



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Wednesday, September 24, 2025  
2:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the September 24, 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 public comment card to the Clerk.*

3. Approval of Minutes

**a. Meeting Minutes August 27, 2025**

4. Action Items -

**a. Case No. 25052 – 100 Pass-a-Grille Way**

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. 25096 – 103 24th Avenue**

*Practical Difficulty Variance:* Michael J. and Gina M. Pezza, Owners, request a practical difficulty variance to allow for the retention of a 12.2' x 20' residential storage building formerly developed as a garage that is nonconforming to required setbacks, with a side setback of three feet proposed where twenty-five feet is required, following redevelopment of the primary dwelling (LDC Sec. 3.10.(e)(1) & 20.15. – House Large – Accessory Structure Envelope).

**c. Case No. 25107 – 106 20th Avenue**

*Practical Difficulty Variance:* Cassandra E Guess, Trustee, for Iliana Guess, Owner, requests a practical difficulty variance to install exterior access stairs, associated with a new residence to be constructed to the House-Medium standards of the Pass-A-Grille Overlay District, with a front setback of 5'-1" proposed where seven feet is required (LDC Sec. 6.22.(b)).

**d. Case No. 25109 – 419 59th Avenue**

*Practical Difficulty Variance:* Frances Stites, Owner, requests a practical difficulty variance to elevate an existing 12' x 31.9' concrete slab to create a rear elevated seating deck balcony and ground floor deck cover, with a proposed rear setback of 10.9 feet where 17 feet is required for the balcony and 15 feet is required for the deck cover, following elevation of the primary dwelling (LDC Sec. 3.10.(e)(1), 6.13.(c)(3)a., & 6.22.(b)).

5. Items for Discussion -

**a. Board Duties and Variance Procedures**

Reviewing the Board's responsibilities, including the types of variances and the approval criteria outlined in the Land Development Code.

6. Adjournment - Next Meeting to be held on October 29, 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](http://www.stpetebeach.org).**

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

**Agenda Report**

**Agenda Title Name:** Meeting Minutes August 27, 2025

**Action Request:**

**Strategic Objective:**

**Date:** September 24, 2025

**Prepared By:**

**Through:**

**Summary of Issue:**

**Funding:**

**Attachments:** 1. BOA 8-27-25 DRAFT

**BOARD OF ADJUSTMENT MINUTES**

**August 27, 2025 – 2:00 P.M.**

**Commission Chambers**

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

**STAFF PRESENT:** Kristin Coman, Senior Planner; Brandon Berry, Senior Planner; Ralf Brookes, City Attorney; 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: The Board approved the August 27, 2025 agenda unanimously by a voice vote.**

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

**2. Audience Comments – No one came forward for comment.**

**3. Approval of Minutes – July 30, 2025 Meeting**

**Motion: Member Core moved, Member Causey seconded, and the motion carried 5-0 to approve the July 30, 2025 meeting minutes as presented.**

**4. Action Items**

a. Case No. 25052 – 100 Pass-a-Grille Way

**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.**

b. Case No. 25101 – 3400 Gulf Blvd. Case No. 25089

*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 is required.*

Ex-parte communication was declared by the members for Case 25101: Vice Chair Garchow is a member of the Don CeSar Property Owners Corporation but was not a part of the board when the agreement was made, and there have been no board discussions on the matter; Member Core is a Member of the Don CeSar and is there daily; Member Causey made a site visit.

Senior Planner Brandon Berry reviewed a presentation for this variance and modification to a Development Order. The presentation included photos, zoning, notice of posting, request detail, fencing layout, and the Technical Review Committee summary. Staff recommended conditions were 1) Affix warnings regarding pedestrian crossing and vehicles exiting the ballroom to the fence or freestanding signage to face toward the oncoming traffic direction of El Centro St. 2) 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, staff requested a modification of Condition (8) of Development Order 21073 to coincide with this case's outcome, should approval be granted. The first two conditions have been discussed with the applicant. Mr. Berry's presentation is part of the meeting record.

Architect Jeff Connell of 3400 Gulf Blvd. testified on behalf of the Don CeSar; he is working on the ballroom renovation. He testified that when the ballroom was originally approved, an agreement was made with the adjacent Don CeSar Property Owners Corporation to provide these fences (at these heights) for additional screening. He described the fencing layout.

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

**Motion: Vice Chair Garchow moved, Member Core seconded, and the motion carried 5-0 to approve the variance for Case No. 25101 with the staff recommended conditions as proposed including the modification of Condition 8 of Development Order 21073.**

- 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).*

Senior Planner Gil Martinez reviewed a presentation for this variance request which included photos, a zoning, survey, the request detail, a table of what is required and what exists, and the notice of posting. Staff found no adverse change would be produced in the character of the neighborhood if the variance were approved. No permits could be located for the existing fence. The current fence is deteriorated and in need of replacement for security and safety. No letters were received for or against the request.

Applicant Danielle Micklitsch testified to owning the house for 13 years and that the fence was there when purchased. The hurricanes significantly damaged the fence, and she is not changing the color, height, or style, just replacing it.

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

**Motion: Member Small moved, Member Causey seconded, to approve the variance for Case No. 25095 with the condition that the fence be installed at the existing 17.6" location and shall not exceed the height and style of the existing fence. The motion carried 5-0.**

- d. Case No. 25097 – 6460 4th Palm Pt.

*Daniel and Janice Bofinger request 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)).*

Senior Planner Kristin Coman reviewed the variance for this property which included photos, zoning, posting of notice, and a survey. The current home meets the setback requirements. A demolition permit for the dwelling and pool has been obtained. She reviewed the proposed setbacks. Her presentation is part of the meeting record. A new pool will be installed in the future. Ms. Coman reviewed which neighboring homes chose to repair or demolish or were FEMA compliant. Staff suggested that the applicant provide testimony whether other alternatives were considered.

Applicant Dan Bofinger testified that the challenge is the pie shaped lot (on the north side) and that the home was damaged in Hurricane Helene; they have lived there 14 years. They chose to elevate the home to avoid future damage. He displayed an additional plan of the stairs with setbacks. The neighbors to the south have an elevated dwelling; he added a letter of support to the record. They tried shifting the house in various ways with the architect to be compliant, which he described.

Members had questions for the applicant regarding the necessity of the variance, whether the stairs could be moved in a different direction to avoid infringing on the setback, whether one of the staircases could be removed, if a curved staircase or other alternatives were considered. Ms. Coman mentioned that lessening the opening at covered front entry might help.

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

Staff explained that the rear porch is 12' deep and the front porch measures 7'10"; they questioned if adjustments could be made there or elsewhere to accommodate, as this is new construction. Discussion included that there will be significant new construction post-hurricanes, and city codes should be adhered to as much as possible. City Attorney Ralf Brookes explained options for the applicant including adjusting the plans and bringing them back to the board next month or the board granting a variance with conditions. Mr. Bofinger testified that the proposed house plan has a 25% smaller footprint, and they have done everything they can, given the extent that the dwelling must be elevated for the VE Flood Zone. He mentioned the costs of redesigning the plans; this is a practical difficulty, not a hardship.

**Motion: Member Causey moved, Vice Chair Garchow seconded, and the motion carried 5-0 to deny the variance for Case No. 25097.**

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)).*

Mr. Berry reviewed this three-part variance request; his presentation included photos, zoning, a request detail (the cottage and garage are not included in the request), and survey showing the requested variances. The city had estimated 34% damage from storms. The applicant is voluntarily raising the structure. This item was previously seen by the Historic Preservation Board which granted the 10' encroachment; the structure may lose that contributing historic structure status by being elevated more than 10 feet. Other variances on the home have existed for decades. Staff's recommended condition for approval was the preservation of the existing setbacks for the detached garage and cottage only in their existing footprints, heights, and elevations. Future additions or extensions would require compliance with setbacks based upon the zoning district or require a variance.

Applicant Celeste Klitenic testified to their desire to save the home from future storms; they have no plans for altering the detached garage or storage cottage in any way. She testified that multiple designs were reviewed for their front deck and stairs; the proposed plan is the closest to the 10' setback that was possible. Due to parking issues in PAG, the underneath parking would be desirable, and they worked to keep with character of the neighborhood. The garage door will be accessible from the alley.

Joe Kuklish of 3109 1<sup>st</sup> St. W. commented that he had no complaint with the variances but expressed concern with replacing the shell driveway with concrete. Ms. Klitenic testified that her preference is to keep the shell driveway if it is permitted. Two letters in support were received.

Following public comment, the Chair opened board discussion. This is a good example of a minimal variance request. Maintaining the historic property was appreciated.

**Motion: Vice Chair Chase moved, Member Core seconded, and the motion carried 5-0 to approve the variance for Case No. 25080 with the staff recommended condition of preserving of the existing setbacks for the detached garage and cottage only in their existing footprints, heights, and elevations and any future additions or extensions shall require compliance with setbacks based upon the zoning district or require a variance.**

f. Case No. 25090 – 535 80th Ave.

*H. Toliver Payne for Joseph and Diana Scimeca request 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)).*

Mr. Berry reviewed a presentation on this variance request with photos, zoning, and elevation details. Approval has been given to elevate the home; there is interior access to the living level with stairs and an elevator, but additional front stairs are proposed with an encroachment of 8'4". Staff suggested that the applicant describe alternatives that were considered and if there are additional reasons for needing a front staircase in addition to the interior access already provided, and whether the stairs could be offset to the East side with only one set of stairs for a lesser encroachment. One letter of objection was received.

The Applicant's Builder, Toliver Payne, 20314 Mid Ct., Lutz, FL, testified that he has been building in the area since 1985. He explained he built on top of the existing lower level with the addition of piers, allowing the owners to keep their pool and lanai and at significant cost savings. The doors and windows are being reused. The owner's desire is to keep the visitor's entrance on the exterior of the elevated living level, as it was previously.

Members asked questions including whether the stairs could be moved more inside of the recessed lower opening, however Mr. Payne explained that it would take away from the upper balcony.

There being no public comment, the Chair opened board deliberation. Members discussed the alternative interior access to the second floor; this is a substantial request at 8 feet and would appear substantially different from the other homes on the street.

**Motion: Vice Chair Garchow moved, and Member Causey seconded, to deny the variance for Case No. 25090 based upon testimony heard today and that an additional outdoor staircase is not a necessity for this level of variance; the motion carried 4-1 with Member Core voting no.**

Ms. Coman added that, as previously requested, staff could provide additional education at the next meeting regarding the differences in the types of variances as a jumping off point. Vice Chair Garchow suggested adding an educational piece on what minimal variances and alternatives look like and possibly information regarding line of sight, emergency vehicle access, and other broad-brush considerations for the board. Ms. Coman welcomed emails to staff for specific questions that they can research; she noted that staff will continue to include as many details as possible in the case summaries.

**5. Adjournment** – The next meeting is scheduled for September 24, 2025.

**Chair Chase adjourned the meeting at 4:09 PM.**

*These minutes will be considered for approval at the September 24, 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:** Motion to [approve (in whole or part)/approve (in whole or part) with conditions/deny/continue to (date certain)] Variance Case No. 25052.

**Strategic Objective:**

**Date:** September 24, 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 / September 24, 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 irretrievably 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 1<sup>st</sup> 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:

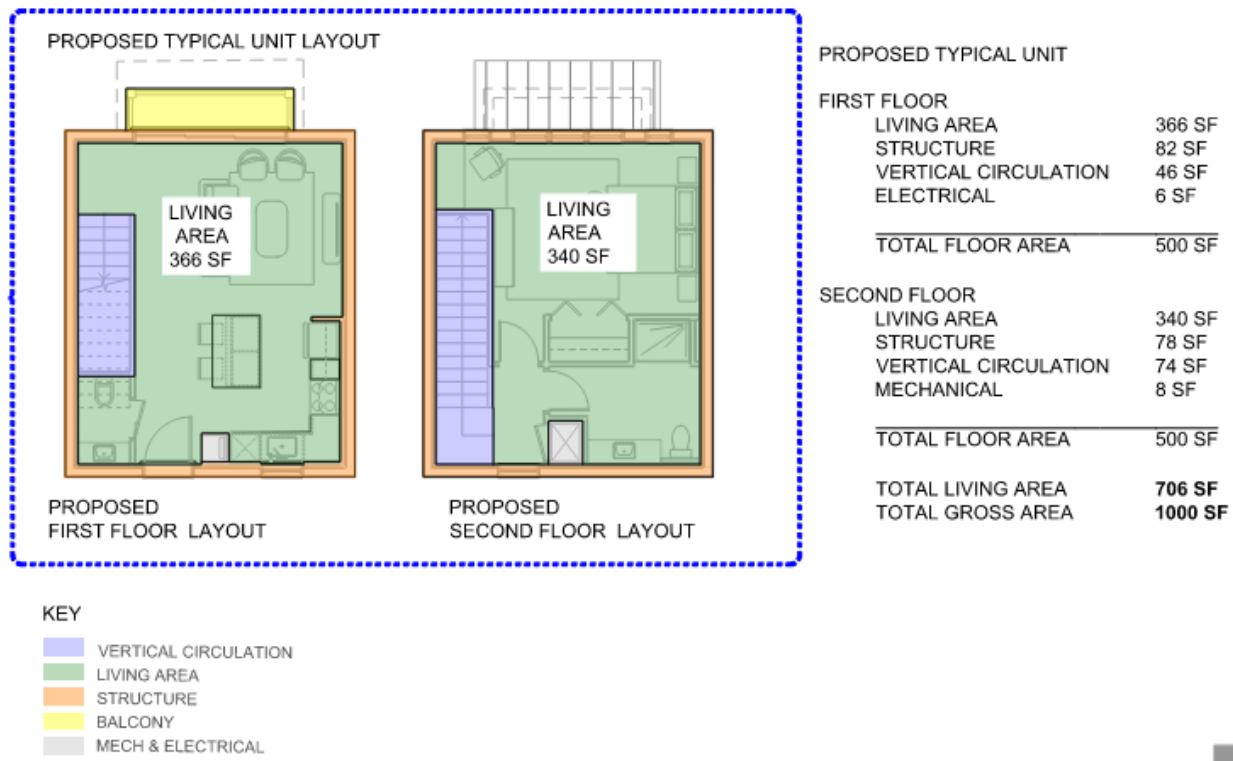
- 1) A ground floor of 500 square feet floor area, with 450 developed square feet between walls, to be used for parking for Unit 5 at the southwest corner of the property, and to be used as screened porches for Units 1 through 4 and 6 at the eastern side of the property;
- 2) A reconstructed first-floor 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:

<b>Figure 3: Zoning Table</b>			
<b>Residential Dwellings</b>	<b>100 Pass-A-Grille Way</b>		
	<u>PAG Overlay Required</u>	<u>Existing</u>	<u>Proposed</u>
Developed Square Footage	Not to exceed existing developed square footage	475 square feet per unit	1,290 sq. ft. per unit <b>(v)</b> :  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) <b>(v)</b> 8-1" (stairs) <b>(v)</b>
<b>*Denotes existing non-conformity (v) = Variance required</b>			



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 25<sup>th</sup> 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 13<sup>th</sup> 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  
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](mailto: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: <a href="mailto:eabel63@gmail.com">eabel63@gmail.com</a>		Applicant/Agent Email Address: 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		
<p>Explanation of Request:</p> <p>(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.</p> <p>(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.</p> <p><del>(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)</del></p> <p>(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.</p>		

**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 1<sup>st</sup> 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  
(print name of property owner) MANAGER

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

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

  
\_\_\_\_\_  
Signature of Owner

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

~~  
\_\_\_\_\_  
Signature of Owner~~

~~\_\_\_\_\_  
Print Name of Owner~~

The forgoing instrument was acknowledged before me this 20<sup>th</sup> day of  
Feb. 2025 by ERIC ABEL or who is  
personally known \_\_\_\_\_ produced  
MD P.L. as identification.

  
\_\_\_\_\_  
(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



**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

[Handwritten Signature]  
Signature

02-20-2025  
Date

STATE OF FLORIDA )  
) SS:  
PINELLAS COUNTY )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February 2021 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)



# TECHNICAL REVIEW COMMITTEE PRESENTATION



BARRACKS BY THE SEA

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

ENTITLEMENTS PACKAGE | **A0.0**

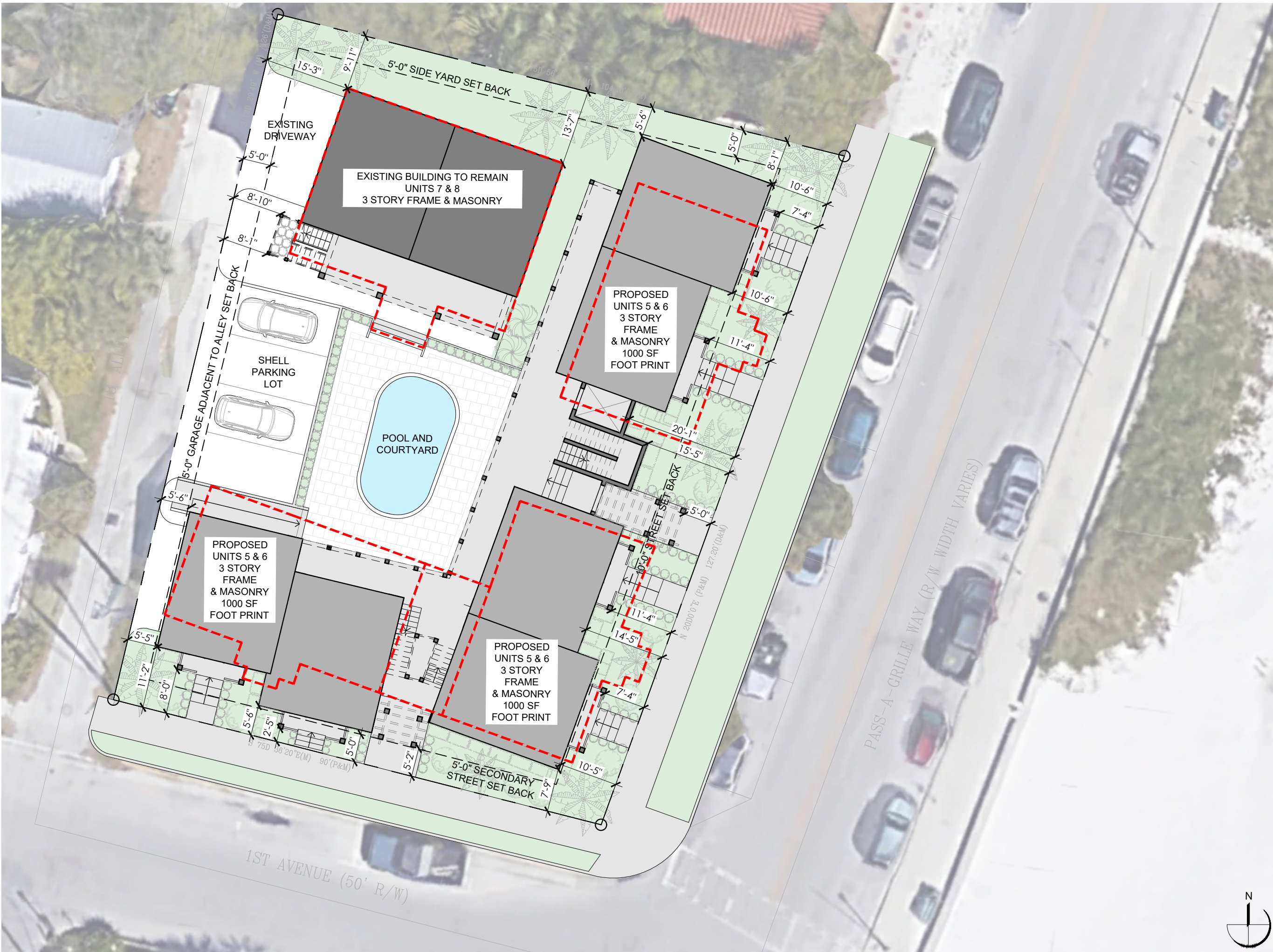
05.06.25

(727) 800-5300 | ARCHITECTUREBP.COM

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



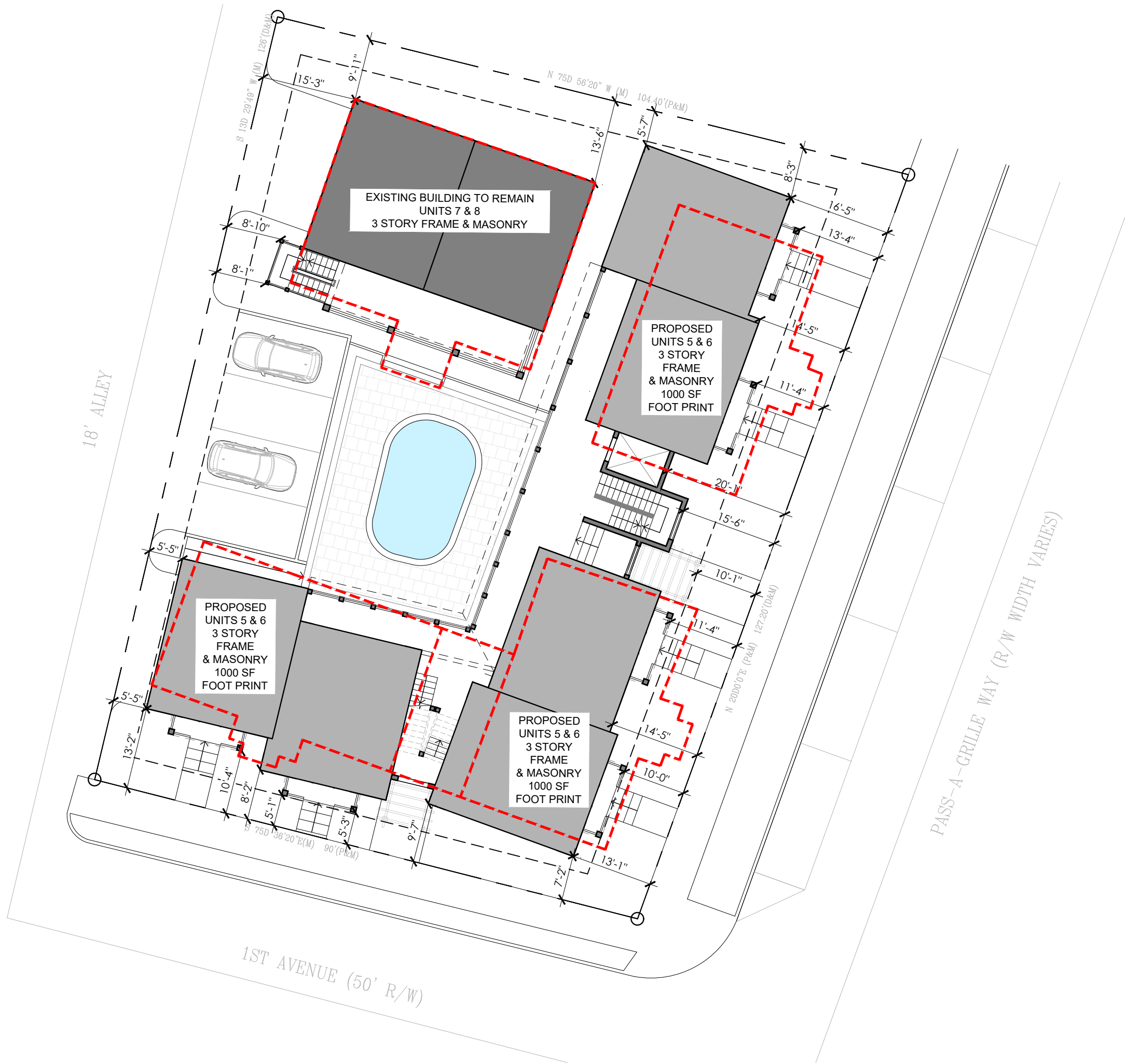
TABULATIONS		
<b>BUILDING ENVELOPE</b>		
STREET SETBACK	REQUIRED 10'-0"	PROPOSED 10'-0"
SECONDARY STREET SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
BUILDING HEIGHT	32'-0"	32'-0"
LOT COVERAGE	80%	61%
IMPERVIOUS SURFACE RATIO	0.70	.61
<b>DENSITY</b>		
EXISTING CONDITIONS	TOTAL	
2 THREE STORY UNITS WITH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

**LEGEND**

--- OUTLINE OF EXISTING BUILDING

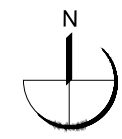


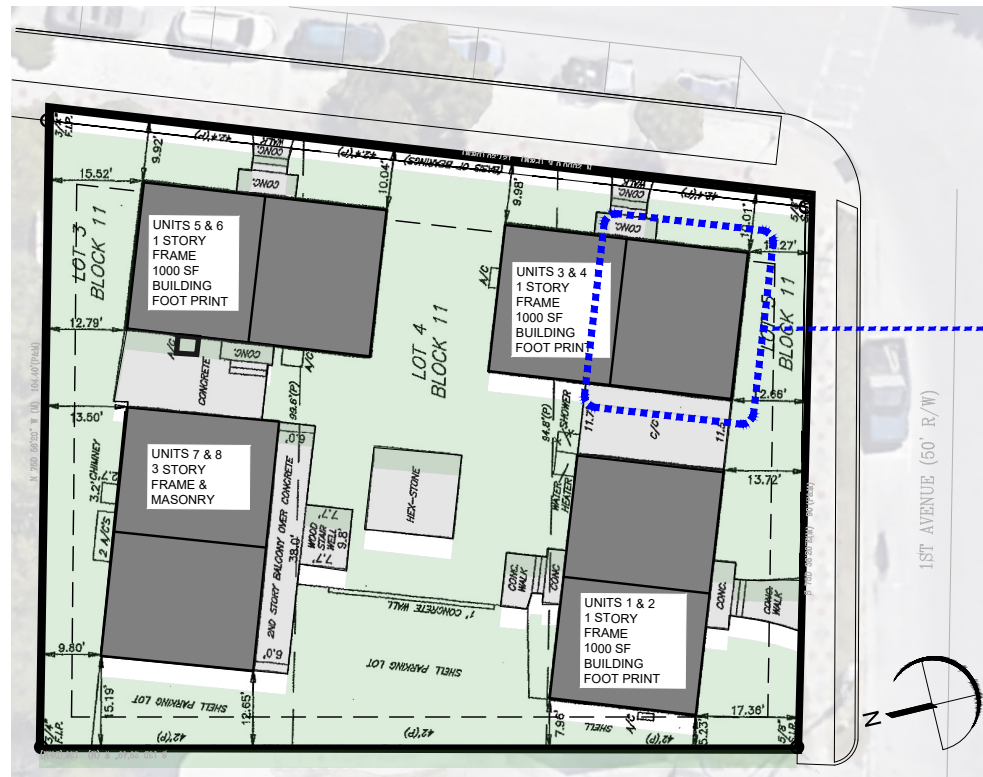
**BARRACKS BY THE SEA**  
100 PASS-A-GRILLE WAY, ST PETE BEACH, FL



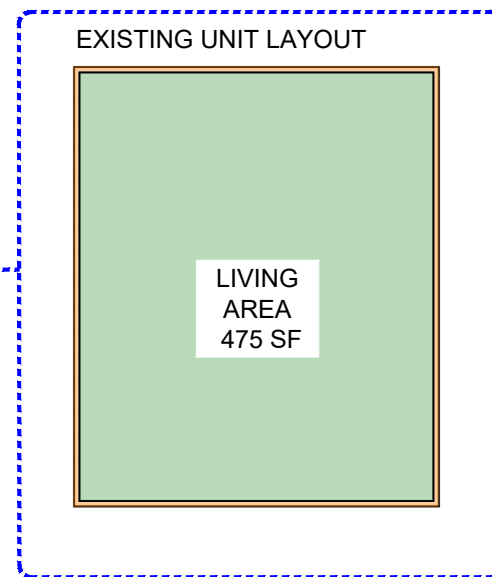
TABULATIONS		
<b>BUILDING ENVELOPE</b>		
STREET SETBACK	REQUIRED 10'-0"	PROPOSED 10'-0"
SECONDARY STREET SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
BUILDING HEIGHT	32'-0"	32'-0"
LOT COVERAGE	80%	61%
IMPERVIOUS SURFACE RATIO	0.70	.61
<b>DENSITY</b>		
EXISTING CONDITIONS	TOTAL	
2 THREE STORY UNITS WITH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

**LEGEND**  
 - - - - - OUTLINE OF EXISTING BUILDING



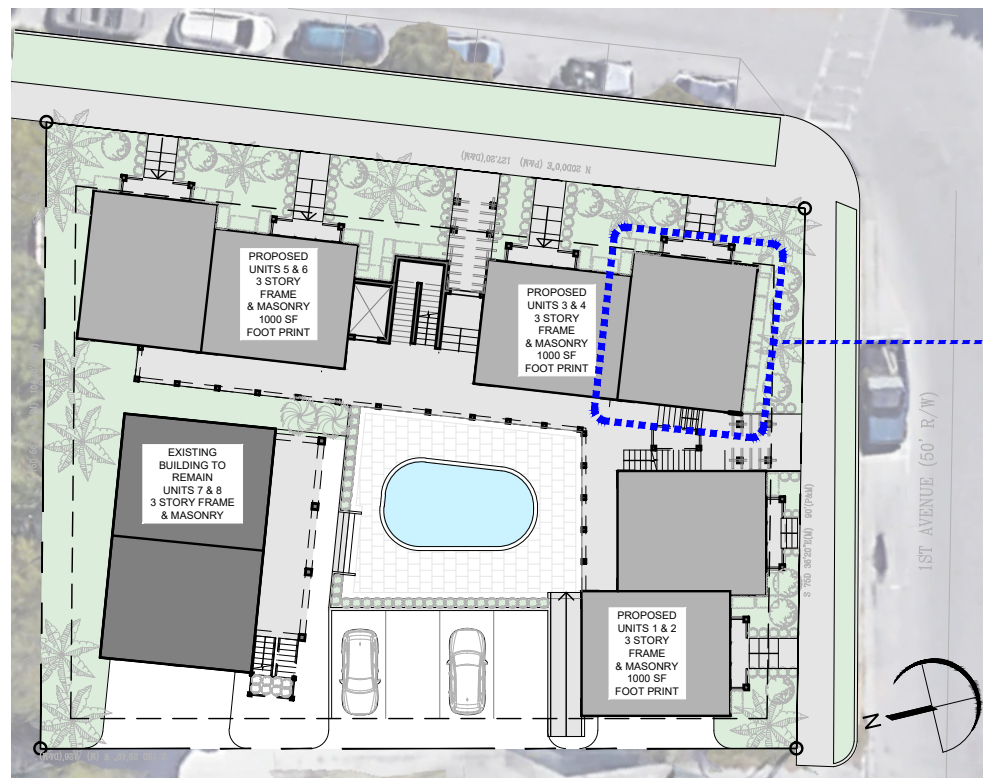


EXISTING SITE PLAN

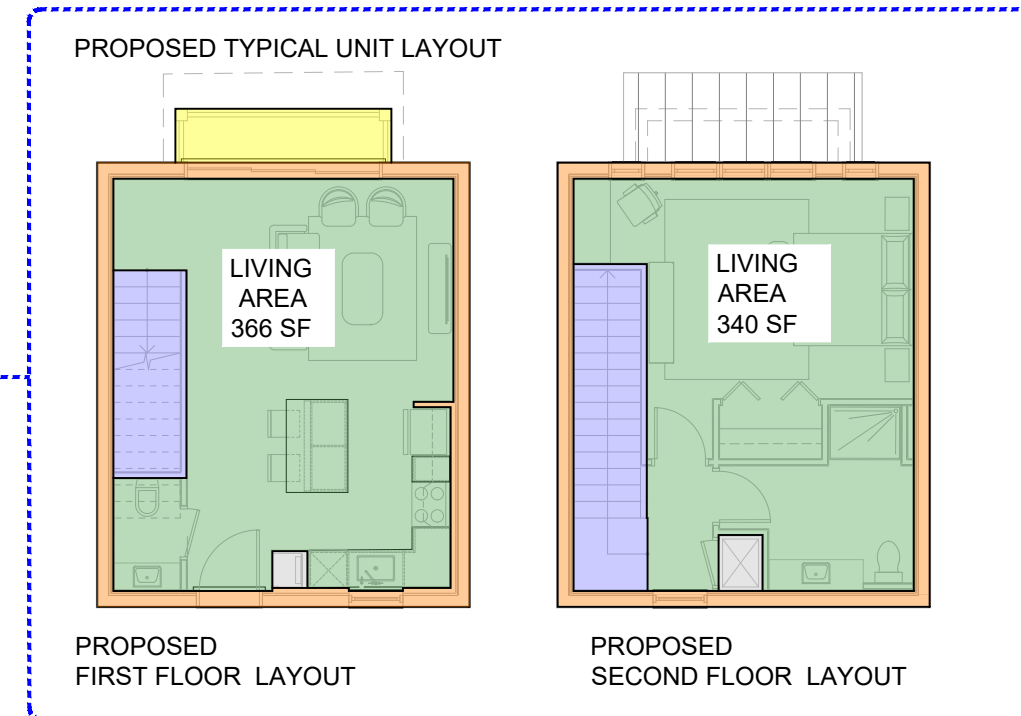


EXISTING UNIT

LIVING AREA	475 SF
STRUCTURE	25 SF
<b>TOTAL GROSS AREA</b>	<b>500 SF</b>



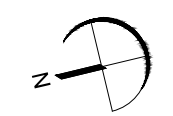
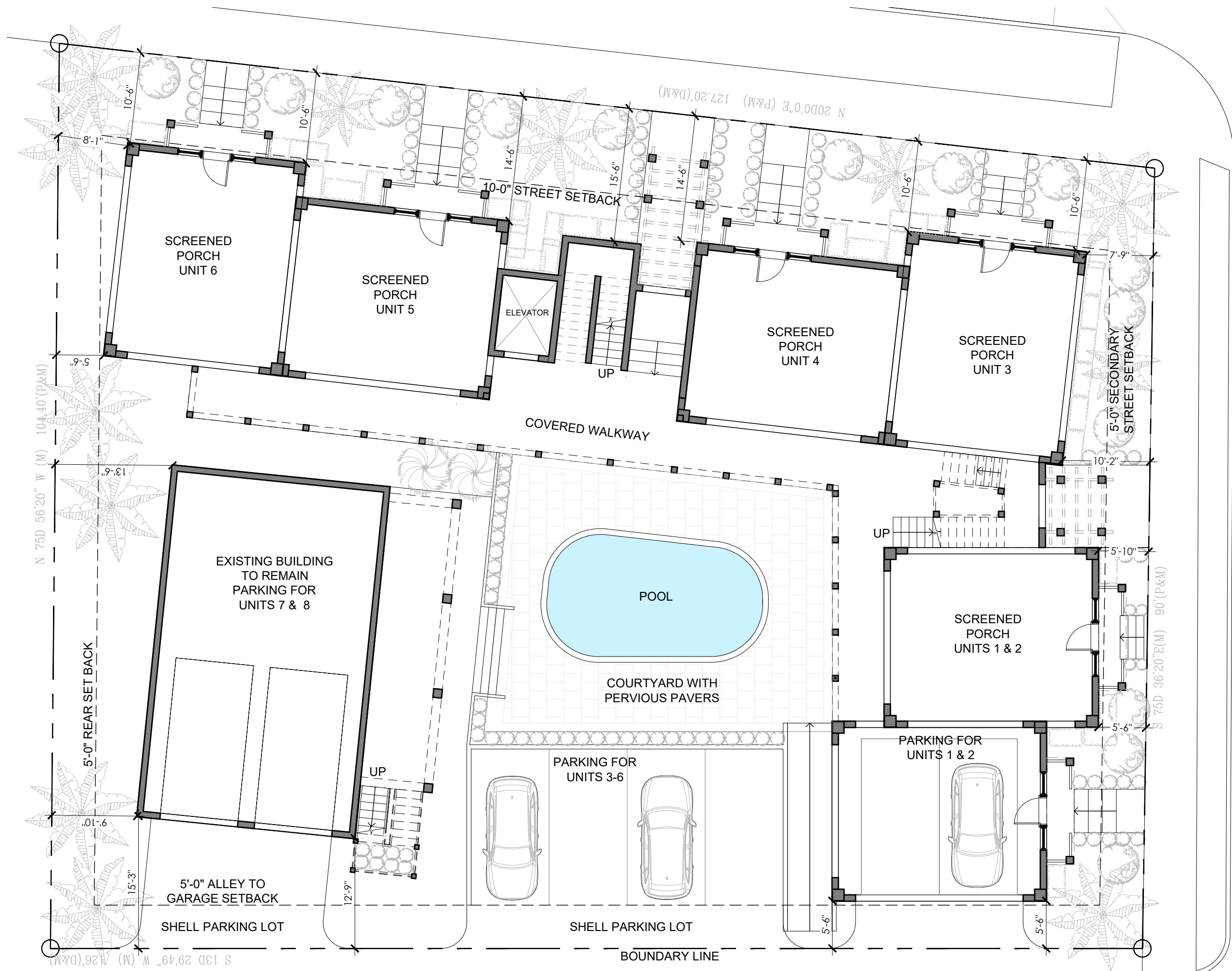
PROPOSED SITE PLAN



PROPOSED TYPICAL UNIT

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

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



**BARRACKS BY THE SEA**

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

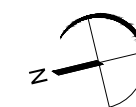
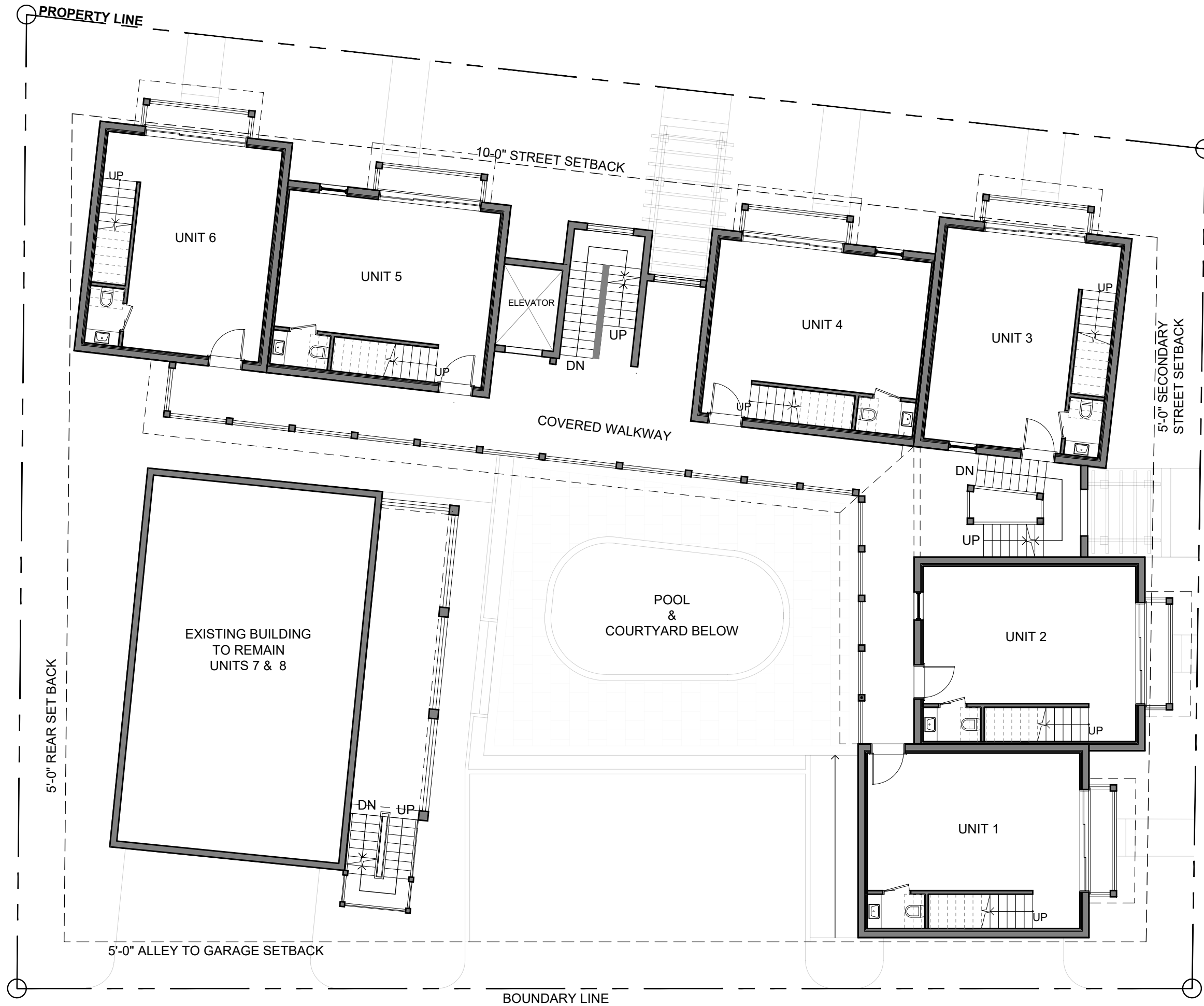
ENTITLEMENTS PACKAGE | **A1.0**

