELL / CHIME
- SECURITY CAMERA
- ELEVATOR CALL BUTTON

ELECTRICAL NOTES:

1) ALL WORK TO CONFIRM TO CURRENT N.E.C. (2020).
2) VERIFY ALL DIGITAL / A/V COMPONENTRY (& VENT REQ'S) W/ OWNER & MFR. PRIOR TO INSTALL TYP.
3) ALL WET AREA (BATHROOM / LAUNDRY / GARAGE / ETC.) CIRCUITS TO BE GFCI.
4) ALL LIVING AREAS & DETECTOR CIRCUITS TO BE AFCI.
5) AIR SEAL ALL ELECTRO/MECHANICAL BOXES BETWEEN CONDITIONED & UNCONDITIONED SPACES.

ALL INTERIOR CEILINGS: PAINTED LEVEL-5 FINISH OAE UON.	5/8" TYPE-'X' GYPSUM CEILING BOARD OVER GARAGE AREAS

NOTE: ALL LIVING AREAS AND ALARM CIRCUITS = AFCI. ALL WET AREAS (KITCHEN, LAUNDRY, AND BATHROOM) CIRCUITS = GFCI

NOTE: ALL MATERIALS INSTALLED BELOW DFE (11' NAVD '88 + 1'FREEBOARD) TO BE FLOOD-RESISTIVE FEMA CLASS 4 & 5 MATERIALS PER FEMA TECHNICAL BULLETIN.

MEP: ALL MECHANICAL, ELECTRICAL, & PLUMBING (MEP) EQUIPMENT & COMPONENTS TO BE INSTALLED ABOVE DFE (11.0' NAVD '88 + 1 FREEBOARD), PER FBC-R322.1.6

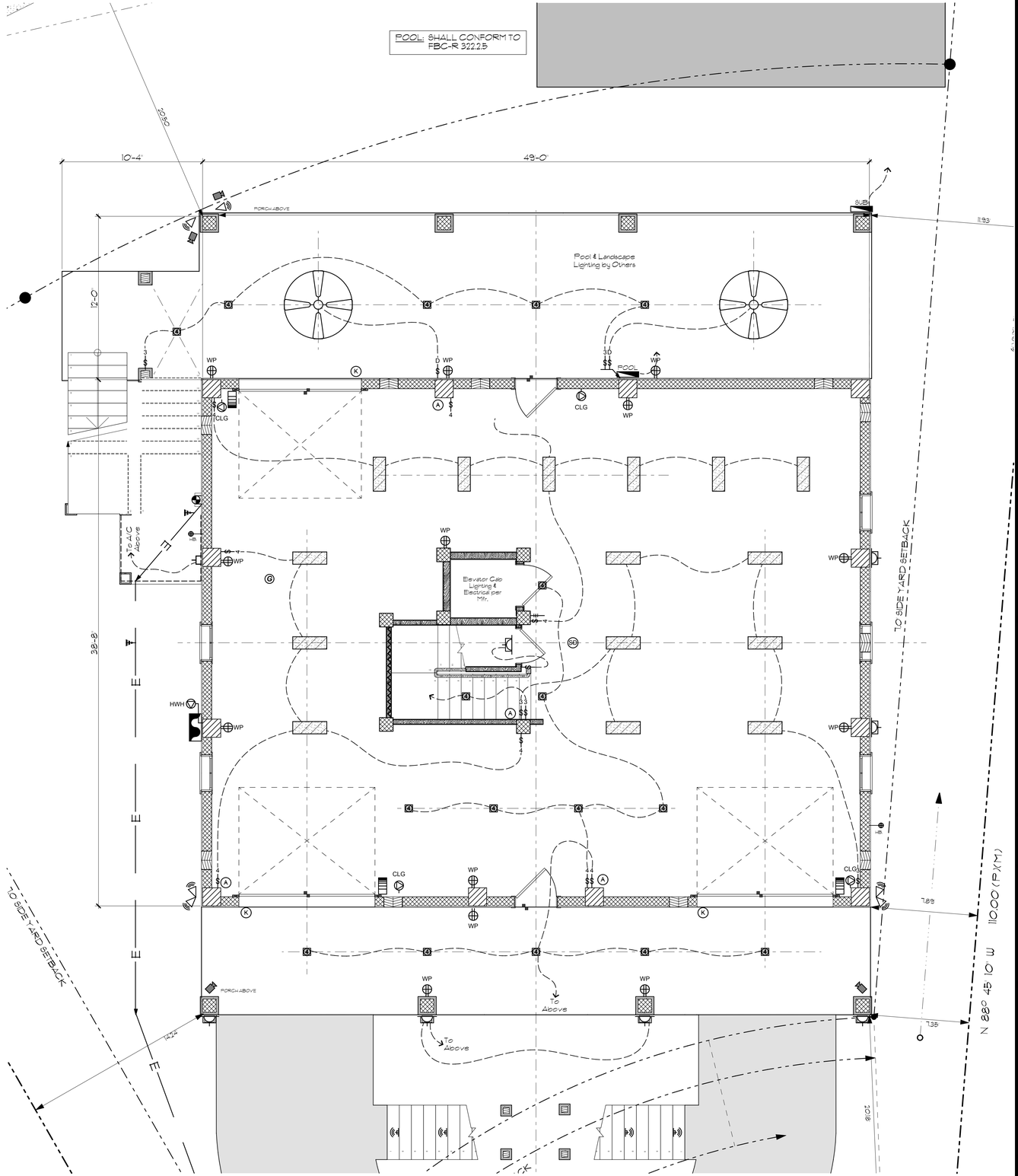
NOTE: WATER SUPPLY & SANITARY SYSTEMS TO BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS INTO THE SYSTEM AND DISCHARGES INTO THE FLOODWATERS, PER FBC-R322.1.7

NOTE: ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THIS DWELLING UNIT SHALL HAVE READILY ACCESSIBLE AFCI PROTECTION. ALL KITCHEN, LAUNDRY, AND BATHROOM CIRCUITS = GFCI

NOTE: PROVIDE BLOCKING FOR ALL FIXTURES, FURNISHINGS, AND ACCESSORIES (INCL. DRAPES).

AIR SEAL TIPS:

1. THIN FOAM SILL SEALER, W/ SEALANT APPLIED TO PLATE SIDE AND FOUNDATION SIDE.
2. SEAL ALL ELECTRO/MECHANICAL BOXES BETWEEN CONDITIONED & UNCONDITIONED SPACES.
3. LIQUID-APPLIED FLASHING TO SEAL OUTSIDE SHEATHING TO FOUNDATION.



E2 FIRST FLOOR ELECTRICAL PLAN

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

PROJECT NO: 24-320

The New BOFINGER Residence

6460 4th PALM POINT
ST. PETE BEACH, FL 33706

17 JULY 2025

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SHEET TITLE

GARAGE ELECTRICAL PLAN

E-12

SHEET: 12 OF: 13+06

ELECTRICAL LEGEND

NOTE: ALL WORK TO CONFORM TO 2020 NEC

DIMMER: LUTRON MAESTRO® PADDLE+SLIDE, OAE

MULTI-DIMMER: LUTRON MAESTRO, OAE

- 200 — MAIN SERVICE PANEL/AMP, METER, & GROUND
- SHUT-OFF/DISCONNECT
- SD — SMOKE & CO DETECTOR, HARDWIRED
- GARAGE DOOR OPENER
- MECHANICAL / SPECIAL EQUIPMENT
- UTILITY, LED, HAIKU "BIG-ASS" LIGHT, OAE
- INT./EXT. SPEAKER - VERIFY MODEL & LOC. W/ OWNER
- 42" — 2 POLE OUTLET / HT. (NOT @ FLOOR)
- WP — WEATHER-PROOF OUTLET
- A — ARC FAULT CIRCUIT INTERRUPTOR
- G — GROUND FAULT CIRCUIT INTERRUPTOR
- A/G — SINGLE-PURPOSE OUTLET
- FLOOR OUTLET
- D — SINGLE POLE SWITCH / DIMMER SWITCH, LUTRON® ARIADNI®, OAE
- T J — JAMB SWITCH / TIMER SWITCH
- 3 — 2-WAY SWITCH
- 4 — 3-WAY SWITCH
- PULL CHAIN
- UNDER-CABINET PLUG MOLD
- STRIP-CABINET LIGHT: POWERCORE PROFILE STRIP (OAE) Lumen Count: > 250/Linear Foot
- STEP / FLOOD LIGHT W/ MOTION SENSOR
- VANITY / INT. / EXT. SCONCE
- C — INT./EXT. RECESSED LIGHT - 7ME OR INCH DIA.
- RECESSED DIRECTIONAL
- MINI SPOT
- INT./EXT. PENDANT LIGHT
- INT./EXT. SURFACE MOUNT LIGHT
- INT./EXT. LAMP
- EXHAUST FAN / W/ LIGHT
- CEILING FAN
- CEILING FAN W/ LIGHT
- TANKLESS WATER HEATER
- GARBAGE DISPOSAL
- A — ALARM PNL (WIN/DR. SENSING) INTERCOM WHERE SPECIFIED
- C — CO-AX DATA OUTLET
- G — GAS HOOK-UP
- K — KEYPAD - PROGRAMABLE LIGHTING
- T — THERMOSTAT
- DOORBELL / CHIME
- SECURITY CAMERA
- ELEVATOR CALL BUTTON

ELECTRICAL NOTES:

1) ALL WORK TO CONFIRM TO CURRENT N.E.C. (2020).
2) VERIFY ALL DIGITAL / A/V COMPONENTRY (& VENT REQ'S) W/ OWNER & MFR. PRIOR TO INSTALL TYP.
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NOTE: ALL LIVING AREAS AND ALARM CIRCUITS = AFCI. ALL WET AREAS (KITCHEN, LAUNDRY, AND BATHROOM) CIRCUITS = GFCI	

NOTE: ALL MATERIALS INSTALLED BELOW DFE (11' NAVD '88 + 1 FREEBOARD) TO BE FLOOD-RESISTIVE FEMA CLASS 4 & 5 MATERIALS PER FEMA TECHNICAL BULLETIN.

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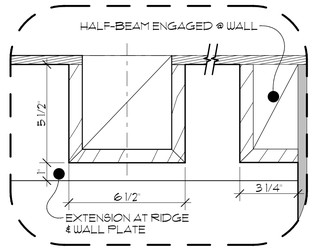
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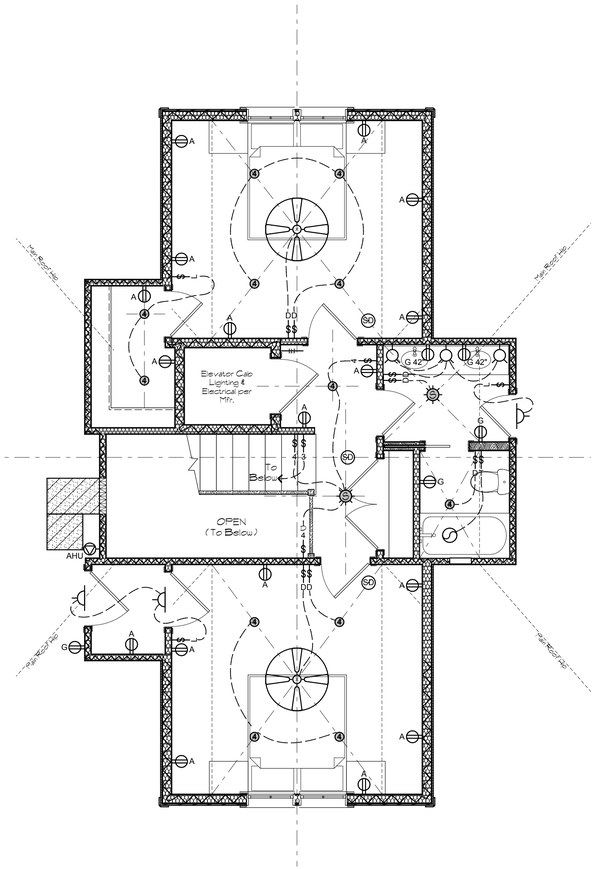
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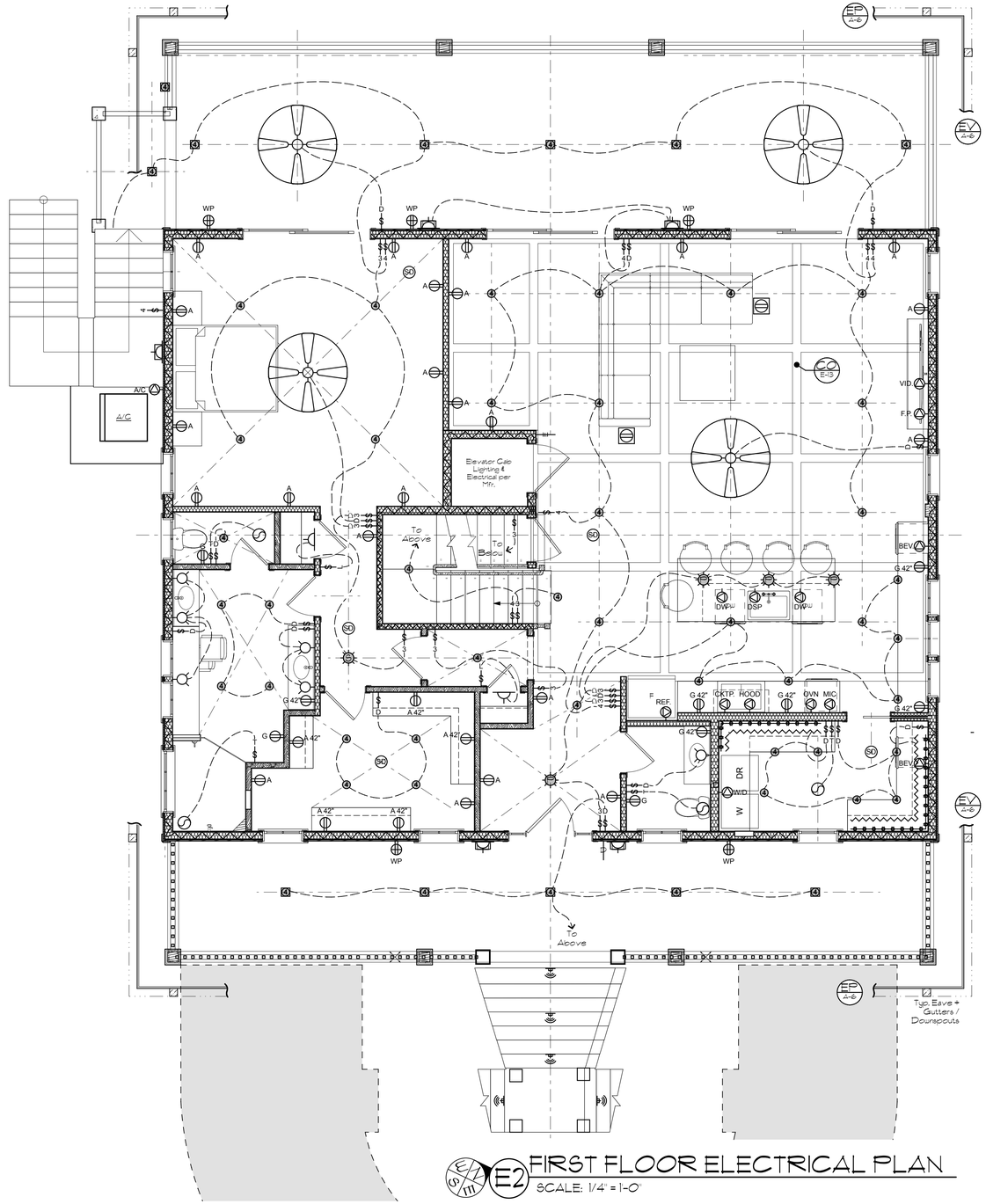
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2. SEAL ALL ELECTRO/MECHANICAL BOXES BETWEEN CONDITIONED & UNCONDITIONED SPACES.
3. LIQUID-APPLIED FLASHING TO SEAL OUTSIDE SHEATHING TO FOUNDATION.



CO COFFER BEAM
SCALE: 3" = 1'-0"



E/S III E3 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



E/S III E2 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

PROJECT NO: 24-320

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SHEET TITLE

FIRST AND SECOND FLOOR ELECTRICAL PLANS

E-13

SHEET: 13 OF 13+06

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

Agenda Report

Agenda Title Name: **Case No. 25080 – 3108 Pass-a-Grille Way**

Action Request: Motion to [approve/approve with conditions/deny/continue to date certain] Case No. 25080 for 3108 Pass-a-Grille Way.

Strategic Objective:

Date: August 27, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Joshua Trosclair for Celeste and Jacon Klitenic III requests a three-part practical difficulty variance for:

1. Relief to the side setback requirement to allow for a chimney to remain following elevation of the residence with a setback of 2.2 feet where three feet is required (LDC Sec. 3.10.(b)(3)C).
2. Relief to the rear (alleyway) setback requirement to allow for the detached accessory garage and cottage to remain at their current respective setbacks of 2.3 and 0.8 feet respectively following substantial improvement of the primary dwelling where 20 feet is required, and the existing one-story garage to remain with a southern side setback of 3.6 feet where 10 feet is required (LDC Sec. 3.10.(e)(1));
3. Variance to the front setback requirement to allow for the construction of an open deck and stairs at 9.4 feet where 17 feet is required (LDC Sec. 6.22.(b) & 12.7.(a)(1)).

Funding: N/A

Attachments:

1. 25080 - Staff Report
2. 25080 - Certificate of Completeness
3. Application
4. Survey

5. Plan Set
6. Development Order - Certificate of Appropriateness No. 25083
7. Landscaping Plan

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

PLANNING DEPARTMENT

Date: **August 14, 2025**

To: **Board of Adjustment**

Re: **Staff Findings Report**
Practical Difficulty Variance
Address: 3108 Pass-a-Grille Way
Parcel Number: 07-32-16-60948-000-0030
Joshua Trosclair for Celeste T. Klitenic and Jacob A Klitenic III
Variance Case No: 25080

Prepared by: **Brandon Berry, Senior Planner**

Hearing Date: **8/27/2025**

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

1. Variance Application Package, signed July 16, 2025, revised August 8, 2025;
2. Boundary, Topographic and Tree Survey, dated February 21, 2025;
3. Building Permit Application Plan Set with Site Plan, submitted July 29, 2025;
4. Homeowner-prepared Landscaping Plan, submitted July 29, 2025.

Additionally, the Historic Preservation Board approved Certificate of Appropriateness No. 25083 on July 1, 2025, for the primary structure's deck with stairs proposed at 9.4 feet from the front property line and 9.5 feet from the side property line. As the Historic Preservation Board cannot grant waivers or variances for historic structure setbacks that extend closer than ten feet to the front property line, a variance from the Board of Adjustment is still necessary to construct the front deck and stairs as proposed. Staff also found that elevation of the residence, which forms the basis for these requests, would likely preclude the residence from being considered a contributing historic resource and would thus eliminate the stair and deck encroachment from the scope of relief that the Historic Preservation Board could grant.

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

Site Description/Surrounding Land Uses

The subject site is an 8,000 sq. ft. (approx. 0.18 acre) parcel located at 3108 Pass-a-Grille Way, known as parcel number 07-32-16-60948-000-0030 and legal description of 0030 and legal description of NORTH PASS-A-GRILLE REPLAT OF BLK 12 S 62.5FT OF LOTS 10 & 11 within the AE-Elevation 9 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 primary single-family residence constructed in 1925 according to the Pinellas County Property Appraiser. The lot also contains a single-story detached cottage residence at the rear of the lot, and a detached single-story garage without finished living space, which are also subject to this variance.

The property possesses Residential Medium zoning which allows for multiple units on a single parcel. With two residential units on a lot of 8,000 sq. ft., the property is considered conforming to the density regulations for a two-family residence based on the underlying RM zoning, but not to arrangement, which would typically require the structures to be combined into a duplex dwelling at a lot size of less than 10,000 sq. ft. As this arrangement existed prior to the Pass-a-Grille Overlay District amendments in 2017, the arrangement is permitted to remain and is considered conforming subject to the standards of LDC Division 20.

The owner is not seeking to add additional enclosed, finished space to the structure, but merely elevate the existing residence and add front and rear entry decks and stairs, the rear deck and stairs meeting required setbacks. As this improvement will substantially improve the new residence, it triggers multiple requirements subject to the City's nonconforming structure regulations, of which the applicant is seeking a variance to retain existing structures, setbacks, and a variance to the setback for the new deck and stairs.

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 is seeking a three-part variance associated with a residential home elevation, as follows:

1. Relief to retain an existing chimney along the northern side of the residence at 2.2 feet where three feet is required following elevation and substantial improvement of the structure (LDC Sec. 3.10.(b)(3)C)[1];
2. Relief to the rear (alleyway) setback requirement to allow for the detached accessory garage and cottage to remain at their current respective setbacks of 2.3 and 0.8 feet respectively following substantial improvement of the primary dwelling where 20 feet is required, and the existing one-story garage to remain with a southern side setback of 3.6 feet where 10 feet is required (LDC Sec. 3.10.(e)(1));
3. Variance to the front setback requirement to allow for the construction of an open deck and stairs at 9.4 feet where 17 feet is required (LDC Sec. 6.22.(b) & 12.7.(a)(1)).

Analysis

Setback Requirements – New Addition (Deck and Stairs) and Setback Conformity for Primary and Residential Accessory Structures	**3108 Pass-a-Grille Way**		
	Permitted/Required	**Existing**	**Proposed**
Primary Structure Front Setback – Stairs & Deck	17 feet	14 feet (estimated – entry stairs)	9.4 feet **(v)**
Primary Structure Side Yard Setback	3 feet for all elements of	2.2’	2.2’ (nc) **(v)**

[1] This was erroneously advertised as a 1.4-foot setback, when 1.4 feet is the depth of the chimney. The applicant clarified to Staff after advertisement publication that 2.2 feet is the requested setback.

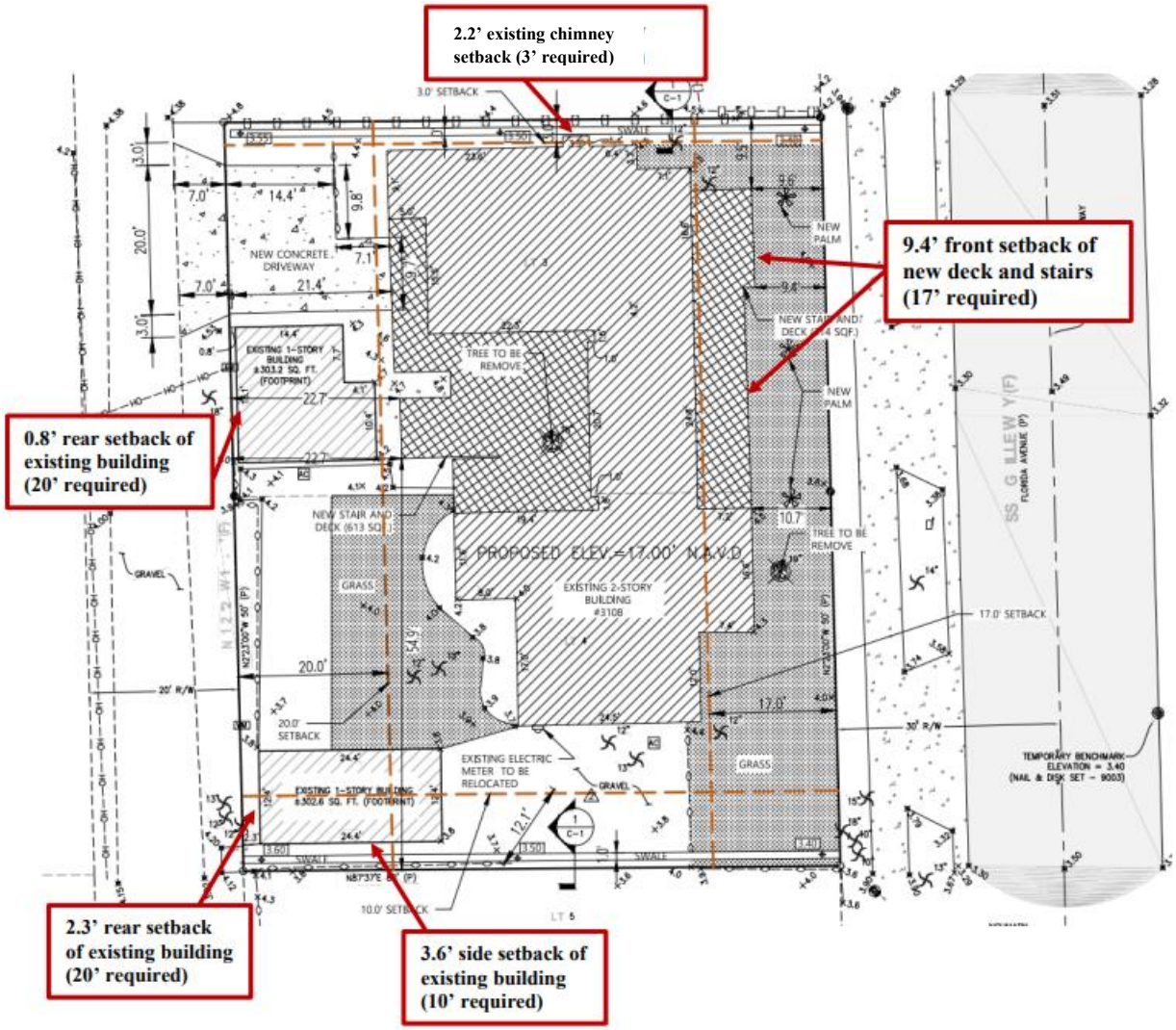
	elevated and substantially-improved structures		
Detached Garage – Rear setback	20 feet when not directly accessed from alleyway	2.3’	2.3. (nc) **(v)**
Detached Garage – Side setback	10’	3.6’	3.6’ (nc) **(v)**
Cottage – Rear setback	20’	0.8’	0.8’ (nc) **(v)**
***Denotes existing non-conformity** **(v) = Variance required**			

The subject residence is within the Pass-A-Grille Overlay District, and is currently considered a contributing resource to the Pass-A-Grille Historic District, which provides multiple alternative forms of relief for additions and new construction. Historic structures are eligible for certificate of appropriateness waivers for setbacks, all of which will be exceeded by the subject request. The City also permits design review for new residences and additions, which would only be appropriate for the subject property relative to the front deck and stairs. This case was reviewed by the Historic Preservation Board and approved for a Certificate of Appropriateness to construct the deck and stairs at a setback of no less than ten feet from the front property line, which is the maximum encroachment that can be granted through that process. Should the Board of Adjustment deny this setback request, the applicant could still make use of the ten-foot encroachment granted through the Certificate of Appropriateness process.

Other than the primary structure’s deck and stair encroachment variance, the variances requested within this scope are uncommon and apply only to properties where substantial improvement and structure elevation are being undertaken. In the case of the chimney side setback variance, the Land Development Code allows for in-place elevation of structures within their existing footprint, even when the structure exists and will remain within a required setback. However, the Land Development Code requires that the structure be either relocated or modified to provide a setback of at least three feet from any adjacent property line. The face of the structure will be at 3.6 feet from the side property line when elevated, meeting this standard, but the chimney will remain and be extended at its current 2.2-foot side setback, necessitating a variance.

The cottage and garage subject to this variance request are not being modified under this scope. The structures exist and are proposed to be retained in their same footprint and location, with no reconstruction or additions proposed. However, the Land Development Code requires any accessory structure that is nonconforming to the setback requirements either be made compliant or removed when the primary structure is being substantially improved (LDC 3.10.(e)(1)). To preserve these structures in their current locations, the applicant requires a variance due to the substantial improvement of the main residence that is proposed.

Figure 3: Site Plan showing locations of variances requested



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 variance of 45% to the 17-foot standard front setback requirement for the deck, and a variance of 6% to the reduced ten-foot setback granted by the Historic Preservation Board through the Certificate of Appropriateness process.

The side setback retention of 2.2 feet for the chimney and its extension represents a variance of 27% to the typical side setback requirement for in-place elevation of a building.

The rear setbacks requested for the cottage and garage represent a variance of 96% and 88% to the required rear setback standard for accessory structures on a lot with a substantially-improved primary residence, respectively. If access were provided to the garage from the alleyway the setback would be reduced to 10 feet, of which the existing, retained encroachment would be 77%.

The required side setback for the garage is 10 feet against a retained setback of 3.6 feet, representing a retained encroachment of 64% relative to the required setback standard.

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

Staff does not find the variances for the deck, stairs, or retention of the nonconforming setbacks of the cottage and the garage in their current footprints and floor heights would create an adverse change in the character of the neighborhood. The deck and stairs are aligned with the frontage of the structure and are modest in scope. While it appears modifications could occur to preserve the stairs and deck within the ten-foot setback granted by the Historic Preservation Board, the applicant states the stairs have been designed to provide the smallest encroachment viable. For the existing, unmodified cottage and garage, the structures are not being modified to footprint or height, and will not (in the cottage's case) create any greater encroachment toward the side or rear lot line than has been in place for a century. The structures are modest in size and massing, and are not expected to have a significant impact on abutting properties.

While the chimney is simply being extended and will not create any greater encroachment toward the abutting property, it is not an essential element of the structure and could be removed, albeit at significant cost according to the applicant. Staff recognizes the applicant's intent to preserve the façade features of the residence, and voluntarily elevate the structure well above minimum floodplain requirements, but finds the primary structure's elevation to be significant and out of character with the Secretary of the Interior's recommendations for elevation of residences. As the structure is likely to lose its contributing historic status after elevation, Staff does not find retention of the chimney to be an essential element of preserving the structure as a contributing resource. However, staff does recognize that there would be a significant

cost associated with its removal, including re-finishing of the outside of the structure, and that may provide a partial basis for this request.

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

It may be viable, but not feasible, to relocate the cottage and garage. In the cottage's case, due to the assumed value of the structure, relocation would likely require elevation or removal, the former which would increase the massing of the structure and the latter which would create a significant hardship to the applicant, who is simply attempting to elevate their primary residence out of the floodplain.

The chimney could be removed with the outer wall of the structure re-finished, albeit at significant expense to the owner. Staff does not consider this feature to be an essential portion of the residence, but does recognize that the chimney's footprint is not being modified and will retain the same encroachment, albeit with an extension to run the length of the structure after elevation.

Staff requests additional testimony from the applicant that the deck and stairs are the minimum encroachment necessary to access the elevated living level. If the applicant can reduce the depth of the deck and stairs to meet a ten-foot setback, Staff recommends that setback be utilized to align with the Certificate of Appropriateness granted by the Historic Preservation Board.

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

According to the City's post-storm evaluation, the primary structure on the property sustained 34% damage relative to the structure's depreciated value, indicating that the structure was not substantially damaged. The applicant has not advanced through their narrative that the City's estimate was significantly inaccurate, but does state in several responses that the owner is attempting to convert their 1920s residence to be both floodplain- and Florida Building Code-compliant. While Staff finds the extent of elevation of the primary structure to exceed what is typically recommended for preservation of a historic structure, in terms of floodplain management and extension of existing architecture, Staff finds the improvements will elevate the living level several feet above the 100-year floodplain to potentially provide faster recovery following storm events and does generally preserve the exterior architectural features of the structure.

The owner purchased the property prior to the storm and is not responsible for the damage incurred from the storm, nor did they purchase the property at a time when these nonconformities were actively in need of addressing. Staff agrees with the application narrative that the owner is clearly trying to only elevate the structure and preserve access to the primary living level, with no additional habitable area proposed. In elevating the structure within its existing footprint, with the only significant additions exterior decks and stairs to access the living level, Staff finds the applicant is not seeking to make improvements that will bring the structure further out of character with the surrounding area. The owner has also agreed to address other City requirements during the elevation process, including planting groundcover and trees along the Pass-a-Grille Way frontage to shield the elevated level of the residence.

Staff's primary concerns relate to the need for the deck and stairs to extend to 9.4 feet instead of the ten feet granted by the Historic Preservation Board, and future additions or elevations of the cottage and garage, which could significantly impact their individual characters. While the structures are within feet of the alleyway property line, the 20-foot width for the north-south alleyway at this location is an unusual size for Pass-A-Grille and provides for reasonable travel comfort even at the current setback. However, additions or elevation of these structures could have significant impact to the neighborhood's character, and Staff recommends limiting such future improvements along the property line without subsequent variance.

Other

Staff has found general support for the variances to retain the existing setbacks of the cottage and garage, and partial support for the variances to retain and extend the chimney and construct a first-floor access deck at the structure's Pass-a-Grille Way frontage. Staff requests the applicant address the following through their testimony:

- Whether the 34% damage from Hurricanes Helene and Milton estimated by the City underestimated the actual damage to the structure to such an extent that the elevation was found by the contractor to be necessary to comply with the substantial damage rule;
- Whether there are any forthcoming plans to add on to or improve the cottage and garage, and whether the applicant has evaluated whether either has sustained substantial damage;
- Whether the front deck and stairs could be modified to provide for the ten-foot encroachment granted by the Historic Preservation Board, rendering the variance for a setback of 9.4 feet unnecessary.

Summary

Staff finds the variance criteria have been addressed and partial support found as previously stated, but requests the applicant provide additional testimony to demonstrate that competent and substantial evidence has been advanced. In addition, should the Board of Adjustment choose to approve these variance requests, Staff recommends at least the following condition:

1. Preservation of existing setbacks for the detached garage and cottage are approved only in their current footprints and at their current heights and elevations. Future additions to, or extension or elevation of, the structures shall require compliance with the relevant setbacks afforded to the structures based upon their zoning district standards and/or the nonconforming structure improvement standards as amended, or a subsequent variance.

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,

Brandon Berry

Digitally signed by Brandon Berry
Date: 2025.08.15 08:12:48 -04'00'

Brandon Berry
Senior Planner

Cc: Celeste T Klitenic and Jacob A Klitenic III, Owners, ***via email*** (celeste@jkeland.com)
Joshua Trosclair, Applicant, ***via email*** (permits@jasengineer.com)
Board of Adjustment Attorney

COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 8/14/2025
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 **August 27, 2025.**

Variance Case Number: 25080
Application Type: Practical Difficulty Variance
Applicant/Agent: Joshua Trosclair
Owner: Celeste T. Klitenic and Jacob A Klitenic III
Parcel Number: 07-32-16-60948-000-0030
Address: 3108 Pass-a-Grille Way., St. Pete Beach, FL 33706
Zone: RM/PAG

Submittal Documents:

1. Variance Application Package, signed July 16, 2025, revised August 8, 2025;
2. Boundary, Topographic and Tree Survey, dated February 21, 2025;
3. Building Permit Application Plan Set with Site Plan, submitted July 29, 2025;
4. Homeowner-prepared Landscaping Plan, submitted July 29, 2025.

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

City/Board Professionals:

- ☐ Board of Adjustment Attorney ***via email***
- ☐ Code Enforcement Manager ***via email***
- ☐ TRC Committee ***via email***
- ☐ City Manager

Board Members:

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

Cc: Celeste T Klitenic and Jacob A Klitenic III, Owners, via email (celeste@jkeland.com)
Joshua Trosclair, Applicant, via email (permits@jasengineer.com)

CASE #: 2503980

SUBMITTAL DATE: _____ **AMOUNT DUE:** _____ **PAYMENT DATE:** _____

PRACTICAL DIFFICULTY 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	Celeste T Klitenic & Jacob A Klitenic III	13114 Cedar Ridge Dr Clifton, VA 20124	703-244-9697
Applicant/ Agent	Joshua Trosclair	5920 Carrier St N St Petersburg, FL 33714	866-235-7415

Owner Email Address:	Applicant/Agent Email Address:
celeste@jkeland.com	permits@jasengineer.com

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RM/PAG	RM: Residential Medium	8002 sq ft
Legal Description:	NORTH PASS-A-GRILLE REPLAT OF BLK 12 LOTS 3 & 4 (PER OR 9024 PG 1009 & OR 9538 PG 1197)	
Parcel ID:	07-32-16-60948-000-0030	
Address:	3108 PASS A GRILLE WAY ST PETE BEACH, FL 33706	

Explanation of request: 1.Variance to the side setback requirement to allow for a chimney to remain following elevation of the residence with a setback of 2.2 feet where three feet is required (LDC Sec. 3.10.(b)(3)C). 2. Variance to the rear (alleyway) setback requirement to allow for the detached accessory garage and cottage to remain at their current respective setbacks of 2.3' and .8' following substantial improvement of the primary dwelling where 20 feet is required, and the existing one-story garage to remain with a southern side setback of 3.6' where 10 feet is required (LDC Sec. 3.10.(e)(1)) 3. Variance to the front setback requirement to allow for the construction of an open deck and stairs at 9.4 feet where 17 feet is required (LDC Sec. 12.7.(a)(1)).

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 variance being requested is specific to this existing 1925 home and is sought as part of the effort to bring the home into current flood and building code compliance for elevation so that it can be repaired for the damage from Hurricane Helene. The chimney location and proposed stair placement are both a result of the existing location of the home and the setbacks in place at the time it was originally built. The variance will allow the homeowners to lift the home while ensuring a safe exit, appropriate for the home's size and in front. It will also allow for the other two existing structures on the property to remain in place. Both existed at the time the home was purchased and the chimney is part of the original 1925 home. Approving all variances will help maintain the character of this home and property in its historic neighborhood.

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

   Approval of this variance will actually help maintain the character of the neighborhood and historic integrity of the house. The chimney is original to the home that was built in 1925. It is important to keep this architectual detail for maintaining the character of the home. This was our main motivation for this project- we chose to lift the existing home in a community we love for its history and architecture, rather than demolish and rebuild. The placement of the stairs is necessary for provideing a safe exit at the front of the home. We worked hard to design with optimal curb appeal so as not to take away from the home's original character. The garage and cottage are existing structures and similar to those on properties in the neighborhood.

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

   If a variance is not approved for the chimney that has been in place since 1925 and built under much older setback guidelines, the owners will be forced to remove it and make very expensive repairs to the exterior and interior of the home and roof that would not be required if they were not lifting the home to comply with current flood and building codes. The placement of the front stairs is vital for safety and the location was determined to achieve highest curb appeal with least amount of additonal cost on this very expensive project. We made every effort to keep the stairs as close to the house as possible and as far from the front setback limits. It would be very expensive to relocate the garage and cottage and there really isn't adequate space. The homeowers are trying to preserve the character of the home built and located using 1925 location rules and the application for a variance is the most feasible solution.

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

   Approval of the variances requested will result in substantial justice. It would allow the homeowners to keep the existing garage, cottage and chimney/fireplace that existed when they purchased the property in 2021 and since it was built in 1925. Keeping the fireplace will ow the homeowner to continue to enjoy this historic feature that adds to the character of the home. The addition of the stairs at the front of the house would provide safe access and exit from the home without having to make costly changes to the front of the home. The stairs replace the current front access that has to be modified as a result of lifting the house. The placement and design was done to enhance the curb appeal and not detract from the home's historic character. Allowing the existing garage and cottage to stay in the present location will allow the homeowners to use the structures they purchased in 2021. Granting this variance will not negatively affect the neighbors or any new development in the area The requests are a direct result of the decision to lift this 1925 home to comply with current flood and building code and is a direct result of the damage incurred by Hurricane Helene. Definitely in the interest of justice.

7-16-25 Joshua Snoddin

Signature of Applicant **Date** **Signature of Authorized Agent** **Date**

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

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.

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

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

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

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

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

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

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

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

Signature of Applicant

7-16-25
Date

Owner's Authorization for Agent

Community Development Department
City of St. Pete Beach, Florida

I/WE . Celeste T Klitenic & Jacob A Klitenic III
(print name of property owner)

hereby authorize Joshua Joseph Trosclair
(print name of agent)

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

Signature of Owner

Celeste T Klitenic
Print Name of Owner

Signature of Owner

Jacob A Klitenic III
Print Name of Owner

The forgoing instrument was acknowledged before me this 16th **day of** July **2025 by** Celeste T Klitenic & Jacob A Klitenic III **or who is personally known** _____ **produced** Driver's License **as identification.**

(Notary Signature)

7/16/25
(Date)

My Commission Expires 8/19/2029

GLORIANNY GUEVARA
MY COMMISSION # HH 683175
EXPIRES: August 19, 2029

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Celeste T Klitenic & Jacob A Klitenic III, 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): Celeste T Klitenic & Jacob A Klitenic III

Address: 3108 PASS A GRILLE WAY ST PETE BEACH, FL 33706

Signature *Date*

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 16th day of July, 2021 by: Celeste T Klitenic & Jacob A Klitenic III who appeared before me, and is personally known to me, or has produced Driver's License as identification, and did take an oath.

My commission Expires: 8/19/2029

NOTARY:

Print Name: Glorianny Guevara Notary

Public, State of Florida

(Notarial Seal)

GLORIANNY GUEVARA
MY COMMISSION # HH 683175
EXPIRES: August 19, 2029

DEAR APPLICANT:

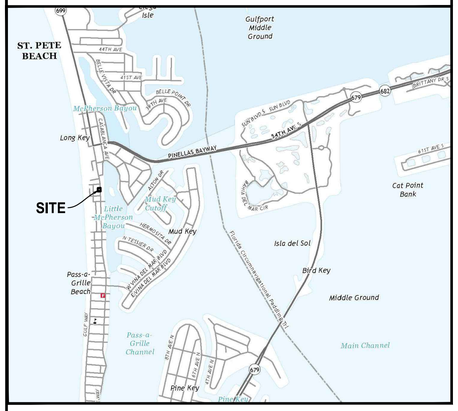
PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

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

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

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

VICINITY MAP



LEGEND

UTILITIES

- AC — AIR CONDITIONER
- EM — ELECTRIC METER
- WM — WATER METER

TREES & BRUSH

- OAK TREE
- PALM TREE

MISCELLANEOUS

- MAILBOX

HATCHING

- CONCRETE
- ASPHALT
- BUILDING

LINE TYPE

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- —OH—OH— MISCELLANEOUS OVERHEAD UTILITY LINE
- VINYL FENCE
- WOOD FENCE

ABBREVIATIONS

R/W	RIGHT-OF-WAY
(P)	PLAT DATA
(F)	FIELD DATA
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LICENSED SURVEYOR
SQ. FT.	SQUARE FEET
±	MORE OR LESS
FFE	FINISH FLOOR ELEVATION

MONUMENTS

- ○ 5/8" IRON ROD SET (LB 8466)
- ⊙ NAIL & DISK SET (LB 8466)

DESCRIPTION:

LOTS 3 AND 4, OF REPLAT OF BLOCK 12, NORTH PASS-A-GRILLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 94, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