05.06.25

(727) 800-5300 | ARCHITECTUREPBP.COM

PROPOSED GROUND FLOOR PLAN

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



**BARRACKS BY THE SEA**

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

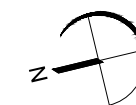
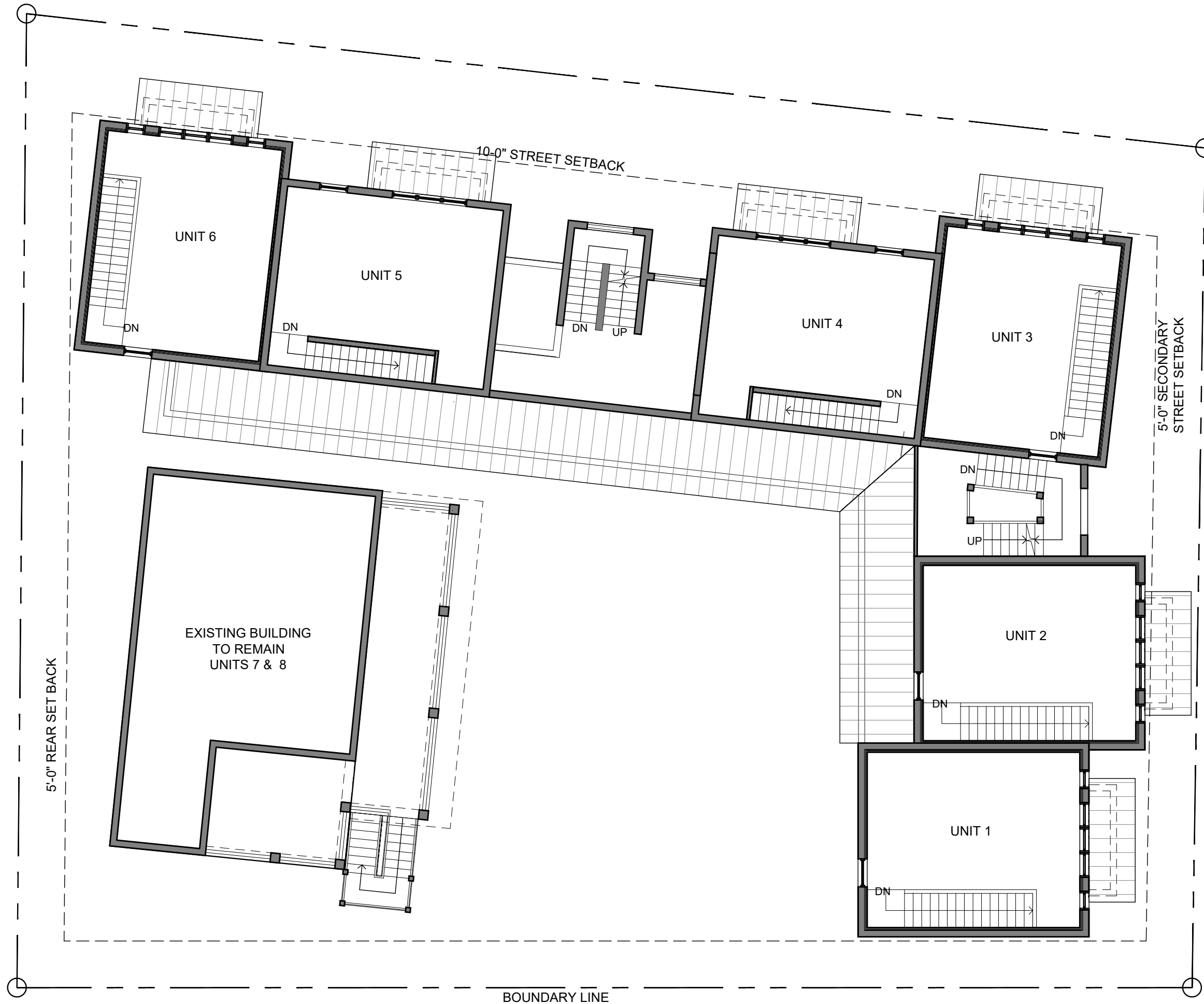
ENTITLEMENTS PACKAGE | **A1.1**

05.06.25

(727) 800-5300 | ARCHITECTUREBP.COM

PROPOSED FIRST FLOOR PLAN

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



**BARRACKS BY THE SEA**

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

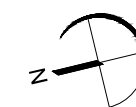
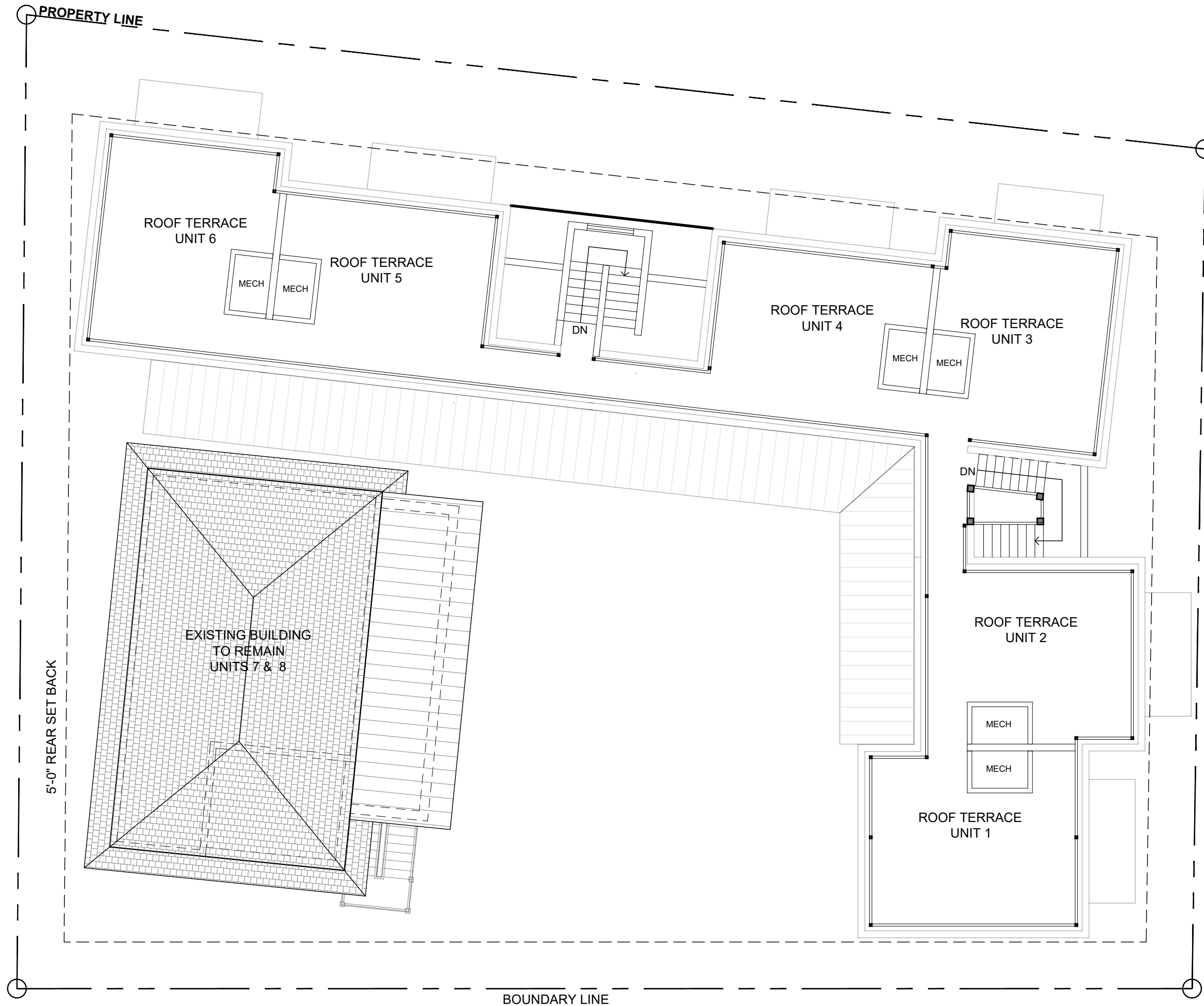
ENTITLEMENTS PACKAGE | **A1.2**

05.06.25

(727) 800-5300 | ARCHITECTUREBYP.COM

PROPOSED SECOND FLOOR PLAN

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



**BARRACKS BY THE SEA**

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

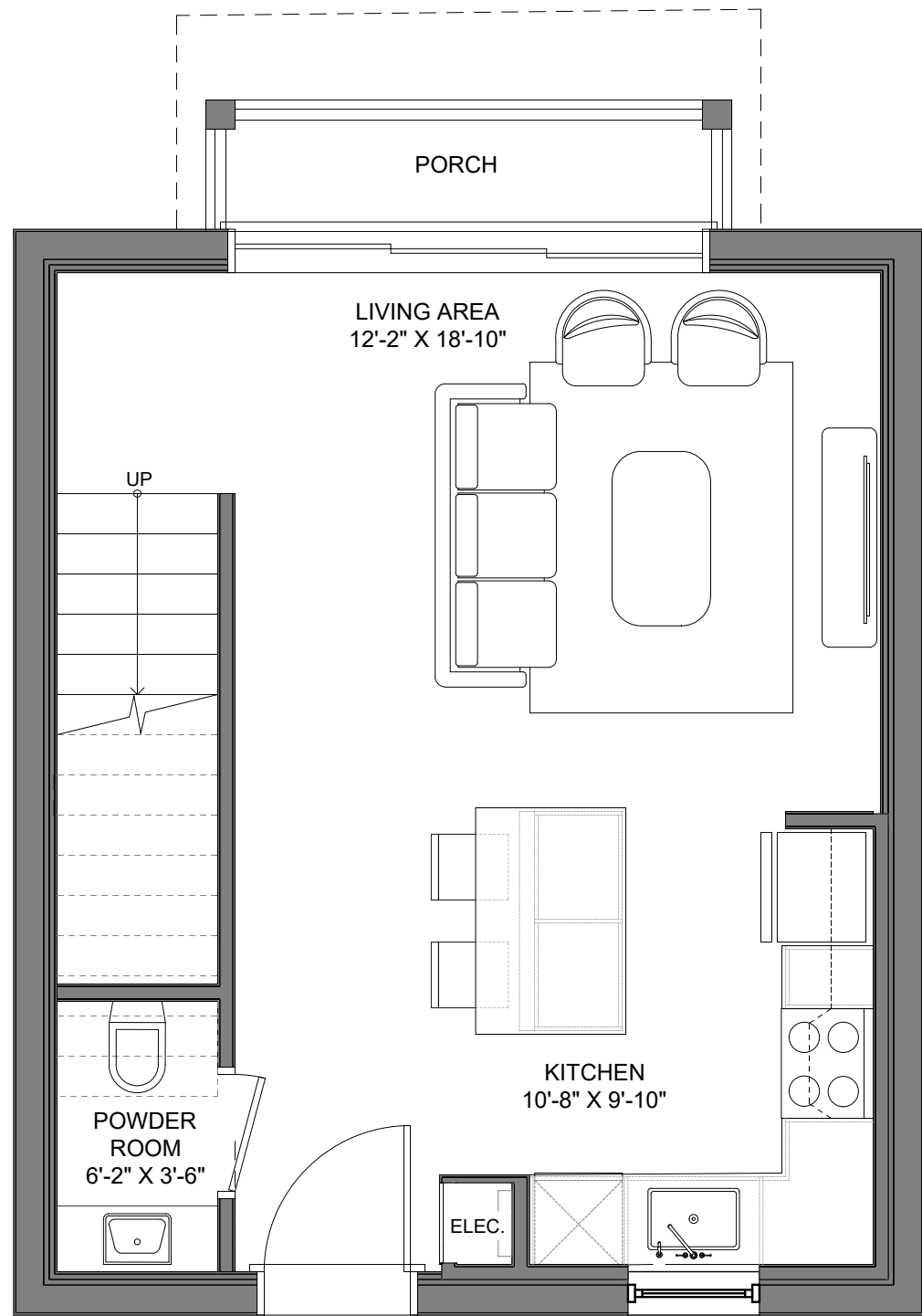
ENTITLEMENTS PACKAGE | **A1.3**

05.06.25

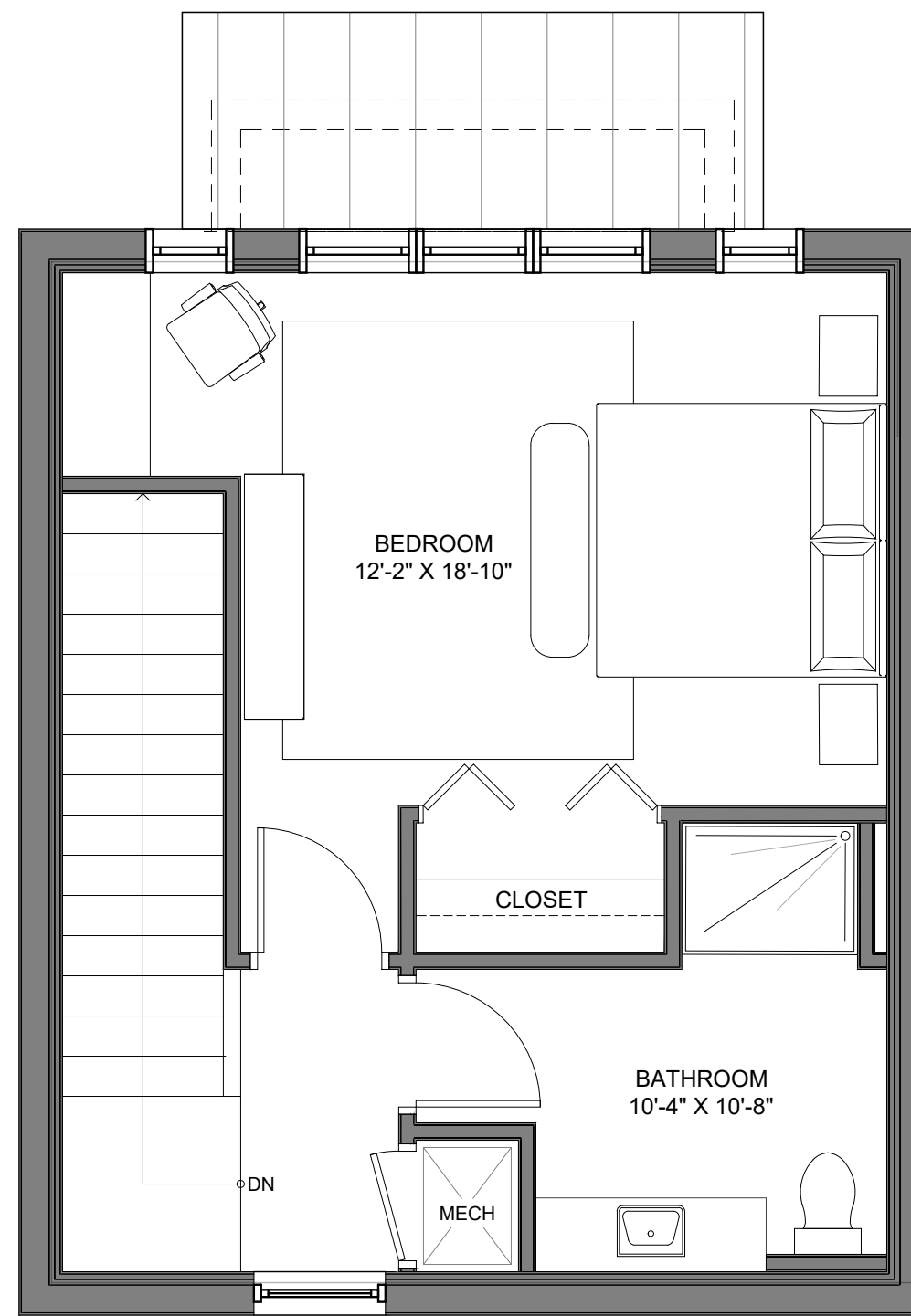
(727) 800-5300 | ARCHITECTUREBYP.COM

PROPOSED ROOF TERRACE PLAN

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



PROPOSED FIRST FLOOR LAYOUT



PROPOSED SECOND FLOOR LAYOUT

PROPOSED TYPICAL UNIT LAYOUT

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



**BARRACKS BY THE SEA**

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

ENTITLEMENTS PACKAGE | **A9.0**

05.06.25

(727) 800-5300 | ARCHITECTUREBP.COM



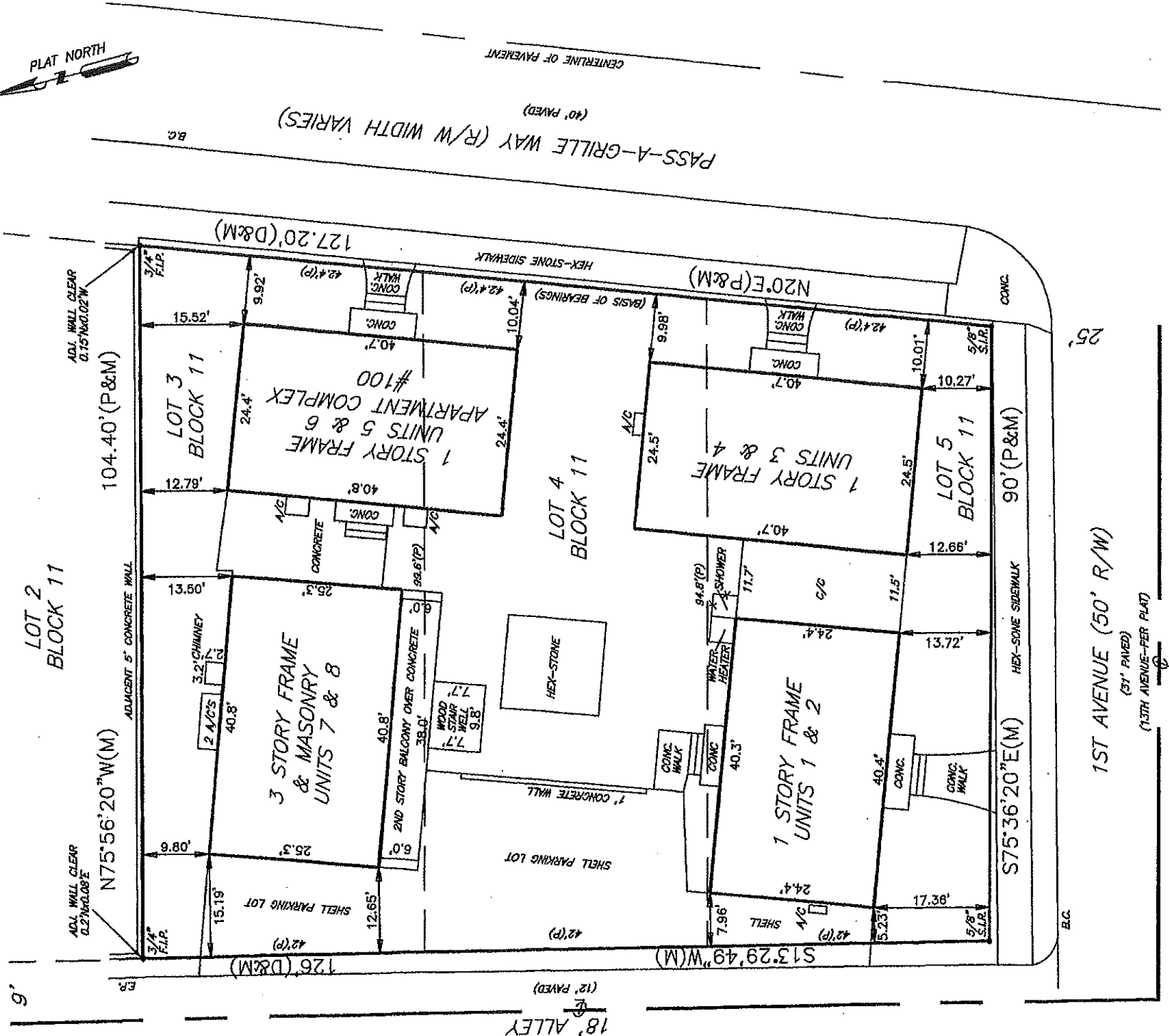
**BARRACKS BY THE SEA**

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

ENTITLEMENTS PACKAGE | **A9.1**

05.06.25

(727) 800-5300 | ARCHITECTUREBP.COM



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

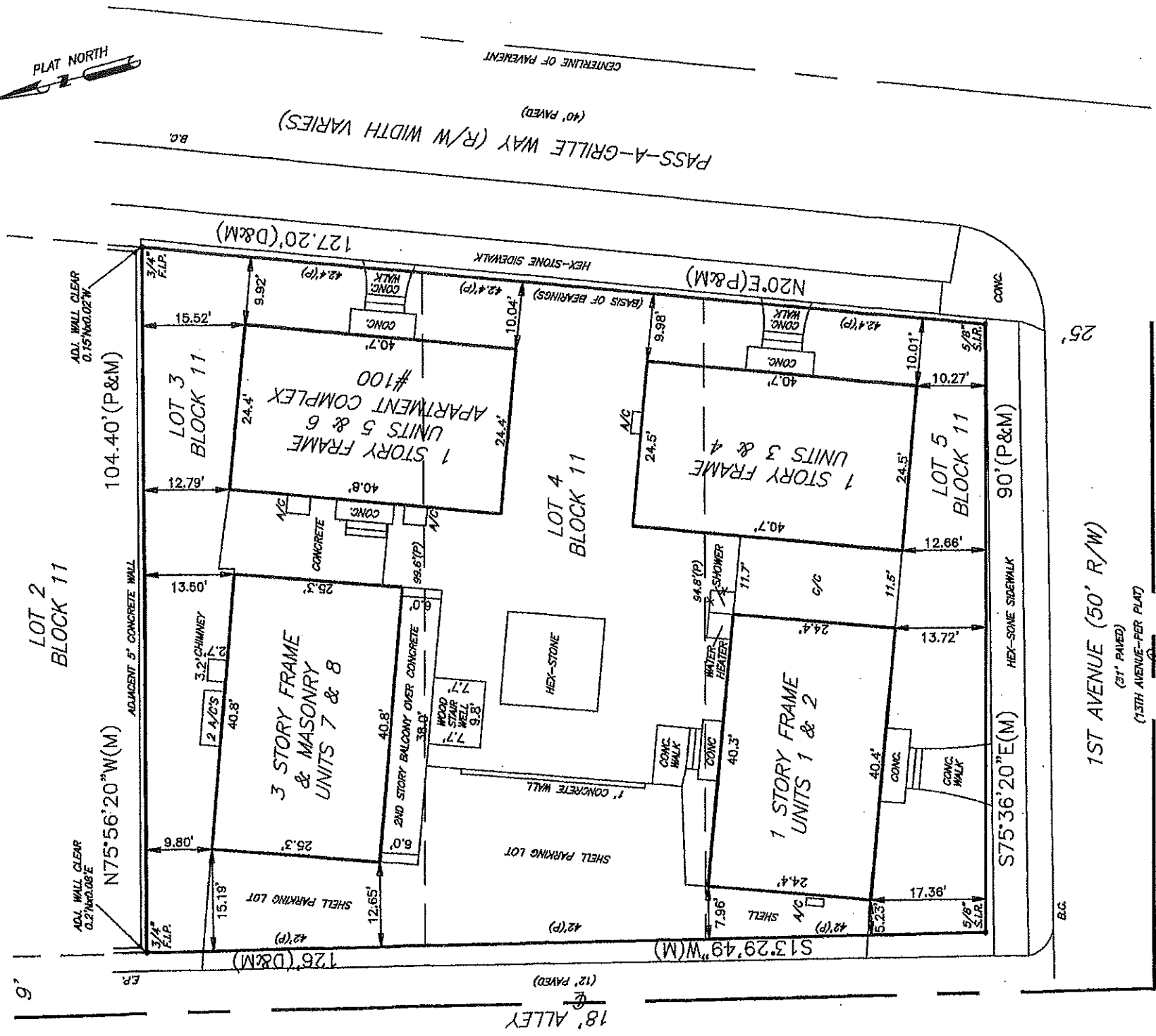
CERTIFIED TO: SEA BISCUIT PROPERTIES LLC  
 SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST

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 SJ-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.

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.M.=RIGHT OF WAY  
 CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CI=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE  
 EL=ELEVATION F.F.=FINISHED FLOOR F.P.R.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2660 O.P.=OPEN PORCH  
 F.L.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/M=HING 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

4/10/17 DCH  
 DAVID C. HARNER  
 REGISTERED LAND SURVEYOR  
 NO. 2650  
 STATE OF FLORIDA  
 CERTIFICATE



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: MMXVIII1737	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		
<p>NOTES: 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 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.</p> <p>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.</p>		
<p>LEGEND:</p> <p>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 FT.=FINISHED FLOOR F.L.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 UT=UTILITY SHED P.O.L.=POINT ON LINE  D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EASE=FASMENT P/S=PAVERSTONE  B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT</p>		
<p>DAVID C. HARNER  NO. 2650  STATE OF  FLORIDA  REGISTERED LAND  SURVEYOR</p> <p>4/10/17 DCH  DAVID C. HARNER P.S.#M  REGISTRATION NUMBER 2650</p>		



105 GULF WAY  
3 OR MORE STORY

106 2ND AVENUE  
3 OR MORE STORY

102 2ND AVENUE  
3 OR MORE STORY

EXISTING SITE  
3 STORY TO REMAIN

203 GULF WAY  
3 OR MORE STORY

108 3RD AVENUE  
3 OR MORE STORY

104 3RD AVENUE  
3 OR MORE STORY

202 PASS A GRILLE WAY  
3 OR MORE STORY

103 3RD AVENUE  
3 OR MORE STORY

305 GULF WAY  
3 OR MORE STORY

106 4TH AVENUE  
3 OR MORE STORY

113 4TH AVENUE  
3 OR MORE STORY

106 5TH AVENUE  
3 OR MORE STORY

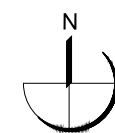
108 5TH AVENUE  
3 OR MORE STORY

101 5TH AVENUE  
3 OR MORE STORY

600 PASS A GRILLE WAY  
3 OR MORE STORY

608 PASS A GRILLE WAY  
3 OR MORE STORY

404 PASS A GRILLE WAY  
3 OR MORE STORY



LEGEND

--- OUTLINE OF EXISTING BUILDING

**BARRACKS BY THE SEA**

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

ENTITLEMENTS PACKAGE | **A0.2.1**

# 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

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

Hi 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

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

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](http://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.

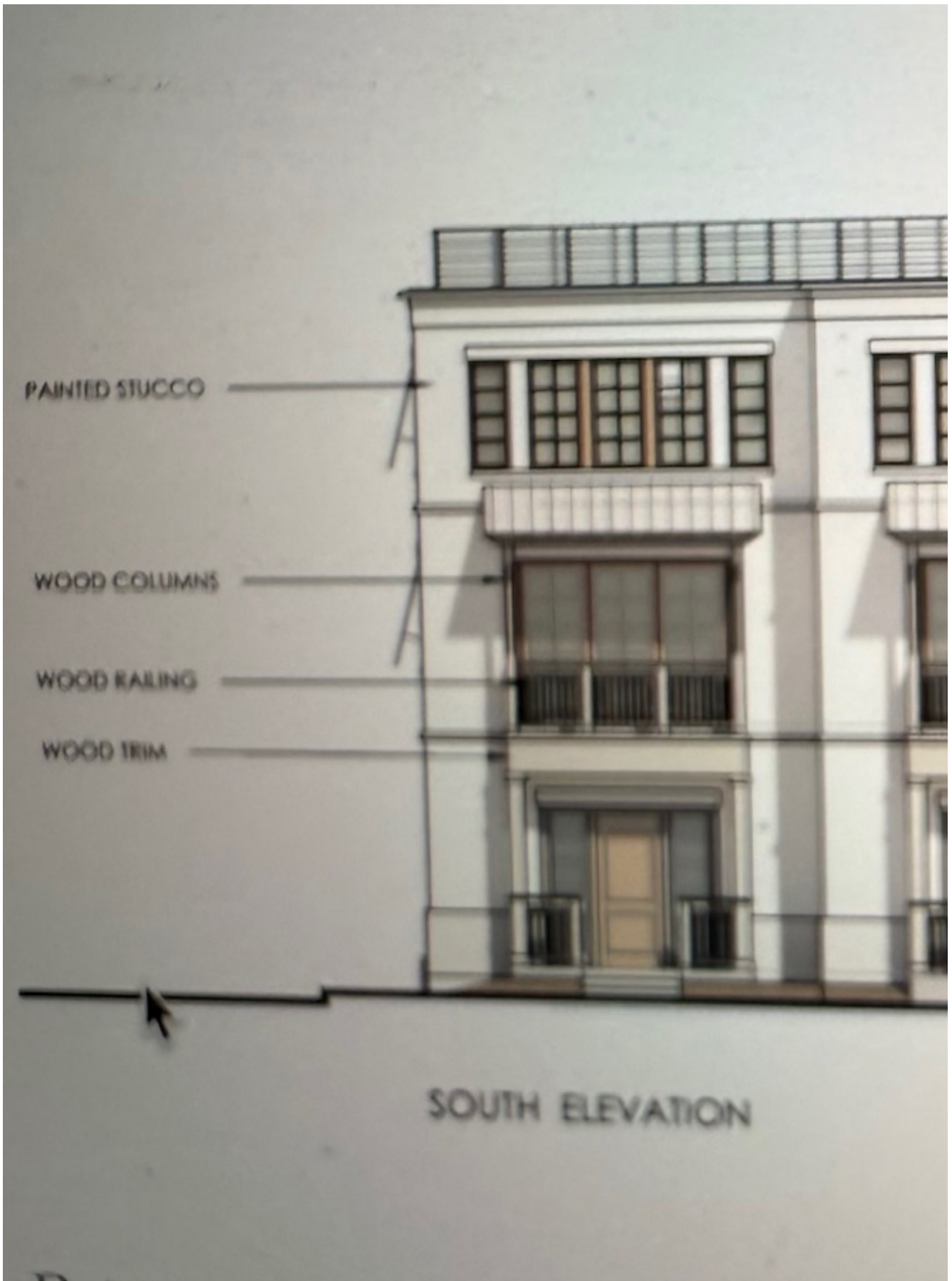
We need to insure our future developments/structures conform to what we envision this new PAG is going to look like.... keeping in mind our past.

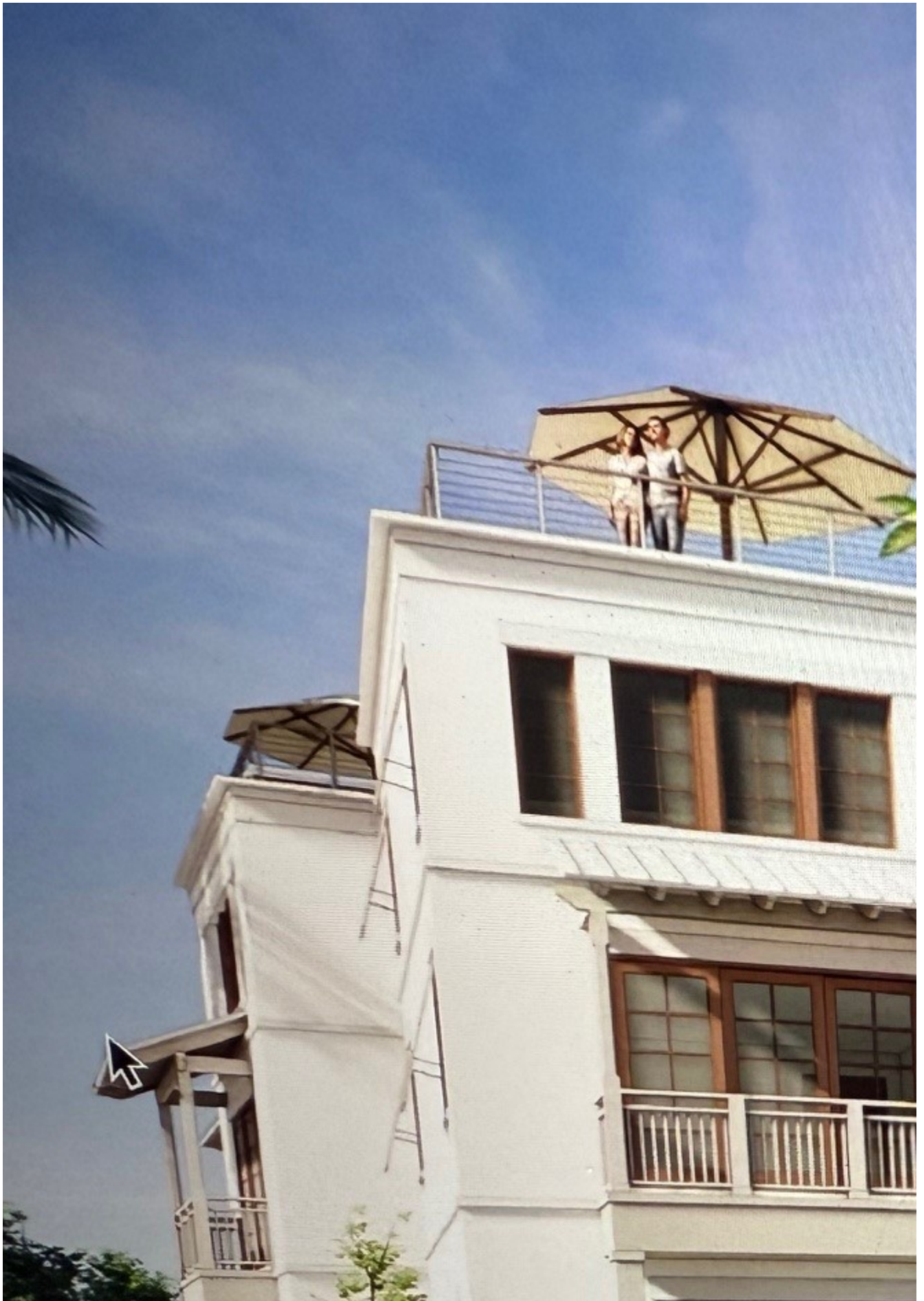
Regards,

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.





**Case No. 25052 – 100 Pass-a-**

Unnecessary and Undue Harms  
Jr. and Clay Gilman of Macfar  
P.A. for BARRACKS BY THE S  
unnecessary and undue harms  
courtyard apartment redevelop

- 1) Allow exemption of non-habitable floor elevation from the canopy footage, and allow for an additional floor of habitable residential units (LDC Sec. 2,7)
- 2) Allow entry porches to encroach to five feet from property line where 10 feet is required, a five feet is required, a porch to 2'-5" from the 1st Avenue where 20 feet is required, the existing remaining the

## 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

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

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. 25096 – 103 24th Avenue

**Action Request:** Motion to [approve/approve with conditions/deny/continue to a date certain] Case No. 25096 for 103 24th Ave.

**Strategic Objective:**

**Date:** September 24, 2025

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

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** *Practical Difficulty Variance:* Michael J. and Gina M. Pezza, Owners, request a practical difficulty variance to allow for the retention of a 12.2' x 20' residential storage building formerly developed as a garage that is nonconforming to required setbacks, with a side setback of three feet proposed where twenty-five feet is required, following redevelopment of the primary dwelling (LDC Sec. 3.10.(e)(1) & 20.15. – House Large – Accessory Structure Envelope).

**Funding:** n/a

**Attachments:**

1. 25096 - Staff Report
2. 25096 - Certificate of Completeness with Submittal



City of St. Pete Beach · 155 Corey Avenue, St. Pete Beach, Florida 33706 727-367-2735 · [www.stpetebeach.org](http://www.stpetebeach.org)

## COMMUNITY DEVELOPMENT - PLANNING

**Date:** September 12, 2025  
**To:** Board of Adjustment  
**Re:** Staff Findings Report  
Practical Difficulty Variance  
Address: 103 24th Ave  
Parcel Number: 18-32-16-88056-003-0070  
Michael and Gina Pezza  
Variance Case No: 25096

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

**Hearing Date:** September 24, 2025

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

1. Completed amended Practical Difficulty Variance package received August 13, 2025.
2. Property survey, completed by completed by Migel A. Cortes, of V.I.P. Surveying, Inc. signed 5/24/24, consisting of one sheet.
3. Impervious Surface Schedule (SK01), prepared by Nate Meyer, RA, NJM Architect, showing proposed new dwelling, pool and existing accessory structure, dated 6/30/25, consisting of 1 sheet.

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

### **Site Description/Surrounding Land Uses**

The subject site is an approximately 7,200 sq. ft. (0.16 acre) parcel of land located at 103 24<sup>th</sup> Ave. known as parcel number 18-32-16-88056-003-0070 and legal description SUNSET PARK REPLAT BLK C, LOT 7 & W 22FT OF LOTS 5 & 6. The parcel is located in the RU-2/PAG zoning district. The lot contains a single-story single-family residential structure constructed in 1925 according to the Pinellas County Property Appraiser. It is surrounded by single-family uses to the north, south, east and a two-unit residential structure to the west. The interior parcel is improved with a one-story dwelling with rear deck, driveway, as well as a detached structure which formerly served as a garage, is currently utilized as an office, and is proposed to be converted into a residential storage structure.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



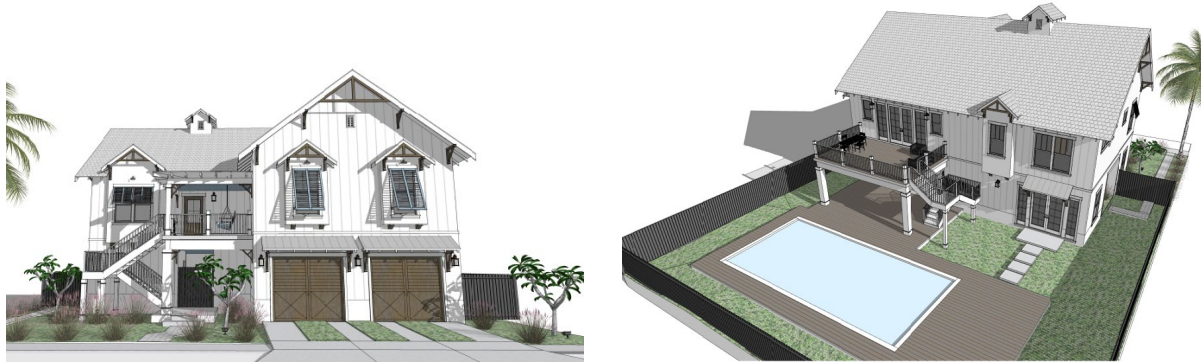
Source: City of St. Pete Beach Official Zoning Map, dated 7/20/2012

### Additional Background

The owners had originally applied for Local Historic Designation and subsequently decided to withdraw the application as they have decided to demolish the existing primary structure and construct a new dwelling as shown below in Figure 3. The new design has gone through Historic Preservation Board design

review (Case No. 25039), where the Board's consultant provided comments on preference for a color change of the front garage doors, shielding or reorientation of the front facade stairs, and reduction or elimination of the wainscot on the lower level in which the applicant has taken these comments into consideration. Due to the main structure and outbuildings being deemed contributing to the Pass-a-Grille Historic District, a Certificate of Appropriateness for demolition is outstanding and the applicant is aware of the requirement prior to the demolition.

**Figure 3: Proposed New Dwelling, Front and Rear Elevations**



### **Request**

The applicant is seeking relief to retain to allow for the retention of a 12.2' x 20' residential storage building formerly developed as a garage that is nonconforming to required setbacks, with a side setback of three feet proposed where twenty-five feet is required, following redevelopment of the primary dwelling (LDC Sec. 3.10.(e)(1) & 20.15. – House Large – Accessory Structure Envelope).

### **Analysis**

As part of the review process for the new dwelling, and in accordance with LDC Sec. 3.10(e), any existing non-conforming structure may not remain once the principal structure is terminated by abandonment, damage, or destruction. A review of the boundary survey indicated that the accessory structure does not meet the required 25-foot side yard setback. The options identified included bringing the structure into conformity with regulations, either by relocating it to meet the setback or by removing it.

In initial discussions, the applicant informed staff that the request was to retain the accessory structure for use as a home office. It appears, however, that the structure had been converted into a habitable space prior to the current owner's purchase of the property and without the appropriate permits. Review of the 2015 Pass-a-Grille Historic Sites Survey and the Florida Master Site File confirmed that the existing contributing detached structure in 2015 was consistent with a garage, as shown in the photograph below.