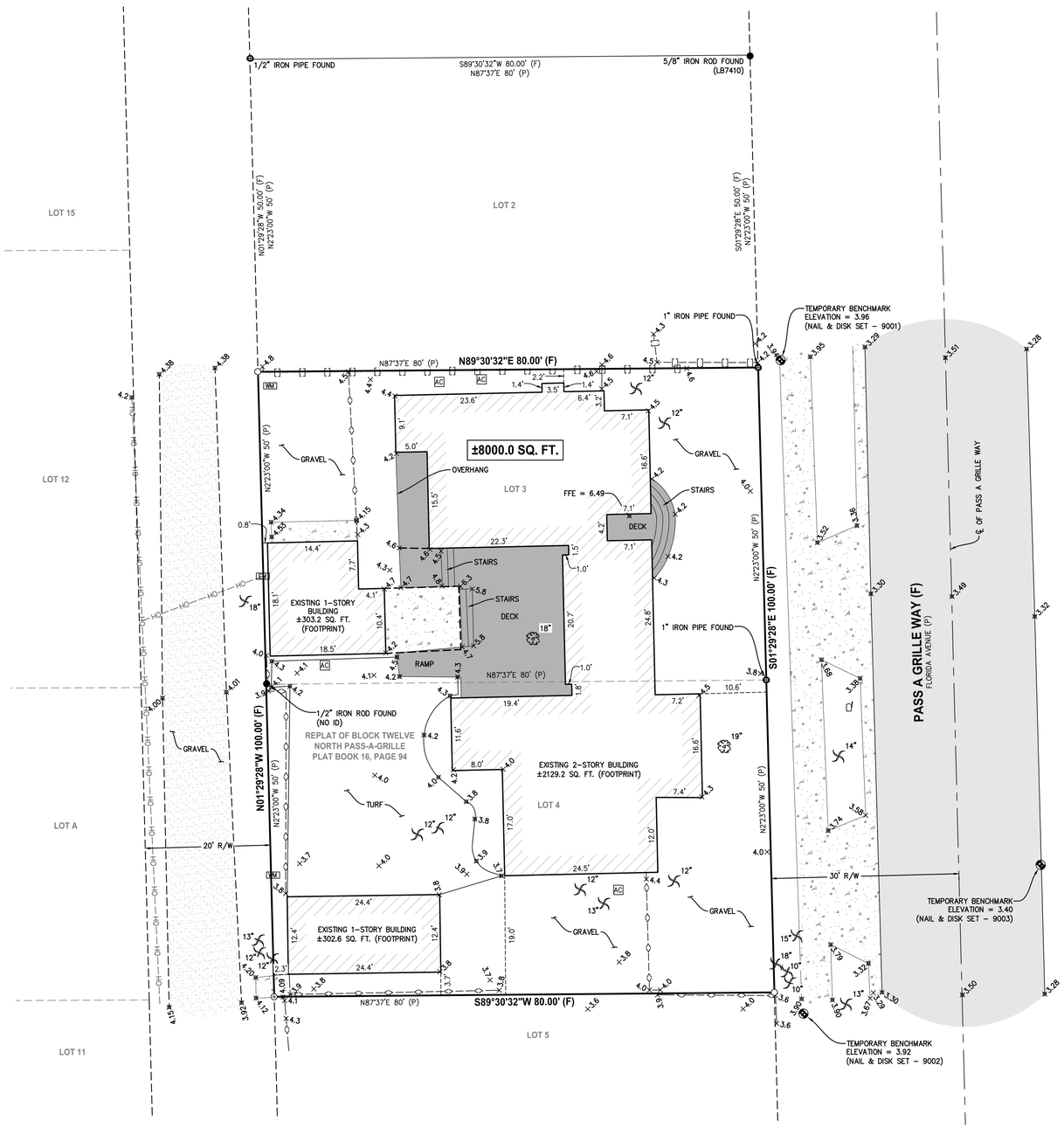
NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/2011 – EPOCH 2010.0000 AND ARE DERIVED FROM THE WESTERLY RIGHT-OF-WAY LINE OF PASS-A-GRILLE WAY HAVING A BEARING OF S01°29'28"E.
2. THE PROPERTY LIES WITHIN FLOOD ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12103C0278H REVISED 8/24/2021. BASE FLOOD ELEVATION = 9 FEET
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
4. BEARINGS AND DISTANCES ARE FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.
5. THIS SURVEY IS FOR THE EXCLUSIVE USE AND CERTIFIED TO JACOB & CELESTE KLITENIC. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN 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 CERTIFIED TO ON THIS SURVEY.
6. PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE R12 GPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK.
7. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED EXCEPT AS SHOWN THERE MAY BE SOME AREAS NOT PHYSICALLY LOCATED OR SHOWN THAT LIE WITHIN THE BOUNDS OF THIS SURVEY THAT MAY BE TERMED JURISDICTIONAL BY VARIOUS GOVERNMENT AGENCIES.
8. TREES 4 INCHES IN DIAMETER OR LESS WERE NOT LOCATED.
9. UTILITIES SHOWN ARE ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION OR UTILITY LOCATING SERVICES WERE PERFORMED TO VERIFY THE LOCATION OF UTILITIES.
10. OWNERSHIP OF FENCING WAS NOT DETERMINED.
11. SITE ELEVATION IS NAVD 1988. ELEVATIONS ARE BASED ON NGS BENCHMARK "196" (PID #AG0101) HAVING AN ELEVATION OF 3.24 FEET NAVD 1988 AND ELEVATION OF 4.17 FEET NGVD 1929. THE DIFFERENCE WAS COMPUTED UTILIZING VERTCON (NORTH AMERICAN VERTICAL DATUM CONVERSION) WHICH IS A GEODETIC TOOL, PROVIDED BY NGS, THAT COMPUTES THE MODELED DIFFERENCES IN ORTHOMETRIC HEIGHT BETWEEN NAVD 1988 AND NGVD 1929.
12. ADDRESS: 3108 PASS A GRILLE WAY, SAINT PETE BEACH, FL 33706
13. THIS SURVEY IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FLORIDA CERTIFICATE No. LS 7219
DATE OF CERTIFICATION 02-21-2025
DATE OF FIELD SURVEY 02-21-2025

BY: _____
BRANDON R. LAUSTER, P.S.M.
Surveyor

BRANDON R. LAUSTER License Number 7219 STATE OF FLORIDA



LAUSTER LAND SURVEY & MAPPING SERVICES LLC

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SCALE: 1:10

NAD 83/2011

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BOUNDARY, TOPOGRAPHY, & TREE SURVEY

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

REVISION	BY	DATE

DRAWN BY BRL | FIELD BY EDH | DATE 02-21-2025 | SHEET 1 OF 1

L25-0023 BTTS.dwg



PROPOSED RENDERING

NTS



GOOGLE MAPS ELEVATION

NTS

3108 Pass a Grille Way, St Pete Beach, FL 33706

SCOPE OF WORK:

-Structural Home Lifting.
-New Windows and Doors.
-Exterior Masonry Wall at Low Level.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
A-0	COVER.
N-1	GENERAL NOTES.
C-1	SITE PLAN.
A-1	EXISTING FIRST FLOOR PLAN.
A-2	EXISTING SECOND FLOOR PLAN.
A-3	EXISTING ELEVATIONS.
A-4	PROPOSED FIRST FLOOR PLAN.
A-5	PROPOSED SECOND FLOOR PLAN.
A-6	NEW ELEVATIONS.
S-1	EXISTING FLOOR FRAMING PLAN.
S-2	FOUNDATION PLAN.
S-3	NEW SECOND FLOOR FRAMING PLAN.
S-4	SECTIONS & DETAILS.
S-5	STAIR DETAILS.

FLORIDA PRODUCT APPROVAL			
PRODUCT	ITEM	TYPE	APPROVAL NUMBER
WINDOWS	PELLA EXTERIOR WINDOWS	STATE	FL11206
DOORS	PELLA EXTERIOR DOORS	STATE	FL40275
SIMPSON STRONG-TIE	H1 / H2.5A / SP1 / SP4	STATE	FL10456
SIMPSON STRONG-TIE	LSTA / MSTA	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	LTS / MTS / HTS	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	SDWC15600	STATE	FL15895
SIMPSON STRONG-TIE	H10A / H10A-2	STATE	FL11478
SIMPSON STRONG-TIE	HGA10KT	STATE	FL11470 / FL11478
SIMPSON STRONG-TIE	H16 / H16-2 / LGT / MGT	STATE	FL11470
SIMPSON STRONG-TIE	GBC	STATE	FL10861
SIMPSON STRONG-TIE	HH4 / HH6	STATE	FL10446
SIMPSON STRONG-TIE	HGT	STATE	FL10456 / FL10866
MIAMI TECH	AC UNIT TIE DOWN	STATE	FL19731
J-BOLTS			ASTM F1554
THREADED ROD			ASTM A307 (SAE 1018)
NUTS			ASTM A563
WASHERS			ASTM F463



AERIAL VIEW

NTS

Daniel Diaz

Digitally signed by Daniel Diaz
DN: CN=Daniel Diaz, dnQualifier=A01410C000001946 2FED20600261539, O=Unaffiliated, C=US
Date: 2025.05.16 09:05:24-04'00'

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DANIEL DIAZ LICENSE No. 95657 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT

This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3108 Pass A Grille Way, St Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	04/18/25	PERMIT

SHEET MANAGEMENT

PROJECT NO: 2024159

SHEET TITLE

COVER

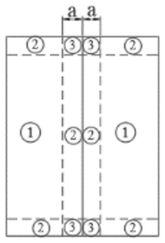
SHEET NUMBER

A-0

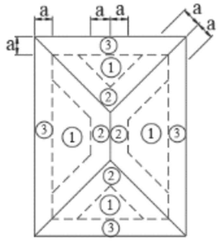
PROJECT	PASS A GRILLE WAY			
ADDRESS:	3108 PASS A GRILLE WAY, ST PETE BEACH FL 33706			
WIND SPEED (MPH (Vult)			**148**	mph
EXPOSURE:			**D**	
RISK CATEGORY:			**II**	
MEAN ROOF HEIGHT (FT):			**30**	ft
INTERNAL PRESURE COEFICIENT: (+/-)			0.18	
Roof				
AREA	**10**	**20**	**50**	**100**
Negative Zone 1	-87.91	-77.86	-64.57	-54.52
Negative Zone 2	-121.29	-104.54	-82.40	-65.65
Negative Zone 3	-121.29	-104.54	-82.40	-65.65
Positive All Zones	48.96	42.26	33.41	26.71
Overhang Zone 3 @zone	-172.48	-152.77	-126.72	-107.01
Overhang Zone 3 @zone	-189.17	-166.50	-136.54	-113.88
Walls				
AREA	**10**	**20**	**50**	**100**
Negative Zone 4	**-71.2**	**-68.3**	**-64.3**	**-61.39**
Negative Zone 5	**-87.9**	**-82.0**	**-74.2**	**-68.26**
Positive Zone 4 & 5	**65.7**	**62.7**	**58.8**	**55.83**

Notes:
1) For effective areas between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.
2) Plus and minus signs signify pressures acting toward and away from the building surfaces, respectively.
3) See pressure zone diagrams for corresponding zones.
4) Roof coverings, finishes, etc. shall be designed for the full negative design pressure.
5) Roof framing members shall be designed to resists the net uplift design pressure specified.
6) For ultimate wind pressure, multiply value in the table by 1.67.

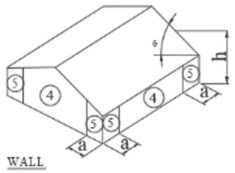
Location of C&C Wind Pressure Zones - ASCE 7-22



Gable 7° < θ ≤ 27°



Hip 7° < θ ≤ 45°



WALL

Walls h ≤ 60'
& alt design h<90'

STRUCTURAL SPECIFICATIONS:

1. GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE TO VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ALL ENGINEERS OF RECORD. THE CONTRACTOR IS ALSO SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. DMD & COMPANY, LLC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.
2. TYPICAL DETAILS AND WALL SECTIONS SHOWN APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
3. CONTRACTOR MUST FULLY BRACE AND PROTECT ALL WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETED.
4. THE STRUCTURE AND ALL APPLICABLE COMPONENTS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:
   4.1. THE 8th EDITION (2023) FLORIDA BUILDING CODE.
   4.2. ACI STANDARD 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
   4.3. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 / ASCE 5).
   4.4. AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
5. THE FOLLOWING STRUCTURAL CONSTRUCTION DOCUMENTS MUST BE USED IN CONJUNCTION WITH ALL APPLICABLE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DOCUMENTS. IF THERE IS A DISCREPANCY BETWEEN DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING ANY AND ALL CONSTRUCTION. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION MUST **ALWAYS** APPLY.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DOCUMENTS AND WITH ANY AND ALL APPLICABLE EQUIPMENT MANUFACTURER'S (I.E. WINDOW, DOOR, AIR HANDLER, ETC.). IF THERE ARE ANY CONFLICTS THE GENERAL CONTRACTOR IS REQUIRED TO REQUEST AND RECEIVE AN ARCHITECTURAL DIRECTIVE PRIOR TO PERFORMING WORK.
7. IF THERE ARE ANY DIMENSION'S NOT SHOWN ON THE STRUCTURAL CONSTRUCTION DOCUMENTS REQUIRED FOR CONSTRUCTION THE GENERAL CONTRACTOR MAY REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND/OR CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADDITIONAL INFORMATION.

STRUCTURAL FOUNDATION NOTES:

1. THE FOUNDATIONS FOR THIS PROJECT HAS BEEN ENGINEERED ASSUMING THE SOIL IS SUITABLE TO SUPPORT 2000 PSF SPREAD FOOTINGS, G.C./OWNER SHOULD OBTAIN A SITE SPECIFIC SOIL REPORT FOR THIS LOCATION. ANY DISCREPANCY, IN ANY SOIL CONDITION, MUST BE INFORMED TO ENGINEER OF RECORD ALONG WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THIS MAY RESULT IN REVISIONS TO THE FOUNDATION PLAN.
2. SUBGRADE PREPARATION MUST BE AS NEEDED TO OBTAIN THE SAFE BEARING PRESSURE DEFINED ABOVE. ALL ORGANICS AND UNSUITABLE SOIL MUST BE REMOVED AND A MINIMUM OF 98% COMPACTION MUST BE OBTAIN UNLESS GEOTECHNICAL ENGINEER RECOMMENDATIONS ALLOW A LOWER PERCENT OF COMPACTION.

CONCRETE MASONRY UNITS (CMU):

1. THE DESIGN AND CONSTRUCTION MUST CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530 / ASCE 5, AND THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1 / ASCE 6.
2. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK ASSEMBLY MUST BE 1500 P.S.I. (f'm) MORTAR FOR MASONRY MUST BE TYPE "S" OR "M".
3. FOR ALL EXTERIOR AND INTERIOR BEARING, BED JOINTS ARE TO COVER 100% OF THE MASONRY SURFACES AND ALL HEAD JOINTS ARE TO COVER 100% OF THE PROJECTED AREA OF THE FACE SHELLS.
4. CONCRETE FILL FOR ALL CMU CELLS, AS REQUIRED,MUST BE WITH 3000 P.S.I. GROUT WITH A SLUMP BETWEEN 8 AND 11 INCHES. G.C. MUST SUBMIT DESIGN MIX TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.
5. THE MINIMUM HORIZONTAL REINFORCING FOR ALL CMU WALLS MUST BE 9 GAGE HOT DIP GALVANIZED TRUSS OR LADDER TYPE JOINT REINFORCING AT 16" O.C., PROVIDE MANUFACTURE "T" AND "L" SHAPES FOR INTERSECTIONS AND CORNERS, (MINIMUM LAP 8").
6. PROVIDE ADDITIONAL VERTICAL REINFORCING BAR AT EVERY CORNER, INTERSECTION, CONTROL JOINT, AND OPENING EDGES (U.N.O.).
7. THE MINIMUM SPLICE FOR ALL REINFORCING IS TO CONFORM TO THE LATEST ACI CODE ALONG WITH THE CRSI SPECIFICATIONS FOR REBAR.
8. ALL CMU WALLS HAVE BEEN ENGINEERED TO BE BRACED BY FLOOR/ROOF/BEAM MEMBERS, THEREFORE CONTRACTOR MUST PROVIDE TEMPORARY BRACING DURING CONSTRUCTION.
9. ALL CMU BELOW FIRST FLOOR FINISHED ELEVATION MUST BE FULLY GROUT FILLED.
10. ALL KNOCK OUT BLOCK HORIZONTAL BARS MUST HAVE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS. SIZE AND NUMBER OF CORNER BARS MUST BE SAME AS HORIZONTAL BARS.
11. ALL INTERSECTING WALLS AND CORNER WALLS MUST BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON UNIT BELOW.

MISCELLANEOUS:

1. THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH, AS SHOWN IN THE STRUCTURAL DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
3. CONTRACTOR TO SUPPORT, BRACE, AND SECURE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION.
4. APPLICABLE BUILDING CODE: 5th EDITION (2014) FLORIDA BUILDING CODE.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 5th EDITION (2014) FLORIDA BUILDING CODE.
6. DESIGN LOADS FOR PRE-ENGINEERED METAL BUILDING ROOF: 20 PSF SUPERIMPOSED LIVE LOAD AND 25 PSF DEAD LOAD.
7. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
8. CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
9. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR TWO WEEKS REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE SPECIALTY ENGINEER, WHERE SPECIFIED HEREIN.
10. CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEER'S REVIEW THEREOF.

STRUCTURAL CONCRETE:

1. ALL STRUCTURAL CONCRETE CONSTRUCTION MUST CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
2. ALL STRUCTURAL CONCRETE FOR THIS PROJECT MUST HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS INDICATED IN THE TABLE BELOW:

CONCRETE	W/C RATIO	AGGREGATE	USED FOR:
3000 PSI	0.52	STONE	FOUNDATIONS
4000 PSI	0.45	STONE	SLAB ON GRADE
5000 PSI	0.42	STONE	CONCRETE U.N.O.

3. ALL REINFORCING STEEL (REBAR) MUST BE NEW BILLET STEEL, INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL REBAR MUST BE SECURELY SUPPORTED AND TIED IN PLACE PRIOR TO CONCRETE PLACEMENT. USE OF CONCRETE BRICK TO SUPPORT BARS IS NOT ALLOWED.
4. IF STRUCTURAL CONSTRUCTION DOCUMENTS CALL FOR REBAR TO BE WELDED ALL WELDING MUST CONFORM TO ASTM A-706.
5. ANY WELDED WIRE FABRIC (W.W.F.), DESIGNATED IN THE STRUCTURAL CD'S MUST BE PROVIDED IN FLAT SHEETS ONLY AND MUST CONFORM TO ASTM A-185.
6. ALL BARS MARKED CONTINUOUS MUST BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS PER LAP SPLICE LENGTHS DEFINED IN ATTACHED TYPICAL DETAILS (UNLESS OTHERWISE NOTED IN PLANS). IF A SPLICE IS REQUIRED, G.C MUST SPLICE CONTINUOUS TOP BARS AT MID-SPAN, BETWEEN SUPPORTS AND MUST SPLICE CONTINUOUS BOTTOM BARS OVER SUPPORTS.
7. THE MINIMUM CLEAR COVER FOR REBAR MUST BE A MINIMUM OF THE VALUE TABULATED BELOW:

SLABS: (LIGHTWEIGHT & STONE CONC.)		1"
GIRDERS & BEAMS: (TO STIRRUPS)		1 1/2"
JOISTS: (LIGHTWEIGHT & STONE CONC.)		1 1/4"
COLUMNS AND PIERS:		
SURFACES EXPOSED TO EARTH & WEATHER	(TO STIRRUPS)	2"
ALL OTHER SURFACES	(TO STIRRUPS)	1 1/2"
FOUNDATIONS:		
ALL FORMED SURFACES		2"
ALL SURFACES CAST DIRECTLY AGAINST THE EARTH		3"
WALLS:		
ALL SURFACES EXPOSED TO EARTH		2"
ALL SURFACES EXPOSED TO WEATHER		1 1/2"
ALL OTHER SURFACES		1"

8. UNLESS NOTED, TEMPERATURE REINFORCING (ASTM A-615-60) TO BE 0.0018 X CONCRETE AREA.
9. PROVIDE #4 @ 12" O.C., WITH STANDARD HOOK, TOP BARS IN ALL SLABS AT DISCONTINUOUS ENDS UNLESS OTHERWISE NOTED ON PLANS. LENGTH OF BARS 1/4 OF SPAN, MINIMUM 3'-0". UNLESS OTHERWISE NOTED PROVIDE #4 @ 12" O.C IN ALL CANTILEVERS. BAR LENGTH MUST BE CANTILEVER SPAN PLUS 10'-0" PLUS STANDARD HOOK AT CANTILEVER ENDS.
10. WHERE PIPE SLEEVES (UP TO 2" IN DIAMETER) PASS THROUGH CONCRETE BEAMS, PROVIDE ADDITIONAL STIRRUP EACH SIDE OF SLEEVE, SLEEVES FOR PIPES 2" IN DIAMETER OR LARGER MUST BE STEEL OR CAST IRON, AND THE LOCATION MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
11. ALL CONSTRUCTION JOINTS MUST BE THOROUGHLY CLEANED JUST BEFORE PLACING NEW CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.
12. UNDER NO CIRCUMSTANCES MAY CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE MUST NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGIES, CHUTES, CONVEYORS, TREMIE PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM MUST NOT BE USED ON THIS PROJECT.
13. SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP WITH HRWR IS: 8 INCHES – UNLESS OTHERWISE NOTED BY THE STRUCTURAL ENGINEER OF RECORD.
14. NO ADMIXTURE MUST BE USED IN CONCRETE EXCEPT WITH THE PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD AND ONLY AFTER LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES MUST CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL POTABLE DRINKING WATER.
15. ANY WATER REDUCING ADMIXTURES MUST CONFORM TO ASTM C-494, TYPE A, AND MUST BE USED IN ALL CONCRETE.
16. ANY AIR ENTRAINING ADMIXTURE MUST CONFORM TO ASTM C260. THE AIR CONTENT OF CONCRETE MUST BE USED AS FOLLOWS:

FOR CONCRETE EXPOSED TO SOIL OR WEATHER:	5%
FOR INTERIOR WALLS, COLUMNS, AND SLABS:	3%

17. ALL FLY ASH USED IN THE CONCRETE MIX DESIGN MUST CONFORM TO ASTMC618, TYPE C OR TYPE F AND MUST NOT EXCEED 20% OF THE TOTAL CEMENTITIOUS MIX.
18. ANY EXPOSED CONCRETE SLABS MUST RECEIVE A CURING COMPOUND. THE CURING COMPOUND MUST CONFORM TO ASTM C309 AND MUST HAVE A MINIMUM OF 30% SOLIDS.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
2. STRUCTURAL STEEL ELEMENTS SHALL CONFORM TO THESE SPECIFICATIONS:

ANCHOR BOLTS	ASTM F1554
FRAMING BOLTS	ASTM A325 OR A490
SHAPES (C,L,PL,T)	ASTM A36
SHEAR STUDS	ASTM A108
STEEL PIPE (HSS)	ASTM A500 (42 KSI)
STRUCTURAL TUBE (HSS)	ASTM A500 (46 KSI)
WELDING ELECTRODES	E70XX
WIDE FLANGE (WF)	ASTM A992 (50 KSI)

3. SHOP CONNECTIONS MAY BE WELDED OR FASTENED BY HIGH STRENGTH BOLTS. ALL CONNECTIONS SHALL CONFORM TO STANDARD CONNECTION DETAILS ON THE PLANS, UNLESS EXPLICIT APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED. ALL CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER A.I.S.C. UNLESS NOTED OTHERWISE.
4. DESIGN CONNECTIONS FOR THE MAXIMUM SHEAR (V IN KIPS) LISTED IN THE TABLES FOR "ALLOWABLE UNIFORM LOADS IN KIPS FOR BEAMS LATERALLY SUPPORTED", AT THE BOTTOM OF EACH PAGE IN THE "PROPERTIES AND REACTION VALUES", PART TWO OF THE LATEST EDITION OF THE A.I.S.C. "MANUAL OF STEEL CONSTRUCTION".
5. ALL BOLTS SHALL BE A MINIMUM OF 3/4" IN DIAMETER, AND BE PROVIDED WITH HARDENED WASHERS UNDER THE TURNED ELEMENT (BOLT HEAD OR NUT).
6. ALL CONNECTIONS PERFORMED IN THE FIELD SHALL BE MADE WITH HIGH STRENGTH BOLTS, SLIP-CRITICAL (FRICTION) TYPE.
7. INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS MUST CONFORM TO "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
8. ALL WELDING OPERATIONS MUST CONFORM TO THE AMERICAN WELDING SOCIETY CODE, ANSI01.1, AND ALL WELDS SHALL BE PERFORMED USING E70XX, U.N.O. WELDS ARE TO BE EQUAL IN STRENGTH TO SIMILAR BOLTED CONNECTIONS.
9. WELDING STRUCTURAL STEEL MEMBERS TO EMBED PLATES IN CONCRETE MUST BE PERFORMED WITH EXTREME CARE, OVERHEATING THE EMBED PLATE DURING THE WELDING PROCESS WILL CAUSE SEVERE DEGRADATION OF THE PERFORMANCE OF THE CONNECTION. WELD IN SHORT, SINGLE PASSES (NO MORE THAN 6" OF LENGTH FOR 1/4" THICK WELD), AND ALLOW AMPLE COOLING-OFF TIME BETWEEN EACH WELD. THICKER WELDS SHOULD BE PERFORMED IN MULTIPLE PASSES, WITH A COOLING-OFF PERIOD FOR EACH PASS.
10. GALVANIZE ALL STEEL MEMBERS EXPOSED TO WEATHER (SUCH AS LINTELS, DOOR JAMBS, ETC.).
11. SEE SPECIFICATIONS FOR PAINTING OR COATING OF STEEL ELEMENTS. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
12. CUTS, HOLES, COPINGS, AND ALL OTHER MODIFICATIONS REQUIRED TO BE MADE FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS, AND SHALL BE PERFORMED ONLY BY THE SHOP ISSUING SAID DRAWINGS, OR OTHER FACILITY APPROVED BY THE ENGINEER TO PERFORM SAID WORK. HOLES IN STRUCTURAL ELEMENTS SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
13. CUTTING, BURNING OF HOLES, OR OTHER MODIFICATIONS TO STEEL MEMBERS IN THE FIELD IS NOT PERMITTED WITHOUT THE EXPLICIT APPROVAL OF THE ENGINEER.
14. STEEL MEMBERS REQUIRED BY OTHER TRADES TO SUPPORT THEIR EQUIPMENT, WHICH ARE NOT ALREADY PRESENT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH WORK.
15. FOR MISCELLANEOUS STEEL ELEMENTS, SEE ARCHITECTURAL DRAWINGS.

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CONSULTANT

DANIEL DIAZ LICENSE No. 95657 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT

This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3108 Pass A Grille Way, St Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	04/18/25	PERMIT

SHEET MANAGEMENT

PROJECT NO: 2024159

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

N-1

GENERAL NOTES

1. THE PROJECT CONSISTS OF RAISING THE EXISTING WOOD–FRAMED RESIDENCE ON MASONRY PILASTERS AND STEEL BEAMS. BUILDING TWO WOOD–FRAMED STAIRCASES FOR MAIN AND SECONDARY ACCESS, AND INCLUDING DECKS AS NECESSARY FOR ACCESSIBILITY.
2. ALL NEW WORK IS TO COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH. EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
3. INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.
4. FOUNDATION SHALL BEAR ON FIRM STABLE COMPACTED SOIL. IF POOR SOIL CONDITIONS ARE FOUND, CONTACT THE OWNER BEFORE PROCEEDING.
5. ALL REINFORCING SHALL BE HELD SECURELY IN PLACE WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH ADEQUATE SUPPORT.
6. THE CONTRACTOR SHALL COORDINATE THE SIZE NUMBER & LOCATION OF ALL ANCHOR BOLTS INSERTS, WELD PLATES AND OTHER ITEMS TO BE EMBEDDED IN THE CONCRETE AS REQUIRED BY ALL TRADES. THE ACTUAL LENGHT OF THE ANCHOR BOLT REQUIRED SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE ATTACHED PART, THE NUT TICKNESS, ETC.
7. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE STRUCTURE PERMANENTLY AND / OR DURING THE CONSTRUCTION PROCESS AS MAY BE REQUIRED.
8. ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION, DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTIONS OF THE OWNER.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSABLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL. STATE AND LOCAL LAWS, REGULATIONS AND CODES.
10. ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR & FREE OF DEFECTS, CHECKING, ETC.
11. DOOR HARDWARE IS TO BE FIRST GRADE RESIDENTIAL AS SELECTED OR APPROVED BY OWNER.
12. PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE–FINISHED MATERIAL. (3 COATS) COLOR SELECTED BY OWNER.
13. ALL CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE. WITH NEC.

SITE PREPARATION.

THE RESIDENCE AREA SHOULD BE STRIPPED OF TOPSOIL AND ORGANICS. THEN THE STRIPPED BUILDING SUBGRADE SHOULD BE PROOF–ROLLED WITH A HEAVY DRUM–TYPE VIBRATORY COMPACTOR HAVING A MINIMUM STATIC WEIGHT OF 20.000 POUNDS. PROOF–ROLLING OF THE BUILDING AREA, TO 7 FEET BEYOND CONSTRUCTION LINES, SHOULD CONSIST OF AT LEAST 10 COMPLETE COVERAGES BY THE COMPACTION EQUIPMENT. COMPACTION SHOULD CONTINUE UNTIL THE SOIL 1 FOOT BELOW THE COMPACTION SURFACE ATTAINS A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS INDICATED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM METHOD D 1557)

EROSION / SEDIMENTATION CONTROL.

CONTRACTOR IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW. MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIST SITE. IF, IN THE OPINION OF THE ENGINEER AND / OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF–SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER / AND / OR AUTHORITIES.

LEGEND:

EXISTING RESIDENCE

PROPOSED ADDITIONAL FOOTPRINT

LEGAL DESCRIPTION:

PROPERTY ADDRESS:
3108 Pass A Grille Way, St Pete Beach, FL 33706

DESCRIPTION:
LOTS 3 AND 4, OF REPLAT OF BLOCK 12, NORTH PASS-A-GRILLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 94, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
THE PROPERTY LIES WITHIN FLOOD ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12103C0278H REVISED 8/24/2021.
BASE FLOOD ELEVATION = 9 FEET

AREA:

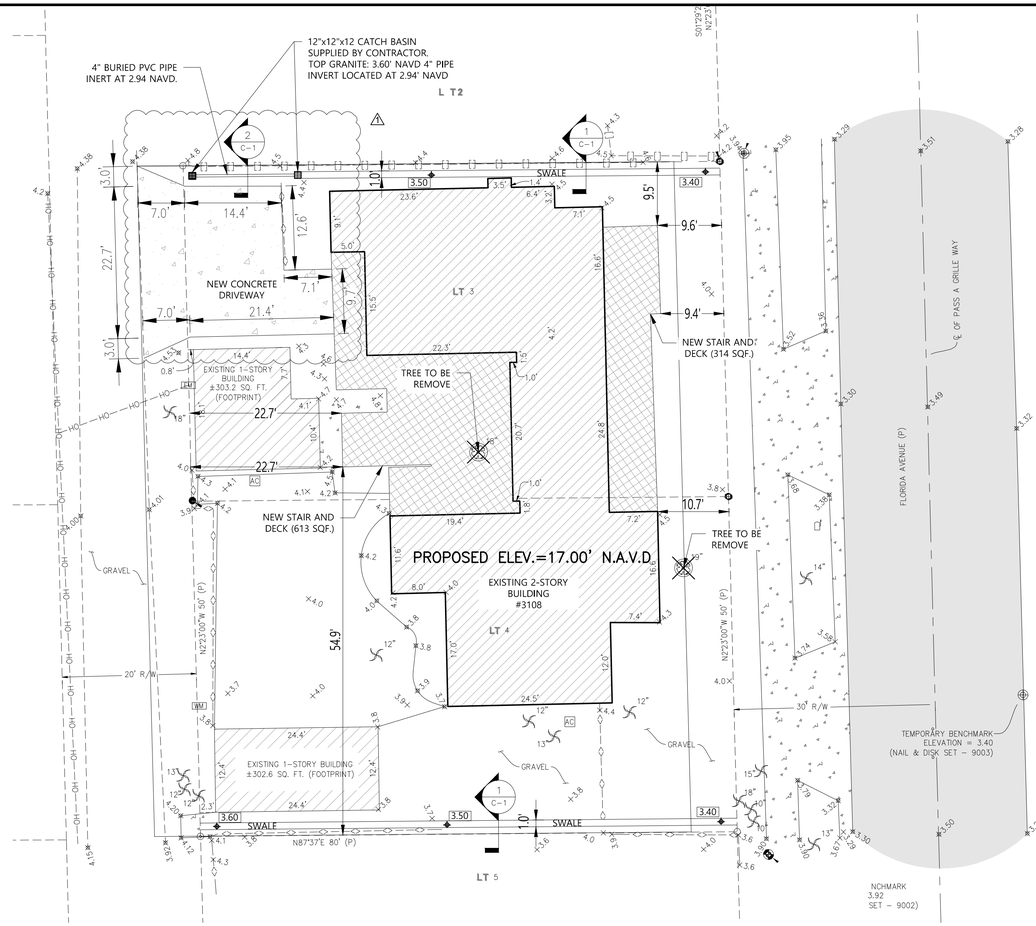
LOT:	7998 S.F.
BUILDING FOOTPRINT:	3690 S.F.
PARKING AND DRIVEWAY:	568 S.F.
POOL AND/OR PATIO AREA:	125 S.F.
WALKWAYS:	0 S.F.
OTHER:	0 S.F.

TOTAL IMPERVIOUS = 4383 S.F

% IMPERVIOUS=TOTAL IMPERVIOUS/LOT

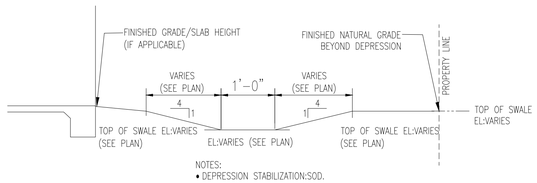
% IMPERVIOUS=4383/7998= 55 %

GREEN AREA = 45 %

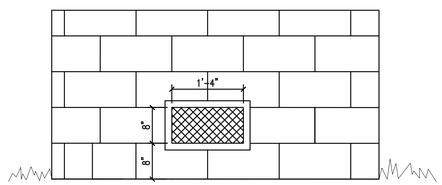


N

SITE PLAN
SCALE 3/32"=1'–0"

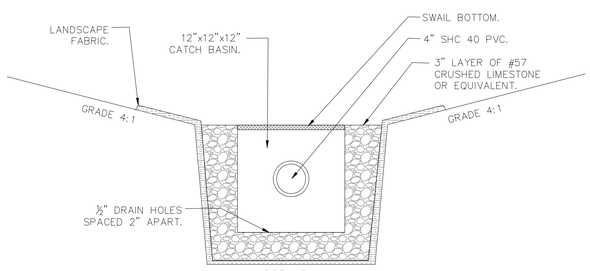


1 SIDE SWALE SECTIONAL DETAIL
SCALE: 3/4" = 1'–0"

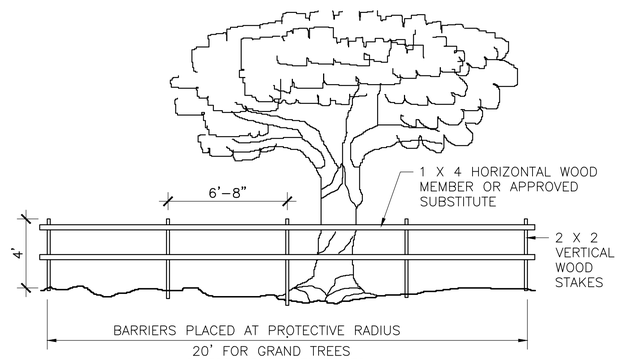


FLOOD OPENING DETAIL
N.T.S

FLOOD OPENING CALCULATIONS
MODEL FS–HEX WIDE 16" X 8 " HEIGHT
ENGENIER COVER 110 SQFT
FIRST FLOOR AREA 1188 SQF
OPENING REQUIRED 1188 / 110 = 10.8 (11 U)



2 CATCH BASIN SECTIONAL DETAIL
SCALE: 1 1/2" = 1'–0"



BARRICADE DETAIL
SCALE : NTS

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CONSULTANT

DANIEL DIAZ LICENSE No. 95657 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT

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MARK	DATE	DESCRIP.
CD	04/18/25	PERMIT
1	5/14/25	REV 1.

SHEET MANAGEMENT

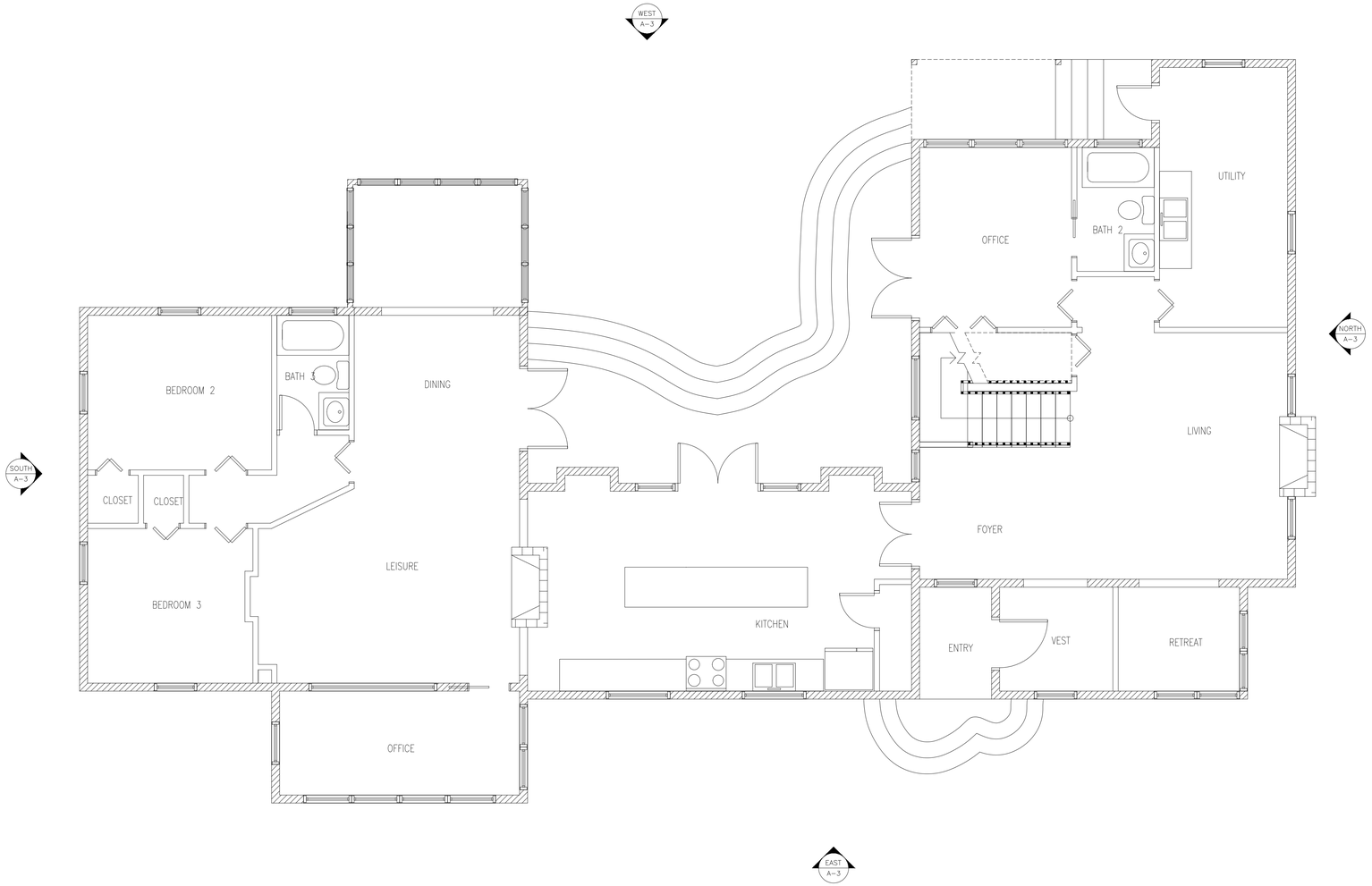
PROJECT NO: 2024159

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1



LEGEND:

- EXISTING EXTERIOR WALL: 6" WOOD BEARING
- EXISTING INTERIOR PARTITION: 4" WOOD WALL
- EXISTING CHIMNEY

EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

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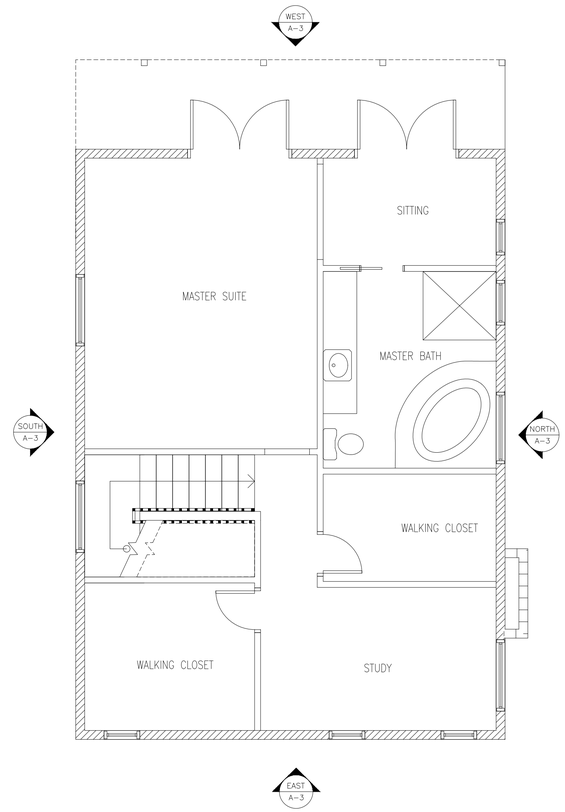
PROJECT NO: 2024159

SHEET TITLE

EXISTING FIRST FLOOR PLAN

SHEET NUMBER

A-1



EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

LEGEND:

- EXISTING EXTERIOR WALL: 6" WOOD BEARING
- EXISTING INTERIOR PARTITION: 4" WOOD WALL
- EXISTING CHIMNEY

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SHEET MANAGEMENT

PROJECT NO: 2024159

SHEET TITLE

EXISTING SECOND FLOOR PLAN

SHEET NUMBER

A-2



SIDE ELEVATION (NORTH)
3/16"=1'-0"



FRONT ELEVATION (EAST)
3/16"=1'-0"



SIDE ELEVATION (SOUTH)
3/16"=1'-0"



REAR ELEVATION (WEST)
3/16"=1'-0"

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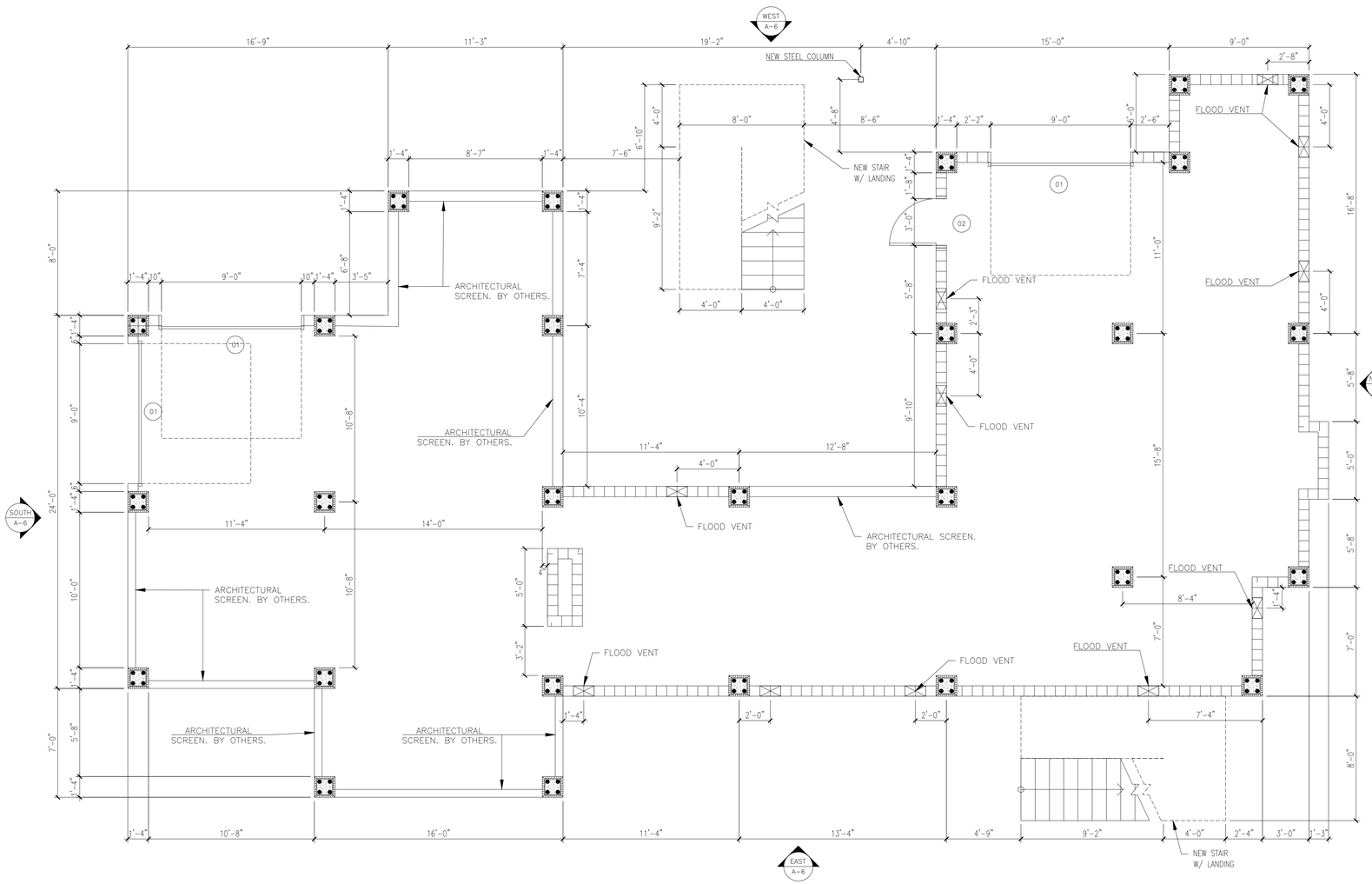
PROJECT NO: 2024159

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

A-3



PROPOSED FIRST FLOOR PLAN

1/4"=1'–0"

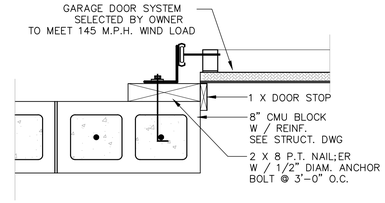
DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	9'–0" x 8'–0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)
02	3'–0" x 6'–8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE

ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL
EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPING.