Figure 4: Picture from FMSF PI12607



Following consultation with the City’s Building Official, it was determined that no permits could be issued to authorize the prior conversion, as it would result in a structure that does not comply with floodplain requirements. After further discussion between the owner and the Building Official, it was determined that the structure may need to be either demolished or reverted to an accessory structure for storage purposes only. The Building Official has confirmed that removal of certain improvements including, but not limited to, the bathroom, HVAC equipment, and electrical would allow the structure to remain in place as a non-habitable accessory structure.

<b>Figure 5: Zoning Table</b>			
<b>Accessory Structure, House Large (LDC 20.15)</b>	<b>103 24<sup>th</sup> Ave.</b>		
	<b>PAG Standard</b>	<b>Existing</b>	<b>Proposed</b>
Side Setback	25 feet	3 feet*	3 feet <b>(v)</b>
<b>(v) = Variance required</b> <b>* Existing nonconformity</b>			

Figure 6: Staff Photo of Existing Structure



Figure 7: Boundary Survey

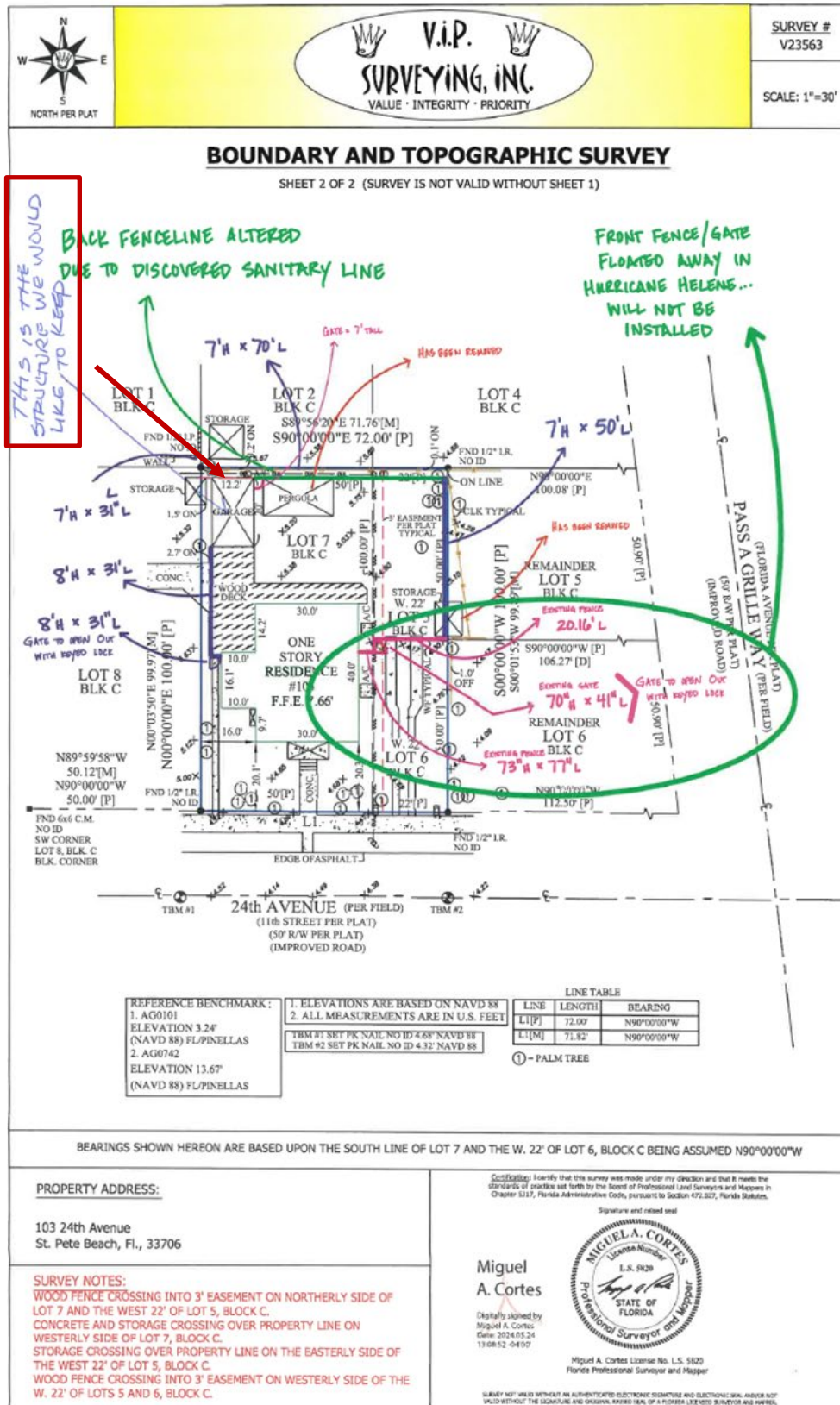
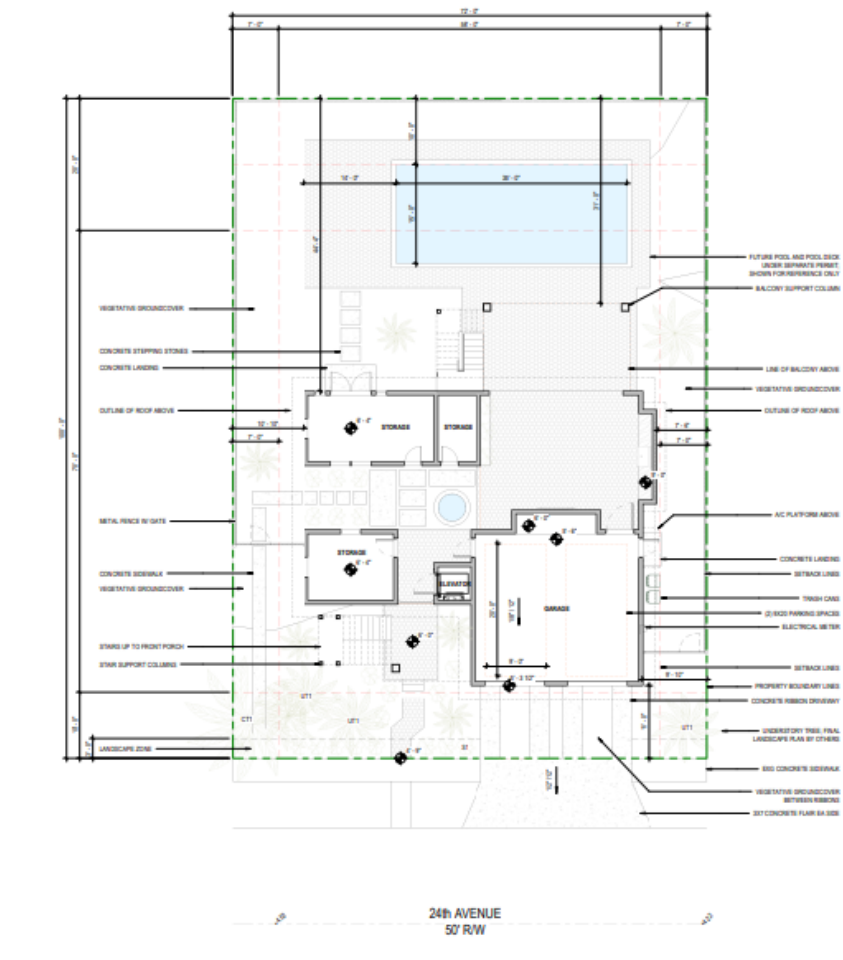


Figure 8: Proposed Site Plan



**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 applicant is requesting a variance of 3'-0" where 25'-0" is required by the Land Development Code Sec. 20.15. This represents a deficiency of 22' feet and a variance of 88% to the required standard.*

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

*Staff find that the issuance of this variance will not result in any direct adverse physical changes to the character of the neighborhood. Although the exact age of the existing structure is unknown, aerial imagery suggests it has been present since the 1990s. The owner recently installed a privacy fence that effectively screens the front of the structure from 24th Avenue. As the fence connects to the front (SW) and rear (NE) corners of the structure, the applicant has expressed concern that removing the structure would necessitate additional fencing, potentially of varying heights, which could create an irregular or awkward corner.*

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

*Relocating the structure to meet the required 25-foot side setback would place it closer to the center of the rear yard, potentially conflicting with the proposed swimming pool shown on the site plan for the new dwelling. The applicant should provide testimony regarding the alternatives that were considered.*

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

*Staff acknowledge that the improvements to the structure were completed by the previous owner, who has agreed to the removal of the non-permitted work in order to retain the structure. Staff also support the applicant's intention to demolish the existing dwelling and construct a new, compliant residence, which triggers compliance with LDC Sec. 3.10. Based on a review of the proposed impervious surface ratio (ISR) calculations for the new home, it appears that approval of the variance would not result in any ISR issues.*

**Other:**

- The applicant should provide testimony regarding potential alternatives if the variance is not approved.
- The applicant should explain the current and proposed use of the structure and what it to be removed as per discussions with the Building Official.
- The applicant should elaborate on the necessity of retaining the structure and clarify the materials to be stored within the building.

**Summary**

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

1. The applicant shall obtain a building permit for the removal of the previously completed, non-permitted improvements to the satisfaction of the Building Official.

2. The structure shall be used exclusively for storage in accordance with Land Development Code Sec. 6.13.

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

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'K. Coman', with a long horizontal stroke extending to the right.

Kristin Coman  
Senior Planner

Cc: Michael and Gina Pezza, Owner, *via email* ([ginap@groundpros.com](mailto:ginap@groundpros.com))  
Board of Adjustment Attorney, *via email*



Memo To: Board of Adjustment  
From: Kristin Coman, Senior Planner  
Date: 9/4/2025  
Re: **CERTIFICATE OF COMPLETENESS**

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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 **September 24, 2025**.

**Variance Case Number:** 25096  
**Application Type:** Practical Difficulty Variance  
**Applicant/Agent:** Michael and Gina Pezza  
**Owner:** Same  
**Parcel Number:** 18-32-16-88056-003-0070  
**Address:** 103 24th Ave., St. Pete Beach, FL 33706  
**Zone:** RU-2/PAG

**Submittal Documents:**

1. Completed amended Practical Difficulty Variance package received August 13, 2025.
2. Property survey, completed by completed by Migel A. Cortes, of V.I.P. Surveying, Inc. signed 5/24/24, consisting of one sheet.
3. Impervious Surface Schedule (SK01), prepared by Nate Meyer, RA, NJM Architect, showing proposed new dwelling, pool and existing accessory structure, dated 6/30/25, consisting of 1 sheet.

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

**City/Board Professionals:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Board of Adjustment Attorney <b><i>via email</i></b> | <input type="checkbox"/> TRC Committee <b><i>via email</i></b> |
| <input type="checkbox"/> Code Enforcement Manager <b><i>via email</i></b>                | <input type="checkbox"/> City Manager <b><i>via email</i></b>  |

**Board Members:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Denise Chase, Chair | <input checked="" type="checkbox"/> Kathy Garchow, Vice Chair |
| <input checked="" type="checkbox"/> Chris Core          | <input checked="" type="checkbox"/> Dan Small                 |
| <input checked="" type="checkbox"/> Al Causey           |   |

Cc: Michael and Gena Pezza, Owner, via email ([ginap@groundpros.com](mailto:ginap@groundpros.com))

CASE #: 25096

PARCEL #: 18.32.16.88056.003.0070

SUBMITTAL DATE: \_\_\_\_\_ AMOUNT DUE: \$544.18 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](mailto: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	PEZZA MICHAEL J. AND GINA M.	103 24TH AVE ST PETE BEACH, FL. 33706	(630) 675-1397
Applicant/ Agent	OWNER	SAME	SAME
Owner Email Address:		Applicant/Agent Email Address:	
MIKE@GROUNDPROS.COM		SAME	

**PROPERTY FOR PROPOSED VARIANCE:**

Zoning Designation <u>RV-2/PAG</u>	Future Land Use Designation <u>RU</u>	Lot Area <u>7200 SQFT</u> <u>12' X 100'</u>
Legal Description: <u>SUNSET PARK REPLAT BLK C, LOT 7 &amp; W 22 FT OF LOTS 5 &amp; 6</u>		
Address: <u>103 24TH AVE ST PETE BEACH FL, 33706</u>		
Explanation of Request: <u>VARIANCE RELIEF FROM REAR AND SIDE SETBACKS</u> <u>WHERE A 15 FOOT REAR YARD SETBACK AND A 7 FOOT SIDE YARD</u> <u>SET BACK IS REQUIRED AND 3 FEET IS PROVIDED</u> <u>(LDC 20.15)</u>		

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

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

WE ARE ASKING FOR A VARIANCE RELIEF OF 4' ON THE WEST SIDE AND 12' ON THE REAR (NORTH). THE PRE-EXISTING SHED BUILT IN 1924 ENCRACHES ON THE NORTHWEST CORNER OF OUR LOT.

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

WE PURCHASED THE HOME WITH THE SHED IN 2017. THE SHED IS A 12' X 20' SINGLE STORY GABLE ROOFED WOOD SIDED STRUCTURE. WE PLAN ON HAVING IT NEWLY SIDED WITH CEMENT BOARD SIDING TO MATCH THE TO BE BUILT NEW HOME ON THE PROPERTY.

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

WE RECENTLY FINISHED A NEW FENCE PROJECT PERMIT # 2401558 THAT CONNECTS TO THE NE AND THE SW CORNERS OF THE SHED

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

REMOVING THE SHED NOW WILL RESULT IN RE-DESIGNING AND PURCHASING ADDITIONAL FENCING FOR A PROJECT WE JUST RECEIVED AND FINALIZED PERMITTING ON.



Signature of Applicant

8/15/25

Date



Signature of Authorized Agent

8/15/25

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.**

Signature of Applicant

8/15/25

Date



**Owner's Authorization For Agent Form**  
Community Development Department  
City of St. Pete Beach, Florida 727-363-9241

I/We MICHAEL J. PEZZA AND GINA M. PEZZA  
(Property Owner(s) printed name)

hereby authorize MICHAEL J. PEZZA  
(Agent's printed name)

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

[Signature]  
Signature of Owner

[Signature]  
Signature of Owner

MICHAEL J. PEZZA  
Owner's Printed Name

GINA M. PEZZA  
Owner's Printed Name

The foregoing instrument was acknowledged before me this 1 day  
of July 2025, by Michael & Gina Pezza who  
is personally known or produced FL-DL's as  
identification.

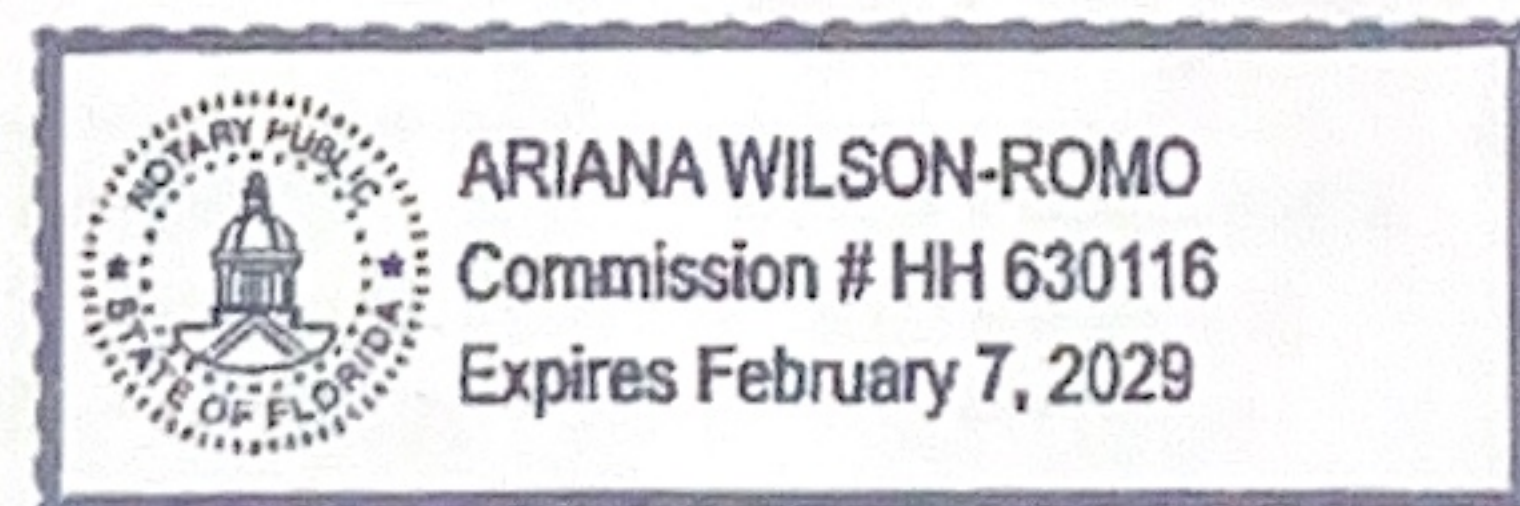
[Signature]

7/1/2025

(Notary Signature)

(Date)

My commission expires 2/7/29





# 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**

PEZZA, MICHAEL J. AND GENAP  
10324th AVE  
ST PETE BEACH, FL 33706

Phone 630 675-1397

Email MIKEPCGROUNDPROS.COM

Property Address 103 24TH AVE

Total Lot Area (sq. ft.) 7200SF

**Required Calculations:**

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:		sq. ft.
Parking and Driveway:		sq. ft.
Pool and/or Patio areas:		sq. ft.
Walkways:		sq. ft.
Other:		sq. ft.
<b>TOTAL EXISTING IMPERVIOUS SURFACE:</b>		sq. ft.

**Contractor/Applicant Name & Address**

NATE MEYER, RA  
5510 N BRANCH AVE  
TAMPA, FL 33604

Phone 813.713.6862

Email NJM.ARCHITECT@GMAIL.COM

MICHAEL PEZZA  
10324th AVE  
ST PETE BEACH FL, 33706  
MIKEPCGROUNDPROS.COM

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	2701	sq. ft.
Parking and Driveway:	132	sq. ft.
Pool and/or Patio areas:	986	sq. ft.
Walkways:	175	sq. ft.
Other:	209	sq. ft.
<b>TOTAL PROPOSED IMPERVIOUS SURFACE:</b>	4203	sq. ft.

sq. ft.	7200	sq. ft.	=	
Total Existing Impervious Surfaces	÷	Lot Area	=	Existing Impervious Surface Ratio

4203	sq. ft.	7200	sq. ft.	=	59
Total Proposed Impervious Surfaces	÷	Lot Area	=	Proposed Impervious Surface Ratio	

**Certification:**

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

Applicant Signature: [Signature] Date: 7/1/25



**PUBLIC HEARING SIGN POSTING AFFIDAVIT**

Applicant, MICHAEL J. PEZZA, 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): MICHAEL J. PEZZA

Address: 103 24th AVE ST PETE BEACH 33706

[Signature]  
Signature

7/1/25  
Date

STATE OF FLORIDA )  
                                  ) SS:  
PINELLAS COUNTY )

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

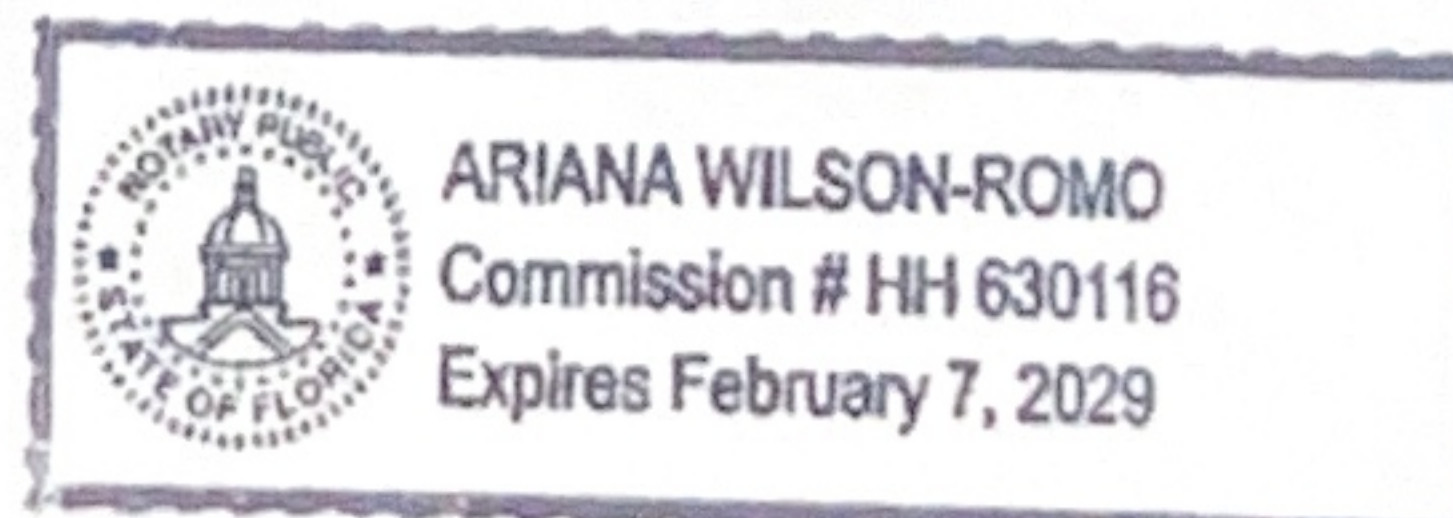
My commission Expires: 2/7/29

NOTARY: [Signature]

Print Name: Ariana Wilson-Romo Notary

Public, State of Florida

(Notarial Seal)





SURVEY #  
V23563

SCALE: 1"=30'

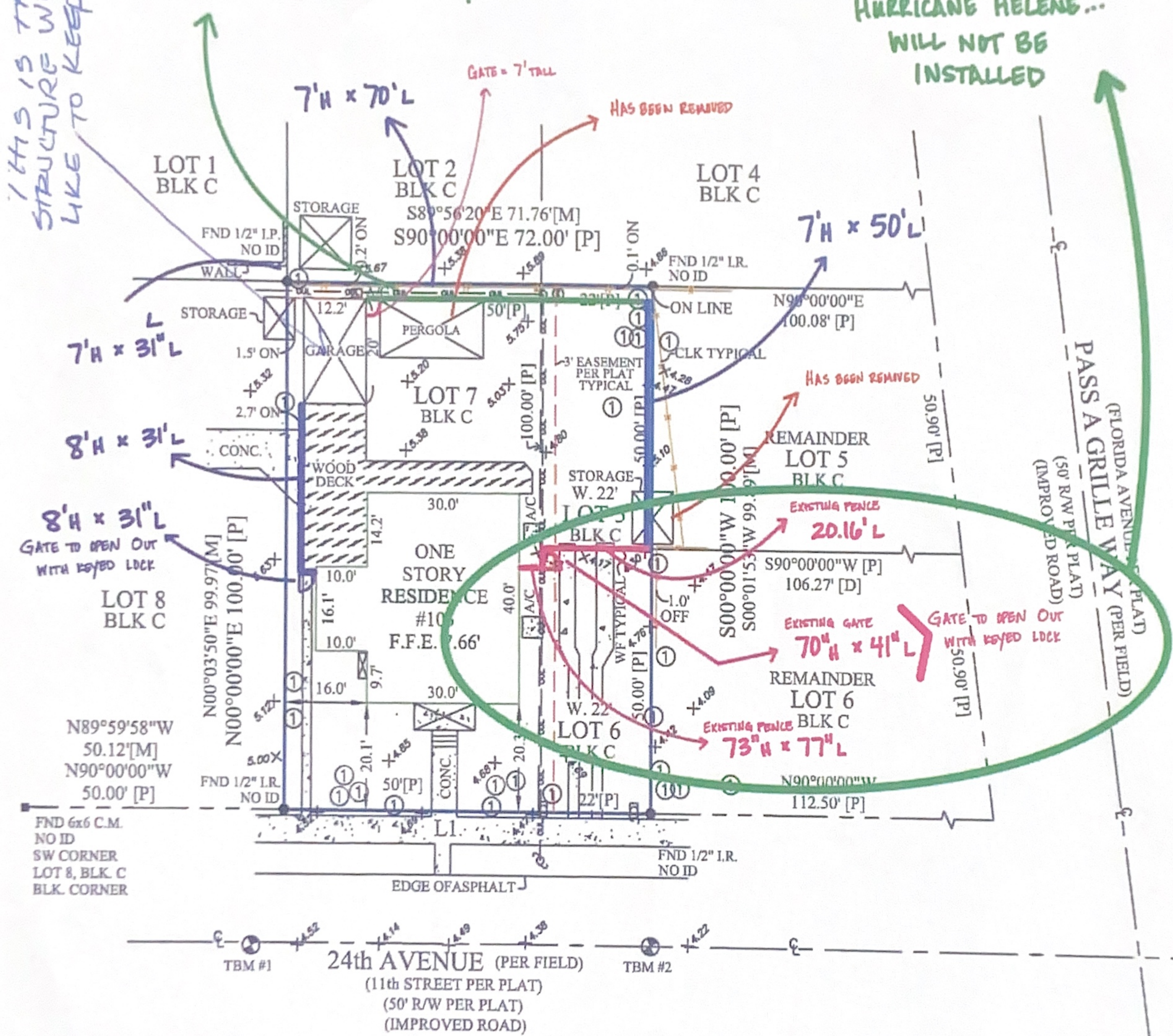
# BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET 2 OF 2 (SURVEY IS NOT VALID WITHOUT SHEET 1)

*THIS IS THE STRUCTURE WE WOULD LIKE TO KEEP*

*BACK FENCELINE ALTERED DUE TO DISCOVERED SANITARY LINE*

*FRONT FENCE/GATE FLOATED AWAY IN HURRICANE HELENE... WILL NOT BE INSTALLED*

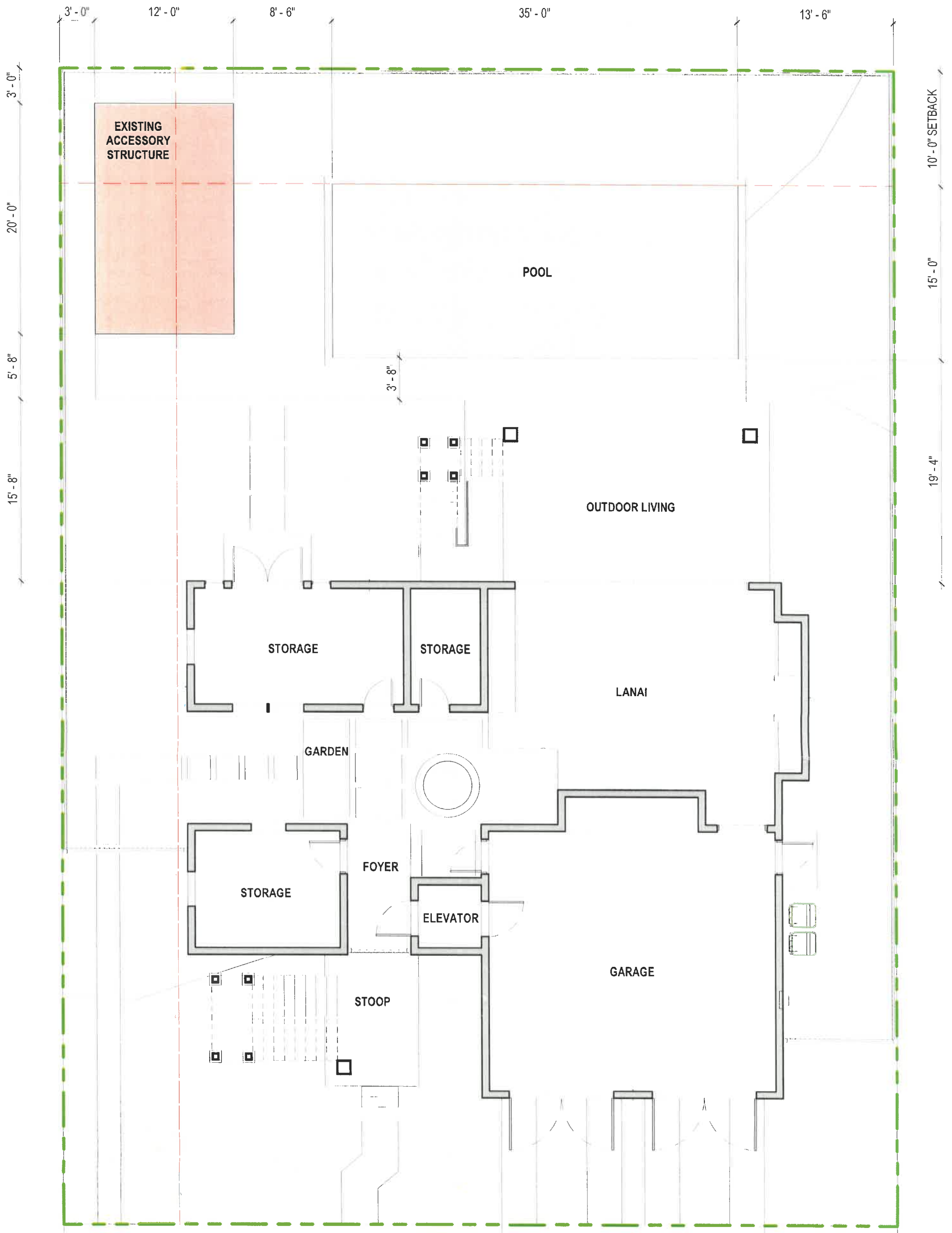


REFERENCE BENCHMARK :  
1. AG0101  
ELEVATION 3.24'  
(NAVD 88) FL/PINELLAS  
2. AG0742  
ELEVATION 13.67'  
(NAVD 88) FL/PINELLAS

1. ELEVATIONS ARE BASED ON NAVD 88  
2. ALL MEASUREMENTS ARE IN U.S. FEET  
TBM #1 SET PK NAIL NO ID 4.68' NAVD 88  
TBM #2 SET PK NAIL NO ID 4.32' NAVD 88

LINE TABLE		
LINE	LENGTH	BEARING
L1[P]	72.00'	N90°00'00"W
L1[M]	71.82'	N90°00'00"W

① = PALM TREE



**SCHEDULE-IMPERVIOUS SURFACE**

NAME	AREA
ACCESSORY STRUCTURE	240 SF
BUILDING FOOTPRINT	2447 SF
CONCRETE PADS	45 SF
DRIVEWAY	132 SF
POOL DECK	475 SF
POOL WATER SURFACE	525 SF
STAIRS	163 SF
WALKWAYS	175 SF
TOTAL IMPERVIOUS SURFACE	4203 SF
4,203SF / 7,200SF SITE AREA = 59% (70% MAX)	

**PEZZA RESIDENCE**

103 24TH AVE  
ST PETE BEACH, FL

06/30/25  
SITE SKETCH

**SK01**

Digitally signed by  
nathaniel meyer  
Date: 2025.06.30  
14:24:28-04'00'

**NJM**  
ARCHITECT  
NATE MEYER, RA  
P: 813.713.6862

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

**Agenda Report**

**Agenda Title Name:** Case No. 25107 – 106 20th Avenue

**Action Request:** Motion to [approve/approve with conditions/deny/or continue to a date certain] Case No. 25107 for 106 20th Ave.

**Strategic Objective:**

**Date:** September 24, 2025

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

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** *Practical Difficulty Variance:* Cassandra E Guess, Trustee, for Iliana Guess, Owner, requests a practical difficulty variance to install exterior access stairs, associated with a new residence to be constructed to the House-Medium standards of the Pass-A-Grille Overlay District, with a front setback of 5'-1" proposed where seven feet is required (LDC Sec. 6.22.(b)).

**Funding:** n/a

**Attachments:**

1. 25107 - Staff Report
2. 25107, L-1 Letter in support from Sowa
3. 25107 - Certificate of Completeness and Submittal



City of St. Pete Beach · 155 Corey Avenue, St. Pete. Beach, Florida 33706 727-367-2735 · [www.stpetebeach.org](http://www.stpetebeach.org)

## PLANNING DEPARTMENT

**Date:** September 6, 2025  
**To:** Board of Adjustment  
**Re:** Staff Findings Report  
Practical Difficulty Variance  
Address: 106 20<sup>th</sup> Avenue.  
Parcel Number: 18-32-16-68634-008-0740  
Cassandra E Guess, Trustee, for Iliana Guess  
Variance Case No: 25107

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

**Hearing Date:** 9/24/2025

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 and agent authorization, completed July 21, 2025.
2. Property survey, completed by John A Brendla, consisting of one sheet.
3. Preliminary building plans with site plan showing subject variance request, dated July 18, 2025.

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

### **Site Description/Surrounding Land Uses**

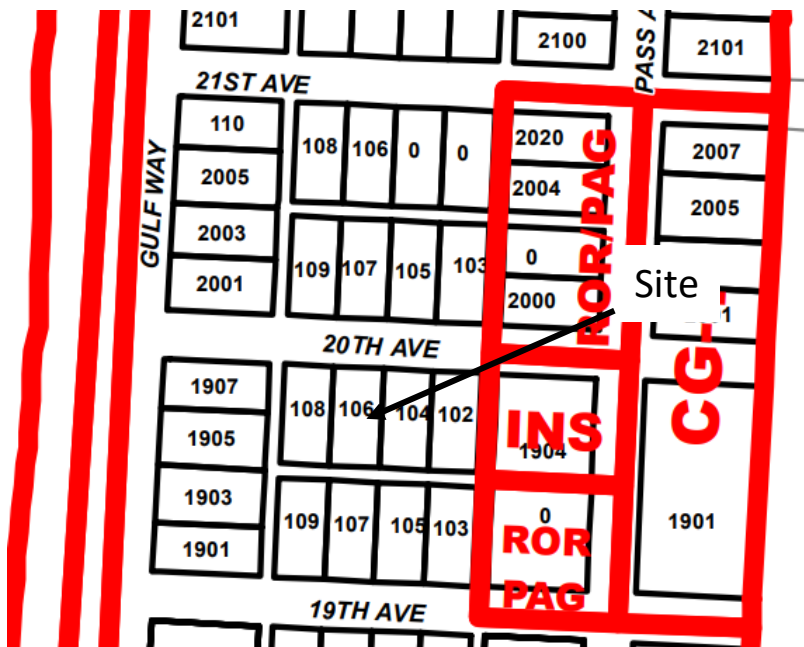
The subject site is a 50x100' (5,000 sq. ft.) property currently containing a two-family residence. The property is a standard size for the block, which has not seen consolidation since its original platting in the early 1900s. According to the homeowner, the existing residence was substantially damaged in the 2024 hurricanes and has been approved for demolition, with the rear pool that was a recipient of a variance in 2019 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 12 of 15, dated 7/20/2012

**Request and Analysis**

In conjunction with a new single-family redevelopment of the property, which underwent design review to utilize the 'House-Medium' setbacks of the Pass-A-Grille Overlay District in September 2025, the applicant is proposing to construct a spiral stair that will encroach 1.9 feet into the required seven-foot front setback. The remainder of the residence complies with the required setbacks for new construction – only the stairs encroach.

<b>Figure 3: Zoning Table</b>			
<b>Detached, Single-Family Residential</b>	<b>106 20<sup>th</sup> Avenue</b>		
	<b>'House-Medium' Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area (Min.)</b>	4,400 sq. ft.	5,000 sq. ft.	No change
<b>Lot Width (Min.)</b>	44 ft.	50 ft.	No change
<b>Front Yard Setback (Min.)</b>	10' (to house) 7' (to stairs)	9'-7" (to house)* 6'-3" (to steps – estimated)*	10'-7" (to house) 5'-1" (to stairs)
<b>*Denotes existing non-conformity</b> <b>(v) Variance required</b>			

Figure 4: Boundary Survey showing existing residence to be demolished (N.T.S.)

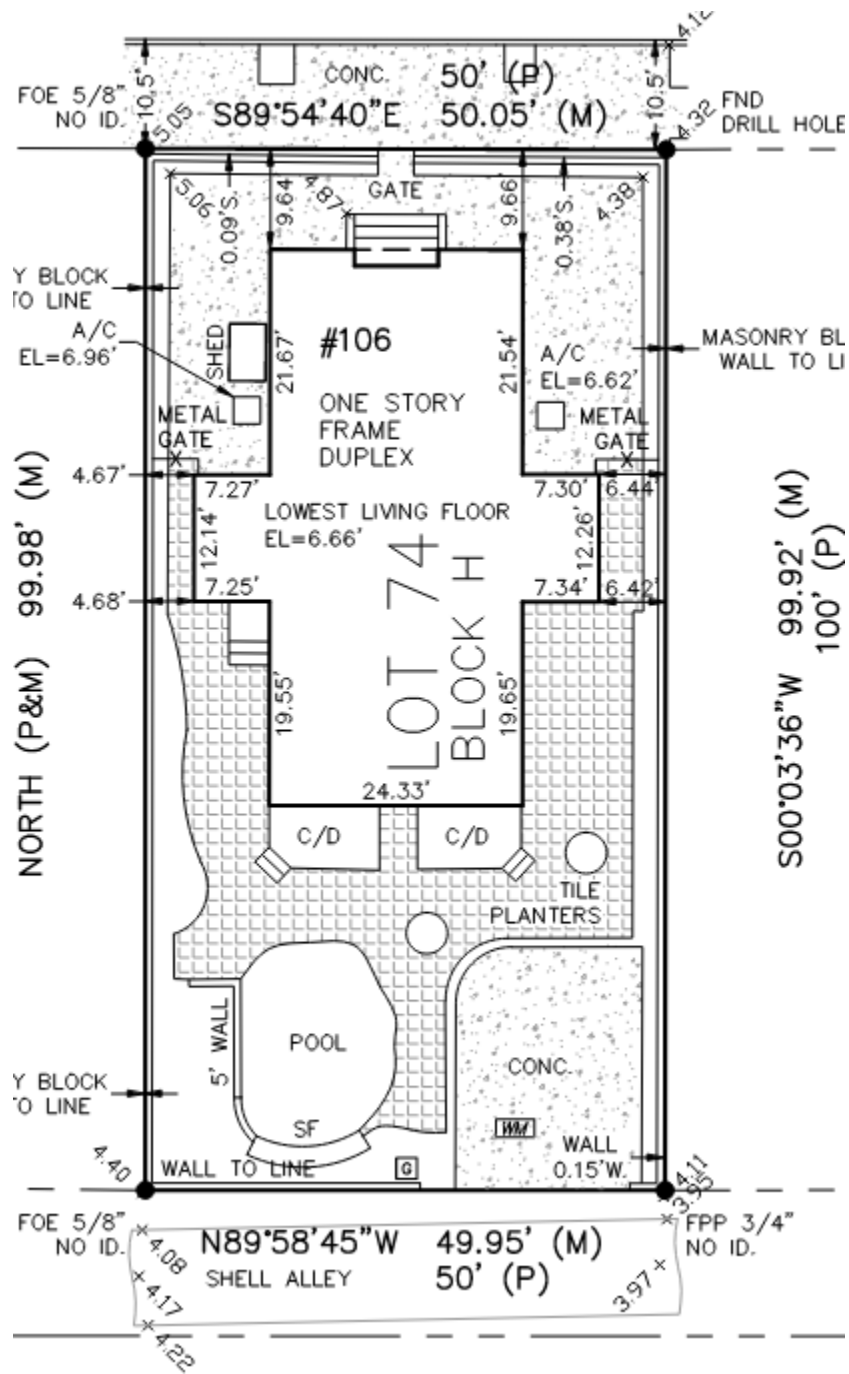
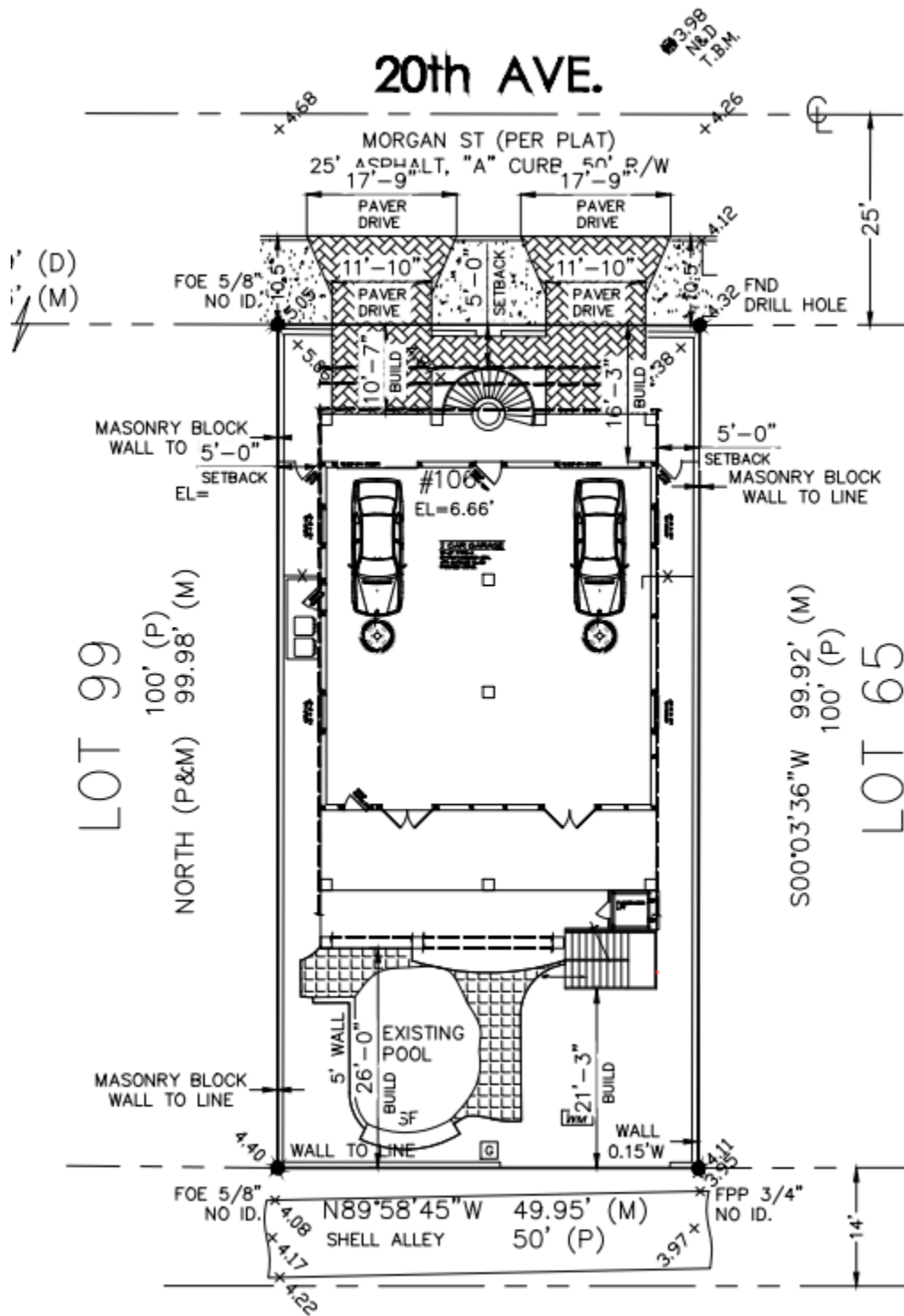


Figure 5: Proposed Site Plan with proposed improvements (N.T.S.)