(P.) = PANEL DOOR
(GD.) = GARAGE DOOR
(GL.SL) = GLASS SLIDING DOOR
(PK.) = POKET DOOR
(BF.) = BIFOLD DOOR
(F.) = FRENCH DOOR

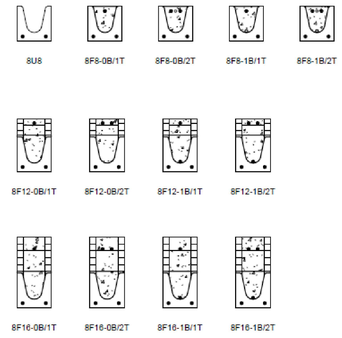
NOTE.– PROVIDE RESIDENTIAL GRADE HARDWARE AS APPROVED BY OWNER & IN COMPLIANCE WITH CODE

– EXTERIOR DOORS TO BE METAL OR FIBERGLASS, INSULATED & WITH
– WEATHERSTRIPPING
– DOORS & WINDOWS TO BE APPROVED BY OWNER BEFORE ORDERING
– STUCCO WORK TO BE IN COMPLIANCE WITH ASTM – C926 & ASTM – C1063



GARAGE DOOR JAMB

SCALE : 1–1/2" = 1'–0"



ZAFETY HAZARDOUS GLAZING LOCATION NOTES:

1– FOR GLAZING SHOWERS ENCLOSUSER OR OTHER GLAZING USED IN WET SURFACES WHERE THE BOTTOIN EXPOSE EDGE OF THE GLAZING IS LESS THAN 60INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDER HAZARDOUS LOCATION.AND SHALL COMPLY WITH 2023 F.B.C. 8TH EDITION RESIDENCIAL. SEE NOTES "REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS" .

HURACANE WINDOWS/DOORS NOTES:

2– WINDOW / DOOR DESIGN PRESSURE = 55 PSF
3– WINDOW / DOORS (NOT IMPACT RESITANT). PROVIDE TEMPORARY PLYWOOD SHUTTERS

GARAGE NOTES:

4– GARAGE DOOR #3 TO BE 1 3/8" TK. SOLID CORE 20–MINUTES FIRE–RATED.
5– A/C DUCTS PENETRATING GARAGE/RESIDENCE WALL SHALL BE MIN. 26 GA. STEEL AND HAVE NO OPENINGS INTO THE GARAGE.
6– CEILING AND WALL BETWEEN GARAGE AND RESIDENCE TO HAVE MIN. 1/2" (TYPE X) G.B. APPLIED TO GARAGE SIDE

D.F.E. NOTE:

7– HEATING, VENTILATING, AIR CONDITIONING– PLUMBING APPLIANCES AND PLUMBING FIXTURES– DUCT SYSTEMS – ELECTRICAL AND OTHER EQUIPMENT SHALL BE LOCATED AT OR ABOVE DFE. 9.5'

FRAMING SYSTEM NOTES:

8– STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"X4" WHERE SPACED NOT MORE THAN 16" O/C. OR, NOT LESS THAN 2"X6" WHERE SPACED NOT MORE THAN 24 " O/C.
9– A MINIMUM 2X4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

LEGEND:

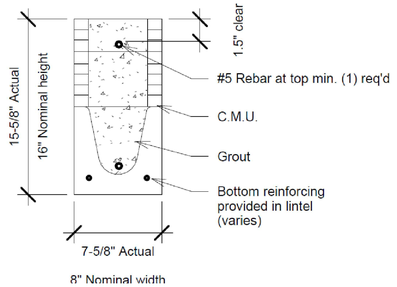
EXTERIOR WALL:
8" CONC. BLOCKWALL (INSIDE FINISH) STUCCO (OUTSIDE FINISH UNLESS NOTED OTHERWISE.

DENOTES 16"x16" MASONRY PILASTER.

FLOOD VENT 16"x8"

TYPE DESIGNATION

F = filled with grout / U = unfilled
Quantity of #5 rebar at bottom of lintel cavity
8F16-1B/1T
Quantity of #5 rebar at top
Nominal height
Nominal width



MATERIALS

1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation
7. Mortar per ASTM C270 type M or S

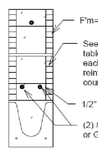
GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530.
10. The exterior surface of lintels installed in exterior or uplift) and horizontal (laterall) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

11. Lintels loaded simultaneously with vertical (gravity

12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:



SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing.
   Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lenghts not shown, use safe load from next longest length shown.
9. All safe loads in units of pounds per linear foot.
10. All safe loads base on simply supported span.
11. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar.
    Example 7'-6" lintel type 8F32-1B safe gravity load = 6472 (15) w/15% reduction = 6472 (.85) = 5501 plf.

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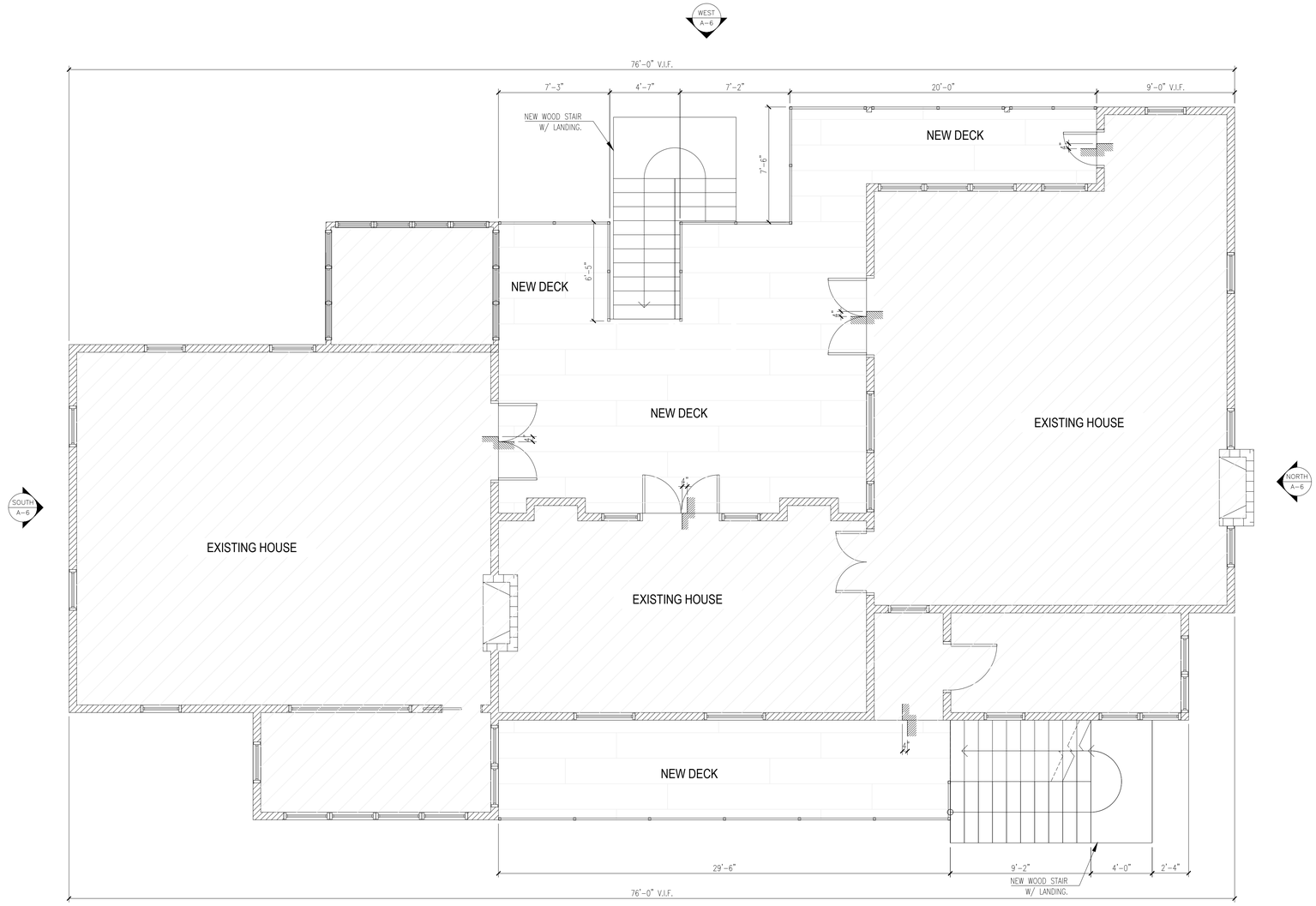
PROJECT NO: 2024159

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

A-4



PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

LEGEND:

- EXISTING EXTERIOR WALL: 6" WOOD BEARING
- EXISTING CHIMNEY
- NEW DECK

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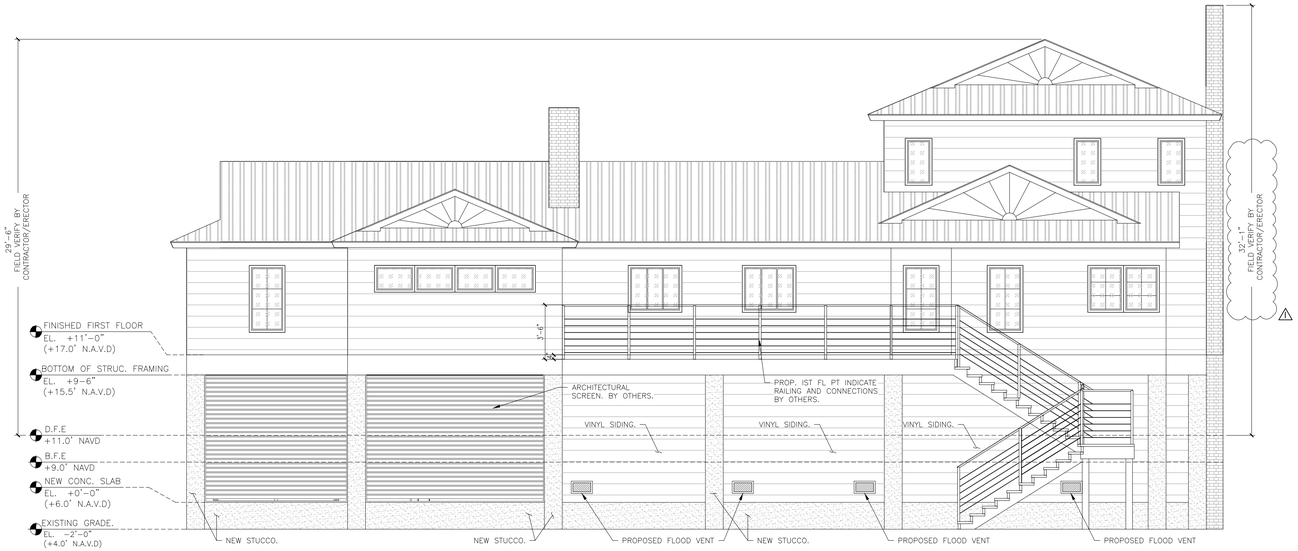
PROJECT NO: 2024159

SHEET TITLE

PROPOSED SECOND FLOOR PLAN

SHEET NUMBER

A-5



NEW FRONT ELEVATION (EAST)

3/16"=1'-0"



NEW SIDE ELEVATION (SOUTH)

3/16"=1'-0"



NEW REAR ELEVATION (WEST)

3/16"=1'-0"



NEW SIDE ELEVATION (NORTH)

3/16"=1'-0"

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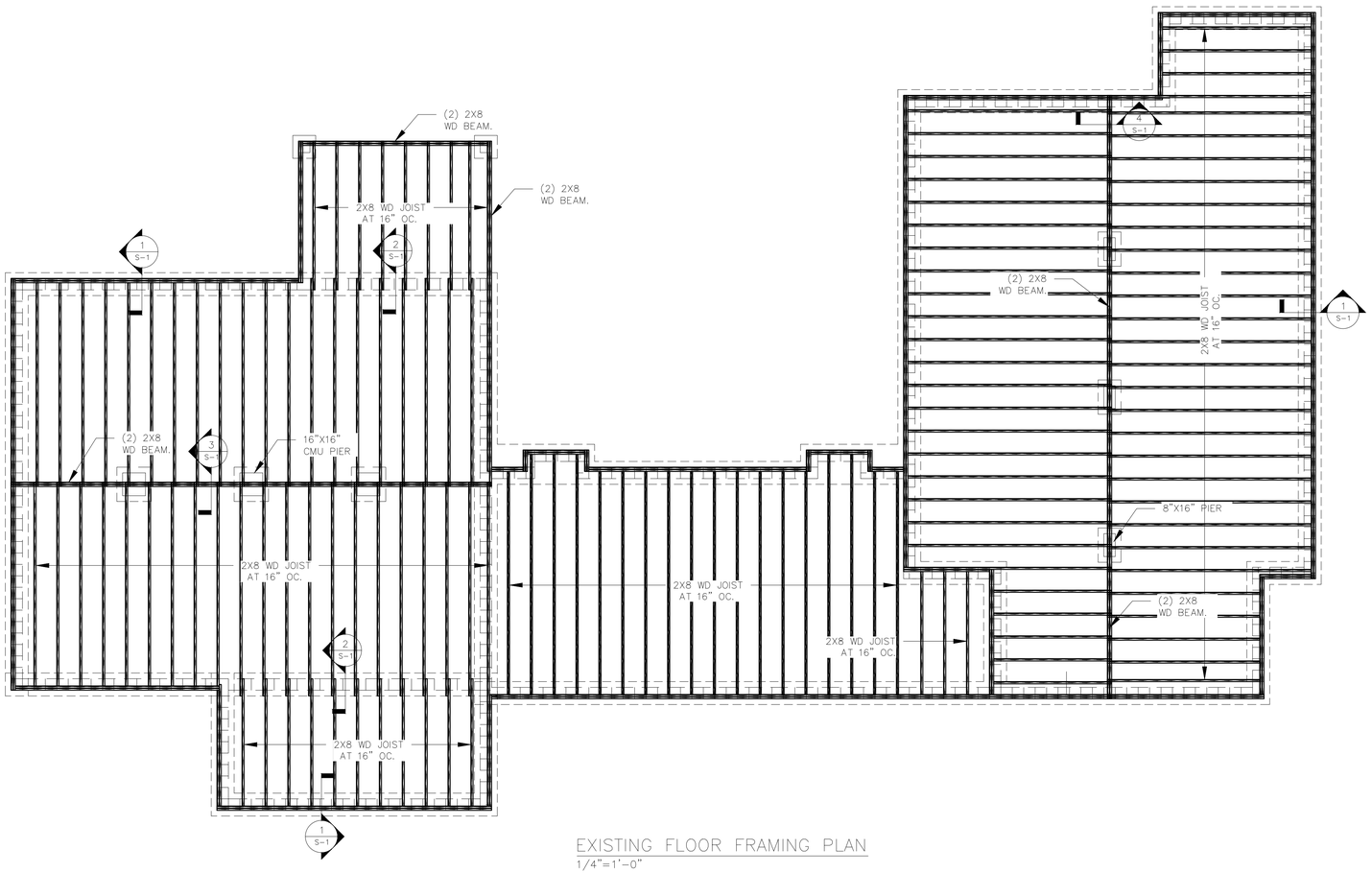
PROJECT NO: 2024159

SHEET TITLE

NEW ELEVATIONS

SHEET NUMBER

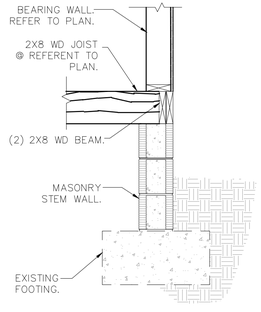
A-6



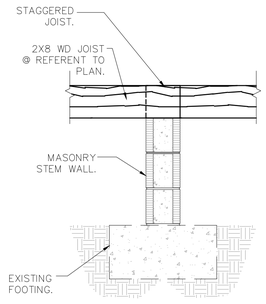
EXISTING FLOOR FRAMING PLAN
1/4"=1'-0"

LEGEND:

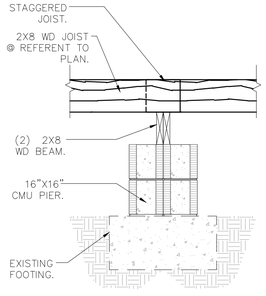
EXISTING STEM WALL



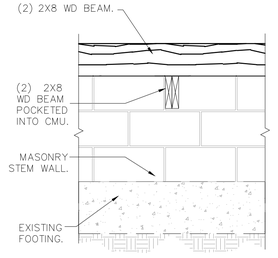
1 FLOOR FRAMING.
SCALE: 3/4" = 1'-0"



2 FLOOR FRAMING.
SCALE: 3/4" = 1'-0"



3 FLOOR FRAMING.
SCALE: 3/4" = 1'-0"



4 FLOOR FRAMING.
SCALE: 3/4" = 1'-0"

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STRUCTURAL ENGINEERS
2433 Gulf To Bay Blvd, Ste C
Clearwater, FL 33765
727.657.0773
dmd-company.com

CONSULTANT

DANIEL DIAZ LICENSE No. 95657 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT

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3108 Pass A Grille Way, St Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	04/18/25	PERMIT

SHEET MANAGEMENT

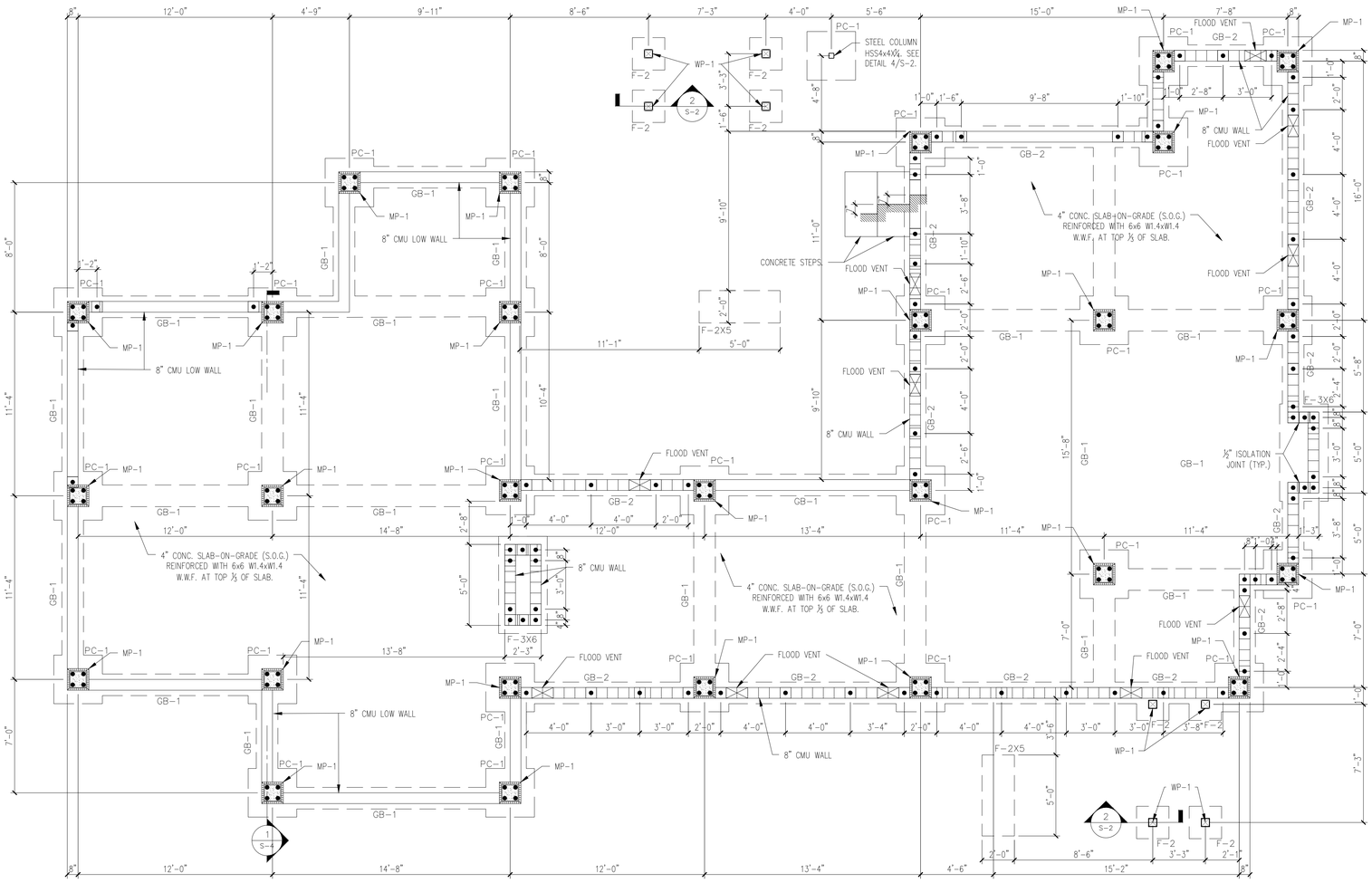
PROJECT NO: 2024159

SHEET TITLE

EXISTING FLOOR FRAMING PLAN

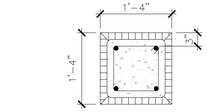
SHEET NUMBER

S-1



FOUNDATION PLAN

1/4"=1'-0"



4#5 VERTICAL & #3 TIES @ 16"O.C. ALTERNATING COURSES OF MASONRY BLOCKS

1 DETAIL MP-1

SCALE: 3/4"=1'-0"

NOTE: ALL FOOTING PC-1 WILL HAVE A HELICAL PILE BELOW.

LEGEND:

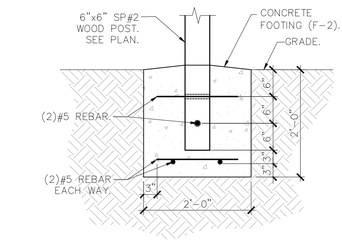
- PC-# DENOTES PILE CAP. SEE SCHEDULE.
- GB-# DENOTES GRADE BEAM. SEE SCHEDULE.
- MP-1 DENOTES 16"x16" MASONRY PILASTER. SEE DETAIL 1 ON THIS SHEET.
- WP-1 DENOTES 6"x6" SP#2 WOOD POST.
- DENOTES 8" CMU WALL REINFORCED W/ #5 REBAR @ 48" O.C.
- DENOTES 8" CMU LOW WALL REINFORCED W/ #5 REBAR @ 48" O.C.
- DENOTES HELICAL PILE FOUNDATION ANCHOR TORQUED TO 45,000 LBS WORKING LOAD. 8"x8"x5/8"LTD ATTACHED TO TOP OF HELICAL.
- FLOOD VENT 16"x8".

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING EACH WAY	REMARKS
GB-1	1'-4" x CONT.	1'-4"	(2) #5 TOP & BOTTOM #3 STIRRUPS @ 12" O.C.	GRADE BEAM.
GB-2	1'-4" x CONT.	1'-4"	(2) #6 TOP & BOTTOM #3 STIRRUPS @ 12" O.C.	GRADE BEAM.
F-2	2'-0" x 2'-0"	2'-0"	(2) #5 EACH WAY BOTTOM.	ISOLATED FOOTING. SEE DETAIL 2 ON THIS SHEET.
PC-1	3'-0" x 3'-0"	2'-0"	(4) #6 EACH WAY TOP & BOTTOM.	PILE CAP.
F-2x5	2'-0" x 5'-0"	1'-0"	(3) #5 BOTTOM LW (6) #5 BOTTOM SW	ISOLATED FOOTING.
F-3x6	3'-0" x 6'-0"	1'-4"	(4) #5 BOTTOM LW (7) #5 BOTTOM SW	WALL FOOTING.