### **Additional Comments**

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

The Board has standards of review for a 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(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 seeking a 1'-11" encroachment into the required front yard setback for open stairs per Land Development Code Sec. 6.22.(b), which requires a seven-foot setback, resulting in a setback of 5'-1" and a variance of 27.4% to the standard.*

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

*Staff finds that the encroachment is modest and the design of the stairs minimizes the visual impact of the request. The residence to the west of the subject property encroaches closer to the front property line than the subject request is proposed, but that residence is also proposed to be redeveloped and is currently designed to be compliant with the required setbacks. While allowing additional encroachments toward the front property line without adequate justification could produce an adverse change in the neighborhood, Staff finds the homes along 20<sup>th</sup> Avenue already largely encroach to or into the ten-foot setback permitted for new development within the Pass-A-Grille Overlay District, which is an uncommon situation elsewhere in the neighborhood and one that is likely to be less disrupted by the granting of the subject request.*

*Although the front garages were critiqued in a design review held by the Historic Preservation Board in September 2025, the Board supported the overall design of the structure, and Staff finds that the structure was thoughtfully designed to comply with the massing and scale criteria of the Overlay while remaining consistent with the features and rhythms of the existing residence. Those design decisions have resulted in a structure that is overall better-scaled to the block than one that could have been constructed with three stories, which could have accommodated significantly more interior living floor area and would have rendered such a request outright unnecessary.*

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

*The applicant could shorten the structure by two feet to remove the exterior stairs from the front setback, or could modify the interior of the residence to accommodate stairs within the ground-floor garage and living floor above. In the first scenario, while the depth of the structure is greater than existing, the depth of the living space is approximately the same, at 50 feet. However, the front covered entry measures 5'-8" from the closest winder stair tread to the wall of the building. The applicant should address whether such a depth to the porch is necessary, or if the entry could be shortened to lessen the impact of the variance, which Staff finds would typically fall into the realm of feasibility.*

*As for accommodating the stairs internally, Staff finds the subject existing structure is already significantly undersized from a living square footage standpoint compared with other*

*structures on the block, and that requiring the 2,005 square-foot-of-living-area replacement residence to accommodate 120-150 square feet of stairs per floor within it is not reasonable. The layout of the residence as proposed is modest and abandons one of the defined living units that currently exists within the structure. The applicant has significantly limited the potential mass and scale of the structure, which will remain toward the bottom of the range of living square footage size for residences on the block where 2,200 to 2,300 square feet is common, and where recent residences in Pass-A-Grille have exceeded 4,000 square feet with a third story on similarly-sized lots. As design and compatibility are promoted to a greater extent in Pass-A-Grille than elsewhere in the City's residential neighborhoods, Staff finds the steps taken by the applicant to maintain the massing and scale of the original structure in a floodplain-compliant design provides reasonable justification to find that interior accommodation is not feasible in this instance.*

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

*The applicant and owner are not responsible for the damage that occurred to the structure, and as supported through other responses, Staff finds the stairs as proposed to be both modest in scale and in keeping with the design of the structure. Design considerations are amplified for new development in Pass-A-Grille and can provide some justification for these requests. Furthermore, were the existing structure to be raised in place, existing front steps could be replaced with a modest stair that would result in a similar setback to the winder stairs that are proposed in the current design.*

*Staff finds the winder stairs do present a greater encroachment into the front yard than could potentially be accommodated with a standard stair run parallel with the front of the porch, which would likely eliminate at least one driveway access. Although proposed changes to the Pass-A-Grille Overlay District would prohibit street access for properties on alleyways greater than 10 feet in platted width, such a requirement is not currently in place and the owner is authorized to provide for both connections with the street.*

*While Staff finds the stairs as generally supportable within the context of the request, Staff also seeks applicant testimony as to the need for the depth of the front porch as currently designed. Florida Building Code typically only requires landings of three feet in depth to accommodate a landing at the top of stairs, and the porch is designed with a depth of 5'-8".*

**Other:**

- The applicant should address whether the depth of the front living level entry porch could be shortened to reduce or eliminate the need for this variance.

**Summary**

Staff find that the applicant has addressed the criteria and has designed a structure that is in keeping with the overall rhythms and compatibility standards of the Pass-A-Grille Overlay District. The winder stairs, while presenting a greater encroachment than code-minimum standard stairs, are in keeping with the design of the structure and represent a lesser overall volume encroachment into the front yard than a standard stair type would provide. Staff also

finds it is not reasonable to require interior accommodation of the stairs due to the limited living square footage, especially as the redeveloped residence is also on the smaller end of living square footage compared with other, two-story, homes on the block.

However, Staff does ask the applicant address whether shortening the front porch would allow for reduction or elimination of the need for the subject 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  
Senior Planner

Cc: Cassandra E Guess, Applicant/Trustee, via email ([wmguess@comcast.net](mailto:wmguess@comcast.net))  
Board of Adjustment Attorney

To: City of St. Pete Beach  
St. Pete Beach City Hall  
155 Corey Avenue  
St. Pete Beach, FL 33706

8/28/2025

From: Mr. & Mrs. Walter Sowa  
108 20th AVE.  
ST. PETE BEACH, FL 33706

MAILING ADDRESS:  
211 PASADENA AVE, N, #309  
ST. PETERSBURG, FL 33710

Re: Guess New Build

**Dear City of St. Pete Beach,**

I have lived next door to the Guess Family at 106 20th Avenue in St. Pete Beach for many years. During this time, we have maintained a friendly and positive relationship, and they have informed of their plans to rebuild their home following the hurricanes of Fall 2024.

It is my understanding that their plans include a variance request for a 2-foot allowance for a piece of their front curved staircase to ensure it is not overly steep and remains safe and accessible. They have also shared with me that they are working with both an architect and a landscape designer to develop a plan that meets the City of St. Pete Beach's standards, including a complete landscaping design for the front yard.

I believe my neighbors are committed to being considerate and responsible as they move forward with their new build. While I understand there will be construction activity in the area, I fully support their rebuilding efforts and wish them success in creating a safe and beautiful home that enhances our neighborhood.

Sincerely,

Austera J. Sowa  
Walter Sowa Jr.



Memo To: Board of Adjustment  
From: Kristin Coman, Senior Planner  
Date: 9/4/2025  
Re: **CERTIFICATE OF COMPLETENESS**

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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 **September 24, 2025**.

**Variance Case Number:** 25107  
**Application Type:** Practical Difficulty Variance  
**Applicant/Agent:** Cassandra E. Guess  
**Owner:** Iliana Guess  
**Parcel Number:** 18-32-16-68634-008-0740  
**Address:** 106 20<sup>th</sup> Ave., St. Pete Beach, FL 33706  
**Zone:** RLM-2/PAG

**Submittal Documents:**

1. Completed Practical Difficulty Variance package with application form and agent authorization, completed July 21, 2025.
2. Property survey, completed by John A Brenda, consisting of one sheet.
3. Preliminary building plans with site plan showing subject variance request, dated July 18, 2025.

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

**City/Board Professionals:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Board of Adjustment Attorney <i>via email</i> | <input type="checkbox"/> TRC Committee <i>via email</i> |
| <input type="checkbox"/> Code Enforcement Manager <i>via email</i>                | <input type="checkbox"/> City Manager <i>via email</i>  |

**Board Members:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Denise Chase, Chair | <input checked="" type="checkbox"/> Kathy Garchow, Vice Chair |
| <input checked="" type="checkbox"/> Chris Core          | <input checked="" type="checkbox"/> Dan Small                 |
| <input checked="" type="checkbox"/> Al Causey           |   |

Cc: Cassandra E Guess, Applicant/Trustee, via email ([wmguess@comcast.net](mailto:wmguess@comcast.net))

CASE #: \_\_\_\_\_

PARCEL #: \_\_\_\_\_

SUBMITTAL DATE: \_\_\_\_\_ AMOUNT DUE: \_\_\_\_\_ 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](mailto: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	Ilana Guess	106 20th Ave., St. Pete Beach, FL 33706	404-667-1933
Applicant/ Agent	Cassandra E Guess, Trustee for Property	2838 Gramercy Circle, Atlanta, GA 30341	404-667-1933
Owner Email Address: wmguess@comcast.net		Applicant/Agent Email Address: wmguess@comcast.net	

**PROPERTY FOR PROPOSED VARIANCE:**

Zoning Designation	Future Land Use Designation	Lot Area
RLM-2/PAG	RLM	Lot Area: 4997 sq. feet

Legal Description: Lot 74, Block W, Phillips Division of Pass-A-Grille, as recorded in Plat book 3, page 38, of the public records of Pinellas County, FL

Address: 106 20th Ave., St. Pete Beach, FL 33706

Explanation of Request: \_\_\_\_\_

We must replace our existing home with a hurricane-compliant single-family residence. We are requesting relief from LDC Sec. 6.22(b) to allow a 2-foot encroachment for new front porch stairs. The proposed setback would be 5'-1". The required setback for stairs is 7'.

**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;

We are seeking a modest 2-foot encroachment into the established 7-foot setback requirement for front porch stairs. This minimal encroachment is intended to improve functionality, accessibility and safety without compromising design intent or neighborhood character. A pool located 5 feet behind the house prevents shifting the structure backwards (South). Meeting the current setback would result in overly steep stairs rising 11-12 feet high, posing safety and accessibility concerns. We are working with a licensed architect registered in the state of Florida to design a home that reflects coastal character and enhances the neighborhood. This modest encroachment is a practical solution that allows safe entry without negatively impacting adjacent properties or the streetscape.

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

The proposed 2-foot encroachment into the front setback for the porch stairs will not adversely affect the neighborhood's character. This minor variance is reasonable, necessary, and compatible with the surrounding area. The stairs will have a very minimal visual impact and remain consistent with existing porch elements seen throughout the island. Many nearby homes—especially older ones—feature similar setbacks, so the design remains in line with neighborhood character. The additional space will allow for a gentler stair slope, improving safety and accessibility for all users, including elderly residents and children, without affecting adjacent properties. The stairs will not intrude into neighboring lots and will maintain a safe distance from the sidewalks and street, ensuring no visibility or circulation issues. Overall, this request supports the city's goals of maintaining neighborhood aesthetics and safety, while allowing a practical design adjustment that enhances functionality and livability.

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

The difficulty cannot be reasonably addressed without a variance. Several stair design alternatives have been considered, but they do not fully address our accessibility needs. Placing stairs within the home's footprint would reduce the limited interior space needed for disability accommodations and essential living functions. Shifting the house farther back is not an option due to the existing pool located 5' behind the house. In designing our new home, our goals are to ensure it is hurricane-compliant while providing accessible space for our mobility needs. Outside, the proposed front design features a continuous curved guardrail without a 90-degree turn at landing or steep stairway, offering a more gentle and accessible rise and run compared to other options. Inside, the additional 2' accommodates our mobility needs by giving comfortable room for walker and wheelchair maneuverability. Having dealt with multiple hip surgeries throughout my life, I understand the hardships of using mobility aids in tight spaces. Living in a home not designed for accessibility made it clear how vital even small amounts of space can be when maneuvering a wheelchair or walker. With more surgeries to come and my mother's advancing age, it is essential that the home allow for a comfortable turning radius for wheelchairs and facilitate easy movement. This design focuses on accessibility and comfort, making it a home that can support my mother, myself, or any visitor who needs mobility accommodations. I am committed to building a wonderful home for my mother, a dedicated teacher of over 40 years. For us, two feet makes all the difference by ensuring independence, comfortable access, and maneuverability. Given the circumstances, the proposed variance offers a reasonable and necessary solution, ensuring functionality and accessibility.

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

Allowing the 2-foot encroachment directly addresses the constraints imposed by hurricane compliance and limited site space. This variance makes it possible to install a gentler, safer stairway that enhances accessibility. The adjustment is particularly vital because one applicant is 83 years old and the other suffers from significant leg strength impairment following multiple hip surgeries and replacement. These factors underscore the necessity of a design that prioritizes safety and ease of use without compromising the home's functionality. Importantly, this minor variance retains the neighborhood's character. The encroachment is minimal, will not affect adjacent properties, and is consistent with design elements seen in nearby homes. Granting this variance balances individual safety needs with community aesthetics and regulations while serving the interest of justice in a fair and practical manner.

*Cassandra G. Guess* 7.24.25  
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.

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

CH ✓ 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.

CH ✓ 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.

CH ✓ 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.

CH ✓ 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.

CH ✓ 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.

CH ✓ 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.

Casi Guess

Signature of Applicant

7.20.25

Date



# 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**

Casi Guess, Trustee  
 Ilana Guess  
 2030 Gramercy Circle, Atlanta, GA 30341  
 (404) 667-1933

Phone (404) 667-1933

Email [casi@pickeringonline.net](mailto:casi@pickeringonline.net)

Property Address 106 20th Ave., St. Pete Beach, FL 33706

Total Lot Area (sq. ft.) 4997

**Required Calculations:**

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	1653	sq. ft.
Parking and Driveway:	403	sq. ft.
Pool and/or Patio areas:	919	sq. ft.
Walkways:	803	sq. ft.
Other:		sq. ft.
<b>TOTAL EXISTING IMPERVIOUS SURFACE:</b>	<b>3778</b>	<b>sq. ft.</b>

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	2668	sq. ft.
Parking and Driveway:	540	sq. ft.
Pool and/or Patio areas:	202	sq. ft.
Walkways:	53	sq. ft.
Other:		sq. ft.
<b>TOTAL PROPOSED IMPERVIOUS SURFACE:</b>	<b>3463</b>	<b>sq. ft.</b>

3778 sq. ft.	+	4997 sq. ft.	=	.75
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

3463 sq. ft.	+	4997 sq. ft.	=	.69
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

**Certification:**

I, Casi Guess 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 Casi Guess

Page 91 of 153



**PUBLIC HEARING SIGN POSTING AFFIDAVIT**

Applicant, Cassandra Guess, 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): Cassandra Guess

Address: 106 20th Ave., St. Pete Beach, FL 33706

Cassandra (Casi) Guess 7.21.25  
Signature Date

STATE OF <sup>Georgia</sup> FLORIDA )  
<sup>Cobb</sup> PINELLAS COUNTY ) SS:

The foregoing instrument was acknowledged before me this 21 day of July, 2025 by: Cassandra B. Guess who appeared before me, and is personally known to me, or has produced Driver License as identification, and did take an oath.

My commission Expires: 5/18/28

NOTARY: Rebecca Petty  
Print Name: Rebecca Petty Notary  
Public, State of Florida Georgia



SECTION 18, TOWNSHIP 32S, RANGE 16E



NORTH BASIS:  
ASSUMED  
SCALE: 1" = 20'

20th AVE.

MORGAN ST (PER PLAT)  
25' ASPHALT, "A" CURB, 50' R/W

83.98  
N&D  
T.B.M.

GULF WAY  
GULF AVE (PER PLAT)

171.69' (D)  
171.76' (M)

SIR 5/8"  
LB#760

FOE 5/8"  
NO ID.

CONC. 50' (P)  
S89°54'40"E 50.05' (M)

FND DRILL HOLE

MASONRY BLOCK WALL TO LINE

A/C  
EL=6.96'

#106

ONE STORY FRAME DUPLEX

MASONRY BLOCK WALL TO LINE

A/C  
EL=6.62'

LOWEST LIVING FLOOR  
EL=6.66'

LOT 99  
NORTH (P&M)  
100' (P)  
99.98' (M)

LOT 74  
BLOCK H

LOT 65  
S00°03'36"W 99.92' (M)  
100' (P)

LEGEND:

- FND = FOUND
- SF = STONE FOUNTAIN
- N&D = NAIL & DISK
- FPP = FOUND PINCHED PIPE
- FIR = FOUND IRON ROD
- FOE = FOUND OPEN END PIPE
- FCM = FOUND CONC. MONUMENT
- (D) = DEED
- (M) = FIELD MEASUREMENT
- (P) = PLAT
- CONC. = CONCRETE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- S/W = SIDEWALK
- T.B.M. = TEMPORARY BENCHMARK
- C/C = COVERED CONCRETE
- C/D = COVERED WOOD DECK
- MF = METAL FENCE
- PVC = VINYL FENCE
- [WM] = WATER METER
- [ ] = CLEANOUT
- [G] = GATE EQUIPMENT
- x 0.00 = SPOT ELEVATION

MASONRY BLOCK WALL TO LINE

5' WALL

POOL

SF

TILE PLANTERS

CONC.

WALL 0.15'W.

FOE 5/8"  
NO ID.

N89°58'45"W 49.95' (M)  
SHELL ALLEY 50' (P)

FPP 3/4"  
NO ID.

CERTIFIED TO:

ILIANA R. GUESS AND  
W. MARION GUESS JR.  
CASI

LEGAL DESCRIPTION

LOT 74, BLOCK H, ACCORDING TO THE PLAT OF  
THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY  
AS RECORDED IN PLAT BOOK 3, PAGE 38  
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH IMPROVEMENTS  
AND ELEVATION CERTIFICATE - 5/26/2021

Flood Zone  
AE (EL. 11')  
COMMUNITY PANEL #125149 12103C0278 G,  
REVISED 9/3/03  
Basis of Bearings:  
WEST BOUNDARY  
ASSUMED NORTH  
Benchmark:  
COUNTY #288 Y 135  
EL. = 4.053' N.G.V.D., ADJUSTED TO  
EL. = 3.32' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive use  
of the current owners of the property and also  
those who purchase, mortgage or guarantee the  
title thereto within one (1) year from date hereof.

2104-120.CRD  
FIELD BOOK 967 PAGE 68-69

This Survey was prepared without the benefit of a title search and is  
subject to all easements, Rights-of-way, and other matters of record.

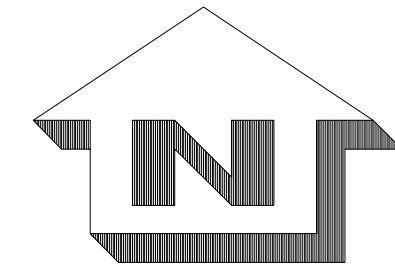
NOTE: Survey not valid without the signature and the original  
raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 2104-120  
Dwn: JM

I hereby certify that the survey represented hereon meets the  
requirements of Chapter 5J-17 Florida Administrative Code.

*John O. Brendla*  
JOHN O. BRENDLA  
Florida Surveyor's Registration No. 4601  
Certificate of Authorization No. LB 760

Prepared by:  
JOHN C. BRENDLA & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
4015 82nd Avenue North  
Pinellas Park, Florida 33781  
phone (727) 576-7546 ~ fax (727) 577-9932



NORTH BASIS:  
ASSUMED  
SCALE: 1" = 20'

**GULF WAY**  
GULF AVE (PER PLAT)

LEGEND:

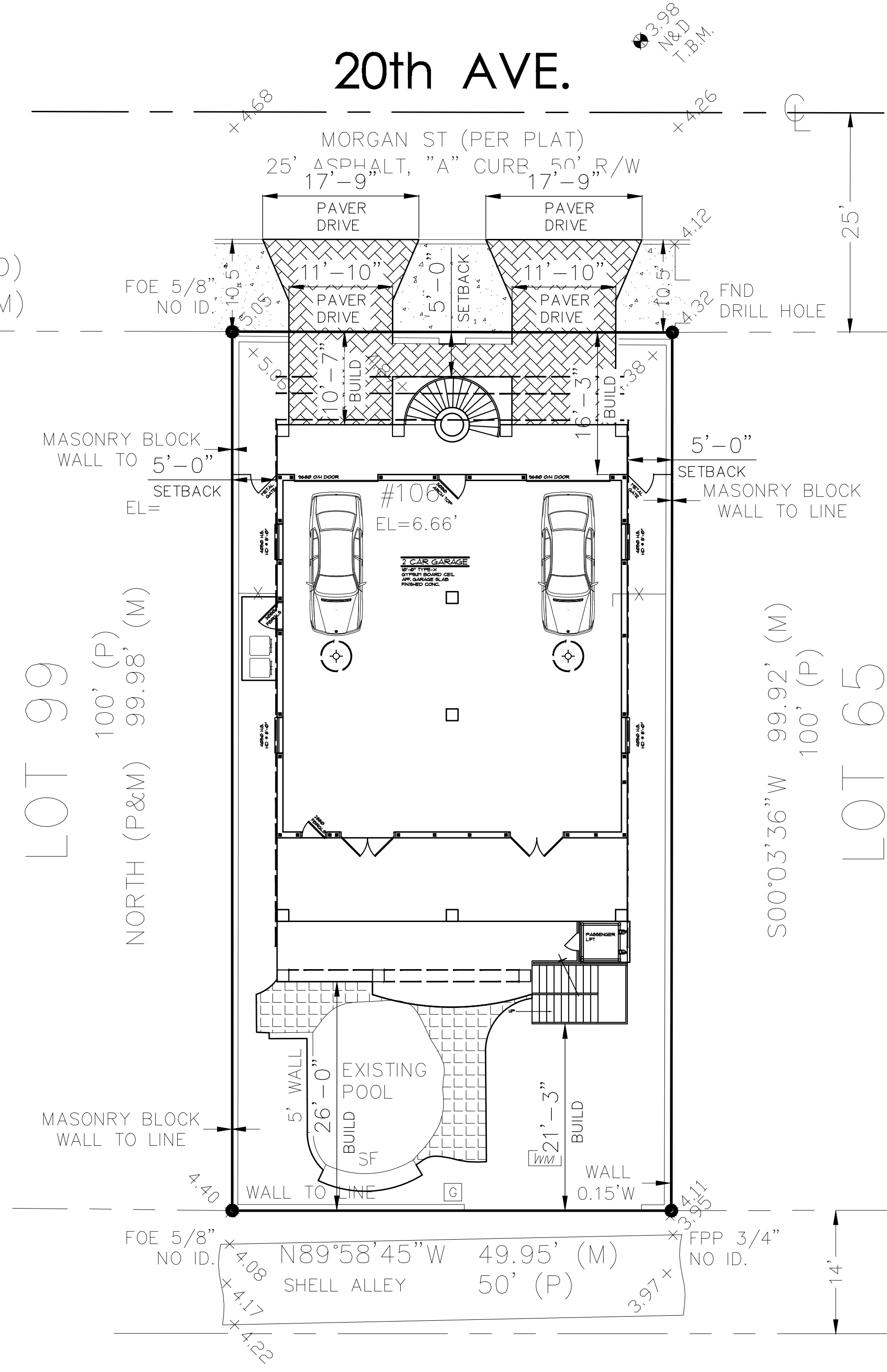
- FND = FOUND
- SF = STONE FOUNTAIN
- N&D = NAIL & DISK
- FPP = FOUND PINCHED PIPE
- FIR = FOUND IRON ROD
- FOE = FOUND OPEN END PIPE
- FCM = FOUND CONC. MONUMENT
- (D) = DEED
- (M) = FIELD MEASUREMENT
- (P) = PLAT
- CONC. = CONCRETE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- S/W = SIDEWALK
- T.B.M. = TEMPORARY BENCHMARK
- C/C = COVERED CONCRETE
- C/D = COVERED WOOD DECK
- MF = METAL FENCE
- PVC = VINYL FENCE
- = WATER METER
- = CLEANOUT
- = GATE EQUIPMENT
- x 0.00 = SPOT ELEVATION

CERTIFIED TO:

ILIANA R. GUESS AND  
W. MARION GUESS JR.  
CASI

Flood Zone  
AE (EL. 11')  
COMMUNITY PANEL #125149 12103C0278 G,  
REVISED 9/3/03  
Basis of Bearings:  
WEST BOUNDARY  
ASSUMED NORTH  
Benchmark:  
COUNTY #288 Y 135  
EL. = 4.053' N.G.V.D., ADJUSTED TO  
EL. = 3.32' N.A.V.D. M.S.L. = 0.00'

20th AVE.



LEGAL DESCRIPTION

LOT 74, BLOCK H, ACCORDING TO THE PLAT OF  
THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY  
AS RECORDED IN PLAT BOOK 3, PAGE 38  
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH IMPROVEMENTS  
AND ELEVATION CERTIFICATE - 5/26/2021

REVISIONS	BY

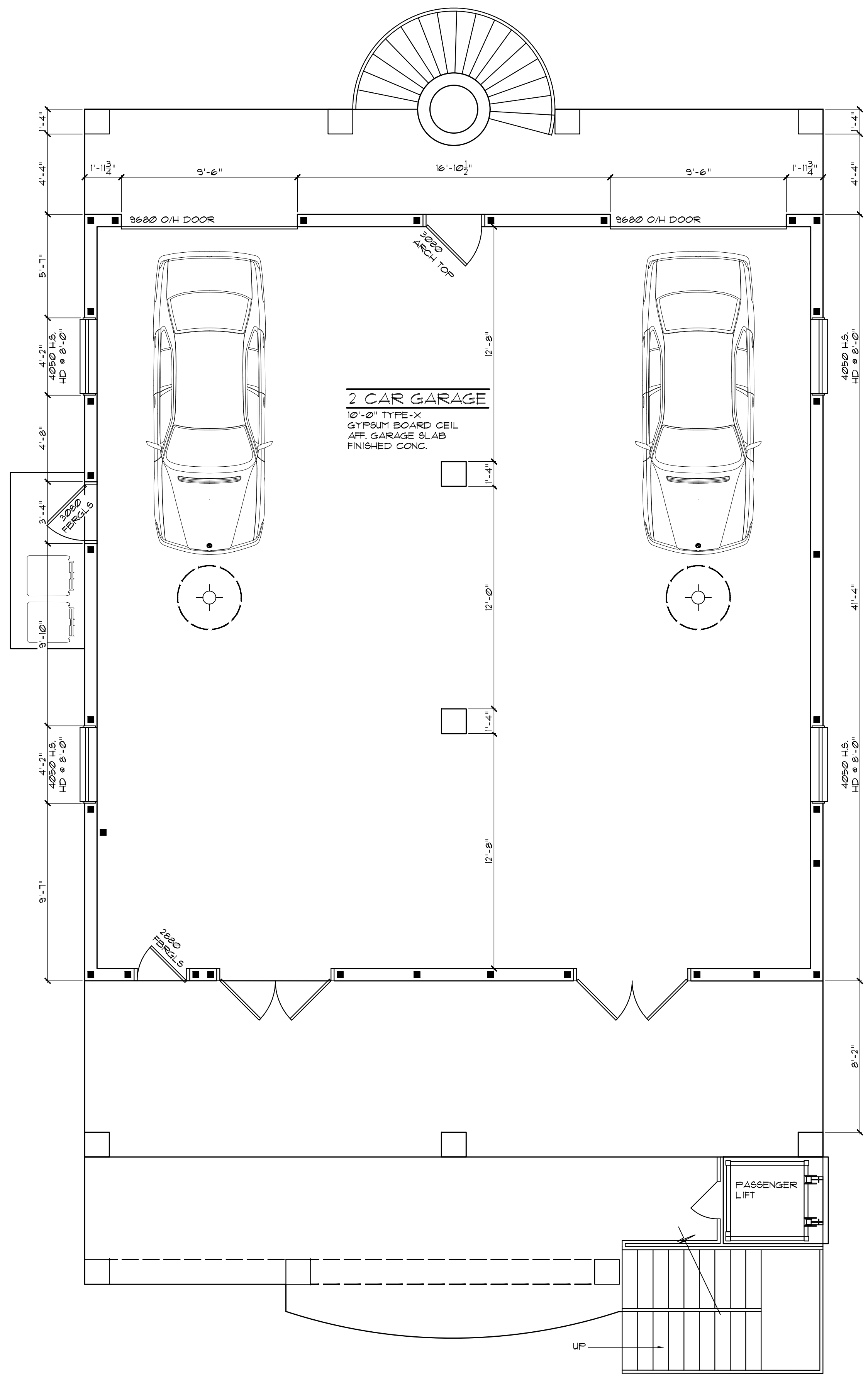
**sdg** ARCHITECTURE  
727.795.5463  
RODNEY L. COLLAMAN, AIA  
793 San Christopher Drive • Suite A • Dunedin, FL 34698  
AR 0008372



AN EXCLUSIVE HOME FOR:  
**The Guess Family**  
106 20TH AVE., ST PETE BEACH, FL 33706

DRAWN BY:	SLC
CHECK BY:	RLB
JOB#	25-033
DATE	07/28/25
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PAGE	2
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NOT FOR CONSTRUCTION



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

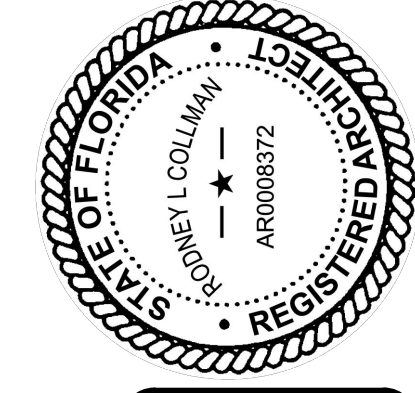
NOT FOR CONSTRUCTION

AN EXCLUSIVE HOME FOR:

**The Guess Family**

106 20TH AVE., ST PETE BEACH, FL 33706

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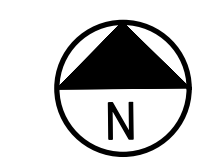
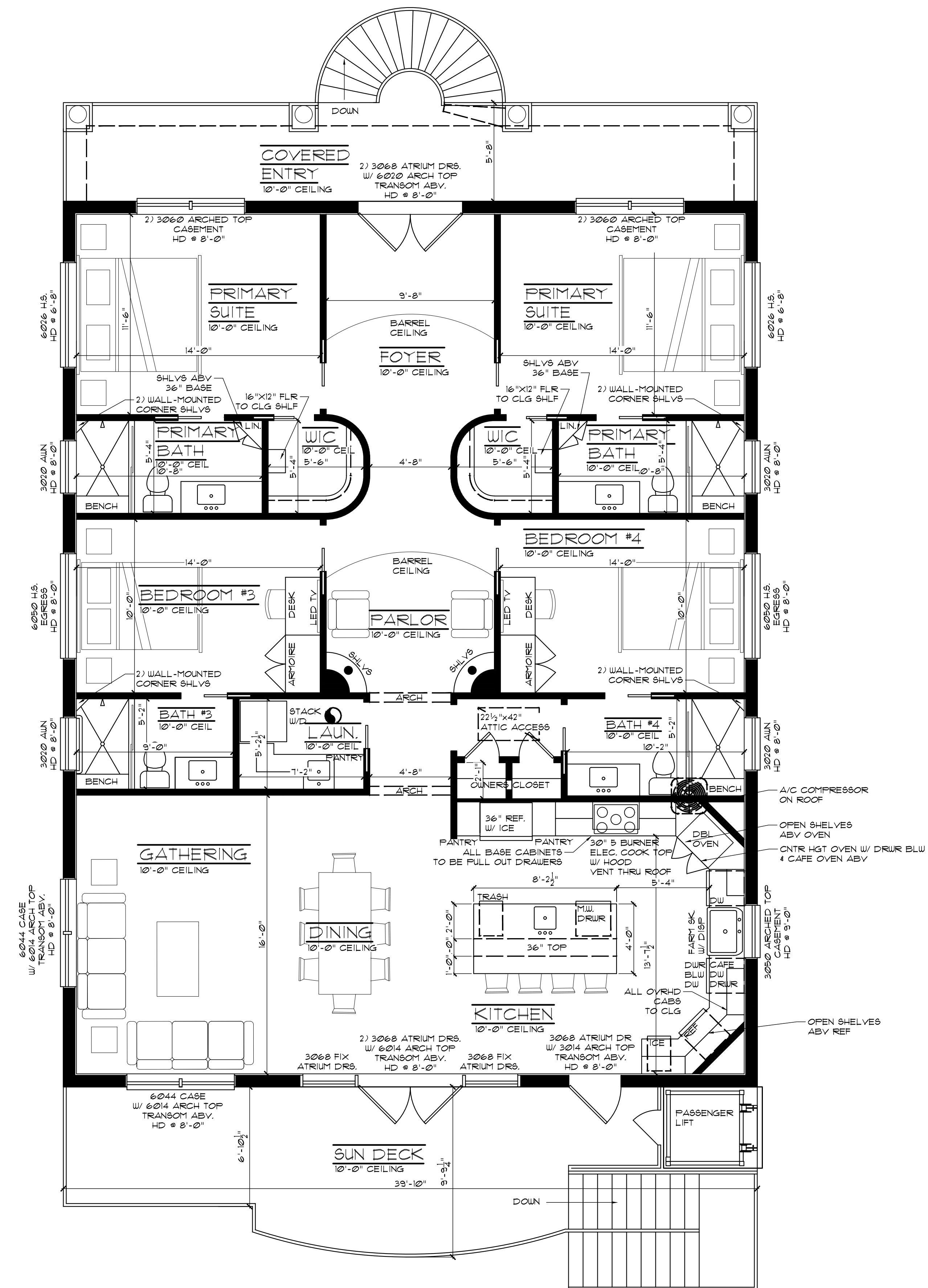
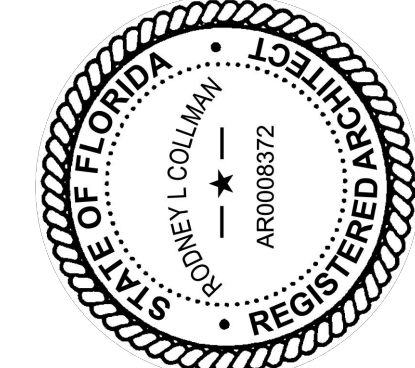


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 RODNEY L. COLLMAN, AIA  
 793 San Christopher Drive • Suite A • Dunedin, FL 34698  
 727.795.5463  
 AR 0008372

REVISIONS	BY

REVISIONS	BY

**sdg** ARCHITECTURE  
 727.736.5463  
 RODNEY L. COLLAMAN, AIA  
 AR 0008372  
 793 San Christopher Drive • Suite A • Dunedin, FL 34698



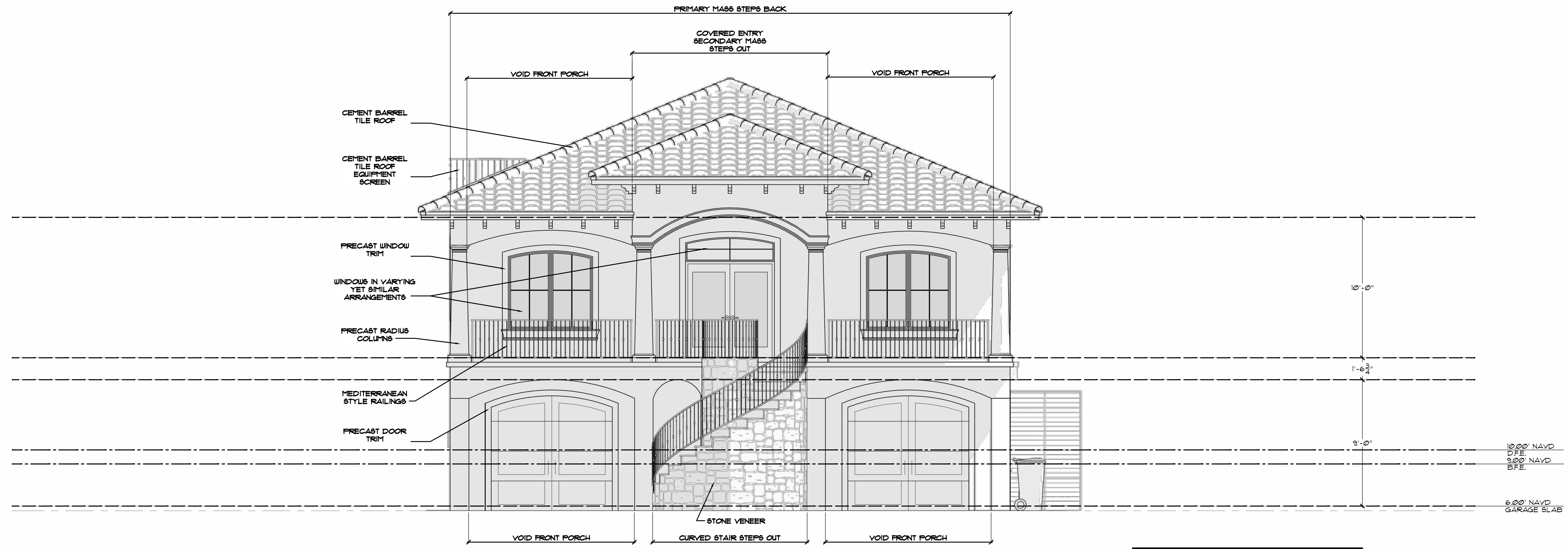
**2ND FLOOR PLAN**  
 SCALE - 1/4" = 1'-0"

AREA TABULATION	
TOTAL 2ND FL LIVING	2,005 SQ. FT.

NOT FOR CONSTRUCTION

AN EXCLUSIVE HOME FOR:  
**The Guess Family**  
 106 20TH AVE., ST PETE BEACH, FL 33706

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of	0



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



**BACK ELEVATION**  
SCALE - 1/4" = 1'-0"

REVISIONS	BY

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727.795.5463  
RODNEY L. COLLUMAN, AIA 793 San Christopher Drive • Suite A • Dunedin, FL 34698  
AIA 0008372



NOT FOR CONSTRUCTION

AN EXCLUSIVE HOME FOR:  
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106 20TH AVE., ST PETE BEACH, FL 33706

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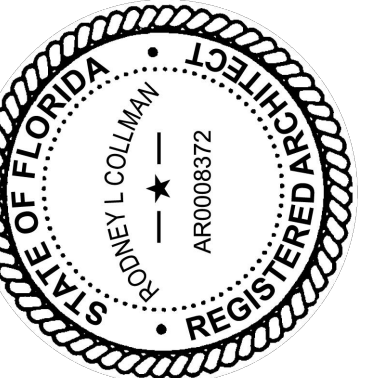
**LEFT ELEVATION**  
SCALE - 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE - 1/4" = 1'-0"

REVISIONS	BY

**sdg** ARCHITECTURE  
727.795.5463  
RODNEY L. COLLUMANN, AIA  
AR 0008372  
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NOT FOR CONSTRUCTION

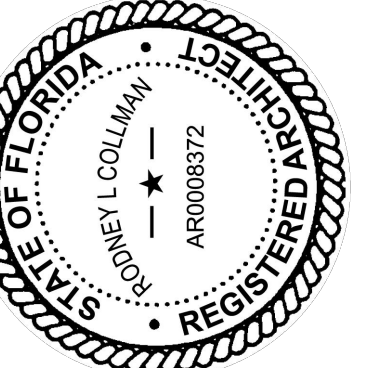
AN EXCLUSIVE HOME FOR:  
**The Guess Family**  
106 20TH AVE., ST PETE BEACH, FL 33706

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

**Agenda Report**

**Agenda Title Name:** Case No. 25109 – 419 59th Avenue

**Action Request:** Motion to [approve/approve with conditions/deny/continue to a date certain] Case No. 25109 for 419 59th Ave.