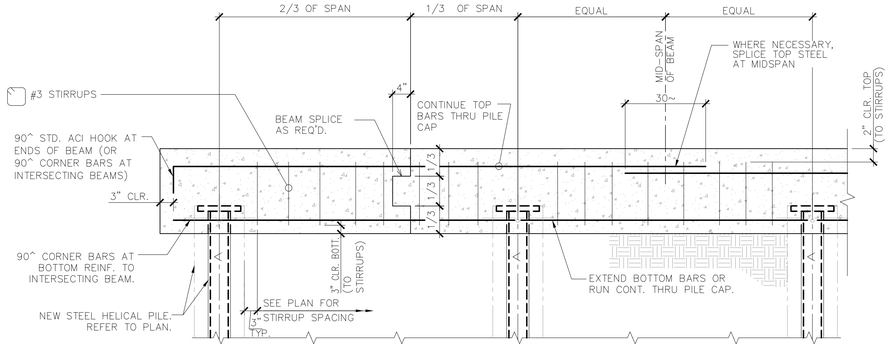
NOTES:

1. CENTER ALL FOOTINGS BELOW WALL OR COLUMN U.N.O.
2. ALL FOOTING REINFORCING TO BE BOTTOM BARS U.N.O.
3. SEE TOP OF FOOTING AT SECTIONS & DETAILS.
4. INCREASE DEPTH OF THICKENED SLAB EDGE AS REQUIRED TO MAINTAIN 1'-0" (MIN.) EMBEDMENT BELOW GRADE (TYP.) U.N.O.



2 SHORT WOOD POST FOOTING F-2

SCALE: 3/4"=1'-0"

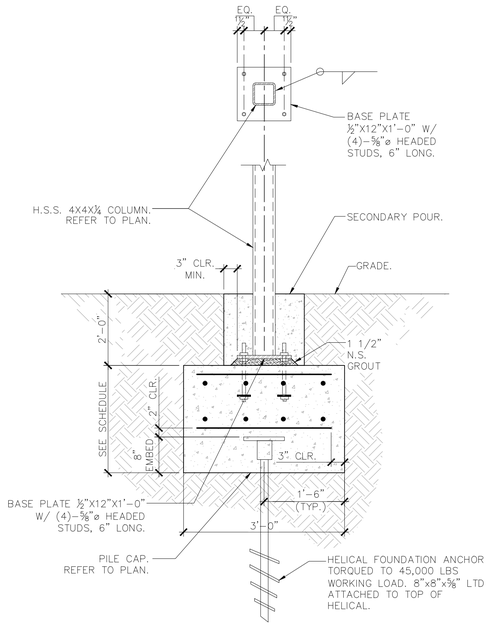


NOTES:

1. HELICAL PILES NOT TO SCALE.

3 CONCRETE GRADE BEAM REINFORCEMENT DETAIL

SCALE: 3/4" = 1'-0"



4 H.S.S. COLUMN FOOTING

SCALE: 3/4" = 1'-0"

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SHEET MANAGEMENT

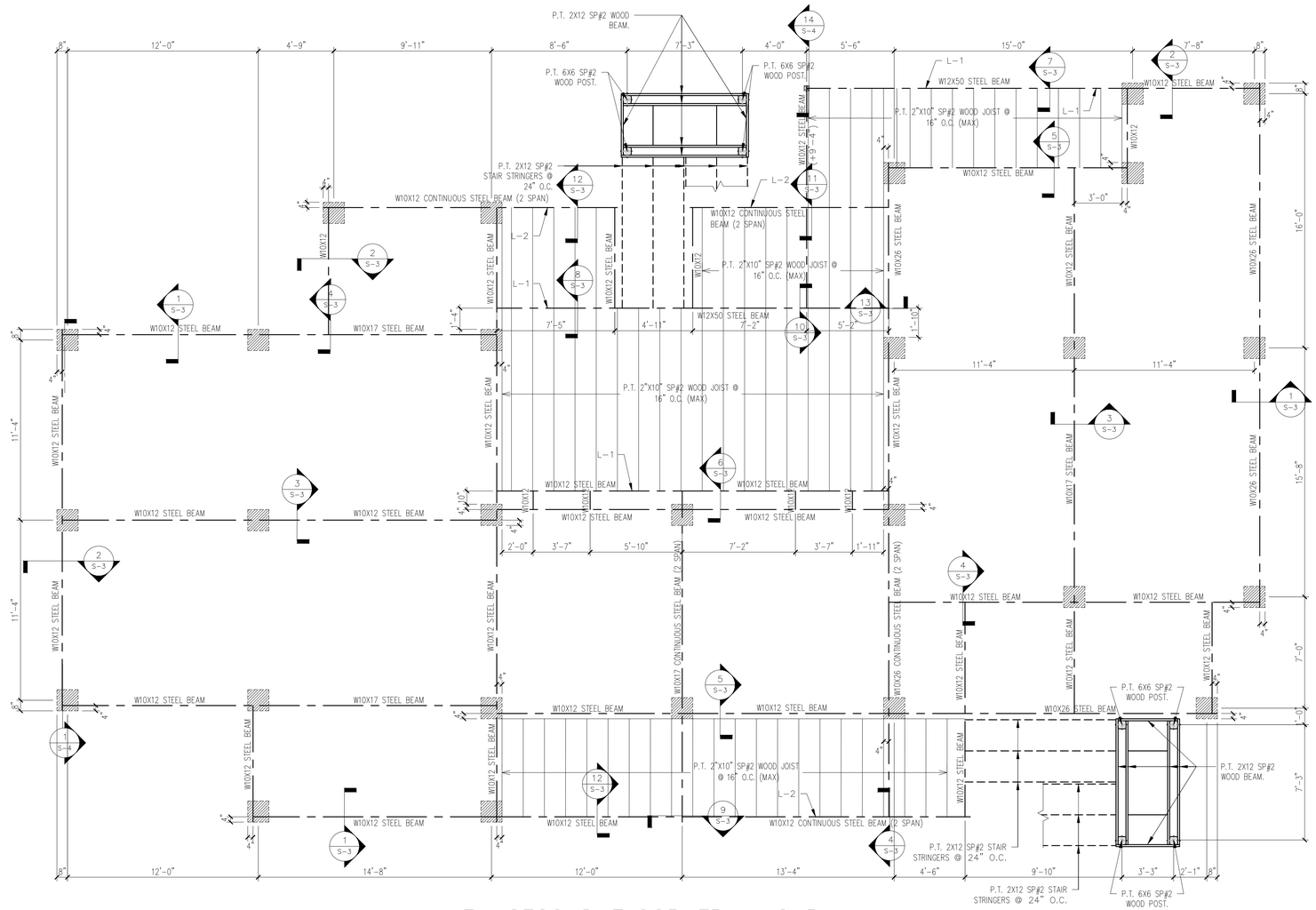
PROJECT NO: 2024159

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

S-2



NEW SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

NOTE: TOP OF ALL STEEL BEAM SHALL BE: +10'-4", EXCEPT FOR THE BEAM MARKED ON THE PLAN WITH ITS CORRESPONDING ELEVATION.

BEAM SIZE	BOLTS
W8, C8, MC8	2 ROWS
W10, C10, MC10	2 ROWS
W12, C12, MC12	3 ROWS

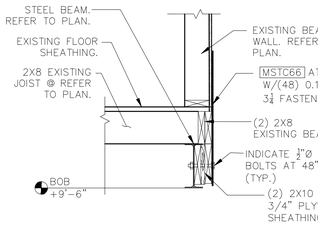
NOTE: PROVIDE HANGER CONNECTOR BY SIMPSON LUS210 AT SIMPLE WOOD JOIST. SEE SECTIONS FOR CONNECTOR OF WOOD BEAM TO WOOD POST. PROVIDE HANGER CONNECTOR BY SIMPSON THA218 AT SIMPLE WOOD JOIST WITH LEDGER L-1 & L-2.

NOTE: CONTRACTOR MUST VERIFY THAT EXISTING FLOOR FRAMING IS SOUND AND STABLE PRIOR TO PERFORMING LIFTING PROCEDURE.

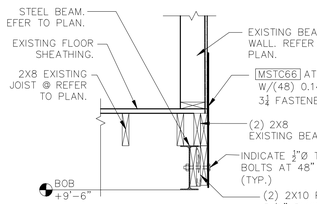
LEGEND:

- DENOTES COLUMN SUPPORT BELOW.
- L-1 DENOTES P.T. (2) 2X8 WOOD LEDGER w/ ¾" ø THRU BOLTS AT 36" O.C. (TYP.) STAGGERED.
- L-2 DENOTES P.T. (2) 2X6 WOOD LEDGER w/ ¾" ø THRU BOLTS AT 36" O.C. (TYP.) STAGGERED.
- DENOTES STEEL COLUMN SUPPORT BELOW.

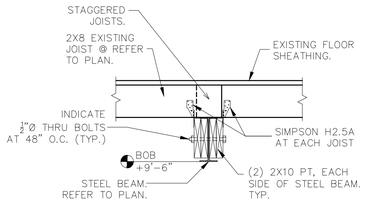
NOTE: PROVIDE EMBED PL 1/2"x14"x1'-2" w/ (4) 3/4"Ø WELDED STUDS 6" EMBED, AT THE MASONRY PIER WITH 3 OR MORE STEEL BEAMS. PROVIDE EMBED PL 1/2"x8"x0'-10" w/ (4) 3/4"Ø WELDED STUDS 6" EMBED, AT THE MASONRY PIER WITH 1 OR 2 STEEL BEAMS.



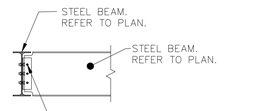
1 STEEL BEAM (EXTERIOR).
SCALE: 3/4" = 1'-0"



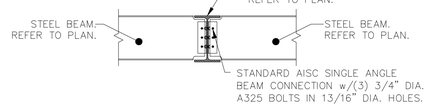
2 STEEL BEAM (EXTERIOR).
SCALE: 3/4" = 1'-0"



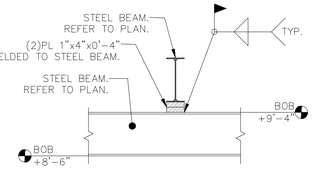
3 STEEL BEAM (INTERIOR).
SCALE: 3/4" = 1'-0"



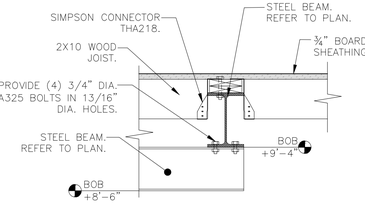
4 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



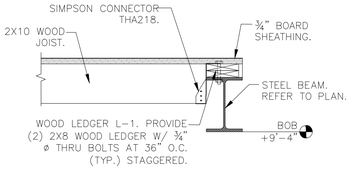
9 ANGLE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



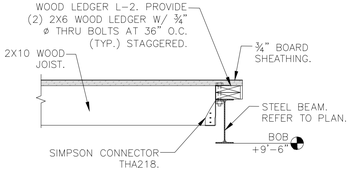
11 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



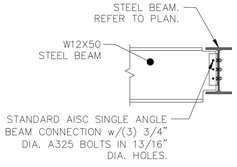
10 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



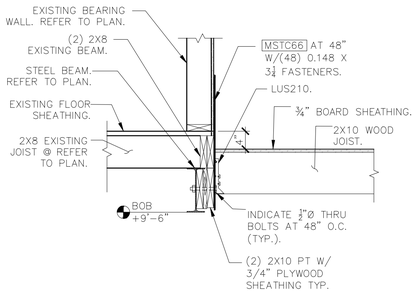
7 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



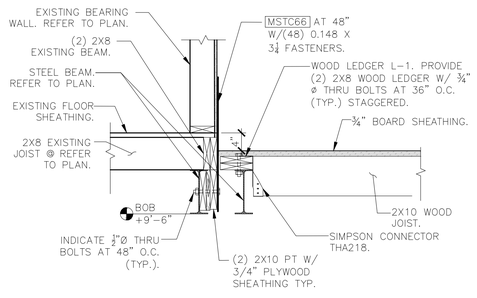
12 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



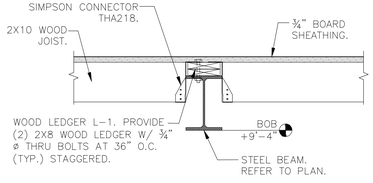
13 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



5 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



6 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



8 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"

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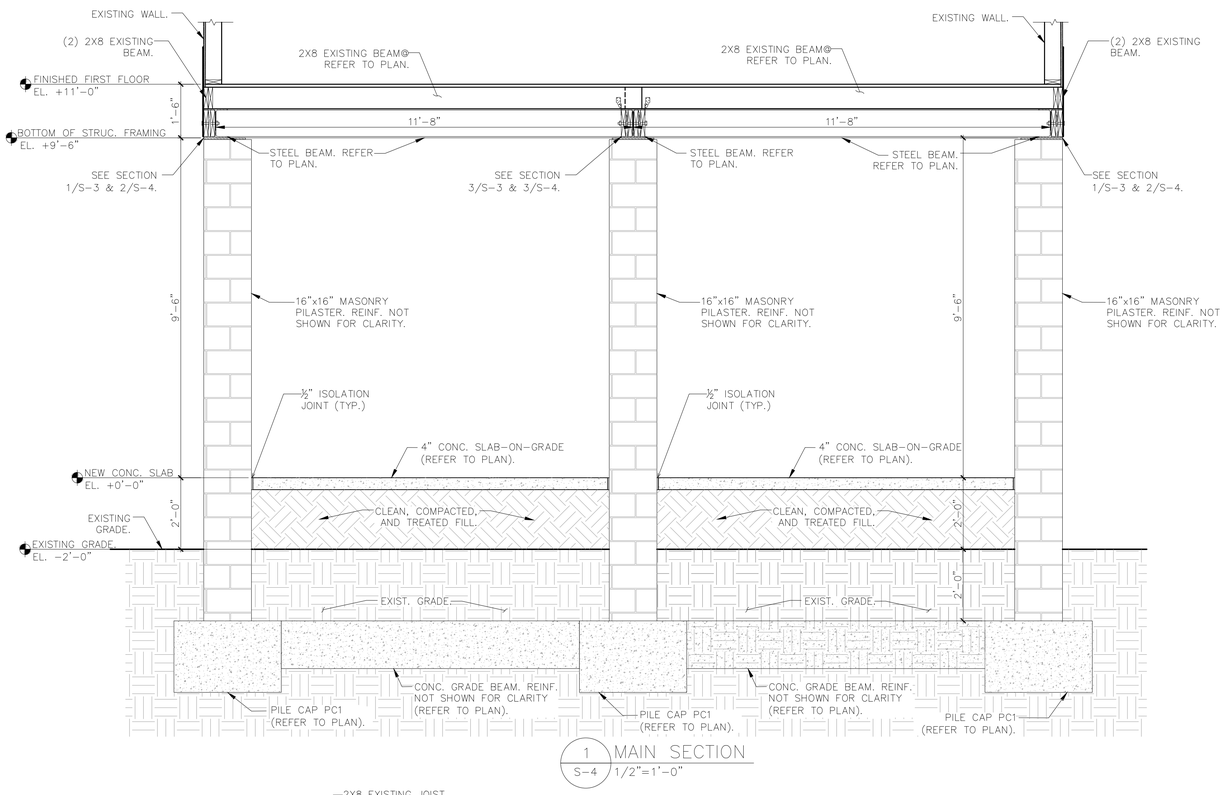
PROJECT NO: 2024159

SHEET TITLE

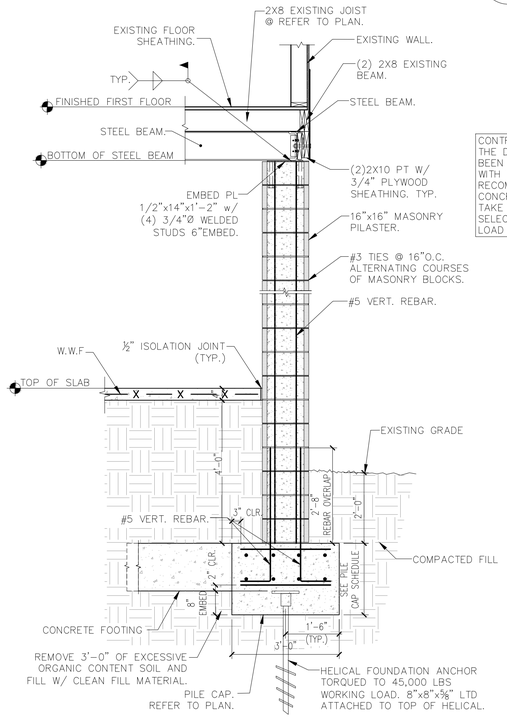
NEW SECOND FLOOR FRAMING PLAN

SHEET NUMBER

S-3

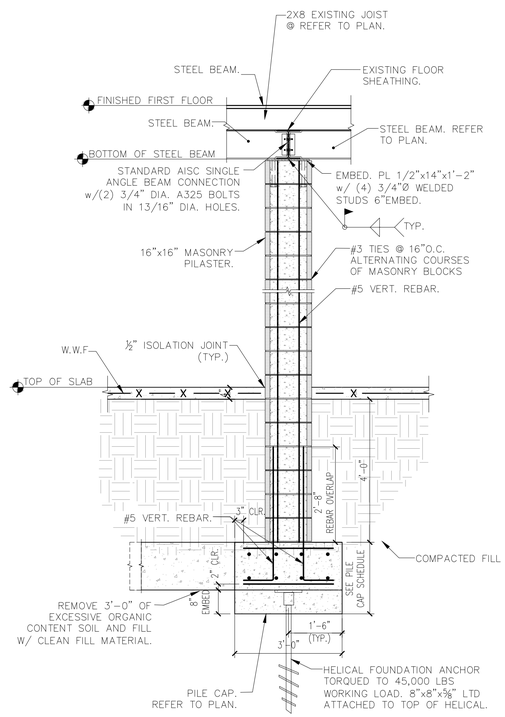


1 / S-4 MAIN SECTION
1/2"=1'-0"

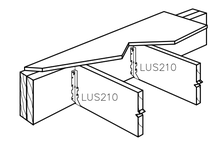


CONTRACTOR MUST VERIFY THAT THE DESIGN WORKING LOAD HAS BEEN ACHIEVED IN COORDINATION WITH THE GEOTECHNICAL RECOMMENDATIONS, PRIOR TO CONCRETE POUR. EOR DOES NOT TAKE RESPONSIBILITY FOR THE SELECTED PILE EMBEDMENT OR LOAD BEARING CAPACITY.

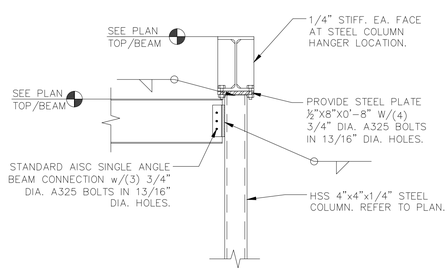
2 EXTERIOR PILASTER (TYP.)
SCALE: 1/2" = 1'-0"



3 INTERIOR PILASTER (TYP.)
SCALE: 1/2" = 1'-0"



4 SIMPSON LUS210
SCALE: 3/4" = 1'-0"



14 CONN. STEEL BEAMS TO STEEL COLUMN
SCALE: 1" = 1'-0"

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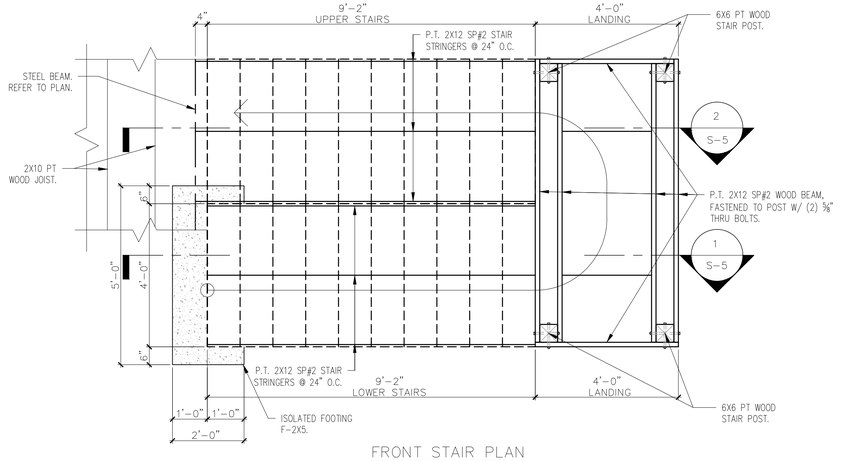
PROJECT NO: 2024159

SHEET TITLE

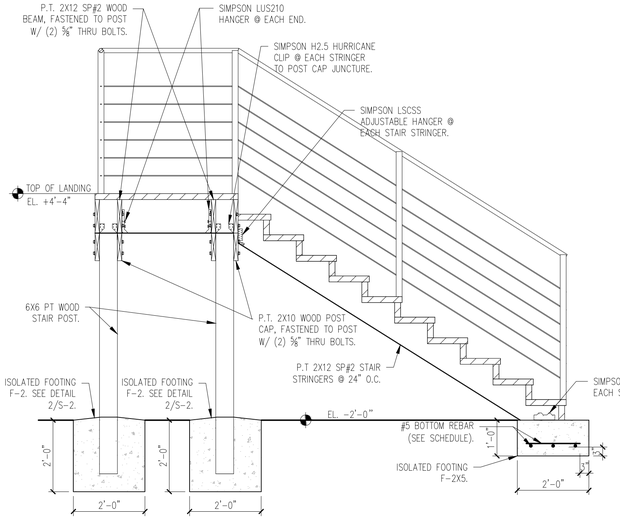
SECTIONS & DETAILS

SHEET NUMBER

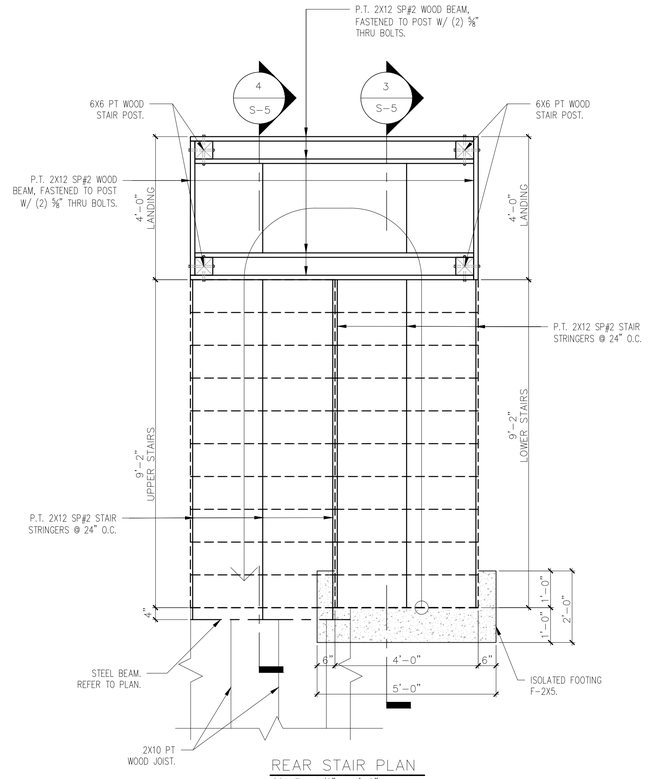
S-4



FRONT STAIR PLAN
SCALE: 1/2" = 1'-0"

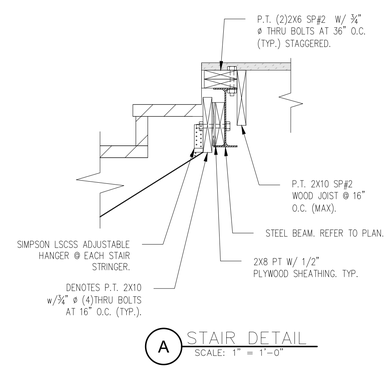


3 REAR STAIR SECTION
SCALE: 1/2" = 1'-0"

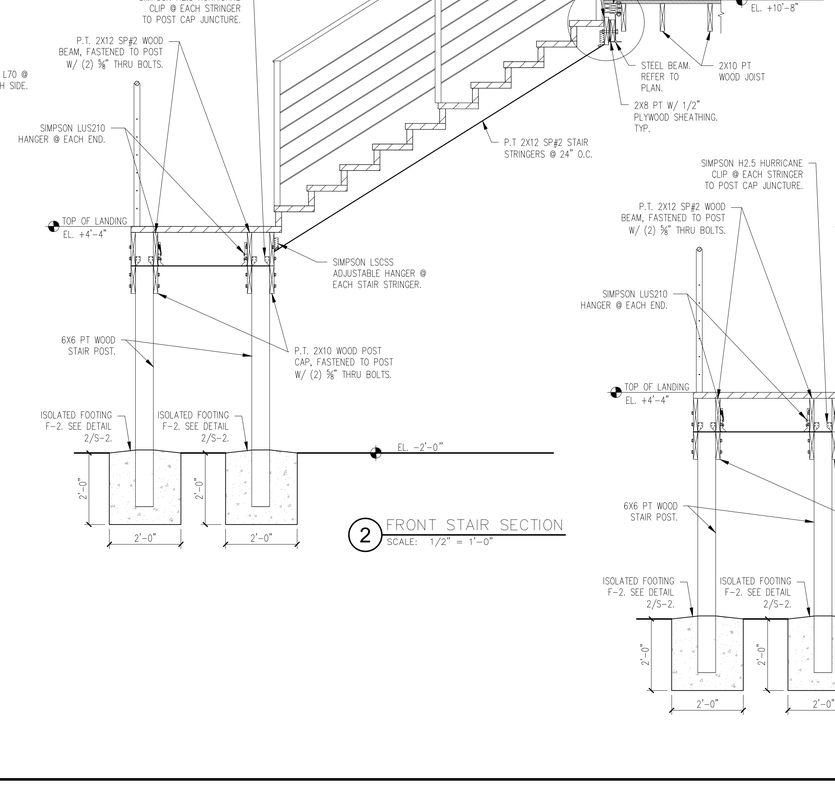


REAR STAIR PLAN
SCALE: 1/2" = 1'-0"

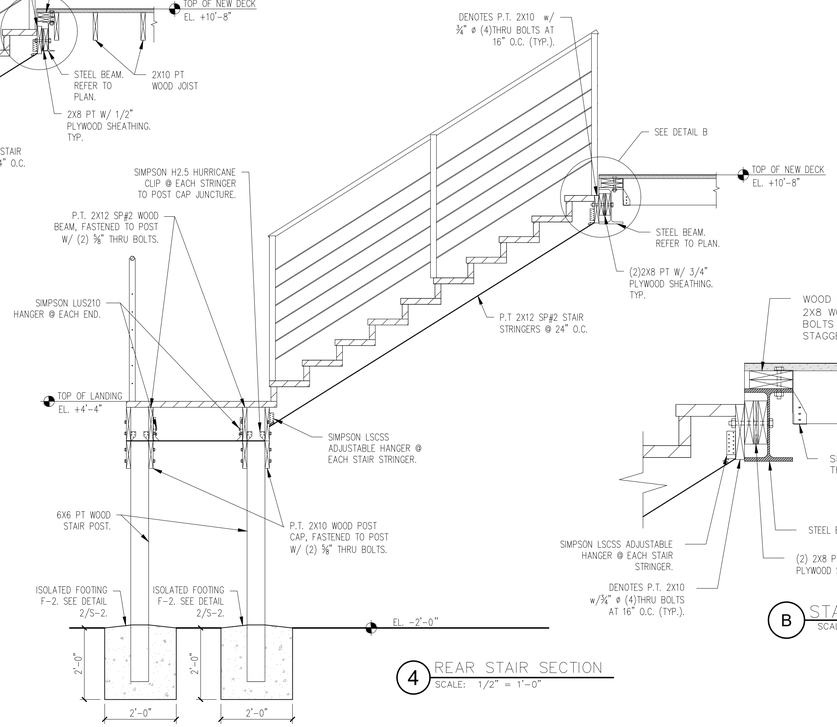
1 FRONT STAIR SECTION
SCALE: 1/2" = 1'-0"



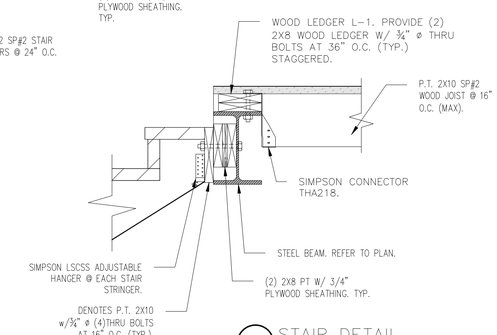
A STAIR DETAIL
SCALE: 1" = 1'-0"



2 FRONT STAIR SECTION
SCALE: 1/2" = 1'-0"



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



B STAIR DETAIL
SCALE: 1" = 1'-0"

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SHEET MANAGEMENT

PROJECT NO: 2024159

SHEET TITLE

STAIR DETAILS

SHEET NUMBER

S-5

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

COMMUNITY DEVELOPMENT DEPARTMENT

July 2, 2025

Celeste and Jacob Klitenic III
13114 Cedar Ridge Dr.
Clifton, VA 20124

Joshua Joseph Trosclair
5920 Carrier St. N
St. Petersburg, FL 33714

HISTORIC PRESERVATION BOARD
DEVELOPMENT ORDER
Case No. 25083

APPLICANT/OWNER: Joshua Joseph Trosclair for Celeste and Jacob Klitenic III

ADDRESS: 3108 Pass-a-Grille Way
St. Pete Beach, FL 33706

PARCEL ID#: 07-32-16-60948-000-0030

LEGAL DESCRIPTION: NORTH PASS-A-GRILLE REPLAT OF BLK 12 LOTS 3 & 4

REQUEST: Certificate of Appropriateness to construct access stairs and a deck that will be located 9.4 feet from the front property line where 20 feet is required and 9.5 feet from the side property line where 10 feet is required as part of a home elevation project (LDC Sec. 28.8(b)) on a structure determined to be contributing to the Pass-A-Grille Overlay District. (Florida Master Site File number PI12675)

DATE OF HEARING: July 1, 2025

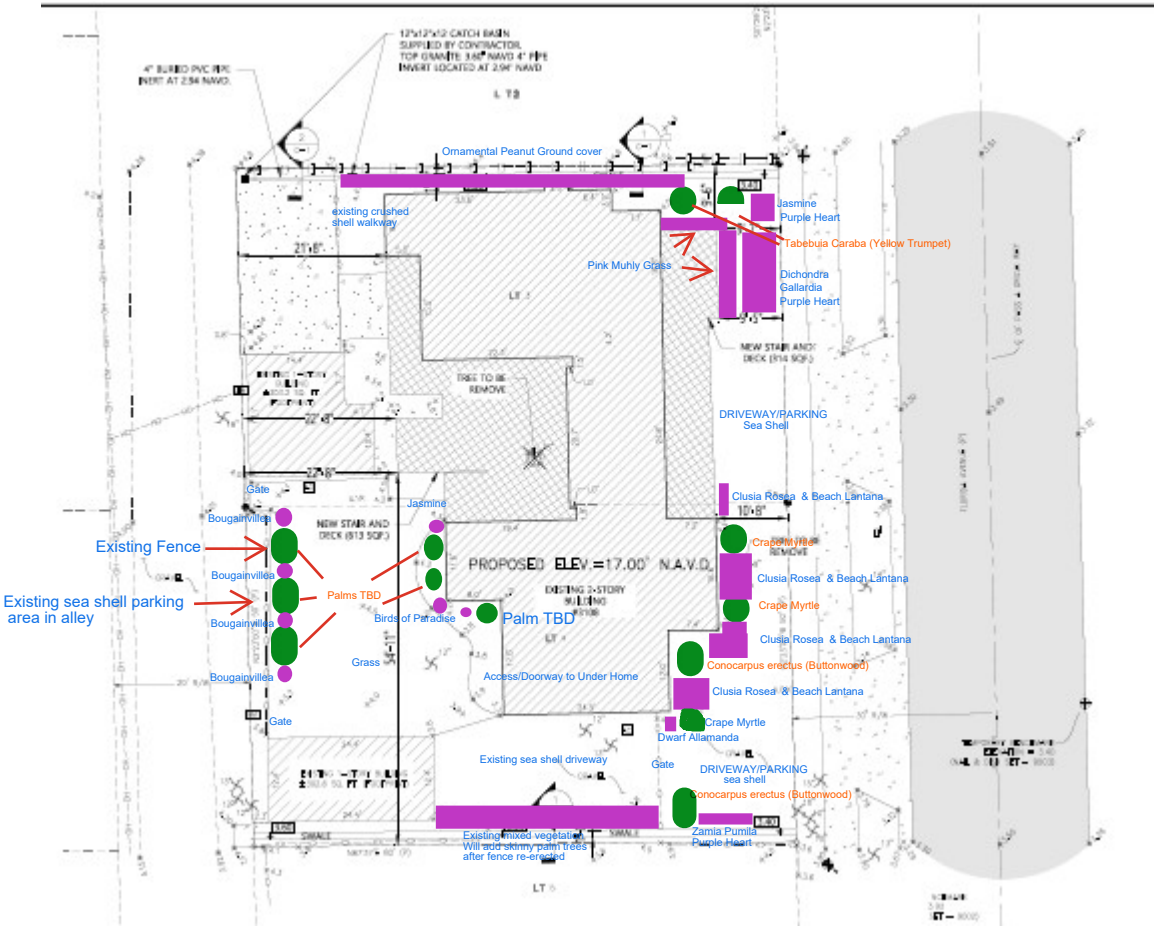
IT IS HEREBY ORDERED:

Pursuant to Sections 28.8 of the St. Pete Beach Land Development Code, Historic Preservation Board Case Number 25083 is **APPROVED** for 3108 Pass-a-Grille Way, with the recommendation that landscaping be installed to meet, at a minimum, the requirements of the Land Development Code (LDC), and that additional landscaping be strongly encouraged.

7/2/2025

Kristin Coman
Senior Planner, Planning Division

Date


Ornamental Peanut Ground cover
existing crushed shell walkway
Jasmine
Purple Heart
Tabebuia Caraba (Yellow Trumpet)
Pink Muhly Grass
Dichondra
Gallardia
Purple Heart
DRIVEWAY/PARKING
Sea Shell
Gate
Jasmine
Clusia Rosea & Beach Lantana
Bougainvillea
Existing Fence
Bougainvillea
Existing sea shell parking area in alley
Bougainvillea
Palms TBD
Birds of Paradise
Palm TBD
Grass
Bougainvillea
Access/Doorway to Under Home
Gate
Crape Myrtle
Dwarf Allamanda
Existing sea shell driveway
Gate
DRIVEWAY/PARKING
sea shell
Conocarpus erectus (Buttonwood)
Existing mixed vegetation
Will add skinny palm trees
after fence re-erected
Zamia Pumila
Purple Heart
PROPOSED ELEV.=17.00' N.A.V.D.

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

Agenda Report

Agenda Title Name: **Case No. 25090 – 535 80th Ave.**

Action Request: Motion to [approve/approve with conditions/deny/continue to date certain] Variance Case No. 25090 for 535 80th Ave.

Strategic Objective:

Date: August 27, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: H. Toliver Payne for Joseph and Diana Scimeca requests a practical difficulty variance for construction of front entry stairs for an elevated nonconforming single-family dwelling with a proposed front yard setback of 8'-4" where 17 feet is required (LDC Sec. 6.22.(b))

Funding: n/a

Attachments:

1. 25090 - Staff Report
2. 25090 - Certificate of Completeness
3. 25090 - Amended Submittal Package (08.05.2025)

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

PLANNING DEPARTMENT

Date: **August 8, 2025**

To: **Board of Adjustment**

Re: **Staff Findings Report**
Practical Difficulty Variance
Address: 535 80th Ave
Parcel Number: 36-31-15-78192-091-0070
H. Toliver Payne for Joseph & Diana Scimeca
Variance Case No: 25090

Prepared by: **Brandon Berry, Senior Planner**

Hearing Date: **8/27/2025**

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. Impervious Surface Ratio Worksheet, consisting of one page, dated 6/25/25.
3. Boundary Survey, consisting of one sheet, dated 11/6/2024.
4. Floor, Site, and Front Elevation Plan, consisting of one sheet, updated 8/4/25.

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

Site Description/Surrounding Land Uses

The subject site is a 6,500 sq. ft. (approx. 0.15 acre) parcel located at 535 80th Ave, known as parcel number 36-31-15-78192-091-0070 and legal description of ST PETERSBURG BEACH NORTH UNIT NO. 3 BLK 91, LOT 7 within the AE-Elevation 10 flood zone. The property is located in the RU-1 Residential Zone; RU on the future land map and contains a single-family residence constructed in 1951 according to the Pinellas County Property Appraiser. It is surrounded by single-family residences to the west and east, a canal to the north, and 80th Avenue to the south. The property currently contains a single-family residence that has been approved for elevation of the living level above the floodplain, along with an existing pool and dock that are proposed to remain.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 3 of 15, dated 7/20/2012

Request

The applicant is requesting to install a staircase with switchback landing to access the front elevated entryway area of the structure, noted on the floor plan as a balcony. The residence is being elevated in place with a nonconforming front setback of 15 feet, which is permitted to remain provided that all additions outside of the building's existing footprint comply with the current setback requirements. The City has made provisions to allow for stairs to encroach to up to ten feet into the required front yard administratively, provided that the applicant can demonstrate that interior access to the residence cannot be accommodated. For the subject request, interior elevator and stair access is provided to the elevated living level, and the front entry is an additional means of access.

The building permit associated with the elevation of the residence met administrative criteria for issuance and was issued in May 2025. This request would only permit the addition of the front stairs as an additional means of access.

Analysis

1. Variance required:
   a. **Residential Open Stairs:** proposed 8'-4" front yard setback where a minimum of 17' is required.

Residential Open Stairs – LDC Sec. 6.22.(b)	**535 80th Avenue**		
	Permitted/Required	**Existing**	**Proposed**
Front Yard Setback (Min.)	17	15'* (to building)	8'-4" **(v)**
***Denotes existing non-conformity** **(v) = Variance required**			

Figure 3: Site Plan Showing Approved Lot Conditions

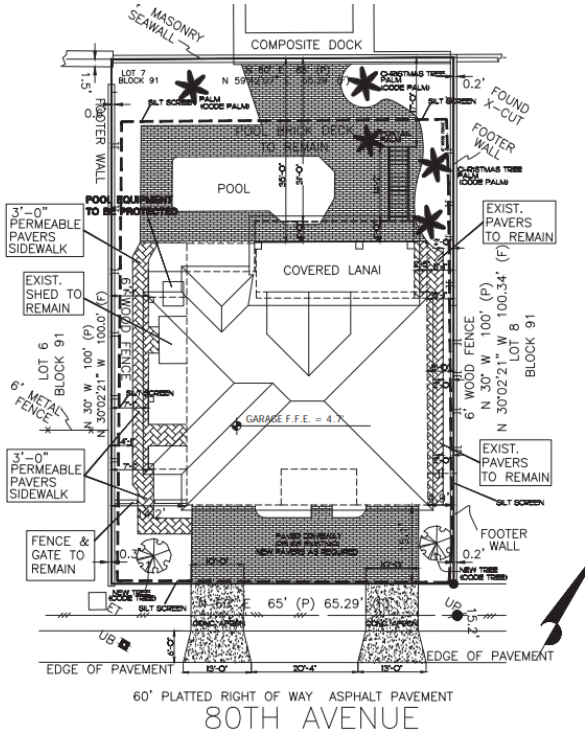
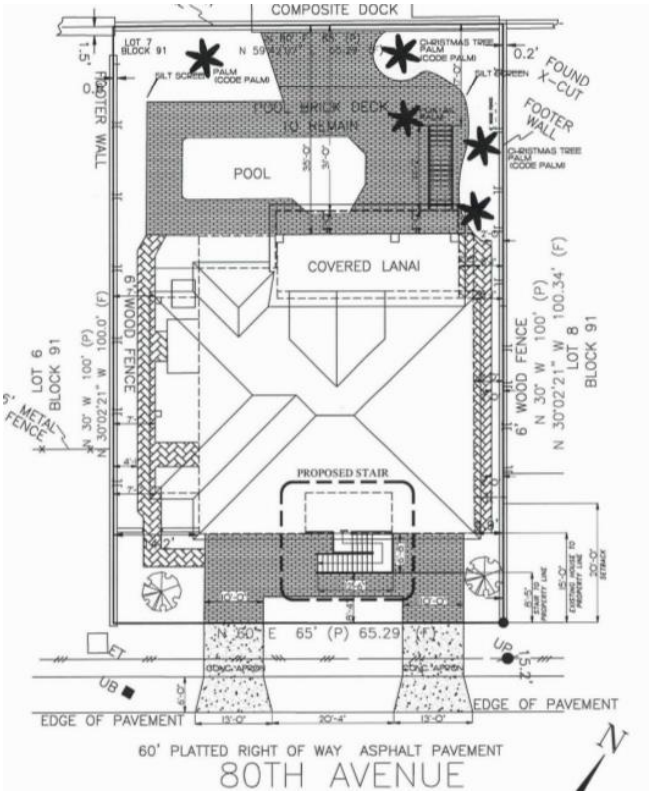


Figure 4: Site Plan Showing Front Staircase Variance Request



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 the proposed exterior stairs to encroach 8-8" into the required 17' front setback, an encroachment of 51%. For structures of a size that cannot accommodate an interior staircase, when such stairs are oriented to avoid blocking access to a garage, the minimum setback associated with the elevation of the home above the floodplain is three feet. However, as the applicant can accommodate both an interior stair and elevator, front stair additions must comply with the setback unless a variance is issued.

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

Staff does not expect there to be a significant adverse change in the character of the neighborhood. Structures to the west and east of the subject property are developed with residences of a similar mass and of a similar front setback, and the structure to the east is also proposed for elevation. However, for the eastern neighbor, the area where the front entry is located is recessed from the existing garage frontage and stairs will be required to encroach less into the front yard than they are proposed at the subject property. As shown in photos taken by the applicant, there are also other structures in the vicinity with front entry stairs, although none appear to have a setback similar to the one proposed under this request.

The stairs in the subject request have been constructed with an open design and are the minimum width that meets the Florida Building Code. While the landing appears it could be offset to the eastern side of the structure and extended west as a single lane of stairs without directly blocking a garage door, any exterior front stair providing access to the living level would require a variance of at least 5'-4" to the minimum zoning setback standard due to the existing nonconforming building front setback.

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

The applicant has been approved to elevate the residence and is including both an interior stair and elevator. This exterior stair is an additional means of access. The applicant states that this stairway is requested, in part, as an additional means of fire escape if the ground level catches fire. They also state the switchback design was due to the safety of a landing rather than a single flight of stairs.

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

The subject structure was not declared substantially damaged by the City in its post-storm assessment, with an estimate of 35% damage against a depreciated structure value estimate of $156,145. The owner did not appeal this determination, but may have had additional knowledge that the home did sustain damage that would have made renovation and repair infeasible, or may have simply chosen to elevate their home to provide an additional factor of safety against future storms. The City generally supports property owners who choose to voluntarily elevate their homes to become FEMA compliant, and have made changes to the zoning regulations to make such elevations permissible by right, which the May 2025 approval of the subject home's elevation was approved under.

The subject request is not minimally necessary to allow access to the elevated living level, and the home could receive a certificate of occupancy without this approval. However, the applicant has designed the stairs in a manner that Staff considers to be one of the more minimally intrusive options. The stairs are of the minimum width to meet Florida Building Code compliance and are open in design, which lessens visual impact on abutting properties. The stairs are set back a distance from the curbline that Staff finds to be a reasonable offset to prevent significant visual encroachment toward the property line.

Other

- The applicant should describe if other alternatives were considered, such as modification to the front entry area to provide an inset start to the stairs, and if so why that was not considered.
- The applicant should address whether the owner has provided additional reasons for needing a front staircase in addition to the interior access already provided.

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, 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,

Brandon Berry

Digitally signed by Brandon Berry
Date: 2025.08.15 10:35:04 -04'00'

Brandon Berry
Senior Planner

Cc: Joseph and Diana Scimeca, Owners ***via email*** (jscimeca007@gmail.com)
Toliver Payne, Applicant, ***via email*** (Toliver.Payne@verizon.net)

Board of Adjustment Attorney

COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 8/14/2025
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 **August 27, 2025.**

Variance Case Number: 25090
Application Type: Practical Difficulty Variance
Applicant/Agent: H. Toliver Payne
Owner: Joseph & Diana Scimeca
Parcel Number: 36-31-15-78192-091-0070
Address: 525 80th Avenue, St. Pete Beach, FL 33706
Zone: RU-1

Submittal Documents:

1. Completed Practical Difficulty Variance package with application form.
2. Impervious Surface Ratio Worksheet, consisting of one page, dated 6/25/25.
3. Boundary Survey, consisting of one sheet, dated 11/6/2024.
4. Floor, Site, and Front Elevation Plan, consisting of one sheet, updated 8/4/25.