**Strategic Objective:**

**Date:** September 24, 2025

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

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** *Practical Difficulty Variance:* Frances Stites, Owner, requests a practical difficulty variance to elevate an existing 12' x 31.9' concrete slab to create a rear elevated seating deck balcony and ground floor deck cover, with a proposed rear setback of 10.9 feet where 17 feet is required for the balcony and 15 feet is required for the deck cover, following elevation of the primary dwelling (LDC Sec. 3.10.(e)(1), 6.13.(c)(3)a., & 6.22.(b)).

**Funding:** n/a

**Attachments:**

1. 25109 - Staff Report
2. 25109 - Certificate of Completeness with Submittal



City of St. Pete Beach · 155 Corey Avenue, St. Pete. Beach, Florida 33706 727-367-2735 · [www.stpetebeach.org](http://www.stpetebeach.org)

## PLANNING DEPARTMENT

**Date:** September 6, 2025  
**To:** Board of Adjustment  
**Re:** Staff Findings Report  
Practical Difficulty Variance  
Address: 419 59<sup>th</sup> Avenue  
Parcel Number: 06-32-16-02340-000-0110  
Frances Stites  
Variance Case No: 25109

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

**Hearing Date:** 9/24/2025

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, extended narrative, and photos, completed August 1, 2025
2. Property survey, completed by completed by C. Boyd Allen, PSM, signed 1/27/25, consisting of two sheets.
3. Building plans with site plan, dated 7/21/25, consisting of 20 sheets.

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

### **Site Description/Surrounding Land Uses**

The subject site is a 67.9x87' (5,915 sq. ft.) property in the RU-1 zoning district, which is adjoined by other properties within the same zoning and containing similar detached single-family uses. The subject residence sustained substantial damage in the 2024 hurricanes, estimated to be 90% of the structure's depreciated value per the City's post-storm inspection, and the owner has chosen to elevate the structure in place.

The primary structure encroaches 2.2 feet into the required front yard, which is permitted to be maintained following elevation pursuant to Code amendments made by the City in late 2024 to account for the large number of residences in need of elevation or ground-floor conversion to parking and storage. However, accessory structures associated with substantially-improved residences must be made conforming to the regulations at the time of the home being substantially improved. A concrete slab,

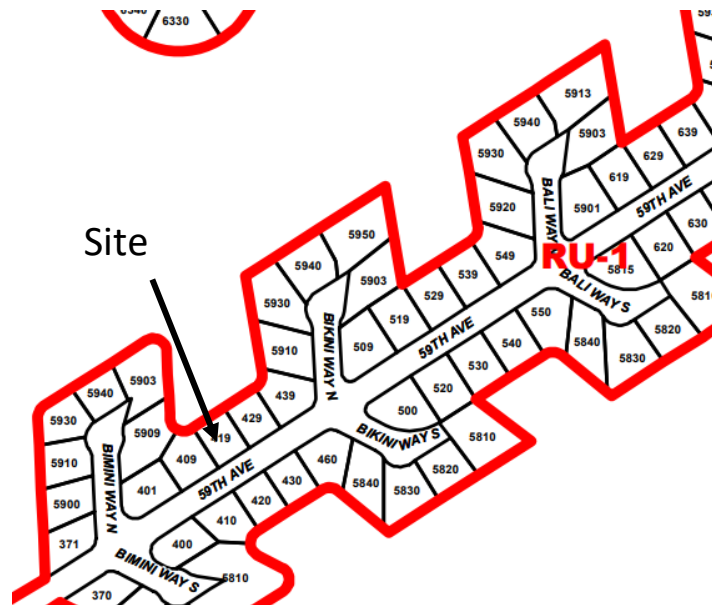
which formerly supported an accessory roofed and screened porch at the rear of the residence, was lost in the hurricanes. The applicant is seeking to raise the remaining slab and add a railing around the upper level to serve as a walkout from the elevated living level of the residence, necessitating the subject variance.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 12 of 15, dated 7/20/2012

**Request and Analysis**

The applicant is seeking to raise a 12x31.9' slab located at the rear of the residence that formerly supported a roofed screen porch. The top of the slab will contain a balcony railing and the bottom an open porch, supported by four rear columns. As setbacks vary depending on whether the accessory structure covers an at-grade deck or is accessible above the first floor, the subject request requires a variance from both the deck cover rear setback requirements and balcony rear setback requirements.

<b>Figure 3: Zoning Table</b>			
<b>Detached, Single-Family Residential</b>	<b>419 59<sup>th</sup> Avenue</b>		
	<b><u>'House-Medium' Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
<b>Front Yard Setback (Min.)</b>	Existing footprint (for elevated homes)	17.8'*	17.8'
<b>Side Yard Setback</b>	Existing footprint (for elevated homes)	9.8' (W) 8.9' (E)	No change
<b>Rear Setback: Accessory Structures on Substantially-Improved Homes</b>	15' (deck covers) 17' (balconies)	Formerly 10.9' to a covered porch that was lost in the 2024 hurricanes	10.9' (v)
*Denotes existing non-conformity (v) Variance required			

Figure 4: Boundary Survey showing existing residence (N.T.S.)

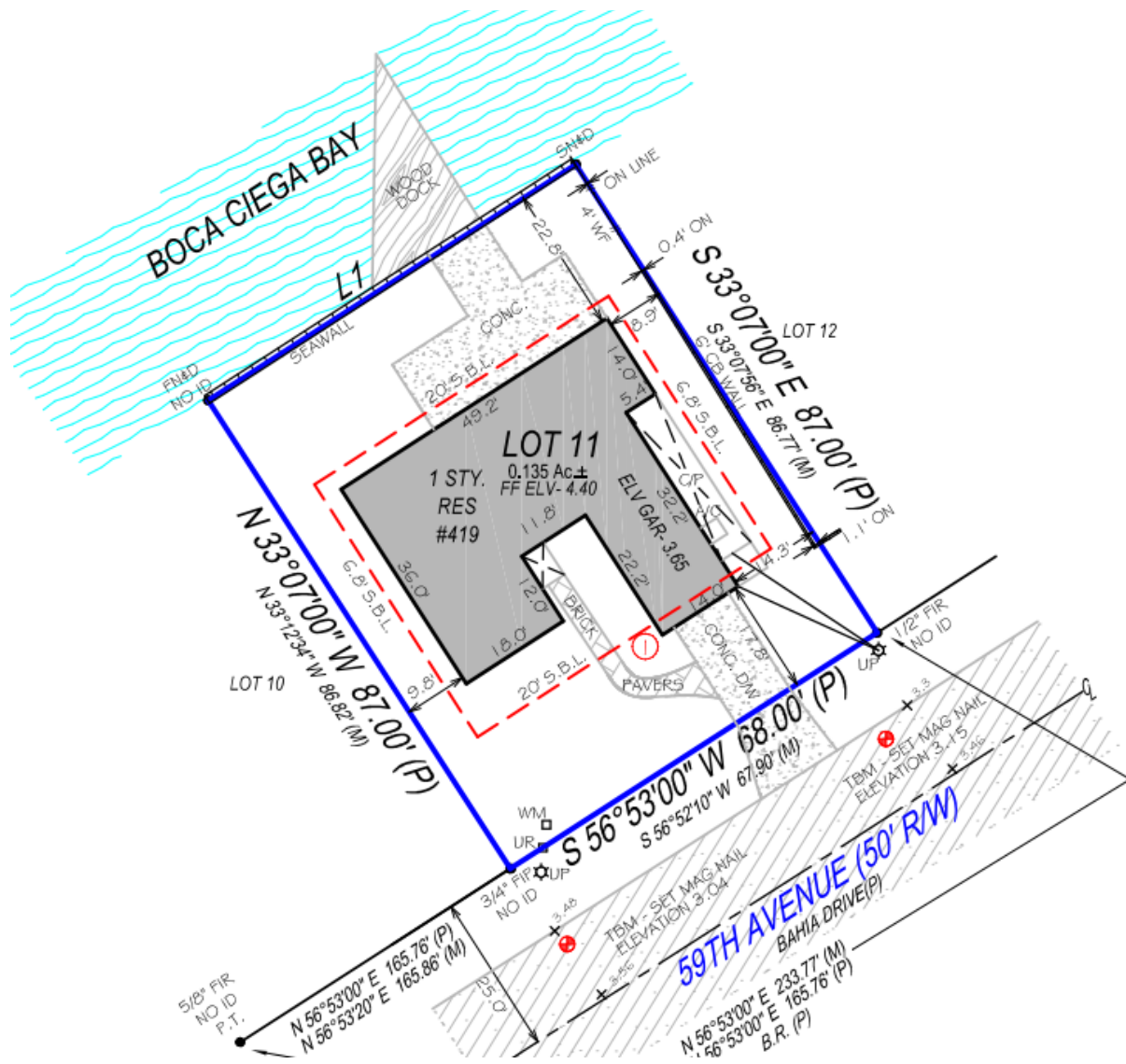


Figure 5: Proposed Site Plan with proposed improvements – subject porch and balcony in red (N.T.S.)

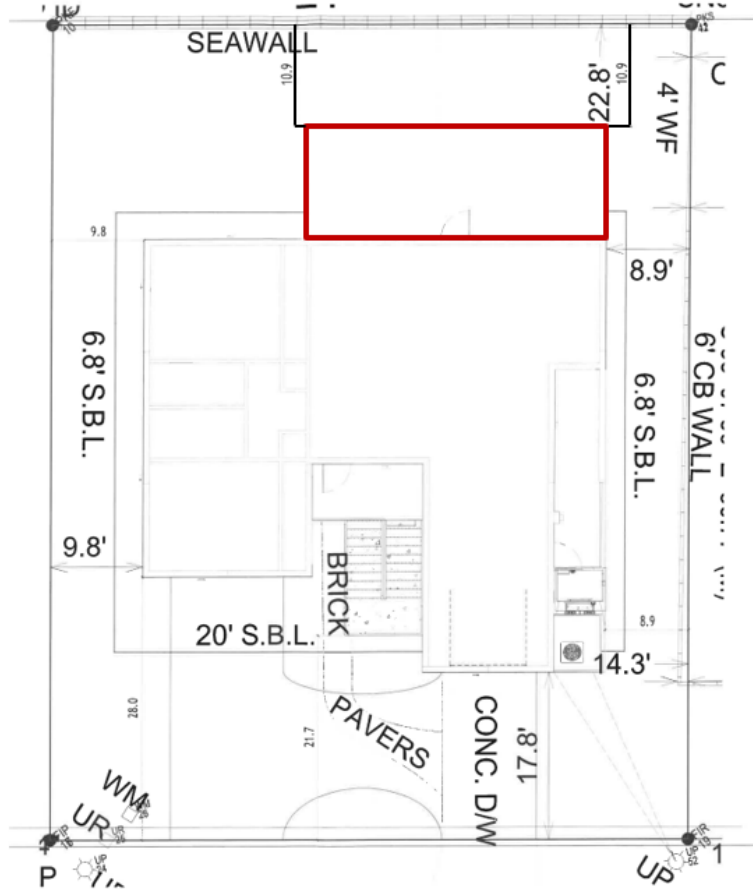
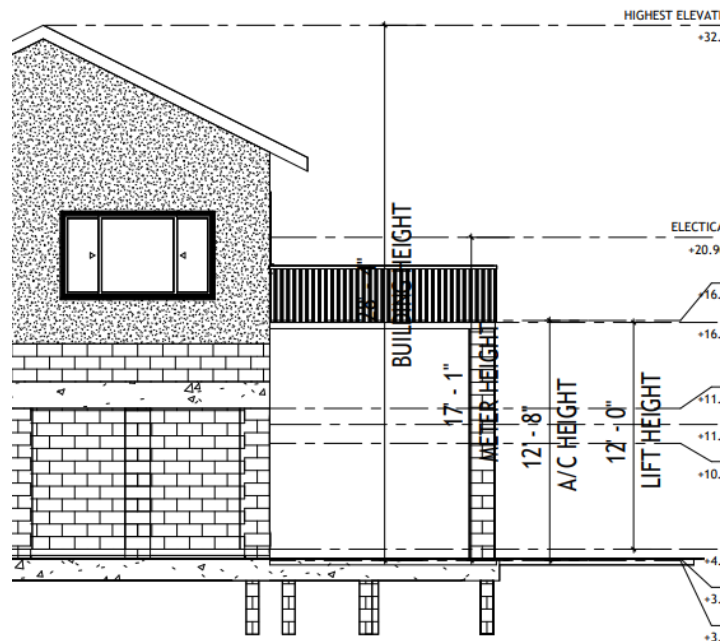


Figure 6: Side elevation, showing elevated slab with railing and column support



### Additional Comments

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

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(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 seeking to elevate an existing paved slab to function as a balcony walk-out for the adjoining elevated residence, providing a setback of 10.9 feet from the seawall midpoint. This is a variance of 36% to the balcony setback requirement of 17 feet, and a variance of 27% to the deck cover setback requirement of 15 feet.*

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

*Staff finds an adverse change in the neighborhood will not be produced from the granting of this variance. Although it is unknown when the former rear porch was constructed, it appears from historic aerials to have been present on the home from at least 2002 until 2024 when it was destroyed by Hurricane Helene or Milton. The replacement porch will match the same footprint as the former porch, and will have a similar openness, with four rear columns replacing what was formerly a screened porch set with aluminum supports. The slab roof of the deck cover that functions as the balcony floor will be elevated approximately 2.5 feet higher than the former deck cover, at 12.5 feet above grade, to match the floor of the living level. The upper-story balcony has been designed with an open railing, which minimizes visual impact on adjacent properties.*

**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 for plans to construct a code-compliant balcony of approximately four feet in depth at the rear of the residence, which would not require a variance. They could also minimally extend the roof to provide cover for the grade seating area, allowing for an approximately eight-foot deck cover at the rear, without approval of the subject request*

*As an accessory space, the deck cover and balcony are not necessary to make minimal use of the structure as a single-family home. However, even with the slab elevation and addition of a balcony railing, the structure is not out of character or scale with other residences along the same block, with a significantly-smaller living square footage and at the bottom of the average range when including outdoor and unfinished spaces like decks. The addition also does not appear to create significant additional visual encroachment on other, abutting residences than what has been in place for decades. There are other properties along 59<sup>th</sup> Avenue that appear to have porch encroachments into the rear setback, at least one of which is a standard rectangular shape similar to the subject property.*

*While undersized, Staff does not find some uniqueness of the land itself to form the basis of a challenge to compliance, as the land is not of a unique shape or orientation as are many of the 59<sup>th</sup> Avenue lots along the fans of the cross-roads.*

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

*The applicant was not responsible for the damage sustained to the structure during the 2024 hurricanes, which necessitated the elevation of the residence and destroyed the patio cover that was formerly constructed on the slab proposed for elevation. Had the residence not been substantially damaged and the patio not destroyed, the applicant could have continued to maintain the patio cover at its current setback. Given the openness of the design, identical footprint, and reasonable additional elevation compared with the former porch roofline to meet the home's elevation, Staff finds the interest of justice would be supported with the issuance of the subject request. The residence and its accessory spaces are of lesser area than other residences in the vicinity on similarly-sized lots, and due to the home's footprint, the accessory structure could not be relocated at the current slab size to provide less of an encroachment into the required rear setback.*

*The slab is oriented to the east side of the lot and appears to have less of a visual impact on the western neighbor than the eastern neighbor. As the home is located within a cove, there are visual restrictions caused by nearby properties at the end of abutting cul-de-sacs in terms of view outside of the owners' riparian lines, which this variance would not knowingly exacerbate. However, it should be noted that the eastern neighbor appears to have living space at the ground floor adjacent the slab, and that home was not found by the City to be substantially damaged. Although the adjacent owner may elevate the residence, they have not applied to do so at the time of the drafting of this report.*

**Summary**

Staff finds the applicant has adequately addressed the criteria. Should the Board of Adjustment move to approve this variance, staff recommends the following one (1) condition:

- 1) The living-floor balcony walkout shall be enclosed by an open railing or balustrade and shall not be independently roofed, roofed via extension of the primary roofline in a manner that supports are necessary to support said roofline, or walled. The ground-level deck cover may be inset with insect screening or screen panels, but shall not be walled. Neither space shall be enclosed in such a manner to constitute floor area as defined in the Land Development Code.

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

Senior Planner

Cc: Frances Stites, Owner, via email ([mefranc@aol.com](mailto:mefranc@aol.com))  
Board of Adjustment Attorney



Memo To: Board of Adjustment  
From: Kristin Coman, Senior Planner  
Date: 9/4/2025  
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 **September 24, 2025**.

**Variance Case Number:** 25109  
**Application Type:** Practical Difficulty Variance  
**Applicant/Agent:** Frances Stites  
**Owner:** Same  
**Parcel Number:** 06-32-16-02340-000-0110  
**Address:** 419 59th Ave., St. Pete Beach, FL 33706  
**Zone:** RU-1

**Submittal Documents:**

1. Completed Practical Difficulty Variance package with application form, extended narrative, and photos, completed August 1, 2025
2. Property survey, completed by completed by C. Boyd Allen, PSM, signed 1/27/25, consisting of two sheets.
3. Building plans with site plan, dated 7/21/25, consisting of 20 sheets.

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

**City/Board Professionals:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Board of Adjustment Attorney <i>via email</i> | <input type="checkbox"/> TRC Committee <i>via email</i> |
| <input type="checkbox"/> Code Enforcement Manager <i>via email</i>                | <input type="checkbox"/> City Manager <i>via email</i>  |

**Board Members:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Denise Chase, Chair | <input checked="" type="checkbox"/> Kathy Garchow, Vice Chair |
| <input checked="" type="checkbox"/> Chris Core          | <input checked="" type="checkbox"/> Dan Small                 |
| <input checked="" type="checkbox"/> Al Causey           |   |

Cc: Frances Stites, Owner, via email ([mefranc@aol.com](mailto:mefranc@aol.com))

CASE #: 25109

PARCEL #: 06-32-16-02340-000-0110

SUBMITTAL DATE: 6/1/25

AMOUNT DUE: 531.02

PAYMENT DATE: 8/1/25

**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](mailto: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	Frances Stites	419 59 <sup>th</sup> Ave SPB, FL 33706	
Applicant/ Agent			
Owner Email Address: me-france@aol.com		Applicant/Agent Email Address:	

**PROPERTY FOR PROPOSED VARIANCE:**

Zoning Designation	Future Land Use Designation	Lot Area
RU-1-FLU-RU	RU	5,915
Legal Description: <u>BATIA SHORES 1<sup>st</sup> ADD LOT 11</u>		
Address: <u>419 59<sup>th</sup> Ave SPB, FL 33706</u>		
Explanation of Request: <u>12x31.9 elevated patio to create an elevated area. We are asking for relief of rear encroachment of 6.1 ft for the elevation of the existing concrete slab. The rear set back is 10.9 ft and 17 ft is required</u>		

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

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

We are asking for an encroachment of 9.3 feet in relation to a requirement set back of 20 feet.

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

There will not, please refer to attached letter

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

A variance is the only way to put our home back the way it was before the storms  
Please refer to attached letter

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

Please refer to attached letter

  
Signature of Applicant

8/1/25  
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.**

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

AS 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.

AS 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.

AS 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.

AS 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.

AS 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.

AS 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.**

Francis [Signature]  
Signature of Applicant

8/11/25  
Date

## **419 59<sup>th</sup> Ave SPB Findings Necessary for Granting Request**

**Parcel Number: 06-32-16-02340-000-0110**

**Legal Description: Bahia Shores 1<sup>st</sup> add Lot 11**

Dear Board of Adjustment,

### **Question 1:**

We are asking for an encroachment of 9.3 feet in relation to a requirement setback of 20 feet.

### **Question 2,3 and 4:**

Our home will be built back better and raised above the required elevation as is/was according to FEMA flood regulations per our letter of 89.7% substantial damage. We would have built our beautiful home back as it was with our enclosed porch, before the storm, we had just gotten a quote to repair the aluminum structure, new doors and screens. We had quotes for landscaping, grass, trees, native plants and fencing. We had quotes for a new circular paver driveway. Helene changed those plans and put them on hold. Then came Milton our screened in porch was lifted like a sail and laid it on top of our brand new metal roof taking a section of the roof with it. There now was a 2ft X 32 foot ripped hole into our home's inside living area, the ceiling fell into the house. Being built so well and having double trusses, the wood rafters that are basically petrified wood so our roof did not collapse. In an absolute panic, I was left with no choice but to have Arry's roofing fix the hole in our roof right away and since they had just finished the new roof, they knew us and jumped to help.

Then, with many back and forth painful discussions of "what are we going to do now" all we wanted was to get back to normal and put our home back as it was. For the outside, that meant putting on a brand new screened in porch that we loved that was taken away by Milton. We had already put in brand new hurricane windows( that held up just fine) and the new metal roof and that was all good now. Our decision was to raise it and in our same footprint once we received the 89.7% substantial damage letter. That's where Modern Movers came in. We went to the Home Show in Tampa to meet them and the next week we signed our contract. We wanted the back slab raised so that we would be able to have our large outdoor furniture and be able to grill out right off the back door by the kitchen with ease, we aren't getting any younger

😊 Raising the 384 Sq foot back slab that was our screened in enclosed porch before Milton would give us the same outdoor living space and functionally right off our back door as we had before Milton.

Otherwise to grill or have our large patio furniture to sit outside we would have to go out the front door or take the elevator from the front east side, down to the back lower area. We will never enclose the now hopefully new upper deck. We will put cable see through railing all the way around. This would not be any different view form what was there before other than our deck railing that will be metal cable see through. There will be no stairs off the new deck. If we were to be within the setbacks we would have 2.8 ft deck extending all along the back of our home the neighbors to east and west. If not approved, our patio furniture will not fit the space of 2.8 ft. If not approved the small balcony deck would be small chairs only for that space. I'm a farm girl from MS moved here when I was 27 yrs old (this is my 3<sup>rd</sup> home to own in SPB) We love FL and the outdoors. I love gardening and grow

herbs and veggies for cooking and eating so giving certain plants full sunlight percentages would not work for the smaller deck. I love FL native plants such as beach sunflower, lantana that both require full sun and would be so beautiful in a pots on our deck.

For the rest of our landscaping and to satisfy Imperv ratio (Exist coverage is 3,020.27sq ft). Its all now rocks ,that will all go away. There will be grass in the front with a silver button wood hedges on either side. We plan on putting in Indian Hawthorne around the front circular paver drive and a Christmas tree palm in the middle surrounded with colorful lantana. In the back Sunshine Mimosa a native FL ground cover that doesn't require toxic fertilizers. In the back area Areca palms, a fruit tree and silver buttonwood bushes and FI wildflowers that attract butterflies. Under our newly planned now decking area will be FL shade loving Native plants such as the FL ferns and FL ground cover Baby Ruberplant. A trickling water fountain feature and orchards, I have many. A wooden swing hanging from underneath. Stepping stones from the back garage area to the dock. We plan on having rain barrels in the back from the gutters to catch the rain water for my plants and help to stop erosion into our waterways. Please kindly approve this so that we can hopefully have our living outdoor space deck the same as it was before we build back better. Thank you so much!



**PUBLIC HEARING SIGN POSTING AFFIDAVIT**

Applicant, Frances Stites, 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): Frances Stites

Address: 419 59th Ave SPB, FL 33706

Frances Stites 8/1/25  
Signature Date

STATE OF FLORIDA )  
 ) SS:  
PINELLAS COUNTY )

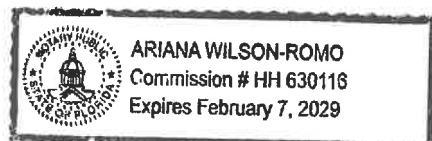
The foregoing instrument was acknowledged before me this 1 day of August, 2025 by: Frances Stites who appeared before me, and is personally known to me, or has produced FL-DL as identification, and did take an oath.

My commission Expires: 2/7/29

NOTARY: Ariana Wilson-Romo  
Print Name: Ariana Wilson-Romo Notary

Public, State of Florida

(Notarial Seal)



## **419 59<sup>th</sup> Ave SPB Findings Necessary for Granting Request**

**Parcel Number: 06-32-16-02340-000-0110**

**Legal Description: Bahia Shores 1<sup>st</sup> add Lot 11**

Dear Board of Adjustment,

### **Question 1:**

We are asking for an encroachment of 9.3 feet in relation to a requirement setback of 20 feet.

### **Question 2,3 and 4:**

Our home will be built back better and raised above the required elevation as is/was according to FEMA flood regulations per our letter of 89.7% substantial damage. We would have built our beautiful home back as it was with our enclosed porch, before the storm, we had just gotten a quote to repair the aluminum structure, new doors and screens. We had quotes for landscaping, grass, trees, native plants and fencing. We had quotes for a new circular paver driveway. Helene changed those plans and put them on hold. Then came Milton our screened in porch was lifted like a sail and laid it on top of our brand new metal roof taking a section of the roof with it. There now was a 2ft X 32 foot ripped hole into our home's inside living area, the ceiling fell into the house. Being built so well and having double trusses, the wood rafters that are basically petrified wood so our roof did not collapse. In an absolute panic, I was left with no choice but to have Arry's roofing fix the hole in our roof right away and since they had just finished the new roof, they knew us and jumped to help.

Then, with many back and forth painful discussions of "what are we going to do now" all we wanted was to get back to normal and put our home back as it was. For the outside, that meant putting on a brand new screened in porch that we loved that was taken away by Milton. We had already put in brand new hurricane windows( that held up just fine) and the new metal roof and that was all good now. Our decision was to raise it and in our same footprint once we received the 89.7% substantial damage letter. That's where Modern Movers came in. We went to the Home Show in Tampa to meet them and the next week we signed our contract. We wanted the back slab raised so that we would be able to have our large outdoor furniture and be able to grill out right off the back door by the kitchen with ease, we aren't getting any younger

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**SETBACKS**

**FRONT YARD:**  
**REAR YARD (CANAL EASEMENT):**  
**SIDE YARD (LEFT):**  
**SIDE YARD (RIGHT):**

	<b>LEGAL</b>	<b>EXIST.</b>
	20'	17.8'
	20'	22.8'
	6.8'	9.8'
	6.8'	8.9'

**EXIST. BUILDING HEIGHT:**  
**PROP. BUILDING HEIGHT:**

	20' 12"
	32' 12"

**EXIST. LIVING AREA:**  
**PROP. LIVING AREA:**

	1,366 SQ FT
	1,674 SQ FT

**EXIST. BUILDING FOOTPRINT:**  
**PROP. BUILDING FOOTPRINT:**

	2,222 SQ FT
	2,222 SQ FT

**EXISTING LOT AREA:**  
**EXIST. BUILDING COVERAGE:**  
**PROP. BUILDING COVERAGE:**

	5,881 SQ FT
	38 %
	38 %

\*includes decks, porches, & stairs

**EXIST. LOT IMPERV. COVERAGE:**  
**EXIST. IMPERV. PERCENTAGE:**  
**PROP. LOT IMPERV. COVERAGE:**  
**PROP. IMPERV. PERCENTAGE:**

	3,020.27 SQ FT
	51 %
	3,020.27 SQ FT
	51 %



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## **SUBSTANTIAL DAMAGE**

**Date:** 12/19/2024

**Permit #:** 2405124

**Property Owner:**

STITES, FRANCES F  
419 59TH AVE  
ST PETE BEACH, FL 33706-2213

**Property:**

STITES, FRANCES F  
419 59TH AVE  
ST PETE BEACH FL 33706

**RE:** Notice of Substantial Damage Determination and Resources for Property Owners

Dear STITES, FRANCES F:

I hope this letter finds you safe as we recover from two major hurricanes. We recognize how overwhelming this situation can be, and we are here to help you through this difficult time.

We are contacting you because your home 419 59TH AVE has been substantially damaged, estimated to be 89.7% of the structure's value, and we want to provide important information to help guide you through the next steps in your recovery.

**"Substantially damaged"** means that the estimated cost to repair a home in a flood hazard area is more than 50 percent of its current market value (excluding land value). It is defined in the City of St. Pete Beach Land Development Code Section 3.10.

The City of St. Pete Beach and Florida Building codes require that **your home be brought into compliance with zoning, building and floodplain management regulations**. Following these regulations qualifies our community for flood insurance through the National Flood Insurance Program. It also qualifies us for certain grants and disaster assistance which may become available for homeowners like you. Most importantly, these standards make sure your home is safe from future flooding events.

**There are five solutions that meet State and City of Saint Pete Beach building requirements:**

- 1. Elevate and repair your home** - The repaired unit must meet safety requirements and be elevated to or above the required elevation.
- 2. Replace your home with an elevated one** - The new unit must meet safety requirements and must be elevated to or above the required elevation.
- 3. Move your home to a location outside of the flood hazard area if it meets required wind loads and other requirements.**
- 4. Abandon lower living level and build on top.**
- 5. Move to a new home and remove your damaged home from the property.**

Pictures



Contact info:

727-422-7688

[Robert@rmcinspections.net](mailto:Robert@rmcinspections.net)

[Rmcinspections.net](http://Rmcinspections.net)



Inspector Initials R.M. Property Address 419 59TH AVE, St Pete Beach, 33706

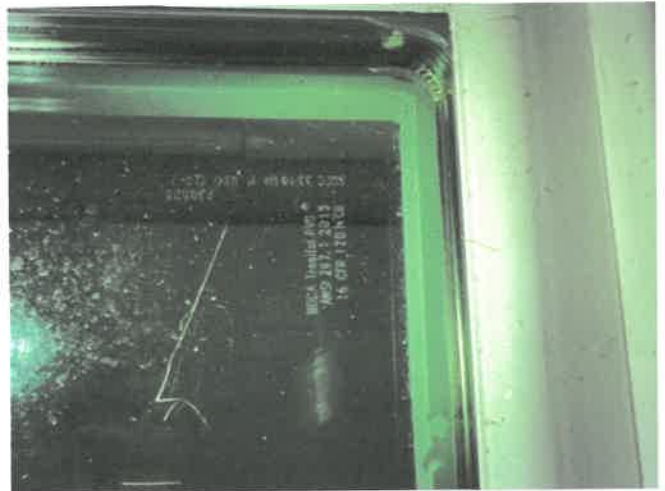
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Adopted by Rule 690-170.0155



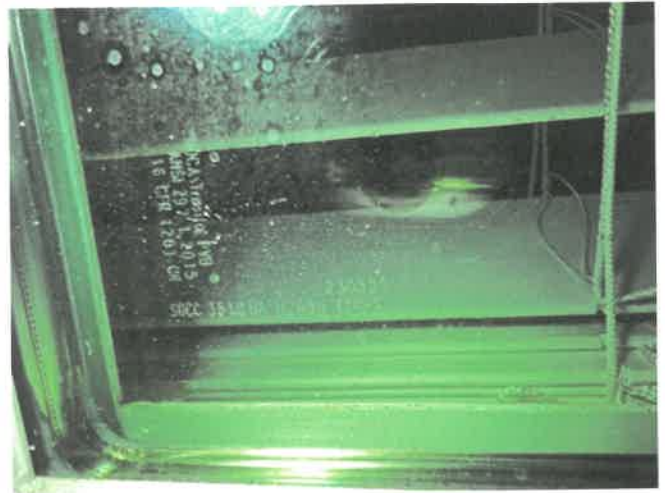
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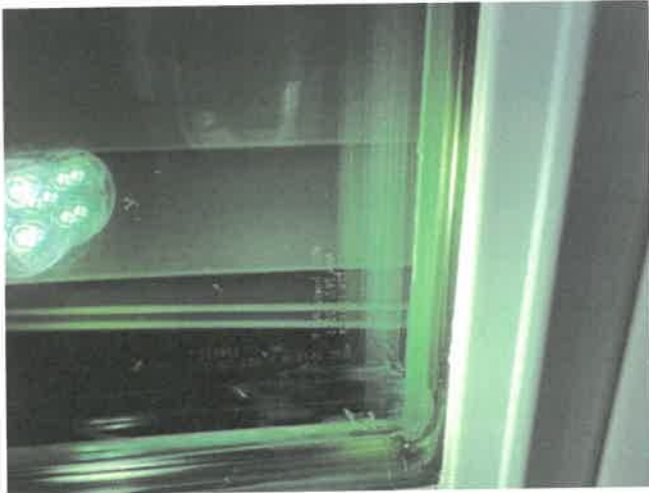
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Permit #: 2302034

Date: 10/04/2023

Primary Contractor:

ARRYS ROOFING SERVICES INC

Owner: MEENA, FRANCES F

Parcel Address: 419 59TH AVE

TYPE OF WORK: RE-ROOF

 [Request An Inspection](#)

 [View](#)

Inspector Initials R.M. Property Address 419 59TH AVE, St Pete Beach, 33706

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# Uniform Mitigation Verification Inspection Form

Maintain a copy of this form and any documentation provided with the insurance policy

Inspection date: 12/8/2023		
<b>Owner Information</b>		
Owner Name: Ryan & Frances Stites		Contact Person:
Address: 419 59TH AVE		Home Phone:
City: St Pete Beach	Zip: 33706	Work Phone:
County: Pinellas		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1955	# of Stories: 1	Email:

**NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form**

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?

- A. Built in compliance with the FBC: Year Built \_\_\_\_\_ . For homes built in 2002/2003 provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY) \_\_\_\_\_
- B. For the HVHZ Only: Built in compliance with the SFBC-94: Year Built \_\_\_\_\_ . For homes built in 1994, 1995, and 1996 provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) \_\_\_\_\_
- C. Unknown or does not meet the requirements of Answer "A" or "B"

2. **Roof Covering:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

2.1 Roof Covering Type	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle	_____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile	_____	_____	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/> 3. Metal	10/4/2023	Permit #2302034	2023	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up	_____	_____	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/> 5. Membrane	10/4/2023	Permit #2302034	2023	<input type="checkbox"/>
<input type="checkbox"/> 6. Other _____	_____	_____	_____	<input type="checkbox"/>

- A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
- B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
- C. One or more roof coverings do not meet the requirements of Answer "A" or "B".
- D. No roof coverings meet the requirements of Answer "A" or "B".

3. **Roof Deck Attachment:** What is the **weakest** form of roof deck attachment?

- A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.
- B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
- C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss / rafter spacing that is shown to have an equivalent or greater resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least 182 psf.

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- D. Reinforced Concrete Roof Deck.
- E. Other: \_\_\_\_\_
- F. Unknown or unidentified.
- G. No attic access.

4. **Roof to Wall Attachment:** What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within 5 feet of the inside or outside corner of the roof in determination of WEAKEST type)

- A. Toe Nails
  - Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, or
  - Metal connectors that do not meet the minimal conditions or requirements of B, C, or D

**Minimal conditions to qualify for categories B, C, or D. All visible metal connectors are:**

- Secured to truss/rafter with a minimum of three (3) nails, and
- Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a 1/2" gap from the blocking or truss / rafter and blocked no more than 1.5" of the truss / rafter, and free of visible severe corrosion
- B. Clips
- C. Single Wraps
  - Metal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
- D. Double Wraps
- E. Structural Anchor bolts structurally connected or reinforced concrete roof.
- F. Other: \_\_\_\_\_
- G. Unknown or unidentified
- H. No attic access

5. **Roof Geometry:** What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).

- A. Hip Roof Hip roof with no other roof shapes greater than 10% of the total roof system perimeter. Total length of non-hip features \_\_\_\_\_ feet; Total roof system perimeter: \_\_\_\_\_ feet;
- B. Flat Roof Roof on a building with 5 or more units where at least 90% of the main roof area has a roof slope of less than 2:12. Roof area with slope less than 2:12 \_\_\_\_\_ sq ft; Total roof area \_\_\_\_\_ sq ft;
- C. Other Roof Any roof that does not qualify as either (A) or (B) above.

6. **Secondary Water Resistance (SWR):** (standard underlayments or hot-mopped felts do not qualify as an SWR)

- A. SWR (also called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the sheathing or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss.
- B. No SWR
- C. Unknown or undetermined.

7. **Opening protection:** What is the **weakest** form of wind borne debris protection installed on the structure? **First**, use the table to determine the weakest form of protection for each category of opening. **Second**, (a) check one answer below (A, B, C, N, or X) based upon the lowest protection level for ALL Glazed openings and (b) check the protection level for all Non-Glazed openings (.1, .2, or .3) as applicable.

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Opening Protection Level Chart Place an "X" in each row to identify all forms of protection in use for each opening type. Check only one answer below (A thru X), based on the weakest form of protection (lowest row) for any of the Glazed openings and indicate the weakest form of protection (lowest row) for Non-Glazed openings.		Glazed Openings				Non-Glazed Openings	
		Windows or Entry Doors	Garage Doors	Skylights	Class Block	Entry Doors	Garage Doors
N/A	Not Applicable - there are no openings of this type on the structure			X	X	X	X
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)						
B	Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights)						
C	Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007						
D	Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E 330, ANSI / DASMA108, or PA / TAS202 for wind pressure resistance						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection	X	X				

**A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only)** All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above).

- Miami-Dade County PA 201, 202, **and** 203
- Florida Building Code Testing Application Standard (TAS) 201, 202, **and** 203
- American Society for Testing and Materials (ASTM) E 1886 **and** ASTM E 1996
- Southern Standards Technical Document (SSTD) 12
- For Skylights Only: ASTM E 188 **and** ASTM E 1996
- For Garage Doors Only: ANSI/DASMA 115

- A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist
- A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above
- A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above

**B. Exterior Opening Protection- Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only)** All Glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above):

- ASTM E 1886 **and** ASTM E 1996 (Large Missile – 4.5 lb.)
- SSTD 12 (Large Missile – 4 lb. to 8 lb.)
- For Skylights Only: ASTM E 1886 **and** ASTM E 1996 (Large Missile - 2 to 4.5 lb.)

- B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist
- B.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X in the table above
- B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above

**C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007** All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above).

- C.1 All Non-Glazed openings classified as A, B, or C in the table above, or no Non-Glazed openings exist
- C.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level N or X in the table above
- C.3 One or More Non-Glazed openings is classified as Level N or X in the table above

**N. Exterior Opening Protection (unverified shutter systems with no documentation)** All Glazed openings are protected with protective coverings not meeting the requirements of Answer "A", "B", or "C" or systems that appear to meet Answer "A" or "B" with no documentation of compliance (Level N in the table above).

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- N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist
- N.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level X in the table above
- N.3 One or More Non-Glazed openings is classified as Level X in the table above
- X. None or Some Glazed Openings** One or more Glazed openings classified and Level X in the table above.

**MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.**  
**Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.**

Qualified Inspector Name: Robert Martin	License Type: Home Inspector	License or Certificate #: HI7816
Inspection Company: RMC Inspections Inc	Phone: 727-422-7688	

**Qualified Inspector – I hold an active license as a: (check one)**

- Home inspector licensed under Section 468.8314, Florida Statutes who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam
- Building code inspector certified under Section 468.607, Florida Statutes.
- General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- Professional engineer licensed under Section 471.015, Florida Statutes.
- Professional architect licensed under Section 481.213, Florida Statutes.
- Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

**Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.**

I, Robert Martin am a qualified inspector and I personally performed the inspection or (licensed  
 (print name)  
 contractors and professional engineers only) I had my employee ( \_\_\_\_\_ ) perform the inspection  
 (print name of inspector)  
 and I agree to be responsible for his/her work.

Qualified Inspector Signature: *Rb mts* Date 12/11/2023

**An individual or entity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Florida Division of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to criminal prosecution. (Section 627.711(4)-(7), Florida Statutes) The Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.**

**Homeowner to complete:** I certify that the named Qualified Inspector or his or her employee did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative.

Signature: *[Signature]* Date 12/11/2023

**An individual or entity who knowingly provides or utters a false or fraudulent mitigation verification form with the intent to obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree. (Section 627.711(7), Florida Statutes)**

The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature as offering protection from hurricanes.

Inspector Initials R.M. Property Address 419 59TH AVE, St Pete Beach, 33706

\*This verification form is valid for up to five (5) years provided no material changes have been made to the structure. OIR-B1-1802 (Rev. 01/12)  
 Adopted by Rule 690-170.0155

# 419 59TH AVENUE

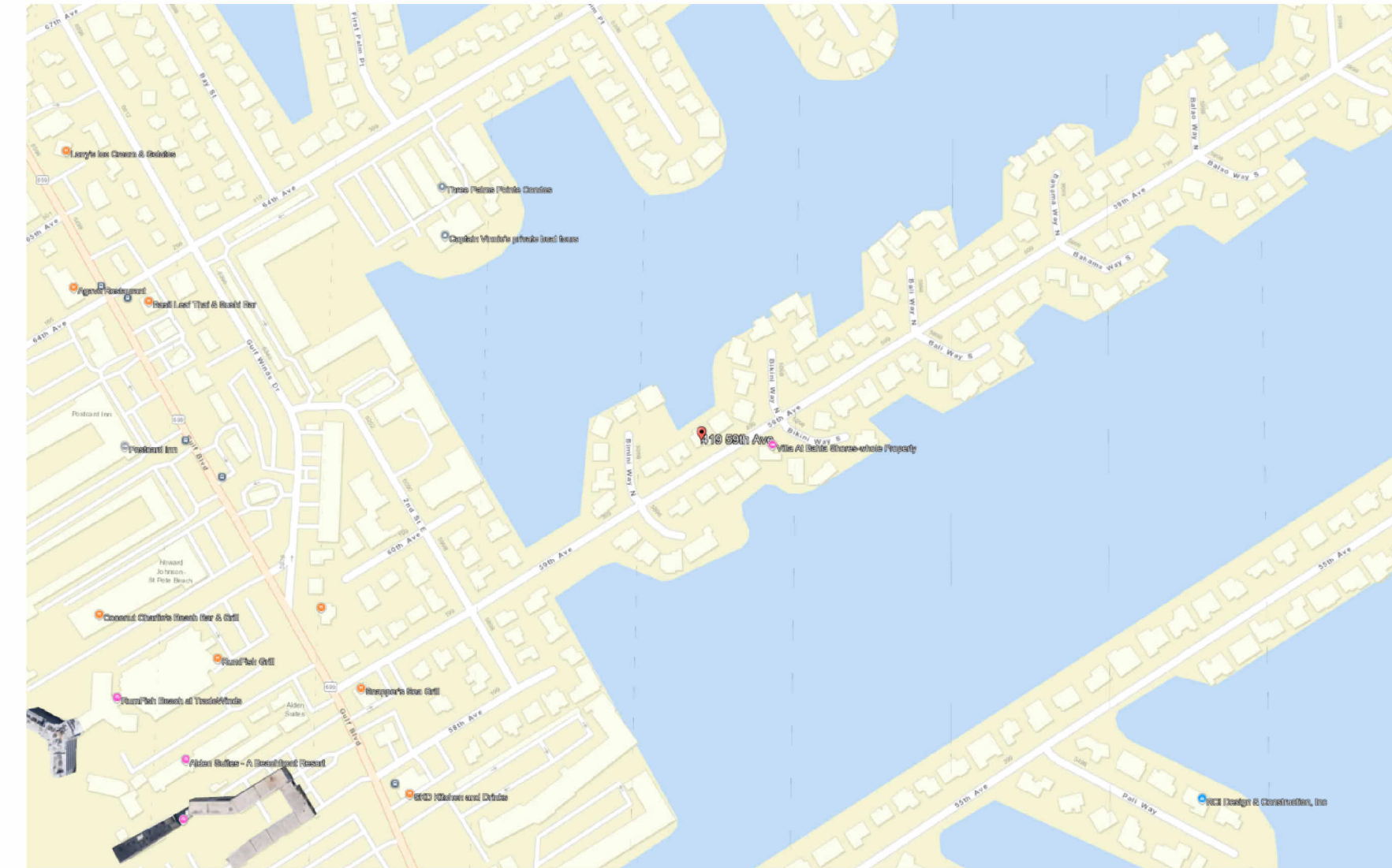
## PROJECT PARTICIPANTS

OWNER: RYAN & FRANCES STITES  
 ARCHITECT: RUSH J. CARLTON (FL LIC. 102672)  
 ENGINEER: ROBERT C. BARRILLEAUX (FL LIC. 97952)

1. DRAWINGS INDICATE ALL AVAILABLE INFORMATION IN REGARDS TO THE EXISTING CONDITIONS AND PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR (GC) IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION OF THE EXISTING CONDITIONS. THESE DRAWINGS HAVE BEEN CREATED FROM FIELD DIMENSIONS AND EXISTING SITE DOCUMENTATION. CONTRACTOR TO REFER TO FIELD DIMENSION AS REQUIRED DURING CONSTRUCTION. THE ENGINEER CANNOT AND DOES NOT GUARANTEE THE ACCURACY OF ALL INFORMATION AND ASSUMES NO LIABILITY THEREFORE.
2. THE TERMS "GENERAL CONTRACTOR," "CONTRACTOR," "CONSTRUCTION CONTRACTOR," AND / OR "GC" SHALL BE UNDERSTOOD TO BE THE SAME AS GENERAL CONTRACTOR AND IDENTIFIED AS GC UNDER THESE DOCUMENTS.
3. GC TO VERIFY IN FIELD THE MINIMUM FINISH FLOOR ELEVATION REQUIREMENTS BASED ON THIRD PARTY SEALED BENCHMARK CERTIFICATE AND RELEVANT SURVEY ADHERING TO LOCAL, STATE, AND FEDERAL JURISDICTIONS.
4. DRAWINGS ARE NOT TO BE SCALED AS DIMENSIONS GOVERN. DIMENSIONS ARE FROM FINISHED SURFACE OR CENTER OF WALL AS DEPICTED, U.N.O.
5. IT IS THE GC'S RESPONSIBILITY TO INVESTIGATE AND FIELD VERIFY EXISTING CONDITIONS RELATED TO SCOPE OF WORK, IN ADVANCE OF PROJECT COMMENCEMENT. THE GC AND SUBCONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY, IN ADVANCE OF WORK TO BE PERFORMED, TO ENSURE THE ORDERLY PROGRESS OF THE WORK. EXISTING CONDITIONS IDENTIFIED BEFORE WORK BEGINS THAT MAY AFFECT SCHEDULING AND PRICING, INSTALLATION OF NEW WORK THAT IS DESIGNED AND DETAILED HEREIN, AND ANY OTHER POTENTIAL DISCREPANCIES SHALL BE IDENTIFIED AND ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT IN WRITING. ENGINEER SHALL HAVE A MINIMUM OF TEN (10) WORKING DAYS TO RESPOND TO ANY NOTIFICATION.
6. THE CONTRACT DOCUMENTS, WITH REGARD TO EXISTING CONDITIONS, IN NO WAY RELEASE THE GC FROM THE RESPONSIBILITY OF VERIFYING COMPLETELY ALL FIELD DOCUMENTS RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, WHETHER OR NOT INDICATED IN THE CONSTRUCTION DOCUMENTS.
7. IT IS THE RESPONSIBILITY OF THE GC TO FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS AND BENCHMARKS, MATERIALS AND METHODS OF CONSTRUCTION THAT MAY AFFECT OR BE AFFECTED BY NEW WORK AND TO COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. DISCREPANCIES AND / OR CONFLICTS INVOLVING ANTICIPATED EXISTING CONDITIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION, IMMEDIATELY.
8. THE ENGINEER HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS AND SPECIFICATIONS (IF ANY) EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW THE EXECUTION OF NEW WORK. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE GC AND IS IN NO WAY INTENDED TO IMPLY THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE GC SHALL BE RESPONSIBLE TO EXECUTE ANY DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.
9. ALL CODES HAVING JURISDICTION SHALL BE STRICTLY OBSERVED DURING ENTIRETY OF THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND PARISH BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE GC SHALL REVIEW ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS.
10. GC SHALL REQUEST ALL INSPECTIONS AS REQUIRED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE GC IS TO SUBMIT CERTIFICATES OF INSPECTIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CALL LOCAL INSPECTIONS, AND TO OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL, IF REQUIRED.
11. GC TO VERIFY ALL EXISTING WINDOW, DOOR AND ANY OTHER ACCESS OPENING DIMENSIONS IN THE FIELD, INCLUDING FRAMING.
12. DESIGN WIND SPEED FOR RESIDENTIAL CONSTRUCTION, NEW CONSTRUCTION, ADDITIONS, AND SUBSTANTIAL IMPROVEMENTS DESIGNED TO 160 MPH.
13. METHOD OF WIND-BORNE DEBRIS PROTECTION FOR EXTERIOR WINDOWS AND DOORS PER IRC 2021 SECTION R301.2.1.2 - WOOD STRUCTURAL PANELS (1/2" MIN. PLYWOOD) TO BE PROVIDED UNLESS INDICATED OTHERWISE ON ELEVATIONS AND WINDOW SCHEDULE WITH IMPACT-RESISTANT GLAZING, OR OPERABLE WINDOW SHUTTER(S) TO PROTECT AND SECURE THE OPENING.
14. GC SHALL MAINTAIN A HARD-COPY, FULL-SIZE (24x36 UNO), BOUND SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES WORK IS IN PROGRESS FOR THE DURATION OF THE PROJECT.
15. THE ENGINEER DOES NOT GUARANTEE THE GC'S PERFORMANCE AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE GC FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE, OR ERROR OF OMISSIONS OR COMMISSION BY THE GC.
16. ALL WORK IS TO CONFORM TO THE CONTRACT / CONSTRUCTION DOCUMENTS (DRAWINGS AND SPECIFICATIONS). WORK SHALL BE NEW AND SATISFY THE QUALITY AS SPECIFIED.
17. EXISTING GRADE TO SLOPE AWAY FROM STRUCTURE / FOUNDATION, AND SHALL BE DESIGNED AND CONSTRUCTED TO AVOID PONDING. SLOPE AT CONCRETE WALKS FROM BUILDINGS 2% MINIMUM. SLOPE CONCRETE PAVING AWAY FROM BUILDING 1% MINIMUM.
18. NEW CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EVERY SLEEPING AREA AND / OR ROOM UNLESS ALREADY EXISTING.
19. WINDOW OPENINGS TO ADHERE TO IRC 2015 SECTION R310 FOR EGRESS: CLEAR OPENING WIDTH >20"; CLEAR OPENING HEIGHT >24"; MINIMUM CLEAR OPENING = 5.75 SQFT; MAXIMUM SILL HEIGHT ABOVE THE FLOOR = 44".
20. GC HAS A RESPONSIBILITY TO ASSIST ENGINEER IN EVALUATING AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS AFFECTING NEW CONSTRUCTION. THE GC SHALL FURTHER ASSIST THE ENGINEER BY PROVIDING IN A TIMELY MANNER PREPARED SOLUTIONS TO UNANTICIPATED EXISTING CONDITIONS.
21. ALL ITEMS INDICATING CONTRACT LIMITS AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE GC AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED BY THE GC PRIOR TO BIDDING, BY FIELD VERIFICATION.
22. THE GC IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING CONDITIONS AND NEW WORK.
23. THE GC MUST BE AWARE THAT CONSTRUCTION IN SOME AREAS SURROUNDING THE LIMITS OF THIS CONTRACT IS CURRENTLY IN PROGRESS. FOR THIS REASON, ACTUAL EXISTING CONDITIONS MAY VARY FROM CONDITIONS INDICATED ON THESE DRAWINGS. ALL SUCH DISCREPANCIES SHALL BE ACCURATELY AND THOROUGHLY RECORDED BY THE GC AND PROMPTLY REPORTED TO THE ENGINEER IN WRITING.
24. THE GC AND AFFECTED SUBCONTRACTORS SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A PROPOSAL. THE GC SHALL BECOME GENERALLY FAMILIAR WITH THE PROJECT AND WITH THE IMPACT OF THE NEW WORK ON THE EXISTING CONDITIONS. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTING A PROPOSAL. NO ADDITIONAL CHARGE TO THE OWNER, WHICH IS ATTRIBUTABLE TO THE GC'S FAILURE TO DO THIS, WILL BE APPROVED.
25. THE GC IS RESPONSIBLE FOR IDENTIFYING ANY UNFINISHED WALL AREAS THAT MAY BE EXPOSED AS A RESULT OF ADJUSTING FINISHED CEILING HEIGHTS. THE GC IS RESPONSIBLE FOR FINISHING THESE AREAS TO MATCH EXISTING ADJACENT FINISHED AREAS.
26. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN REQUEST TO THE ENGINEER, AND ONLY UPON APPROVAL. ALL REQUESTS SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUPPLY SAMPLES AND CUTS FOR WRITTEN APPROVAL BY ENGINEER BEFORE ORDERING AND INSTALLATION OF SUBSTITUTE MATERIALS.
27. GC SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL FINISHED SURFACES, SYSTEMS AND STRUCTURE / COLUMNS, DOORS, HARDWARE, ETC. TO REMAIN WITHIN SCOPE OF WORK. ANY EXISTING FINISHES, STRUCTURE OR SYSTEMS INDICATED TO REMAIN SHALL BE REPAIRED AS REQUIRED TO MATCH NEW CONSTRUCTION CONDITION. GC TO DOCUMENT AS REQUIRED PRE-EXISTING DAMAGED AREAS WITHIN AREA TO REMAIN. NOTIFY ENGINEER OF EXISTING DAMAGED AREA OR SYSTEM BEFORE PRICING OR BIDDING.
28. UPON COMPLETION OF THE PROJECT, THE GC SHALL PROVIDE A COMPLETE SET OF DRAWINGS INDICATING MARK UPS AND FIELD CONSTRUCTION UPDATES AND STRICTLY SHOW ALL REVISIONS, SKETCHES, ETC. REQUIRED DURING CONSTRUCTION. GC SHALL MARK UP SITE SET IN RED FOR ADDITIONS AND BLUE FOR DELETIONS TO INDICATE FINAL CONDITIONS EXACTLY AS CONSTRUCTED.
29. ERROR AND OMISSIONS THAT MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING, AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED FROM THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE GC WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE GC FAILED TO NOTIFY THE ENGINEER OF BEFORE CONSTRUCTION AND / OR FABRICATION OF THE WORK.
30. GC SHALL MAINTAIN THE SITE / SCOPE OF WORK AREA FREE AND CLEAN OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT AREAS FROM DAMAGE, PAINT, SOILING, SPRAY APPLIED PRODUCTS, ETC. THE AREA OF WORK SHALL BE CLEANED UPON COMPLETION, INCLUDING FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. C AND SHALL BE READY TO BE OCCUPIED UPON SUBSTANTIAL COMPLETION.
31. COORDINATE WITH OWNER ANY AND ALL LANDSCAPING TO BE REMOVED FOR INSTALLATION OF EXTERIOR EQUIPMENT, INCLUDING HVAC, WATER HEATER, ETC. ASSOCIATED EQUIPMENT.
32. GC IS RESPONSIBLE FOR COORDINATING SUBCONTRACTORS AND RESPONSIBLE FOR COORDINATION OF WORK, SCHEDULES FOR WORK, TRADES AND STORAGE OF EQUIPMENT AND MATERIALS, AS REQUIRED FOR EXECUTION OF WORK. OWNER AND ENGINEER RESERVE THE RIGHT TO ALLOW OTHER CONSULTANTS AND CONTRACTS ASSOCIATED WITH THE WORK, AND AS NEEDED TO ENSURE COMPLETION OF THE PROJECT.
33. GC SHALL COORDINATE WITH SUBCONTRACTORS INSTALLATION AND SCHEDULING AND ENSURE COORDINATION AND COOPERATION BETWEEN TRADES AS WELL AS ANY APPOINTED BY OWNER AND ENGINEER
34. ALL MANUFACTURED MATERIALS, EQUIPMENT AND ASSOCIATED PARTS SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS INDICATED BY THE MANUFACTURER, UNO.
35. ALL CONSTRUCTION PERSONNEL SHALL CARRY PROPER IDENTIFICATION AT ALL TIMES.
36. ALL SCAFFOLDING, EQUIPMENT, LADDERS, ETC. SHALL BE IN GOOD STANDING AND OPERATING CONDITION. ANY ALL DAMAGED OR INOPERABLE ITEMS SHALL BE REMOVED FROM PROJECT SITE.
37. ALL ELECTRICALLY OPERATED TOOLS AND EQUIPMENT SHALL BE PROPERLY GROUNDED.
38. APPROPRIATE PROTECTIVE WEAR, INCLUDING PROTECTIVE EYEWEAR, SHALL BE WORN AT ALL TIMES DURING CUTTING, WELDING, ETC. THE GC SHALL BE RESPONSIBLE FOR PROVISION OF ALL NECESSARY SAFETY EQUIPMENT, APPARATUS, ETC. TO ENSURE THE HEALTH AND WELFARE OF THE GENERAL PUBLIC, OWNERS, AND RELATED PARTIES, DESIGN AND CONSTRUCTION PROFESSIONALS, AND WORKERS.
39. THESE CONSTRUCTION DRAWINGS DO NOT REFLECT MEANS AND METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL ARRANGE AND COORDINATE ALL NECESSARY SCAFFOLDING, EQUIPMENT, ETC. REQUIRED TO COMPLETE THE WORK.
40. ANY HAZARDOUS MATERIAL REVIEW WORK OR ANALYSIS IS OUTSIDE THE SCOPE OF THIS WORK AND THESE DRAWINGS. THE OWNER IS RESPONSIBLE TO DIRECT THE GC REMOVAL OF ANY HAZARDOUS MATERIAL ITEMS WHICH MAY BE ENCOUNTERED DURING THIS PROJECT.
41. GC REQUIRED TO ADHERE AND MAINTAIN REQUIRED CERTIFICATION AS REQUIRED BASED ON PROJECT SCOPE OF WORK AND EPA'S 2008 LEAD-BASED PAINT RENOVATION, REPAIR, AND PAINTING (RRP) RULE, AS AMENDED IN 2010 AND 2011.
42. ABSOLUTELY NO ASBESTOS OR ASBESTOS CONTAINING MATERIALS (ACM) SHALL BE USED IN CONSTRUCTION OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GC TO IDENTIFY AND NOTIFY OWNER AND ENGINEER OF CONFIRMED OR SUSPECTED PRODUCTS.
43. THE GC AND SUBCONTRACTOR(S) SHALL COORDINATE ALL NECESSARY UTILITIES COORDINATION, CONNECTION, PERMITS, ETC. WITH MUNICIPALITY OR PARISH, AND UTILITY COMPANIES AS REQUIRED.
44. A FIRE EXTINGUISHER SHALL BE LOCATED ON SITE, ON EACH LEVEL, INCLUDING AT PROJECT SITE TRAILER, AND ALL SUITE LOCATIONS AT ALL TIME, IN WORKING ORDER AND DURING THE ENTIRE CONSTRUCTION.
45. ALL FIRE EXITS SHALL BE KEPT CLEAR AND UNOBSTRUCTED AT ALL TIMES.
46. GC IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH ARE A PART OF THIS CONTRACT AT THE END OF EACH WORK DAY.
47. ALL AREAS WITHIN SCOPE OF WORK TO BE CLEANED. GC TO VACUUM ALL CARPETS, CLEAN AND POLISH FLOORING, MILLWORK, EQUIPMENT, AND ALL VENTS AND FILTERS IN NEW AND WORKING ORDER AFTER INSTALLATION AND FOR SUBSTANTIAL COMPLETION. GC IS RESPONSIBLE TO PROTECT AS REQUIRED ALL OWNER OCCUPIED AREAS WHERE FINISH WORK IS TO BE PERFORMED. GC TO INSTALL ADEQUATE AMOUNT OF BUILDING PAPER, OR OTHER APPROVED PROTECTIVE GEAR AND MATERIAL ON ALL FINISHED SURFACES PRIOR TO THE OWNER'S MOVING DATE AND SHALL REMOVE SAME FOLLOWING COMPLETION.
48. ALL OWNER OCCUPIED INHABITED AREAS SHALL BE PROTECTED FROM THE PROJECT SCOPE OF WORK AREA. COORDINATE VENTING REQUIREMENTS AND ALL OTHER ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS USED AND ANY SYSTEMS BEING REMOVED, ADDED, OR MODIFIED, AND NEW CORRESPONDING SYSTEMS.
49. GC IS RESPONSIBLE TO INSTALL PROTECTIVE MATERIALS TO PROTECT EXISTING FINISHES, SYSTEMS, ETC. AS REQUIRED AND INDICATED TO REMAIN. REMOVE PROTECTIVE MATERIALS AND CLEAN SURFACES AS REQUIRED UPON COMPLETION OF PROJECT.
50. FINAL WALL LAYOUT OF NEW WALLS TO BE APPROVED BY ENGINEER IN THE FIELD BEFORE COMMENCEMENT OF INSTALLATION OF FINISHES.
51. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR ANY AND ALL DAMAGES CAUSED BY ITS SUBCONTRACTORS. THE GC SHALL HAVE AN EXPERIENCED AND COMPETENT SUPERINTENDENT ON THE PROJECT SITE WHEN WORK IS IN PROGRESS.
52. ALL OWNER SUPPLIED FURNITURE / MILLWORK/EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR AS INDICATED, UNO.
53. SITE ACCESS ACCESSIBILITY, CANOPIES, CROSSWALKS, PROTECTIVE BARRICADES OR OTHER ACCESS REQUIREMENT SHALL BE PROVIDED AS REQUIRED. CONTACT LOCAL AUTHORITIES AND SECURE PERMITS AS REQUIRED FOR THE ABOVE. SECURITY, TRASH / DUMPSTER CONTAINERS, ETC. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, AT ALL HOURS AS REQUIRED.
54. ALL AREAS ABOVE OR ON THE EXISTING CEILING THAT ARE AFFECTED BY INSTALLATION OF NEW WORK SHALL BE REPAIRED COMPLETELY WITH MATERIALS AND PRODUCTS TO MATCH EXISTING INSTALLATION OR AS INDICATED IN THE CONSTRUCTION DOCUMENTS.



② 3D VIEW



SITE LOCATION

I acknowledge by signing this set of preliminary engineering plans, any subsequent changes made to the house plan after this point may incur an additional fee, as determined by the engineer.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Sheet Index	
Sheet Number	Sheet Name
General	
C.101	Cover
Architectural	
A.101	EXISTING 1ST FLOOR PLAN
A.102	PROPOSED 1ST FLOOR PLAN
A.103	PROPOSED 2ND FLOOR PLAN
A.201	FRONT ELEVATION
A.202	REAR ELEVATION
A.203	RIGHT ELEVATION
A.204	LEFT ELEVATION
C.102	SITE PLAN
S.101	FOUNDATION / PILING PLAN
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S.201	FOUNDATION/ CONNECTION DET.
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S.203.1	CONCRETE STAIR DETAIL
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S.206	FLOOD DETAILS
S.207	SILT FENCE DETAIL
S.208	ELEC. METER INSTALLATION DET.

## ENGINEER DISCLAIMER

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL, REGIONAL, AND NATIONAL REQUIREMENTS.

THESE PLANS, DETAILS, NOTES AND SPECIFICATIONS ARE THE PROPERTY OF MODERN HOUSE & BUILDING MOVERS, LLC AND SHALL BE USED ONLY FOR THE PROPERTY / PROJECT AS INDICATED IN THE TITLE BLOCK ON THESE DRAWING SHEETS.

THE ENGINEER DOES NOT SUPERVISE AND WILL NOT BE RESPONSIBLE FOR CONTRACTORS WORK. THE ENGINEER DOES NOT DICTATE CONSTRUCTION MEANS AND METHODS. MEANS AND METHODS SHALL BE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & SUBCONTRACTORS.

I HAVE RESEARCHED THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE FLORIDA EXISTING BUILDING CODE (FBC 2023; 8th ED), & F.A.C. 61G20-1.001, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

DESIGN WIND SPEED FOR NEW RESIDENTIAL CONSTRUCTION, ADDITIONS, AND SUBSTANTIAL IMPROVEMENTS SHALL BE NOT LESS THAN 160 MPH.

THIS PROJECT, DESIGN, ARRANGEMENT OR SPACES, ELEMENTS AND DETAILS ETC. FOUND IN THIS SET OF DRAWINGS ARE INTELLECTUAL PROPERTY OF PATTERSON STRUCTURAL MOVING & SHORING, LLC AND NOT TO BE COPIED, REPRODUCED OR RECREATED WITHOUT WRITTEN APPROVAL FROM PATTERSON STRUCTURAL MOVING & SHORING, LLC, AND THE ENGINEER.

# RBA ENGINEERING



# Modern Movers

Project Number: 2025.039  
 Date: 07/21/2025

8/1/2025 9:17:41 PM

SITE NOTES

- EXISTING AND PROPOSED SITE PLANS ARE BASED UPON SURVEY INFORMATION PROVIDED TO THE MODERN HOUSE & BUILDING MOVERS, INC., AND UPON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
- EXISTING STRUCTURE IS LOCATED IN A SUBURBAN RESIDENTIAL NEIGHBORHOOD. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT NEIGHBORING STRUCTURES, FENCES, PUBLIC STREETS, AND UTILITIES.
- THE CONTRACTOR SHALL COORDINATE WITH EXISTING UTILITY PROVIDERS REGARDING DISCONNECTION PRIOR TO THE WORK, TEMPORARY SERVICE DURING THE WORK, AND RECONNECTION OF UTILITY SERVICE AFTER THE WORK IS COMPLETED.
- THE CONTRACTOR SHALL COORDINATE WITH THE GOVERNING MUNICIPALITY'S TRAFFIC ENGINEERING DEPARTMENT, REGARDING ANY NECESSARY ROAD CLOSURES.
- NO NEW CURB CUTS OR DRIVEWAYS ARE ANTICIPATED AS A PART OF THIS WORK.
- EXISTING LANDSCAPING AROUND PERIMETER OF THE HOME TO REMAIN. DO NOT DISTURB ANY NATIVE VEGETATION IN THE COURSE OF THE WORK. THE GC SHALL PRESERVE & PROTECT NATIVE TREES AND SHRUBS THROUGHOUT THE COURSE OF THE WORK. REPLACE SOILS, GRADE, AND SOD UPON COMPLETION OF THE WORK.
- THE DEVELOPMENT OF THE PROPERTY AS SHOWN SHALL NOT HAVE ADVERSE HYDROLOGICAL EFFECTS ON ADJACENT PROPERTIES.

SETBACKS

	LEGAL	EXIST.
FRONT YARD:	20'	17.8'
REAR YARD:	20'	22.8'
SIDE YARD (LEFT):	6.8'	9.8'
SIDE YARD (RIGHT):	6.8'	8.9'

EXIST. BUILDING HEIGHT:	20.12'
PROP. BUILDING HEIGHT:	30.12'

EXIST. LIVING AREA:	1,366 SQFT
PROP. LIVING AREA:	1,674 SQFT

IMPERVIOUS SURFACE RATIO

EXISTING	
BUILDING FOOT PRINT:	1,366 SQ FT
PARKING & DRIVEWAYS:	483 SQ FT
POOL &/OR PATIO AREAS:	0 SQ FT
WALKWAYS:	86 SQ FT
OTHER:	N/A

TOTAL EXISTING:	1,935 SQ FT
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PROPOSED	
BUILDING FOOT PRINT:	1,674 SQ FT
PARKING & DRIVEWAYS:	467 SQ FT
POOL &/OR PATIO AREAS:	0 SQ FT
WALKWAYS:	183 SQ FT
OTHER:	N/A

TOTAL PROPOSED:	2,324 SQ FT
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LOT AREA:	5,915 SQ FT
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EXIST. LOT IMPERV. COVERAGE:	1,935 SQ FT
EXIST. IMPERV. PERCENTAGE:	32 %
PROP. LOT IMPERV. COVERAGE:	2,324 SQ FT
PROP. IMPERV. PERCENTAGE:	39 %

EXISTING CONDITIONS

EXISTING ELEVATIONS	NAV88
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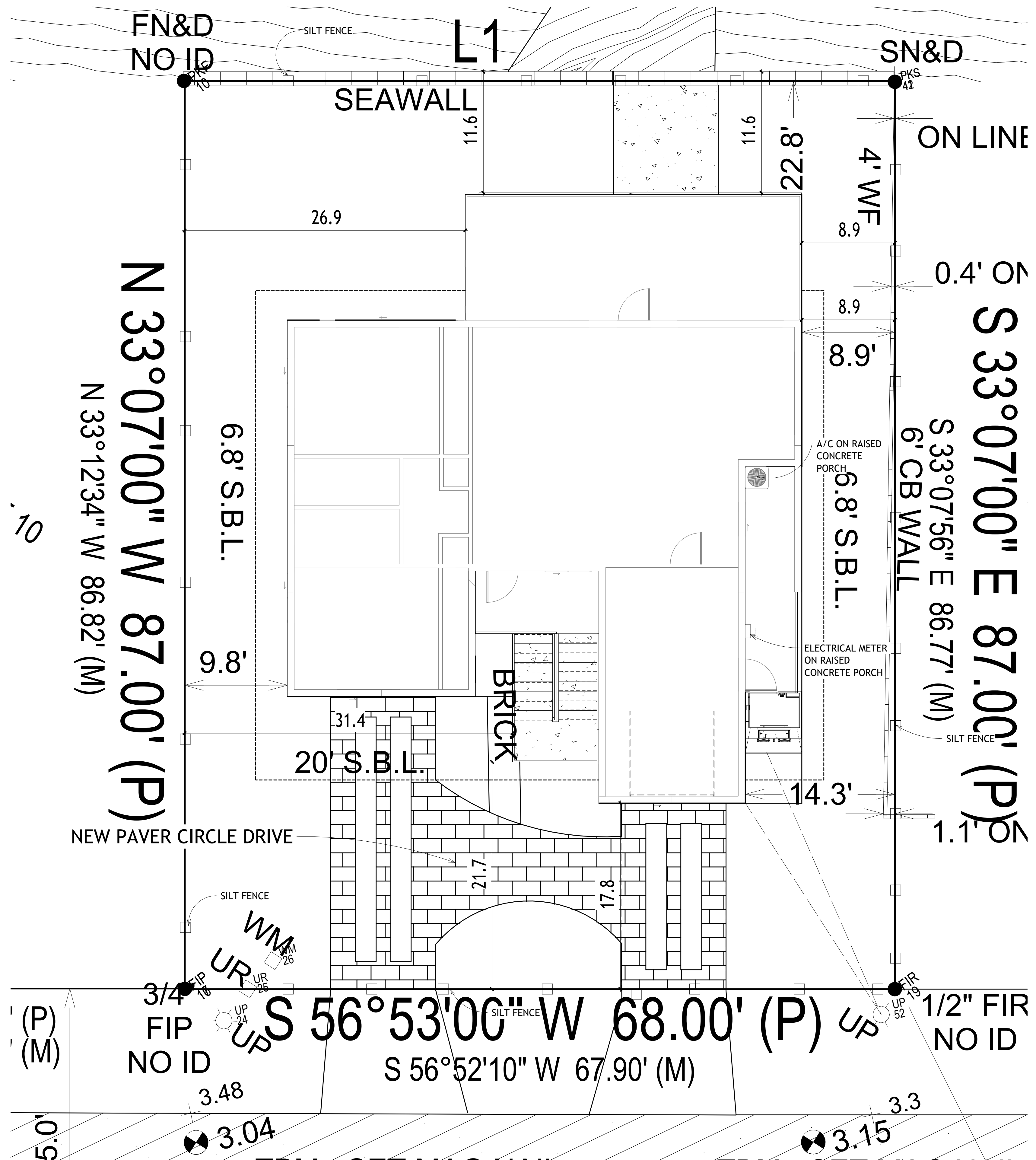
LOWEST ADJACENT GRADE:	3.8 FT
HIGHEST ADJACENT GRADE:	3.9 FT
BASE FLOOD ELEVATION:	10 FT
EXIST. 1ST FL. ELEVATION:	4.4 FT
EXIST. 2ND FL. ELEVATION:	N/A

PROPOSED CONDITIONS

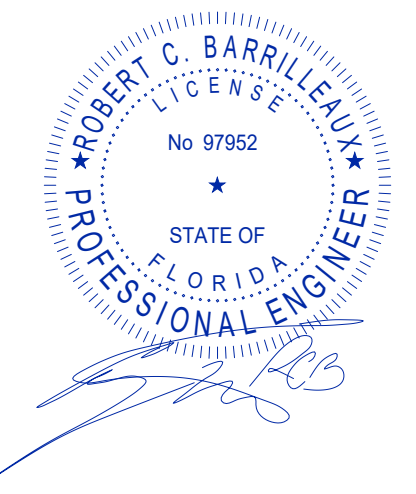
PROPOSED ELEVATIONS	NAV88
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PROP. 1ST FL. ELEVATION:	4.4 FT
PROP. 2ND FL. ELEVATION:	16.4 FT

\*ELEVATION CERTIFICATE PROVIDED BY THE SURVEYOR SHOWS A FIRM PANEL EFFECTIVE DATE OF 1/23/2025 FLOOD ZONE AE, BASE FLOOD ELEVATION OF 10' NAVD88.



1 SITE PLAN  
3/16" = 1'-0"



ROBERT BARRILLEAUX & ASSOCIATES, INC.  
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

**Modern Movers**  
419 59TH AVENUE

**SITE PLAN**

Project Number	2025.039
Date	07/21/2025
Drawn By	DBB
Checked By	RCB
<b>C.102</b>	
Scale	3/16" = 1'-0"

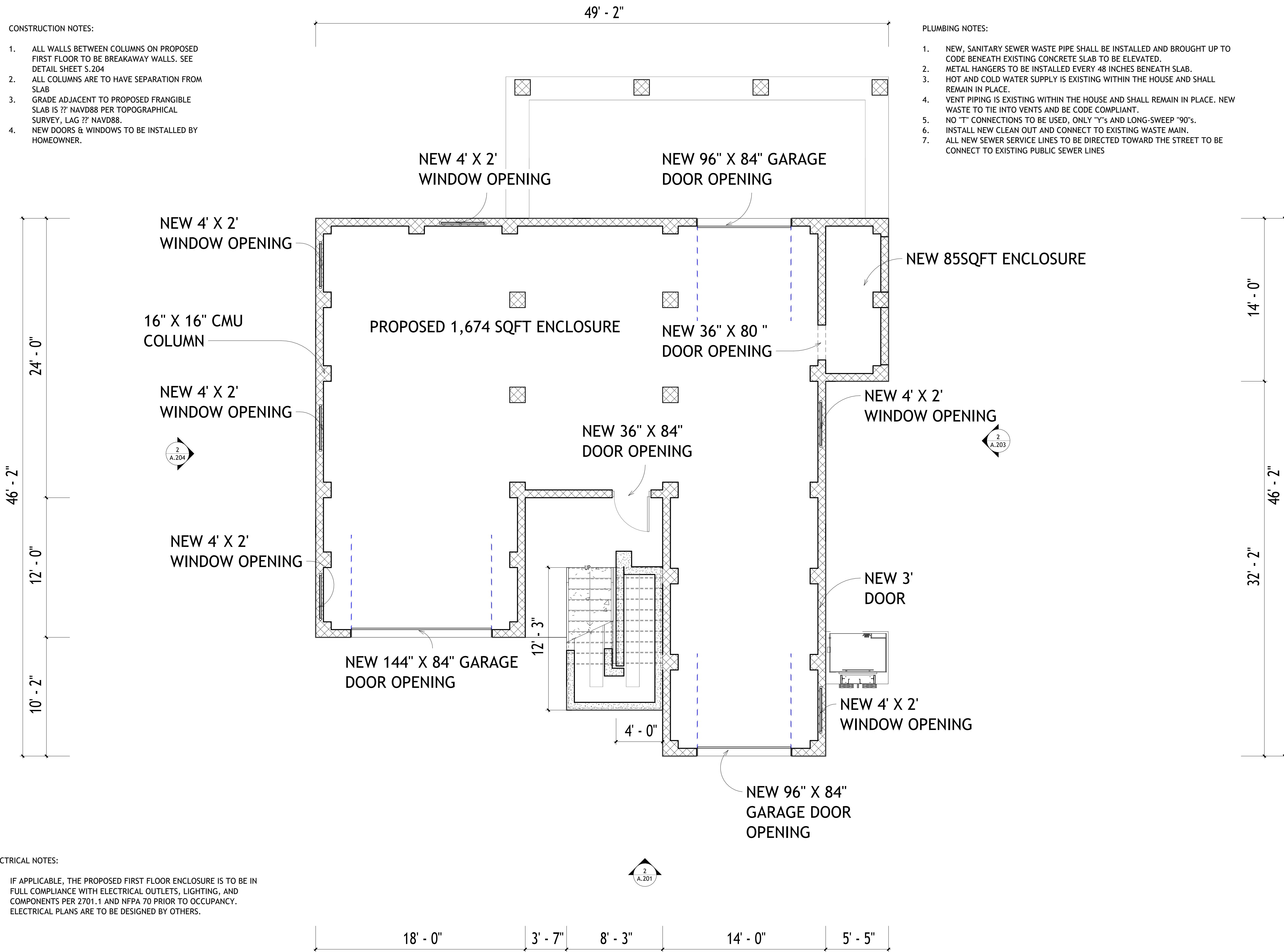


CONSTRUCTION NOTES:

1. ALL WALLS BETWEEN COLUMNS ON PROPOSED FIRST FLOOR TO BE BREAKAWAY WALLS. SEE DETAIL SHEET S.204
2. ALL COLUMNS ARE TO HAVE SEPARATION FROM SLAB
3. GRADE ADJACENT TO PROPOSED FRANGIBLE SLAB IS ?? NAVD88 PER TOPOGRAPHICAL SURVEY, LAG ?? NAVD88.
4. NEW DOORS & WINDOWS TO BE INSTALLED BY HOMEOWNER.

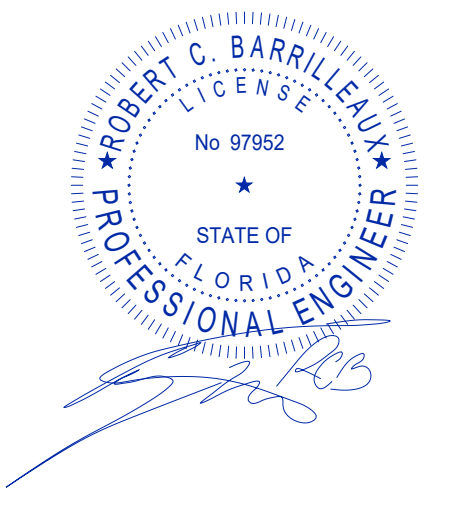
PLUMBING NOTES:

1. NEW, SANITARY SEWER WASTE PIPE SHALL BE INSTALLED AND BROUGHT UP TO CODE BENEATH EXISTING CONCRETE SLAB TO BE ELEVATED.
2. METAL HANGERS TO BE INSTALLED EVERY 48 INCHES BENEATH SLAB.
3. HOT AND COLD WATER SUPPLY IS EXISTING WITHIN THE HOUSE AND SHALL REMAIN IN PLACE.
4. VENT PIPING IS EXISTING WITHIN THE HOUSE AND SHALL REMAIN IN PLACE. NEW WASTE TO TIE INTO VENTS AND BE CODE COMPLIANT.
5. NO "T" CONNECTIONS TO BE USED, ONLY "Y"s AND LONG-SWEEP "90"s.
6. INSTALL NEW CLEAN OUT AND CONNECT TO EXISTING WASTE MAIN.
7. ALL NEW SEWER SERVICE LINES TO BE DIRECTED TOWARD THE STREET TO BE CONNECT TO EXISTING PUBLIC SEWER LINES



ELECTRICAL NOTES:

1. IF APPLICABLE, THE PROPOSED FIRST FLOOR ENCLOSURE IS TO BE IN FULL COMPLIANCE WITH ELECTRICAL OUTLETS, LIGHTING, AND COMPONENTS PER 2701.1 AND NFPA 70 PRIOR TO OCCUPANCY.
2. ELECTRICAL PLANS ARE TO BE DESIGNED BY OTHERS.