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

City/Board Professionals:

- ☐ Board of Adjustment Attorney ***via email***
- ☐ Code Enforcement Manager ***via email***
- ☐ TRC Committee ***via email***
- ☐ City Manager

Board Members:

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

Cc: Joseph and Diana Scimeca, Owners ***via email*** (jscimeca007@gmail.com)
Toliver Payne, Applicant, ***via email*** (Toliver.Payne@verizon.net)

CASE #: 25090 PARCEL #: 36-31-15-78192-091-0070

SUBMITTAL DATE: Rev. 8/5/25 AMOUNT DUE: $539.56 PAYMENT DATE: _____

PRACTICAL DIFFICULTY VARIANCE APPLICATION

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

- 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	Joseph & Diana Scimeca	535 80th Ave. St. Pete Beach, FL 33706	Joesph 651-252-5562
Applicant/ Agent	H. Toliver Payne	1531 Dale Mabry Hwy. # 102 Lutz, FL. 33548	Toliver 813-917-1381

Owner Email Address:	Applicant/Agent Email Address:
Jscimeca007@gmail.com	Toliver.Payne@verizon.net

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RU - 1	RU	6,551.0 SF

Legal Description: Lot7, Block91,St. Petersburg Beach North Unit NO.3, according to map or plat therof as recorded in plat book 25, Pag 72, Of the public records of Pinellas County, Florida

Address: 535 80th Ave. St. Pete Beach, FL. 33706

Explanation of Request: Extend Entry Stairs Into Front Setback See Drawing Included

Section 6.22 B New stairs will encroach 1' 7" into the 10' setback.

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;

Due to the damage caused by hurricane Helene the subject home will be raised to meet ail current and applicable building codes and FEMA requirements. As a result, the new living space will now be on the new second floor of the residence and will need a stairway to access the second floor front door. The new stairway will go into the 10' 0" setback 1' 7". The new stairway will also provide the owners another fire exit if they were to have a fire downstairs. In addition, should another unimpeded exit if rescue is needed. The switchback stair design was used because the homeowners (and their friends) are elderly and prefer the safety of a landing.

The benefit of having access to the front, second - level door by having external stairway outweighs thesmall setback exception for the stairs.

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

The stair setback exception will not change the character of the neighborhood and is consistent with many other neighborhood homes that have second floor entrances. No doubt, will be many other projected staircases in the neighborhood very similar to what proposed. (See included pictures)

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

Having the front stairway is the only way to access the second-level front door.
In order to build the stairway to meet the setback requirement it would have required additional demolition of the existing residence and therefore the new living area would have been smaller.

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

Hurricane Helene was the ultimate injustice to the property. The owners of the property are bringing the residence up to all FEMA codes instead of putting the home back the way it was at ground level and possibly subject to damage caused by another hurricane. As a result, they need the new stairway so they can have access to the living area from the front yard as was previously available with the original house. Justice will be served by Accommodating the owners who have invested greatly to raise the house to meet the FEMA codes which will broadly help to lower the cost for flood insurance for the entire St. Pete Beach community.

Joseph Scinesa 8/4/2025

Signature of Applicant Date

8.4.25

Signature of Authorized Agent Date

St. Pete Beach
The Sunset Capital of Florida

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.

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

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

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

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

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

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

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

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

Signature of Applicant

6/25/25
Date

St. Pete Beach

Owner's Authorization For Agent Form

Community Development Department
City of St. Pete Beach, Florida 727-363-9241

I/We JOSEPH SCIMECA
(Property Owner(s) printed name)

hereby authorize OLIVER PAYNE
(Agent's printed name)

to represent me in an application for VARIANCE
(Type of application: Variance, Condtional Use, Zoning, etc.)

Joseph Scimeca
Signature of Owner

JOSEPH SCIMECA
Owner's Printed Name

NA
Signature of Owner

NA
Owner's Printed Name

The foregoing instrument was acknowledged before me this 23rd **day of** June **2025, by** Joseph Scimeca **who is personally known** N/A **or produced** FLDL **as identification.**

6-23-2025

(Notary Signature) **(Date)**

My commission expires 09-24-2027

TRISTAN WACHLIN
NOTARY PUBLIC
MY COMMISSION
EXPIRES 9-24-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 434890

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, H.O.P. Construction Ent Inc., 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): H. Toliver Payne for H.O.P. Construction Ent, Inc.

Address: 535 80th AVE. St. Pete Beach, FL 33706

Signature 6.25.25 *Date*

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 25th day of June, 2025 by: H. Toliver Payne who appeared before me, and is personally known to me, or has produced N/A as identification, and did take an oath.

My commission Expires:

NOTARY: Paula S O'Rourke

Print Name: Paula S. O'Rourke Notary

Public, State of Florida

(Notarial Seal)

PAULA S O'ROURKE
Notary Public-State of Florida
Commission # HH 596864
My Commission Expires
October 01, 2028

Sec. 6.22. - Yard and measurement requirements.

(a) *Required yards.* Examples of yards are shown in the illustration on the next page.

(b) *Encroachment of open balconies and stairs.* Open balconies may be permitted to encroach into required front or rear yards a distance of three feet. Open stairs, without independent roof or overhang systems, may be permitted to encroach into any required yard a distance of three feet provided that no resulting setback shall be less than 2 feet from any property line.

(c) *Encroachment of ornamental building components.* Every part of a required front, rear and side yard shall be open from grade to the sky, unobstructed by any structure except for the ordinary projections of sills, belt courses, cornices, buttresses, ornamental features, and chimneys; provided, however, that none of the projections mentioned in this subsection shall extend into a required yard more than 12 inches.

(d) *Encroachment of eaves.* Roof eave projections with gutters shall extend no more than two feet into any required side yard.

(e) *Front yard averaging.* Prior to the adoption of this Code some existing residential structures were built with lesser front yards than are required by the district regulations herein. When new single-family or two-family residential construction is proposed on a lot fronting on a block where a majority of the existing structures have lesser front yards than are required by the district regulations, the minimum required front yard shall be the average of the yards established by the existing structures. However, no such new structure shall be permitted to have less than a ten-foot front yard under this provision. For the purposes of this section, a block is defined as a group of lots fronting along the same side of the street as the subject lot lying between the two nearest intersecting streets or waterways or combination thereof. If front yard averaging is used, paragraphs (b) and (c) do not apply.

(f) *Determination of front yard on corner lots.* On corner lots, the front yard shall be determined as the yard abutting the street on which each lot of record or lots of record involved have their lesser dimension. The other yard abutting the intersecting street shall be determined to be a secondary front yard.

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
Joseph + Diana Scimeca
535 80th Ave.
St. Pete Beach, FL 33706
Phone 651-252-3562
Email jscimeca007@gmail.com

Contractor/Applicant Name & Address
H. Toliver Payne
1531 Dale Mabry Hwy, # 102
Lutz, FL. 33548
Phone 813-917-1381
Email Toliver.Payne@Verizon.net

Property Address 535 80th Ave, St. Pete Beach, FL 33706

Total Lot Area (sq. ft.) 6,540

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	2,272	sq. ft.
Parking and Driveway:	479	sq. ft.
Pool and/or Patio areas:	1,303	sq. ft.
Walkways:	579	sq. ft.
Other:		sq. ft.
TOTAL **EXISTING** IMPERVIOUS SURFACE:	4,633	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	2,272	sq. ft.
Parking and Driveway:	474	sq. ft.
Pool and/or Patio areas:	1,303	sq. ft.
Walkways:	411	sq. ft.
Other: NEW STAIRS	74	sq. ft.
TOTAL **PROPOSED** IMPERVIOUS SURFACE:	4,534	sq. ft.

4,633 sq. ft. Total Existing Impervious Surfaces	+	6,540 sq. ft. Lot Area	=	70.84 Existing Impervious Surface Ratio

4,534 sq. ft. Total Proposed Impervious Surfaces	+	6,540 sq. ft. Lot Area	=	69.32 Proposed Impervious Surface Ratio

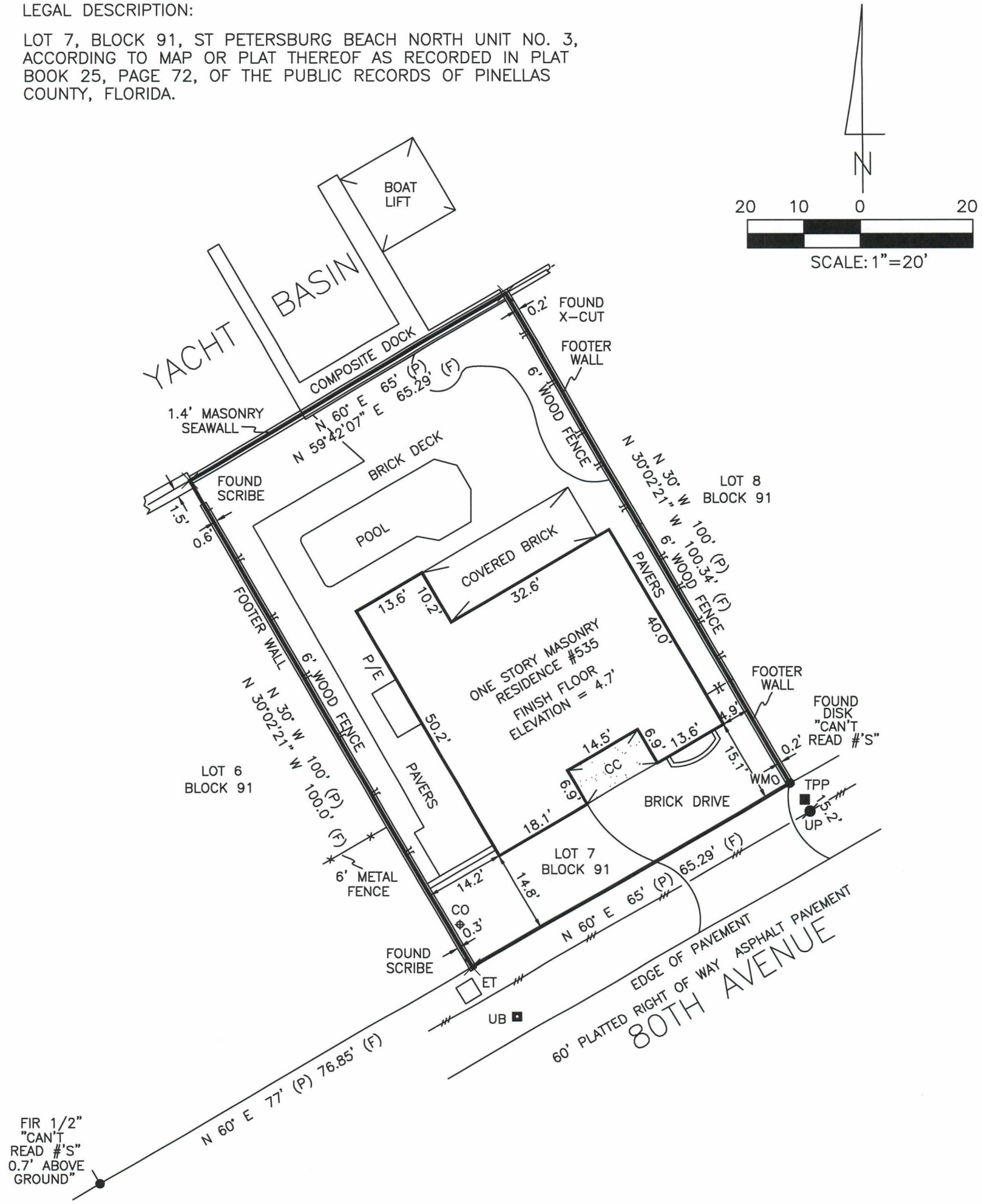
Certification:

I _____ 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: _____ Date: 6/25/25

LEGAL DESCRIPTION:

LOT 7, BLOCK 91, ST PETERSBURG BEACH NORTH UNIT NO. 3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



SOME PORTIONS OF THIS DRAWING, ESPECIALLY FENCES AND OBJECTS NEAR PROPERTY AND BUILDING LINES MAY HAVE BEEN EXAGGERATED FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. MEASUREMENTS AND DIMENSIONS SHOWN HOLD OVER SCALE. SYMBOLS MAY NOT BE TO SCALE. ANY USE OF AN ELECTRONIC COPY OF THIS SURVEY IS AT RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR.

SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE(S) AE PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 12103C 0257 H DATED: 8/24/2021

NOTES:

1. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, NO BUILDING OVERHANGS SHOWN THIS DATE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON.
3. NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.
4. ELEVATIONS (IF SHOWN) ARE BASED ON VERTICAL DATUM NAVD88.
5. 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 CERTIFIED TO.
6. BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PARCEL ASSUMED TO BE N 60° E.

TYPICAL LEGEND

WV	= WATER VALVE	P/E	= POOL EQUIPMENT	H/U	= HEATING AND/OR COOLING UNIT
GI	= GRATE INLET	W/E	= WELL EQUIPMENT	——//——	= OVERHEAD LINES
WP	= WELL PIPE	WM	= WATER METER	PLS	= PROFESSIONAL LAND SURVEYOR
CO	= CLEAN OUT	℄	= CENTERLINE	SIR	= SET 1/2" IRON ROD & CAP PSM#6129
SE	= SCREENED ENCLOSURE	(D)	= DEED/DESCRIPTION	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
UB	= UTILITY BOX	(P)	= PLAT	DE	= DRAINAGE EASEMENT
MH	= MANHOLE	(F)	= FIELD DIMENSION	UE	= UTILITY EASEMENT
CS	= CONCRETE SLAB	FCM	= FOUND CONC MONUMENT	EUE	= ELECTRIC UTILITY EASEMENT
UP	= UTILITY POLE	FIP	= FOUND IRON PIPE	EPUE	= ELECTRIC POWER UTILITY EASEMENT
SN&D	= SET NAIL & DISK PSM #6129	FIR	= FOUND IRON ROD	PUE	= PUBLIC UTILITY EASEMENT
LP	= LIGHT POLE	FN	= FOUND NAIL	CMP	= CORRUGATED METAL PIPE
MP	= METER POLE	FN&D	= FOUND NAIL & DISK	RCP	= REINFORCED CONCRETE PIPE
PB	= PHONE BOX	FH	= FIRE HYDRANT	PVC	= POLYVINYL CHLORIDE
TV	= CABLE TELEVISION BOX	GW	= GUY WIRE	ELEV.	= ELEVATION
EB	= ELECTRIC BOX	LB	= LICENSED BUSINESS	CC	= COVERED CONCRETE
ET	= ELECTRIC TRANSFORMER	X 0.0	= EXISTING ELEVATION	TPP	= TEMP. POWER POLE

DRAWN BY	CHECKED BY	TYPE OF WORK PERFORMED	DATE OF FIELD WORK
DG	DR	SURVEY	11/6/2024

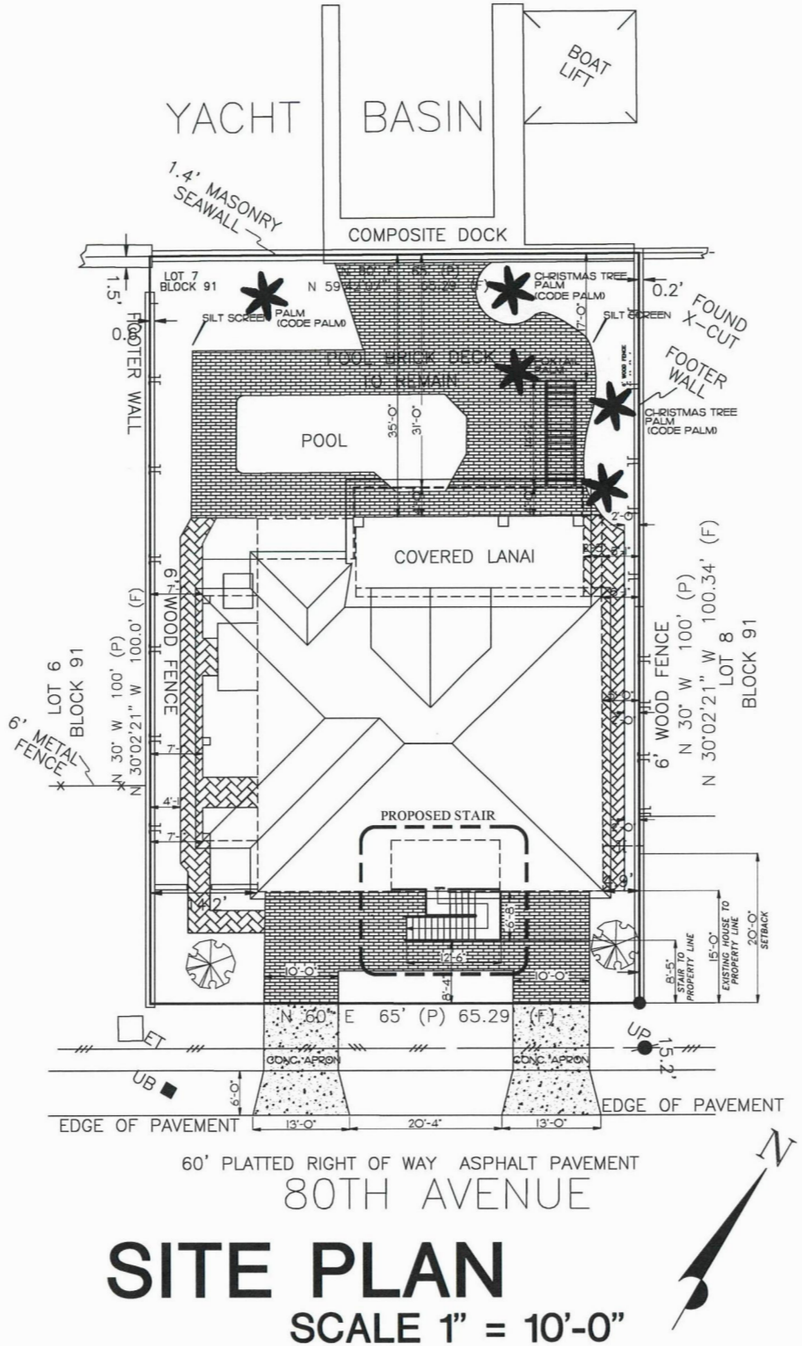
SCALE: 1"=20' JOB # 2411-006.1

DARREN KIRK GIBSON License Number 6001 SURVEY STATE OF FLORIDA Professional Surveyor and Mapper

DARREN KIRK GIBSON P.S.M.# 6001
2/27/2025

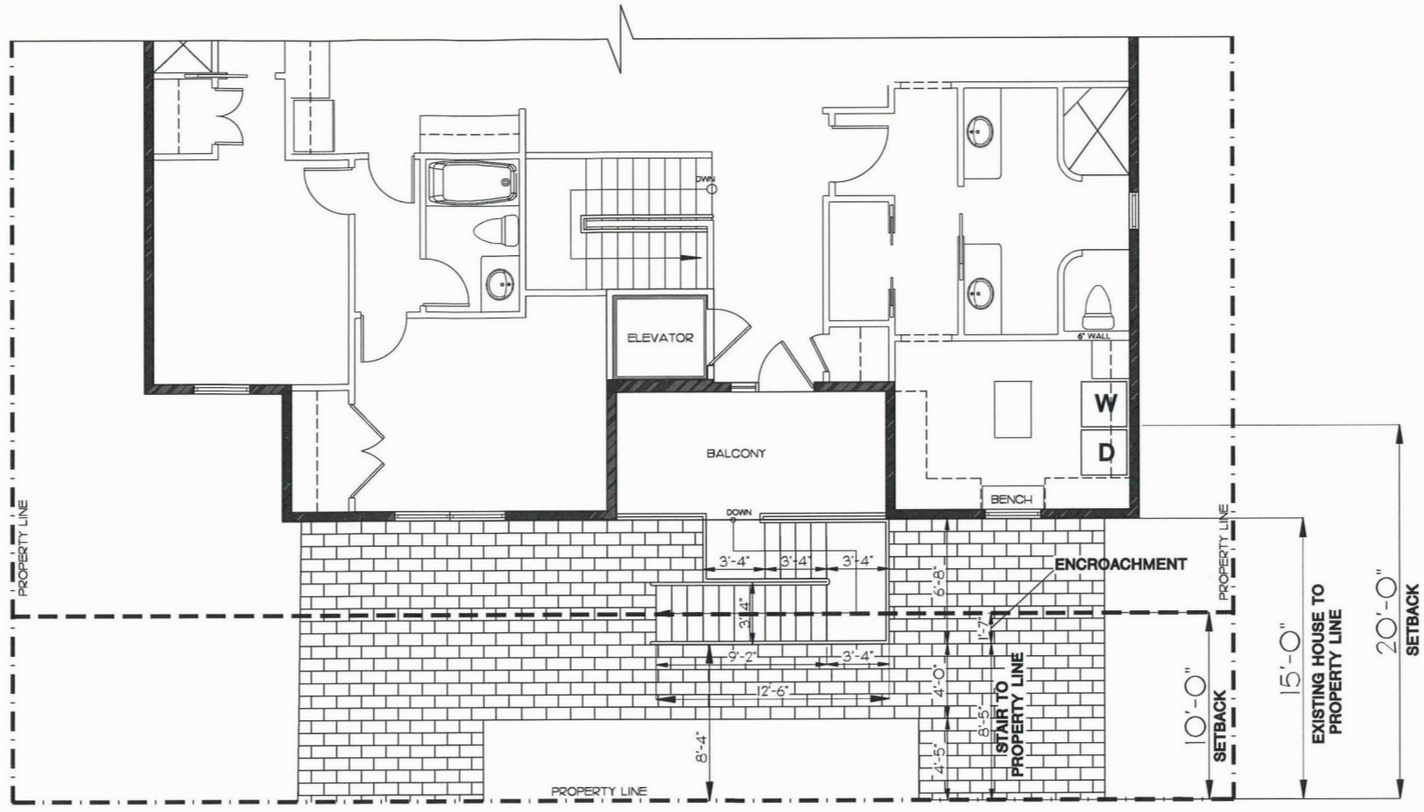
ACCU-SURV
SURVEYING AND MAPPING, LLC

4440 SPRING LAKE HIGHWAY
BROOKSVILLE, FLORIDA 34601
(813) 949-6506
FAX: (813) 856-4541
ACCUSURV@GMAIL.COM



SITE PLAN

SCALE 1" = 10'-0"



FLOOR PLAN

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



FRONT ELEVATION

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

REVISIONS	BY
6/25/25	M.E.
7/15/25	M.E.
8/4/25	M.E.

ST. PETE BEACH 33706

FAMILY - 535 80TH AVENUE

PROPOSED FRONT STAIR FOR:

SCIMECA

H.O.P.
Construction Enterprises, Inc.
23110 State Road 54, #260.
Lutz, FL 33549
(813) 948-4160
CGC1526629

DATE: 6-13-2025

STAIR VARIANCE

Sheet STAIR