ROBERT BARRILLEAUX & ASSOCIATES, INC.  
 Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

Modern Movers  
 419 59TH AVENUE  
 PROPOSED 1ST FLOOR PLAN

Project Number	2025.039
Date	07/21/2025
Drawn By	DBB
Checked By	RCB

**A.102**

Scale 1/4" = 1'-0"

1 PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"







LEGEND	
ABBREVIATION	MEANING
TOBF	TOP OF BOTTOM FLOOR
LHSM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGN FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADJACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
LEM	LOWEST ELEVATION OF MACHINERY

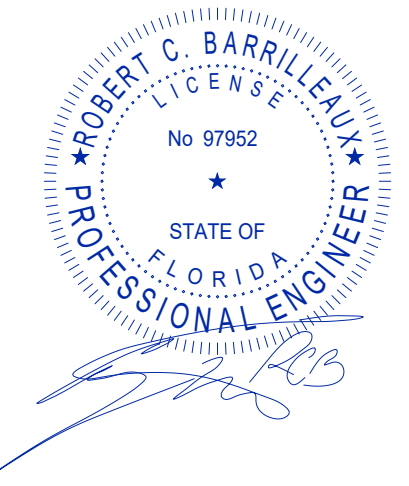


① EXISTING RIGHT ELEVATION  
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRADE OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



② PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"



ROBERT BARRILLEAUX & ASSOCIATES, INC.  
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

<b>Modern Movers</b>	
<b>419 59TH AVENUE</b>	
<b>RIGHT ELEVATION</b>	
Project Number	2025.039
Date	07/21/2025
Drawn By	DBB
Checked By	RCB

**A.203**

Scale 1/4" = 1'-0"



**BUILDING NOTES:**

PROPOSED 1ST FLOOR ENCLOSURE:	1,674 FT <sup>2</sup>
NEW 2ND FLOOR CONCRETE PORCH:	373 FT <sup>2</sup>
METAL RAILING	+/- 140 LF
PILINGS	+/- 51
COLUMNS	+/- 30

**FLOOD VENTING CALCULATIONS FOR ENGINEERED FLOOD VENTS:**

ROOM / AREA	SQ/FT	VENT
1ST FLOOR ENCLOSURE:	1,674	1,760
TOTAL:	1,674	1,760

MODEL NUMBER:	#FFNF12
MULTI PURPOSE:	FLOOD FLAP 8X16
FLOOD COVERAGE:	8 VENT@ 220 SQ IN = 1,760 SQ IN
AIR VENTILATION:	IN
VENT SIZE:	
ROUGH OPENING:	15 5/8" X 7 3/4"
ENGINEERED ACCESS DOOR = 16" X 8"	N/A
(NOT REQ'D FOR FULL HEIGHT CRAWLSPACES)	
REQUIRED VENTILATION =	1,674 IN <sup>2</sup>
TOTAL VENTILATION =	1,760 IN <sup>2</sup>

**COLUMN / WALL NOTES:**

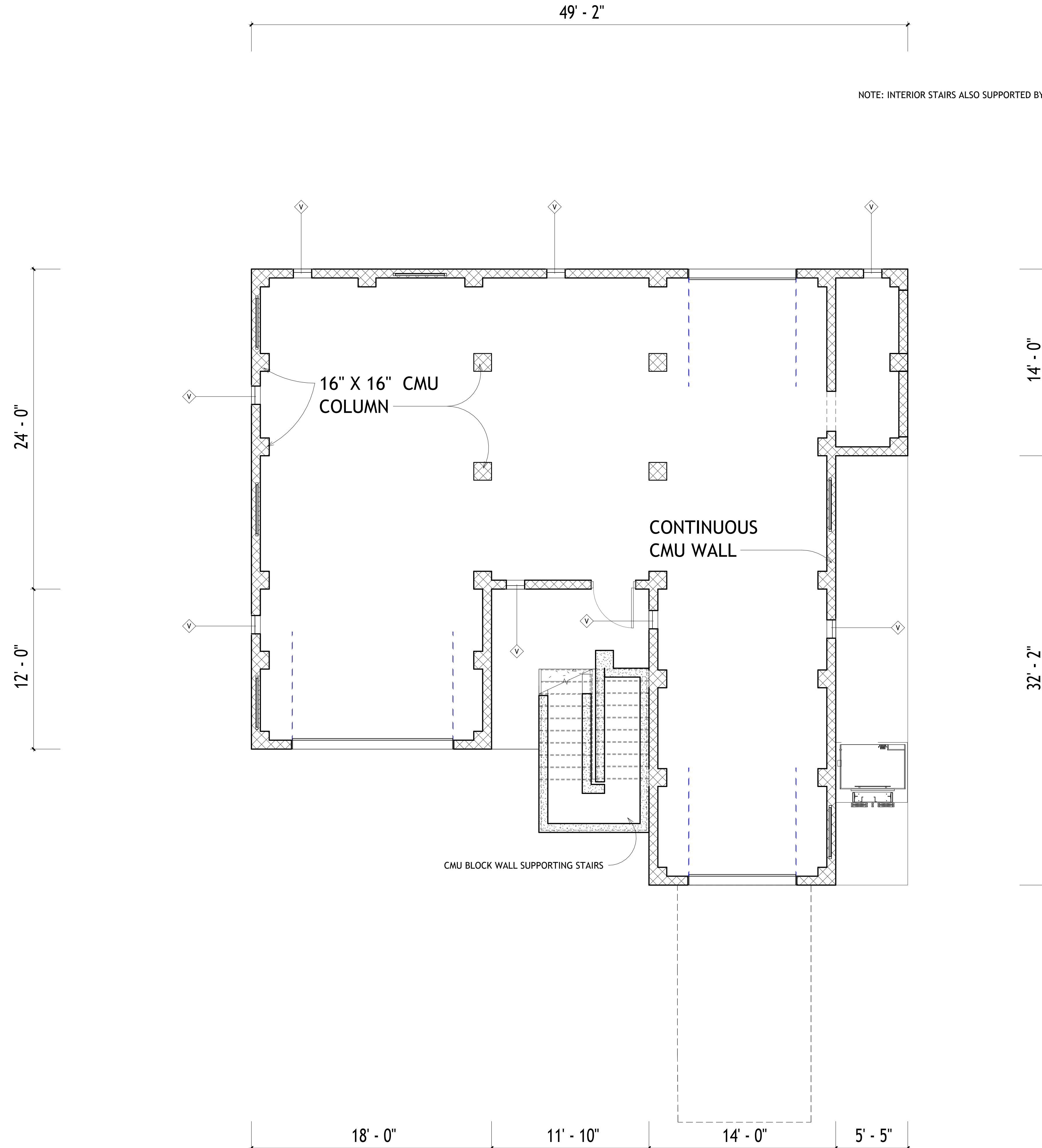
- COLUMNS WILL DEPEND UPON EXISTING GRADE BEAMS. ACTUAL PLACEMENT OF COLUMNS WILL BE FIELD VERIFIED ONCE HOUSE IS RAISED. REVISED COLUMNS SHALL BE PLACED NO FURTHER THAN 12.0' ALONG GRADE BEAMS & NO OPEN UNSUPPORTED SPAN OF EXISTING CONCRETE SLAB SHALL BE MORE THAN 8.0'. COLUMNS SHALL BE 16"x16" CMU CONCRETE FILLED COLUMNS WITH THE CMU BLOCK FORMING THE 12"x12" MOLD FOR THE CONCRETE & REBAR.
- THE CONDITION OF EXTERIOR SLABS IS DETERMINED TO THE BEST OF THE ABILITY OF THE FIELD ENGINEER. IF IT IS REALIZED A SLAB ON THE LIFT PLAN IS INCORRECTLY LABELED, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY SO THAT STRUCTURAL SUPPORT CAN BE REVISED ACCORDINGLY.
- IF GRADE BEAMS ARE FOUND TO BE IN A DIFFERENT LOCATION THAN ASSUMED ON THESE PLANS, ENGINEER SHOULD BE CONTACTED TO VERIFY THAT STEEL BEAMS WILL STILL SUPPORT THE NEW LAYOUT.
- BREAKAWAY WALLS TO BE CONSTRUCTED BETWEEN COLUMNS AS SHOWN. SEE SHEET S.204 FOR BREAKAWAY WALL CONSTRUCTION.

NOTE: FINAL SIGNED & STAMPED PILING REPORT WILL BE PROVIDED UPON COMPLETION.

NOTE: WIND DESIGN CRITERIA TO REFLECT EXPOSURE C, DESIGN WIND SPEED OF ?? MPH (3 SECOND GUST) PER 2023 FBC- RESIDENTIAL, 8TH ED. 301.2.1 & FIGURE 301.2(4)

NOTE: STRUCTURAL CONDITIONS & DESIGN OF FOUNDATION & FRAMING SHALL BE REVIEWED & REEVALUATED AS NECESSARY AFTER HOUSE IS RAISED, AND BEFORE SETDOWN.

NOTE: INTERIOR STAIRS ALSO SUPPORTED BY CMU WALL



1 COLUMN & WALL PLAN  
1/4" = 1'-0"



ROBERT BARRILLEAUX & ASSOCIATES, INC.  
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

**Modern Movers**

**419 59TH AVENUE**

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**COLUMN / WALL PLAN**

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Project Number	2025.039
Date	07/21/2025
Drawn By	DRH
Checked By	R.C.B.

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**S.102**

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Scale	1/4" = 1'-0"
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**BUILDING NOTES:**

PROPOSED 1ST FLOOR ENCLOSURE:	1,674 FT <sup>2</sup>
NEW 2ND FLOOR CONCRETE PORCH:	373 FT <sup>2</sup>
METAL RAILING	+/- 140 LF
PILINGS	+/- 51
COLUMNS	+/- 30

**FLOOD VENTING CALCULATIONS FOR ENGINEERED FLOOD VENTS:**

ROOM / AREA	SQ/FT	VENT
1ST FLOOR ENCLOSURE:	1,674	1,760
TOTAL:	1,674	1,760

MODEL NUMBER:	#FFNF12
MULTI PURPOSE:	FLOOD FLAP 8X16
FLOOD COVERAGE:	8 VENT@ 220 SQ IN = 1,760 SQ IN
AIR VENTILATION:	
VENT SIZE:	15 5/8" X 7 3/4"
ROUGH OPENING:	16" X 8"
ENGINEERED ACCESS DOOR =	N/A
(NOT REQD FOR FULL HEIGHT CRAWLSPACES)	
REQUIRED VENTILATION =	1,674 IN <sup>2</sup>
TOTAL VENTILATION =	1,760 IN <sup>2</sup>

**STEEL FRAMING NOTES:**

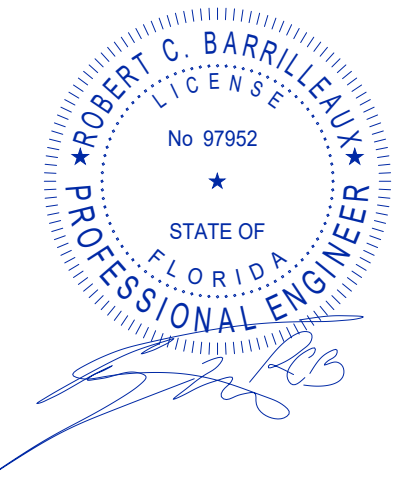
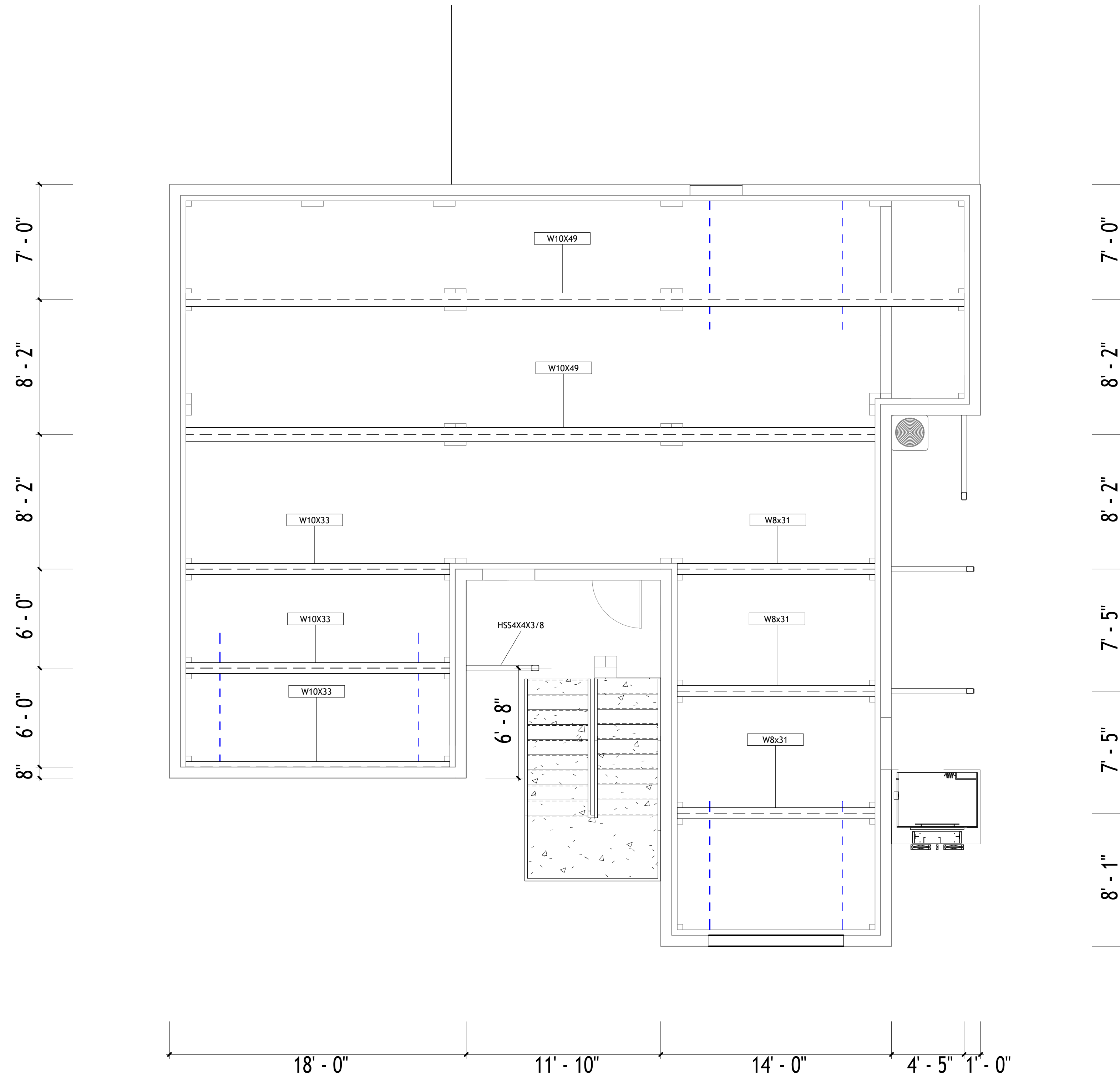
1. COLUMNS WILL DEPEND UPON EXISTING GRADE BEAMS. ACTUAL PLACEMENT OF COLUMNS WILL BE FIELD VERIFIED ONCE HOUSE IS RAISED. REVISED COLUMNS SHALL BE PLACED NO FURTHER THAN 12.0' ALONG GRADE BEAMS & NO OPEN UNSUPPORTED SPAN OF EXISTING CONCRETE SLAB SHALL BE MORE THAN 8.0'.
2. COLUMNS SHALL BE 16"x16" CMU CONCRETE FILLED COLUMNS WITH THE CMU BLOCK FORMING THE 12"x12" MOLD FOR THE CONCRETE & REBAR.
3. THE CONDITION OF EXTERIOR SLABS IS DETERMINED TO THE BEST OF THE ABILITY OF THE FIELD ENGINEER. IF IT IS REALIZED A SLAB ON THE LEFT PLAN IS INCORRECTLY LABELED, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY SO THAT STRUCTURAL SUPPORT CAN BE REVISED ACCORDINGLY.
4. IF GRADE BEAMS ARE FOUND TO BE IN A DIFFERENT LOCATION THAN ASSUMED ON THESE PLANS, ENGINEER SHOULD BE CONTACTED TO VERIFY THAT STEEL BEAMS WILL FULLY SUPPORT THE NEW LAYOUT.
5. STEEL SUPPORT BEAMS SHALL BE INSTALLED BASED ON THE PROPOSED LAYOUT -- OR-- AS DETERMINED IN THE FIELD TO BE THE OPTIMAL LAYOUT. PRIOR TO FINAL SET-DOWN ON PERMANENT STRUCTURE, AN AS-BUILT FRAMING PLAN WILL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
6. STEEL BEAMS SHALL BE SUPPORTED FULLY BY SITTING ON NEW CONCRETE COLUMNS --OR-- BY MEANS OF ANGLE BRACKETS SECURELY AFFIXED TO SIDE OF COLUMNS.

NOTE: FINAL SIGNED & STAMPED PILING REPORT WILL BE PROVIDED UPON COMPLETION.

NOTE: WIND DESIGN CRITERIA TO REFLECT EXPOSURE C, DESIGN WIND SPEED OF 166 MPH (3 SECOND GUST) PER 2023 FBC- RESIDENTIAL, 8TH ED. 301.2.1 & FIGURE 301.2(4)

NOTE: STRUCTURAL CONDITIONS & DESIGN OF FOUNDATION & FRAMING SHALL BE REVIEWED & REEVALUATED AS NECESSARY AFTER HOUSE IS RAISED, AND BEFORE SETDOWN.

① STEEL PLAN  
1/4" = 1'-0"



ROBERT BARRILLEAUX & ASSOCIATES, INC.  
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

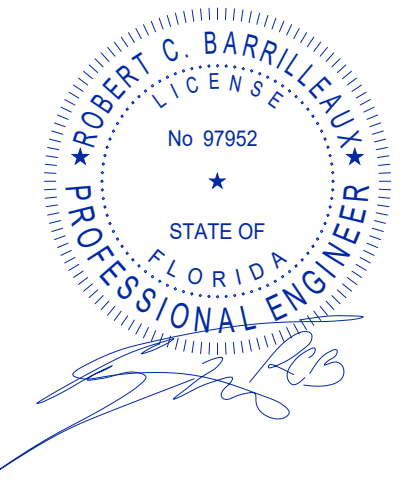
Modern Movers  
419 59TH AVENUE

**STEEL PLAN**

Project Number	2025.039
Date	07/21/2025
Drawn By	DRH
Checked By	RCB

**S.103**

Scale	1/4" = 1'-0"
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ROBERT BARRILLEAUX & ASSOCIATES, INC.  
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

**Modern Movers**  
  
**419 59TH AVENUE**  
  
**FOUNDATION/  
CONNECTION DET.**

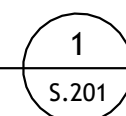
Project Number 2025.039  
Date 07/21/2025  
Drawn By DBB  
Checked By RCB

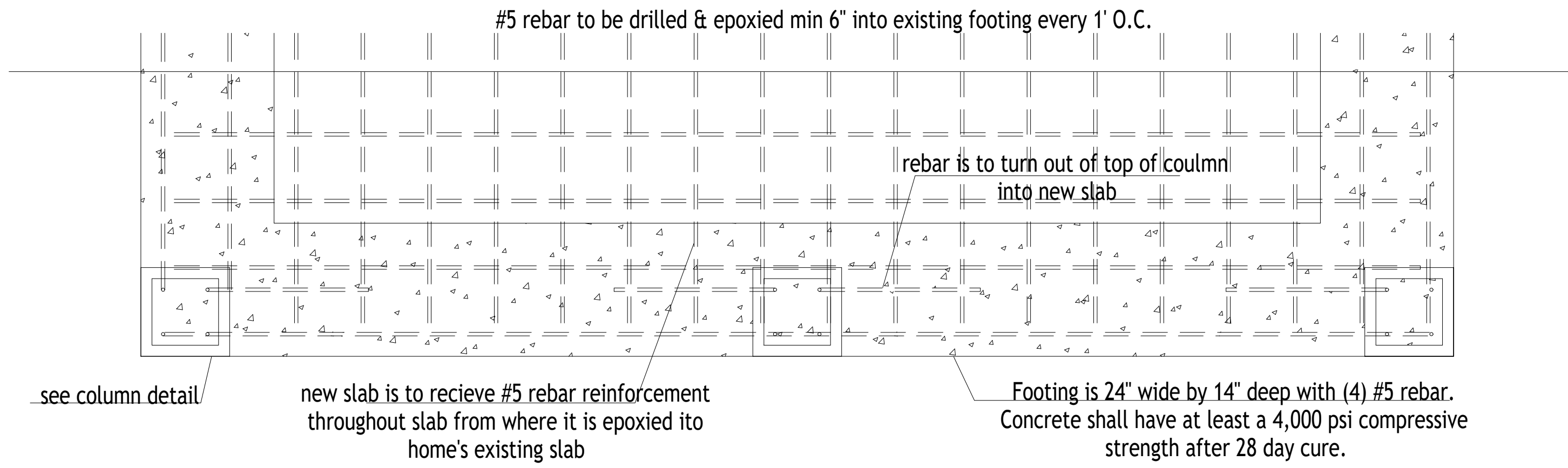
**S.201**

Scale

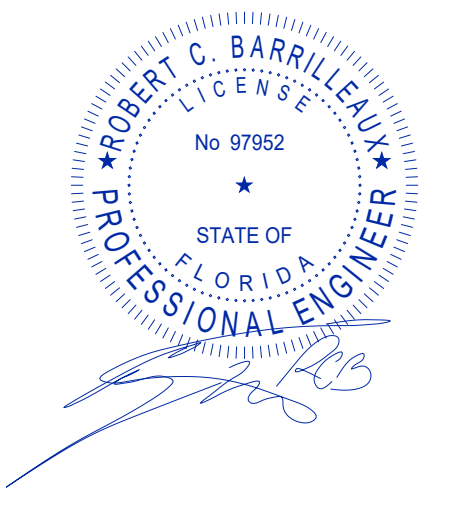
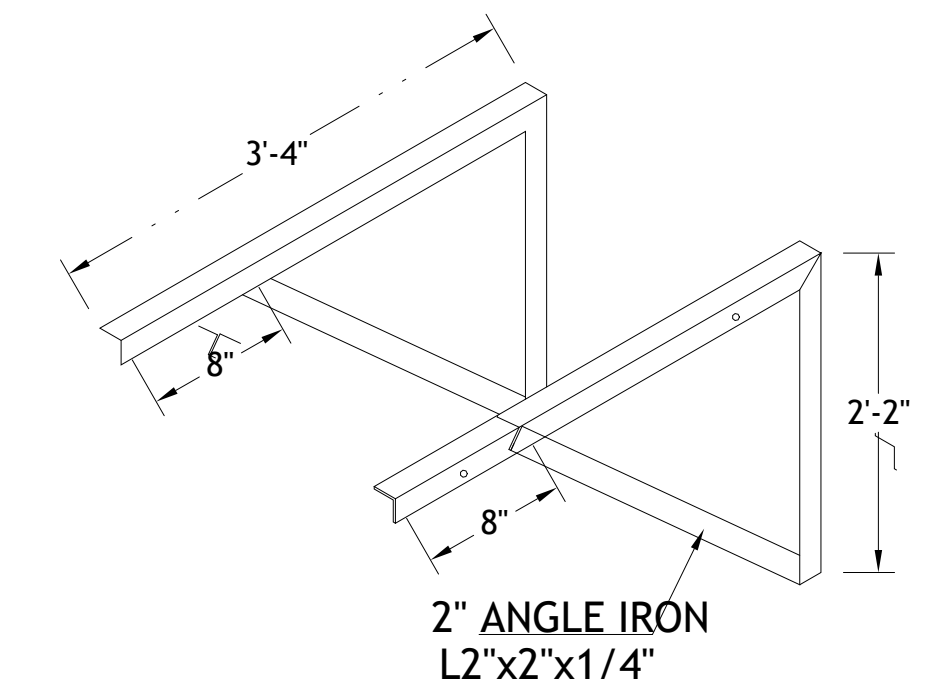
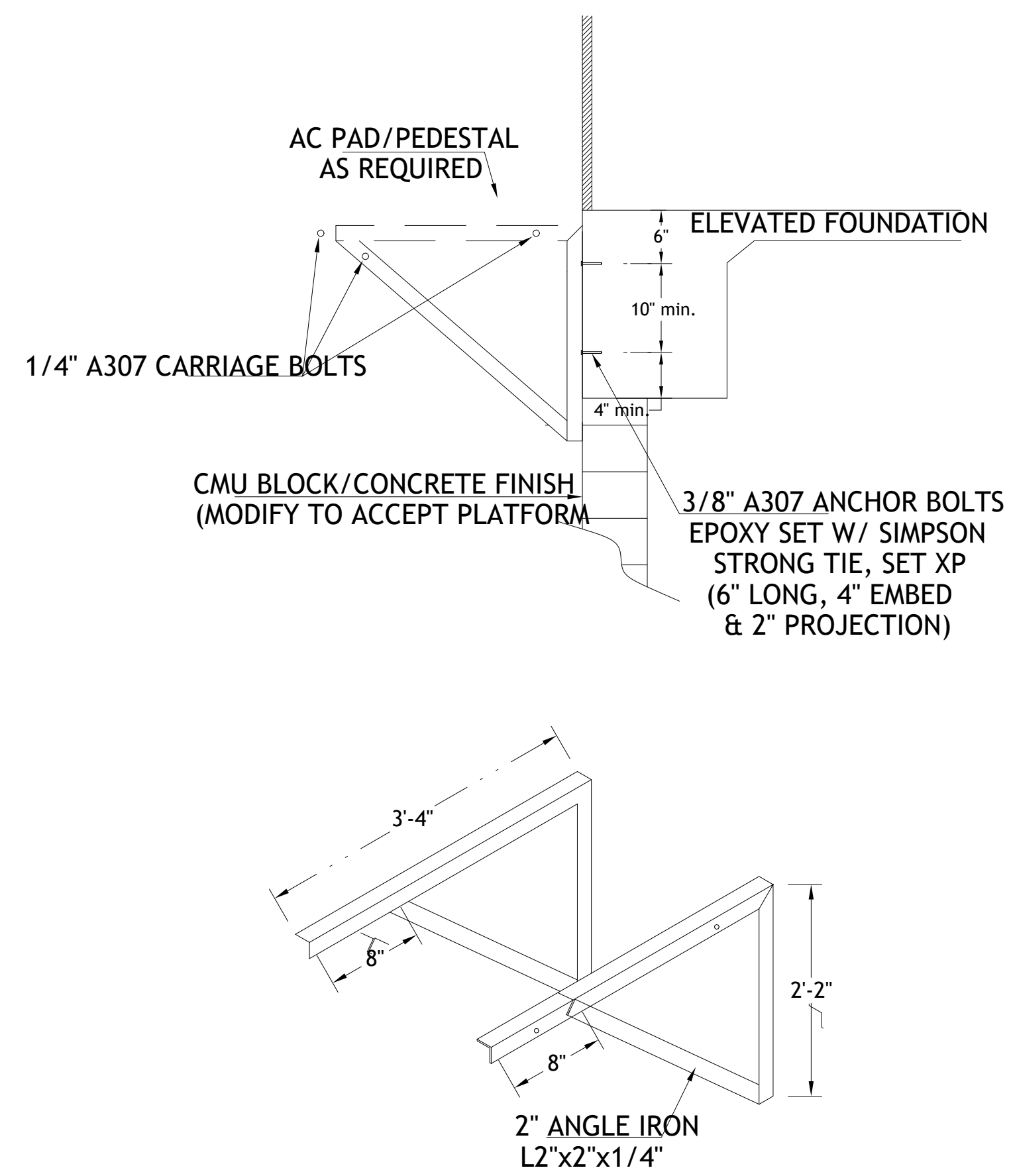
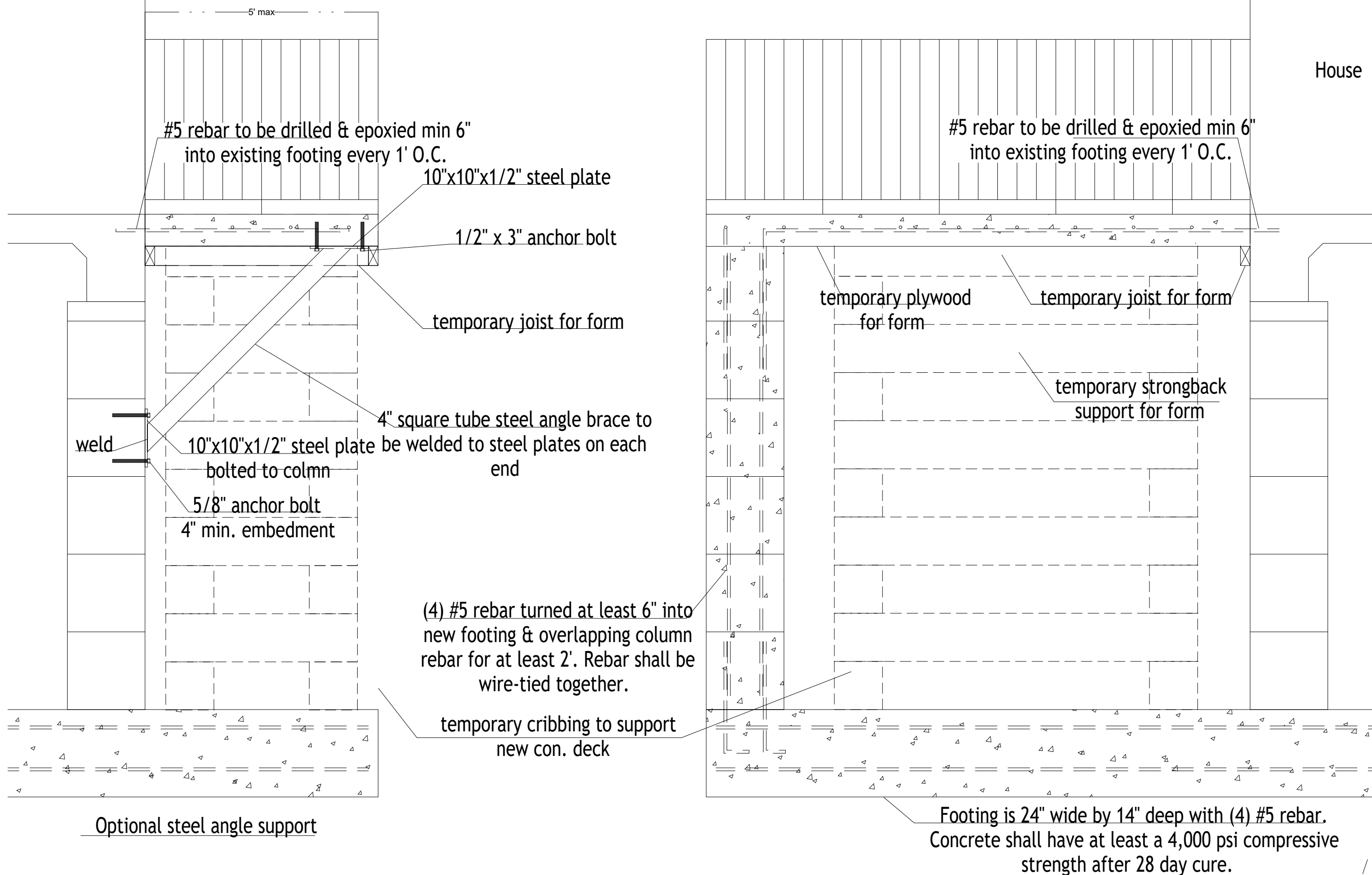
**FOUNDATION DETAIL**

CONNECTION FROM PILING TO SLAB DETAIL





In order to eliminate horizontal steel beam supports along the perimeter of the new slab, (2) #5 rebar may be installed along the perimeter of the 6" slab spaced 2' apart vertically & centered along the depth of the footing. This rebar shall have a min. 2" casing on all sides. Supports shall be spaced a maximum of 10' in either direction along any slab constructed this way.



ROBERT BARRILLEAUX & ASSOCIATES, INC.  
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

Modern Movers  
419 59TH AVENUE  
CONCRETE DECK /  
AC PLATFORM DET.

Project Number	2025.039
Date	07/21/2025
Drawn By	DRH
Checked By	RCB

S.202.1

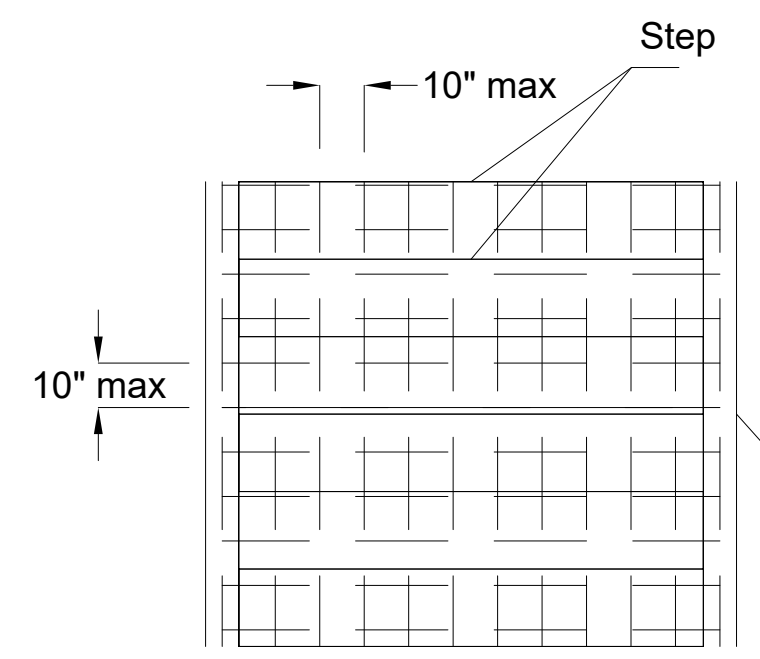
Scale

- Notes:
- CONSTRUCTION SHALL CONFORM TO 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION. WIND SPEED 166 MPH 3 SEC GUST PER FBC-R 301.2.1 & FIGURE 301.2(4)
  - IN AREA OF POOR SOIL, PILING MAY BE REQUIRED UNDER LANDING FOOTING OR CONCRETE SLAB MAY BE REQUIRED UNDER ENTIRE LANDING TO PREVENT SUBSIDENCE.
  - THIS PLAN IS FOR GENERAL CONSTRUCTION ONLY. FOR ACTUAL DIMENSIONS & STAIR LOCATION.
  - NOTE THAT DESIGN SHOWN IS FOR A PORCH GREATER THAN 4' IN WIDTH FROM THE HOME. FOR A PORCH THAT IS 4' OR LESS IN WIDTH FROM THE HOME, CONCRETE DEPTH MAY BE 4".
  - ALL METAL SHALL BE PAINTED WITH CORROSION RESISTANT PAINT.
  - ALL POURED CONCRETE SHALL BE MINIMUM 4000 PSI.
  - PRECAST CONCRETE MAY BE USED, & MUST SUPPORT A MOVING CONCENTRATED LOAD OF 1,000 POUNDS.
  - ALL FASTENERS SHALL BE GALVANIZED STEEL.
  - ALL WOOD SHALL BE NEW PRESSURE TREATED LUMBER.
  - RAILING HEIGHT SHALL BE 36". BOTH STAIRWAY & ANY LANDING OVER 30" ABOVE GRADE SHALL HAVE A RAILING.
  - ALL SLABS SHALL HAVE WIRE MESH INSTALLED AT MID-DEPTH.

PROPOSED ANGLE SUPPORT DETAIL  
FRAMING TO SUPPORT CONCRETE PORCH

PROPOSED COLUMN SUPPORT DETAIL  
FRAMING TO SUPPORT CONCRETE DECK

PROPOSED A/C SUPPORT DETAIL  
FRAMING BRACKET TO SUPPORT A/C UNIT



Plan View of Stair Section Showing #5 Rebar Grid

**Construction Notes:**

**I. Site Preparation**

1) Footing shall be poured in earthen trench with sides and bottoms of undisturbed soil or soil that has been compacted to 95% standard proctor or sides shall be lined with wooden form boards. Pour shall be made during dry conditions. If a rain event occurs after trench is formed but before concrete is poured, all free water shall be removed and wet earth removed. Trench shall be free of organic debris and trash.  
2) Contractor shall place concrete as soon as possible after soil has been prepared for construction in order to minimize exposure of the soil by the elements. Do not place concrete on soils that have been disturbed by rainfall, ponding water or desiccated soils.

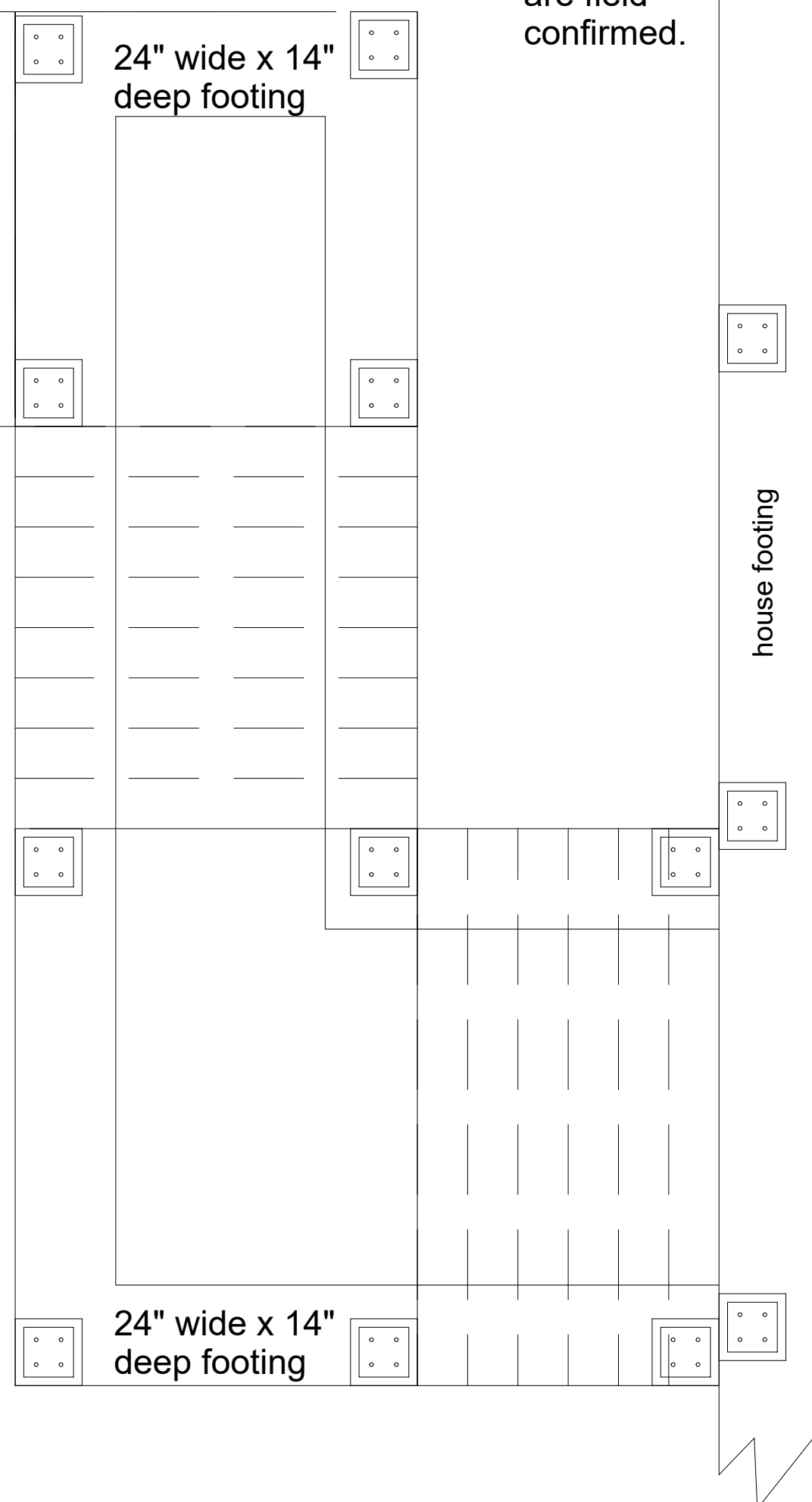
**II. Concrete**

- 1) All concrete work (including mix design, formwork & materials) shall comply with ACI 301
- 2) Structural concrete: normal weight, maximum water/cement ratio shall be 0.45 U.N.O.
- 3) All concrete shall attain a minimum compressive strength of 3,000 PSI at 28 days, unless noted otherwise.
- 4) Total air content shall be 5%.
- 5) Footing reinforcement shall be supported at 4 ft on center max. In both directions (the use of concrete bricks of an equal or greater compressive strength as required for the slab is acceptable).
- 6) Contractor shall thoroughly consolidate concrete (especially at anchorages and dowels).
- 7) Contractor shall cure concrete in accordance with ACI-308 immediately after finishing to minimize the appearance of shrinkage cracks.
- 8) All rebar shall conform to ASTM A615, grade 60.
- 9) All rebar shall conform to ASTM A615, grade 60.
- 10) Minimum clear cover for rebar shall 2"
- 11) Provide corner bars at all beam corners and "T" intersections to match horizontal rebar reinforcement. Minimum lap length of each leg is 30"

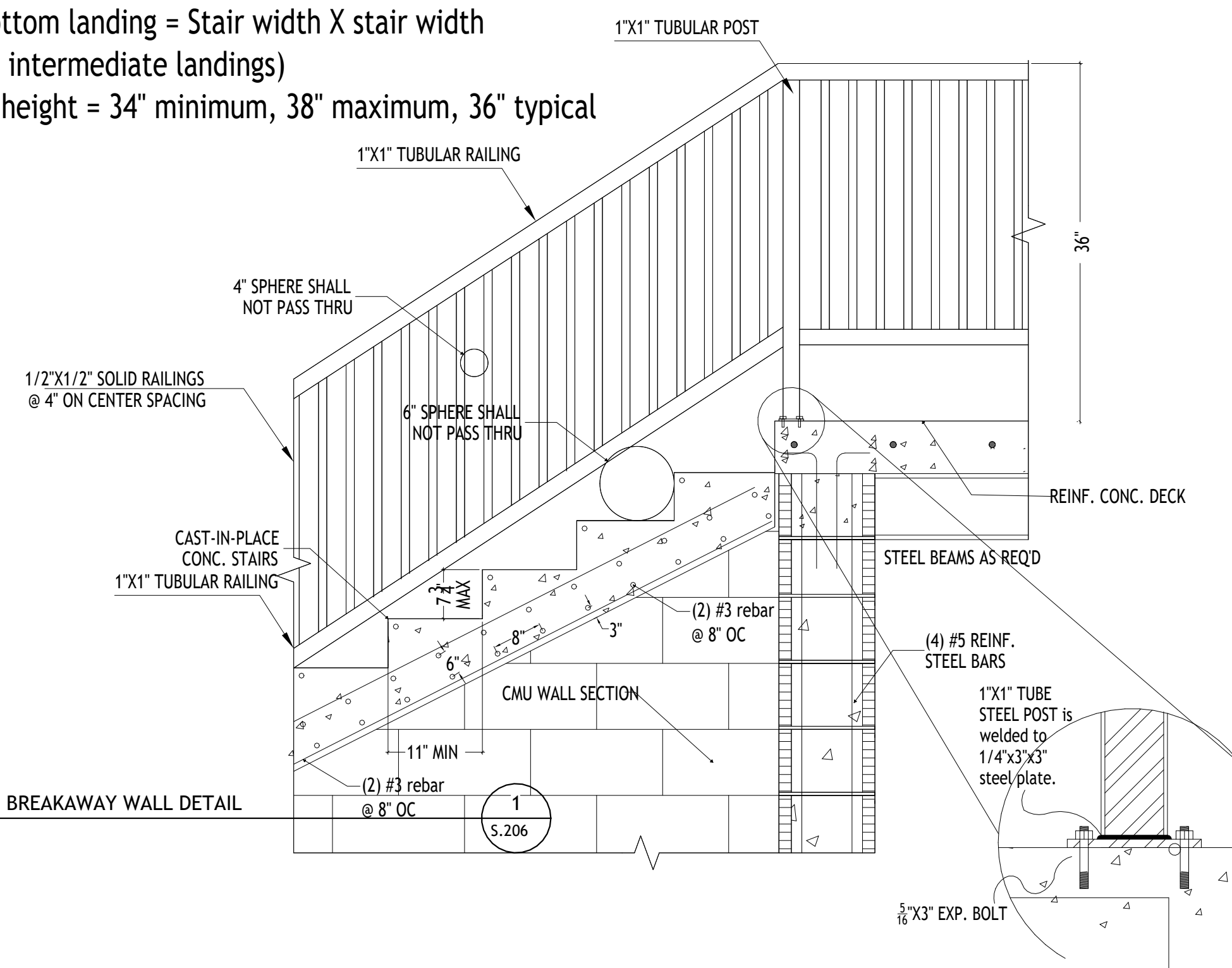
STAIRS WITH 11" MIN TREADS WITH 7 3/4" MAX RISERS.

Walkway to be constructed. Dimensions shall be as needed.

Stair dimensions are field confirmed.



- Minimum width = 3'0" or 36"
- Minimum headroom = 6'8" or 80"
- Maximum rise w/o landing = 12'0"
- Maximum riser height = 7-3/4"
- Minimum tread depth = 11" or 10" nose to nose
- Top & bottom landing = Stair width X stair width (Includes intermediate landings)
- Handrail height = 34" minimum, 38" maximum, 36" typical

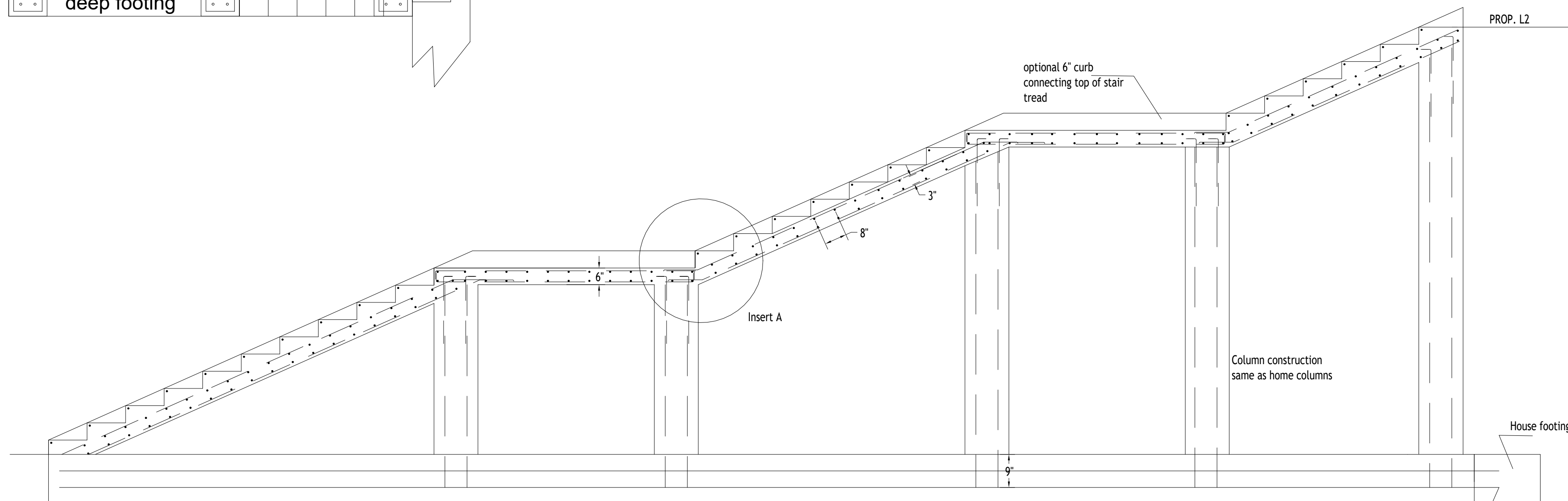


SEE DETAIL 1 SHEET S.206 - BREAKAWAY WALL DETAIL

**PROPOSED SECTION DETAIL**

CONCRETE STRUCTURAL SUPPORT LAYOUT

1  
S.203.1



**Construction Notes:**

**I. Site Preparation**

1) Footing shall be poured in earthen trench with sides and bottoms of undisturbed soil or soil that has been compacted to 95% standard proctor or sides shall be lined with wooden form boards. Pour shall be made during dry conditions. If a rain event occurs after trench is formed but before concrete is poured, all free water shall be removed and wet earth removed. Trench shall be free of organic debris and trash.  
2) Contractor shall place concrete as soon as possible after soil has been prepared for construction in order to minimize exposure of the soil by the elements. Do not place concrete on soils that have been disturbed by rainfall, ponding water or desiccated soils.

**II. Concrete**

- 1) All concrete work (including mix design, formwork & materials) shall comply with ACI 301
- 2) Structural concrete: normal weight, maximum water/cement ratio shall be 0.45 U.N.O.
- 3) All concrete shall attain a minimum compressive strength of 3,000 PSI at 28 days, unless noted otherwise.
- 4) Total air content shall be 5%.
- 5) Footing reinforcement shall be supported at 4 ft on center max. In both directions (the use of concrete bricks of an equal or greater compressive strength as required for the slab is acceptable).
- 6) Contractor shall thoroughly consolidate concrete (especially at anchorages and dowels).
- 7) Contractor shall cure concrete in accordance with ACI-308 immediately after finishing to minimize the appearance of shrinkage cracks.
- 8) All rebar shall conform to ASTM A615, grade 60.
- 9) All rebar shall conform to ASTM A615, grade 60.
- 10) Minimum clear cover for rebar shall 2"
- 11) Provide corner bars at all beam corners and "T" intersections to match horizontal rebar reinforcement. Minimum lap length of each leg is 30"

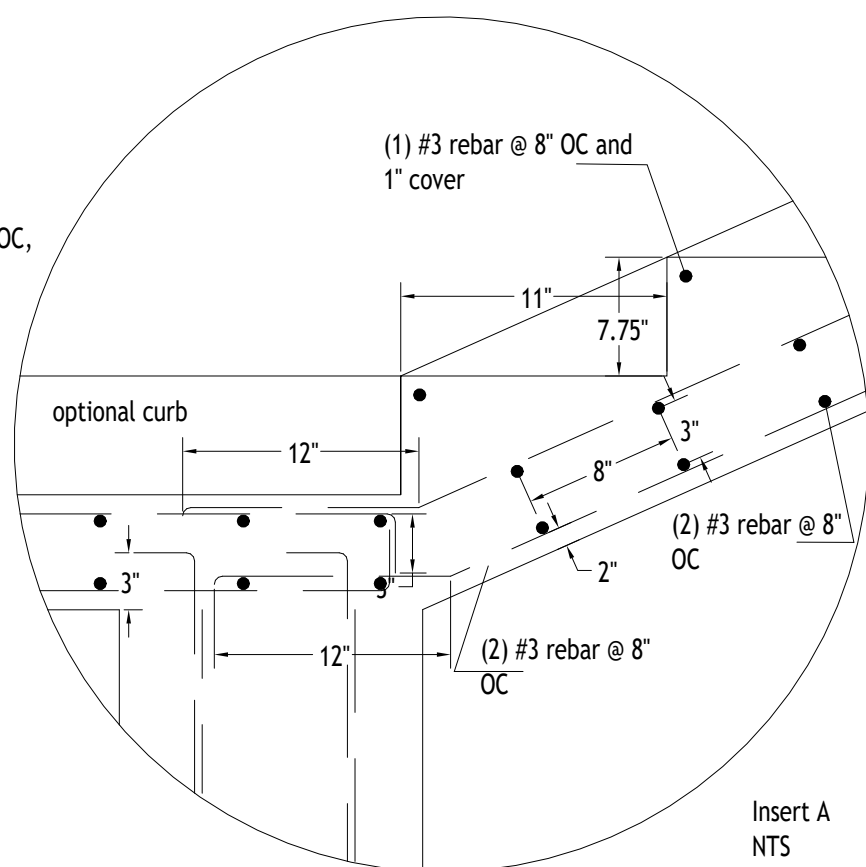
**Railing Note:**

- 1) Railing not shown but new wood railing for concrete stair will be designed to match existing home as required by Historic Preservation District.
- 2) Construction shall conform to 2023 Florida Building Code, 8th ed.
- 3) All metal (if any) shall be painted with corrosion resistant paint.
- 4) Railing height shall be 36". Both stairway and any landing over 30" above grade shall have a railing.

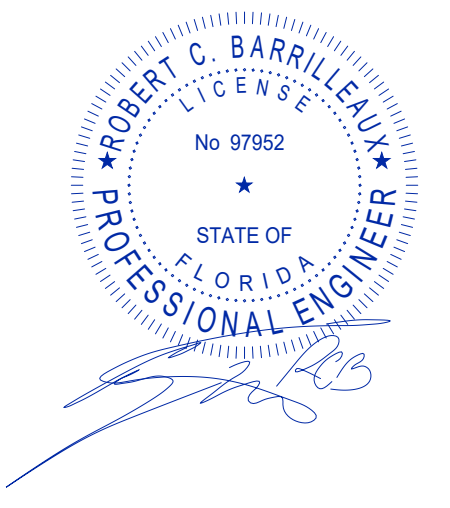
**Note:**

This plan is for construction method and dimensions may not match actual dimensions of stairs

Note:  
This plan shows two rows of #3 rebar at 8" OC, but it is also allowed to construct using a single row of #5 rebar at 10" OC with a concrete thickness of 8" instead of 4"



Insert A  
NTS



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Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



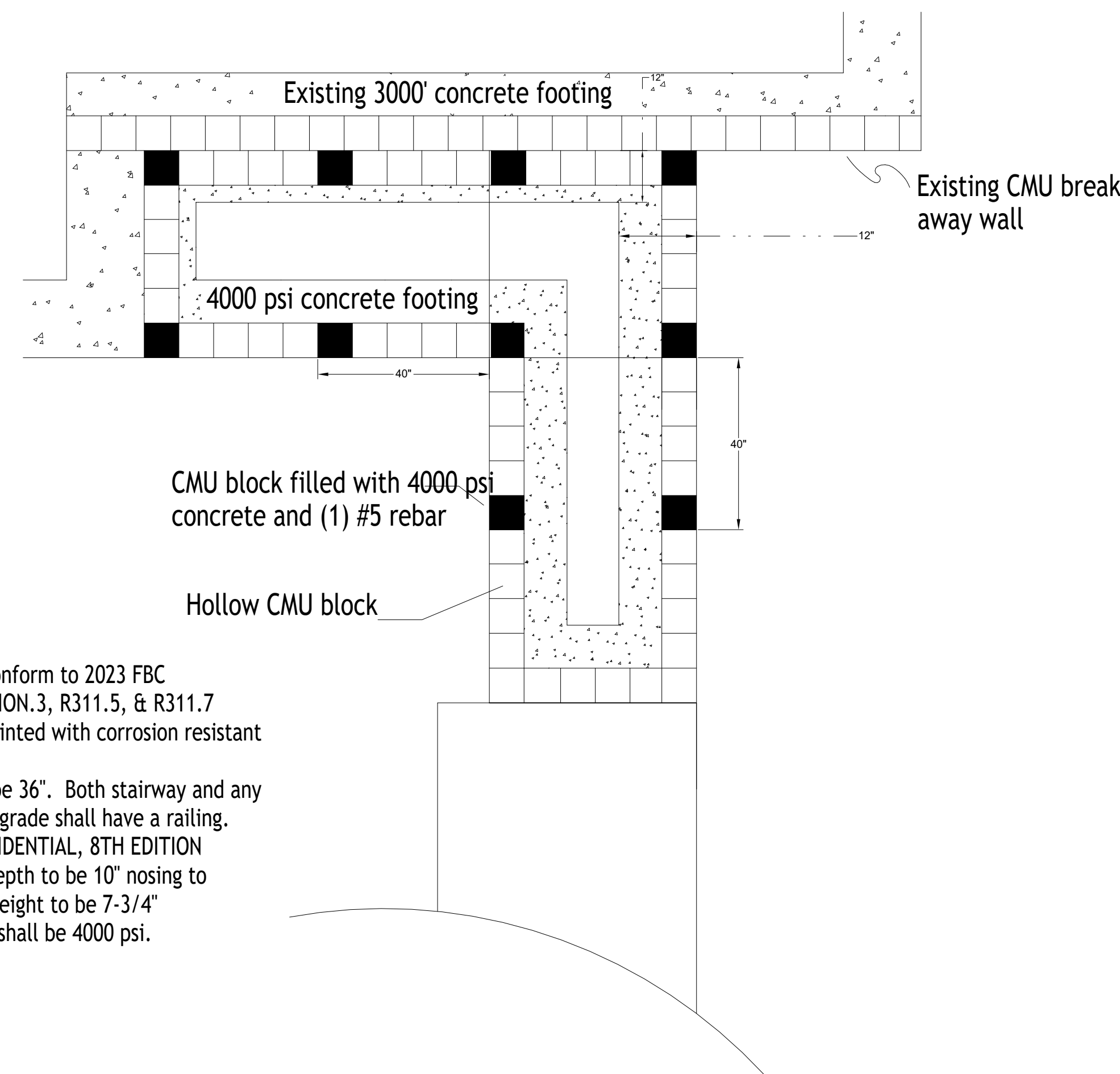
No.	Description	Date

**Modern Movers**  
419 59TH AVENUE  
**CONCRETE STAIR  
DETAIL**

Project Number	2025.039
Date	07/21/2025
Drawn By	DRH
Checked By	RCB

**S.203.1**

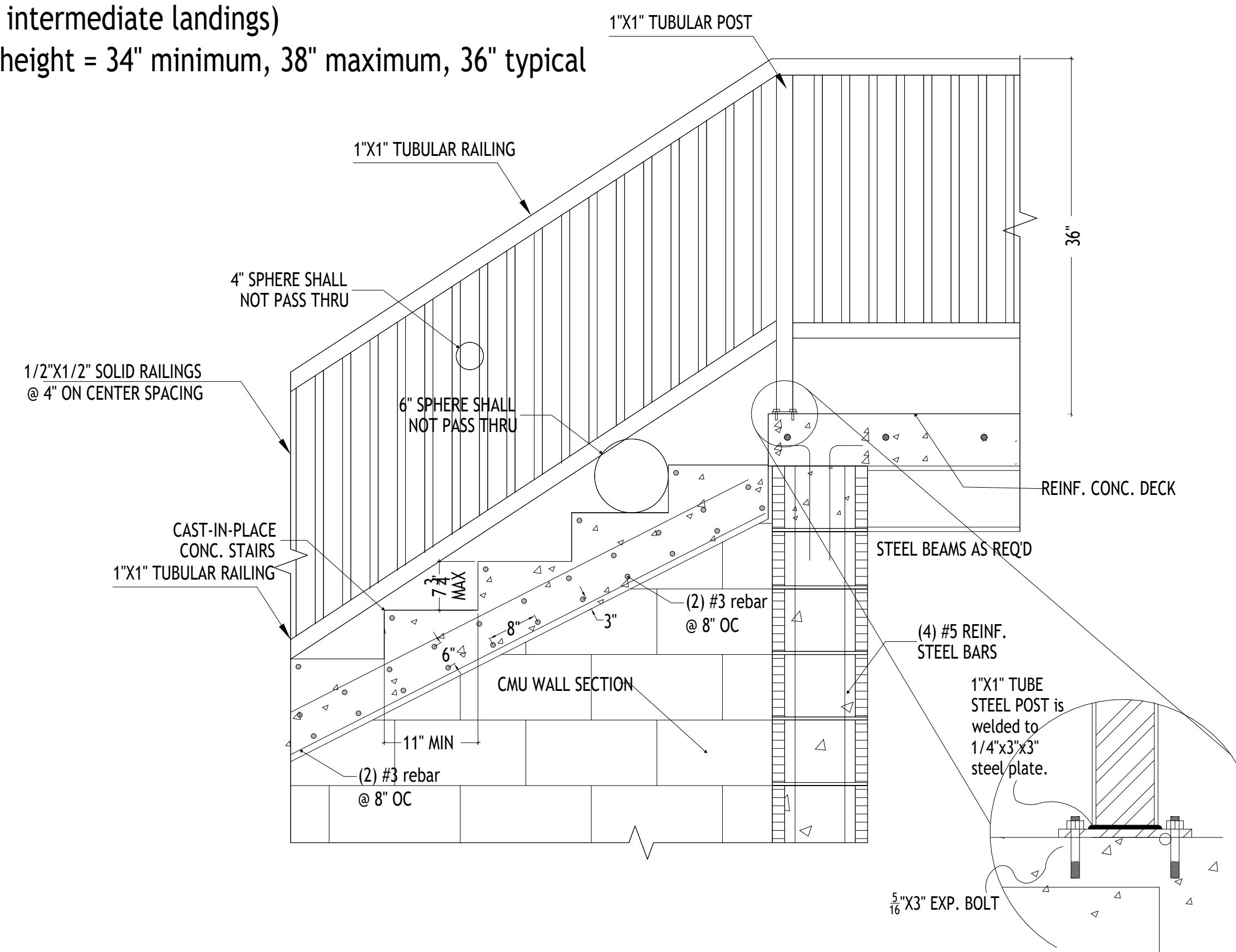
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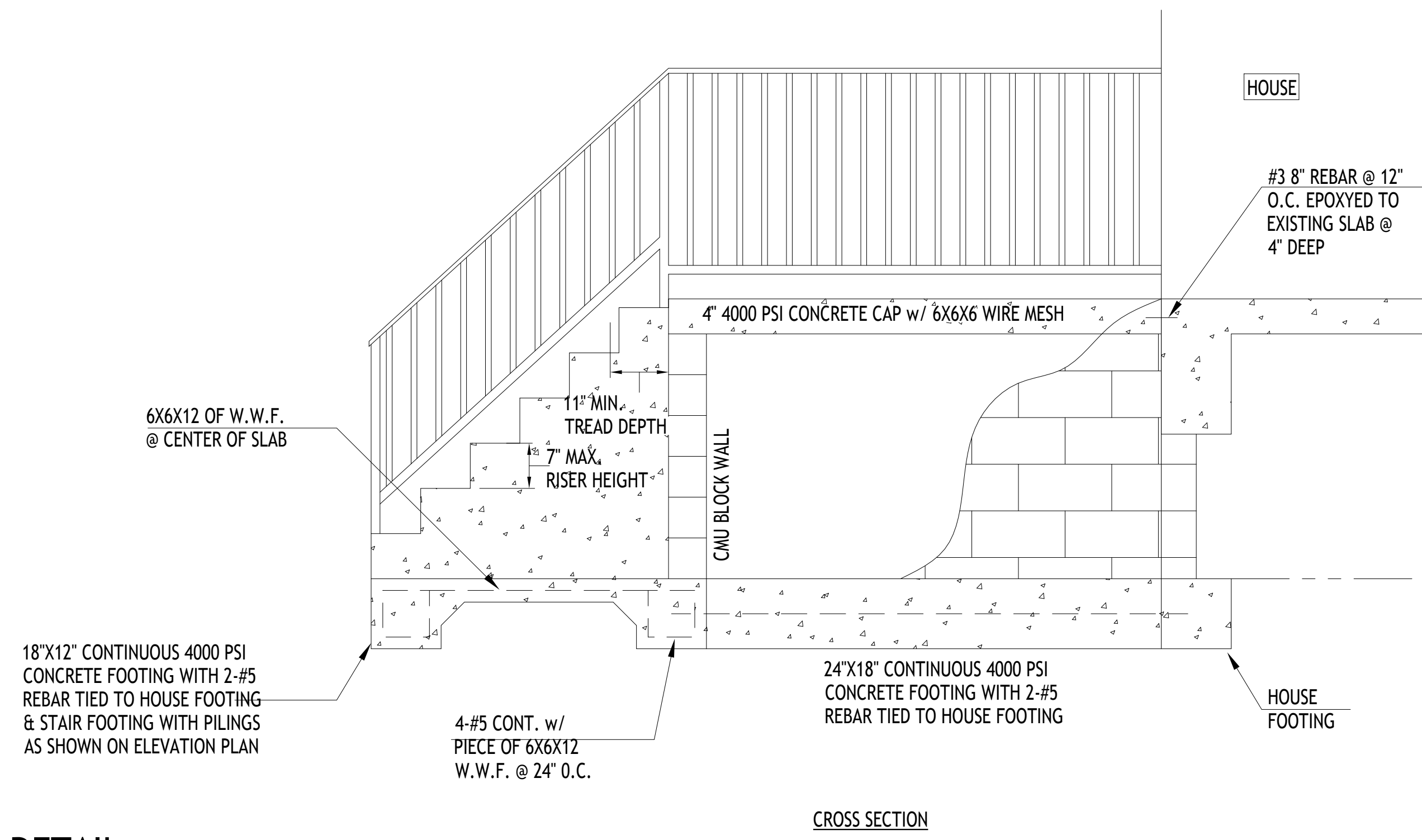
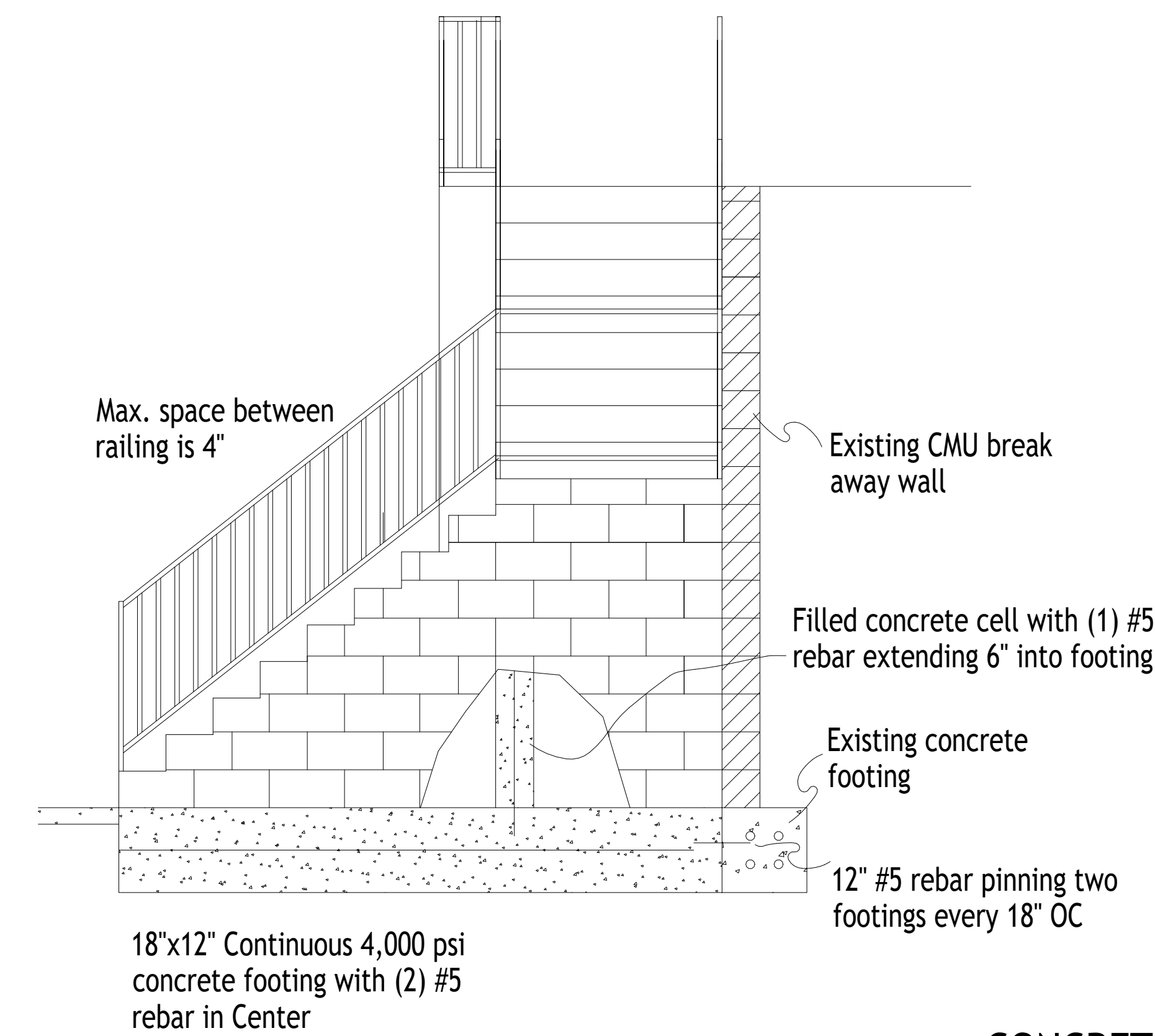
**GENERAL NOTES:**

1. Construction shall conform to 2023 FBC RESIDENTIAL, 8TH EDITION.3, R311.5, & R311.7
2. All metal shall be painted with corrosion resistant paint.
3. Railing height shall be 36". Both stairway and any landing over 30" above grade shall have a railing.
4. As per 2023 FBC RESIDENTIAL, 8TH EDITION R311.7.4, min. tread depth to be 10" nosing and max. riser height to be 7-3/4"
5. All poured concrete shall be 4000 psi.

- Minimum width = 3'0" or 36"
- Minimum headroom = 6'8" or 80"
- Maximum rise w/o landing = 12'7"
- Maximum riser height = 7-3/4"
- Minimum tread depth = 11" Top & bottom landing = Stair width X stair width (Includes intermediate landings)
- Handrail height = 34" minimum, 38" maximum, 36" typical



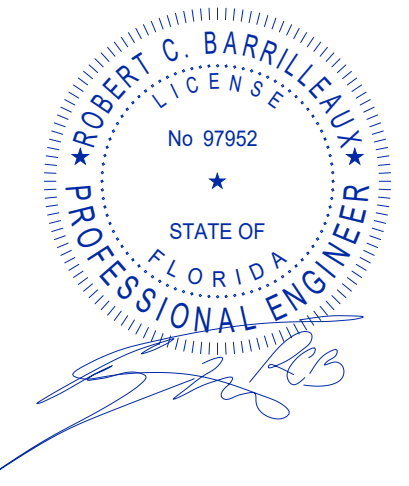
NOTE: THE CONNECTION MAY VARY DEPENDING ON THE TYPE AND FINISH AS SELECTED BY THE HOMEOWNER.



**CONCRETE STAIR DETAIL**

CONCRETE STAIR SUPPORTED BY STRUCTURAL CMU WALL

1  
S.203.2



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Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

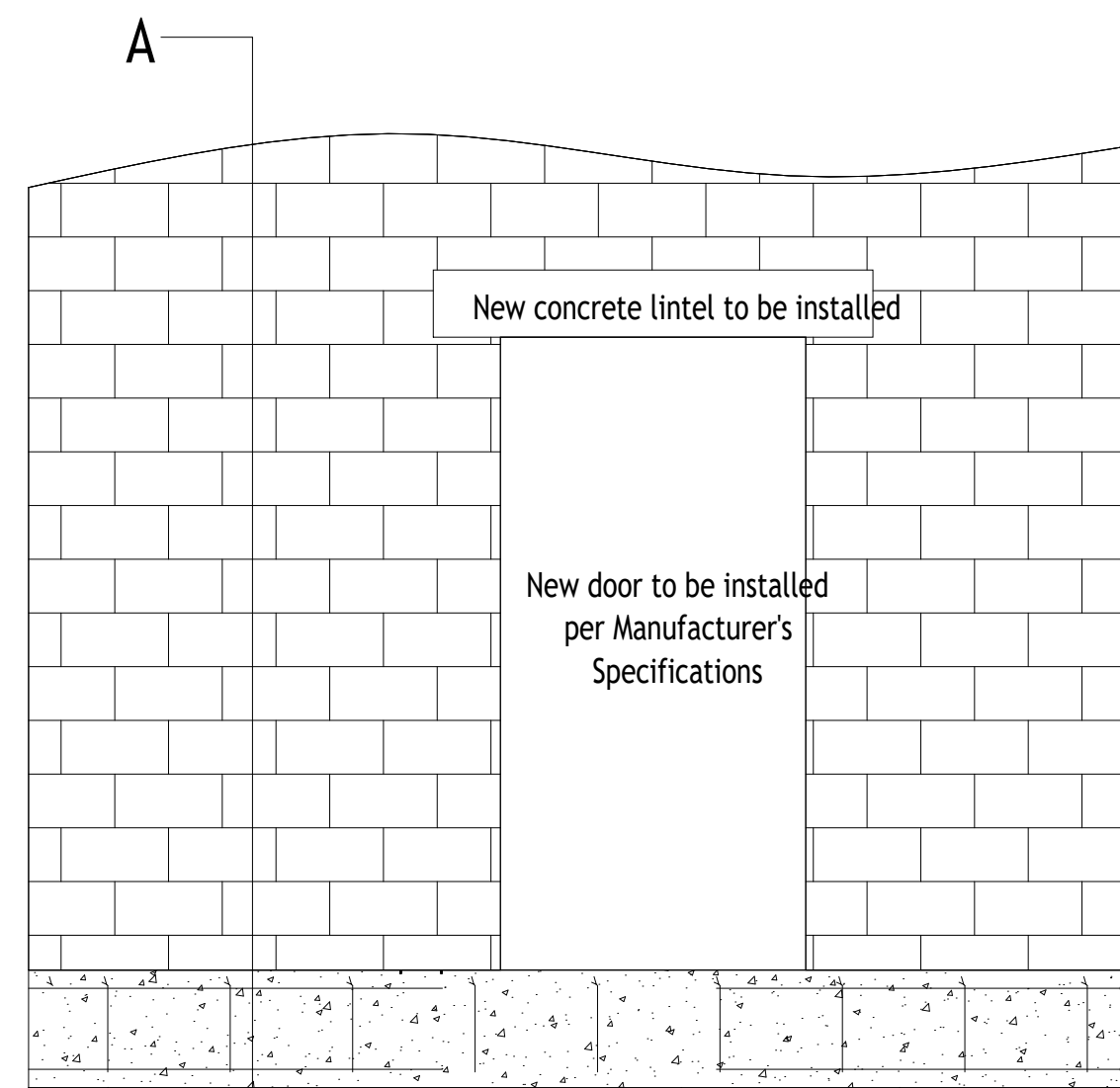
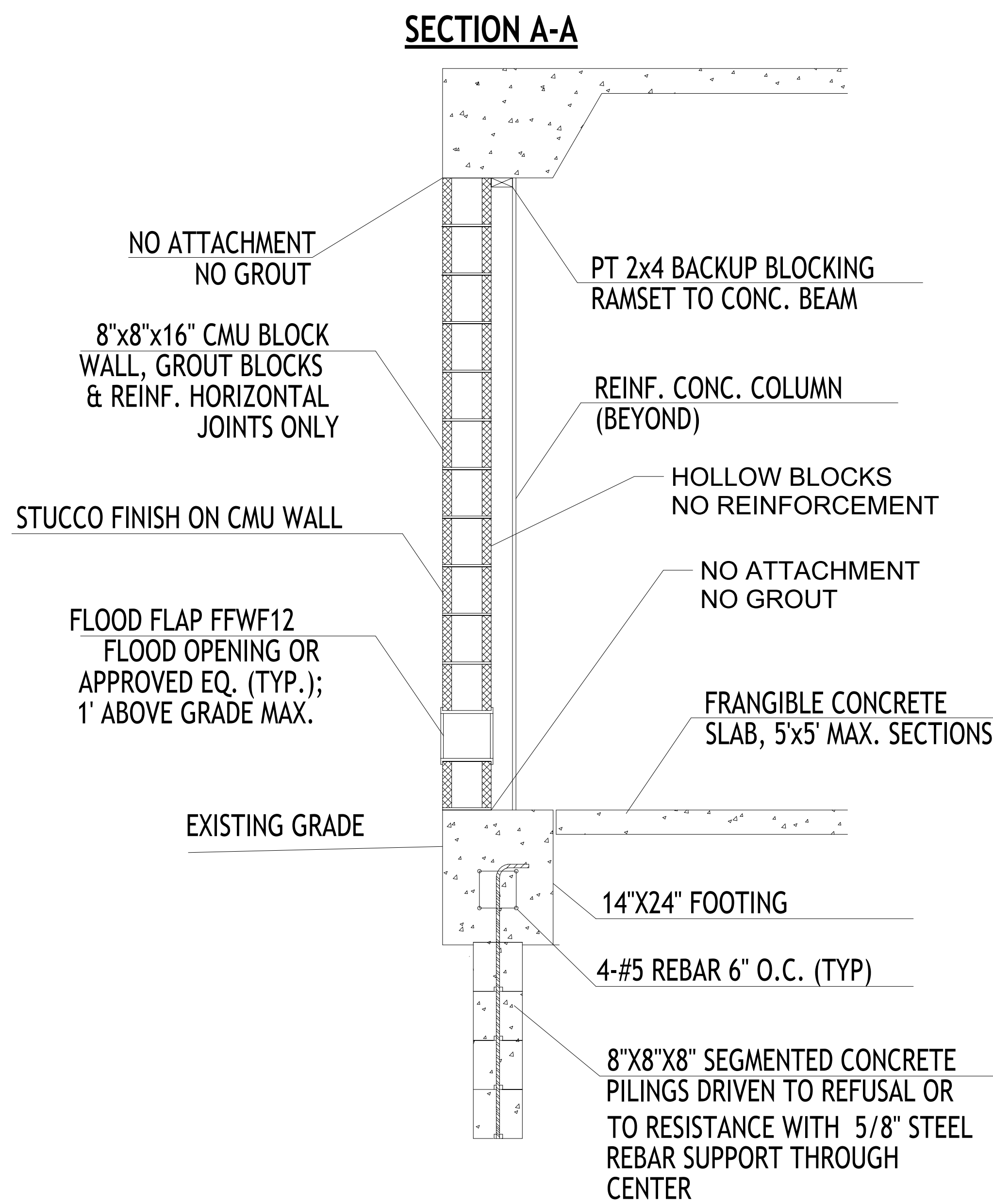


No.	Description	Date

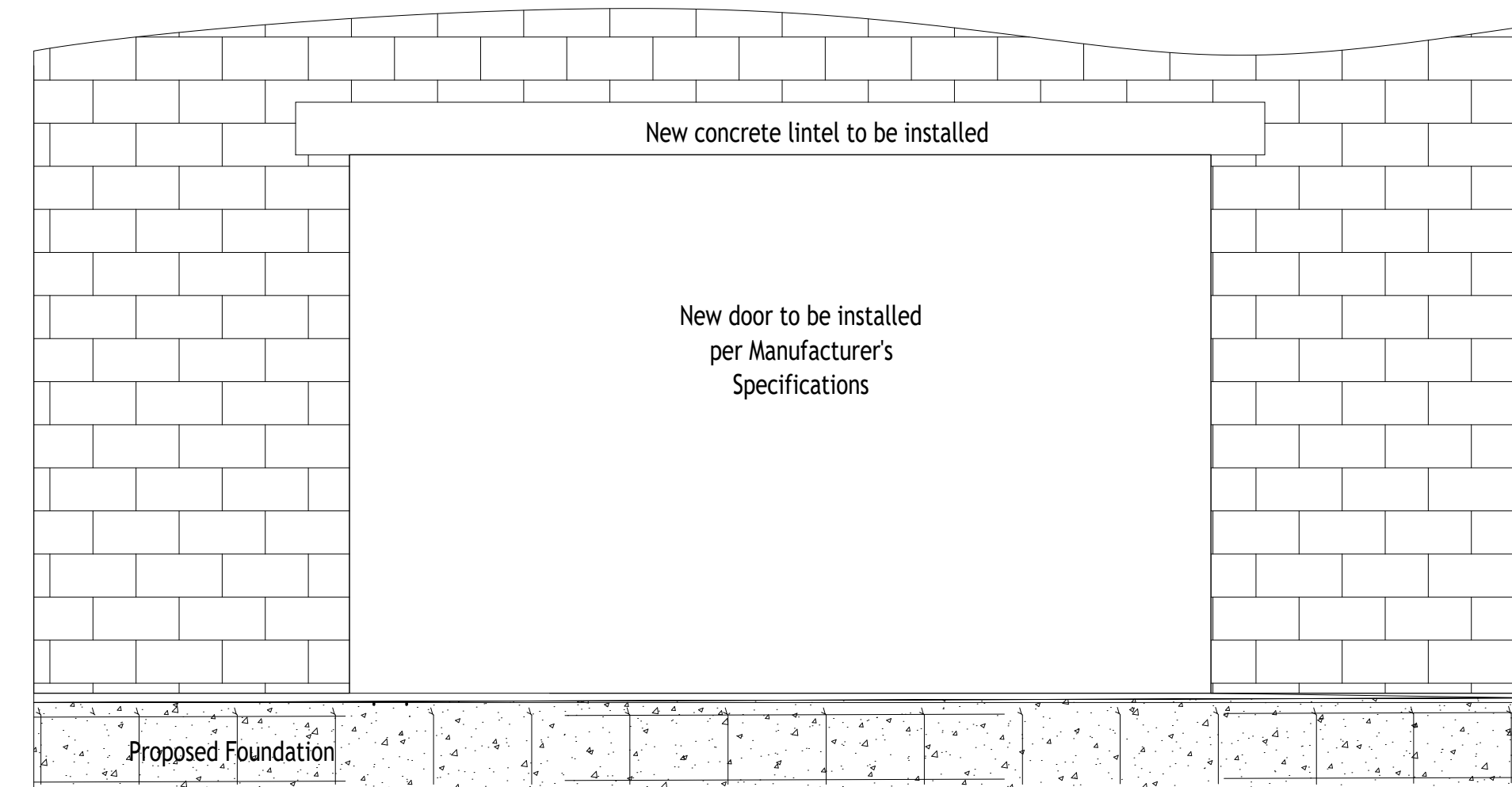
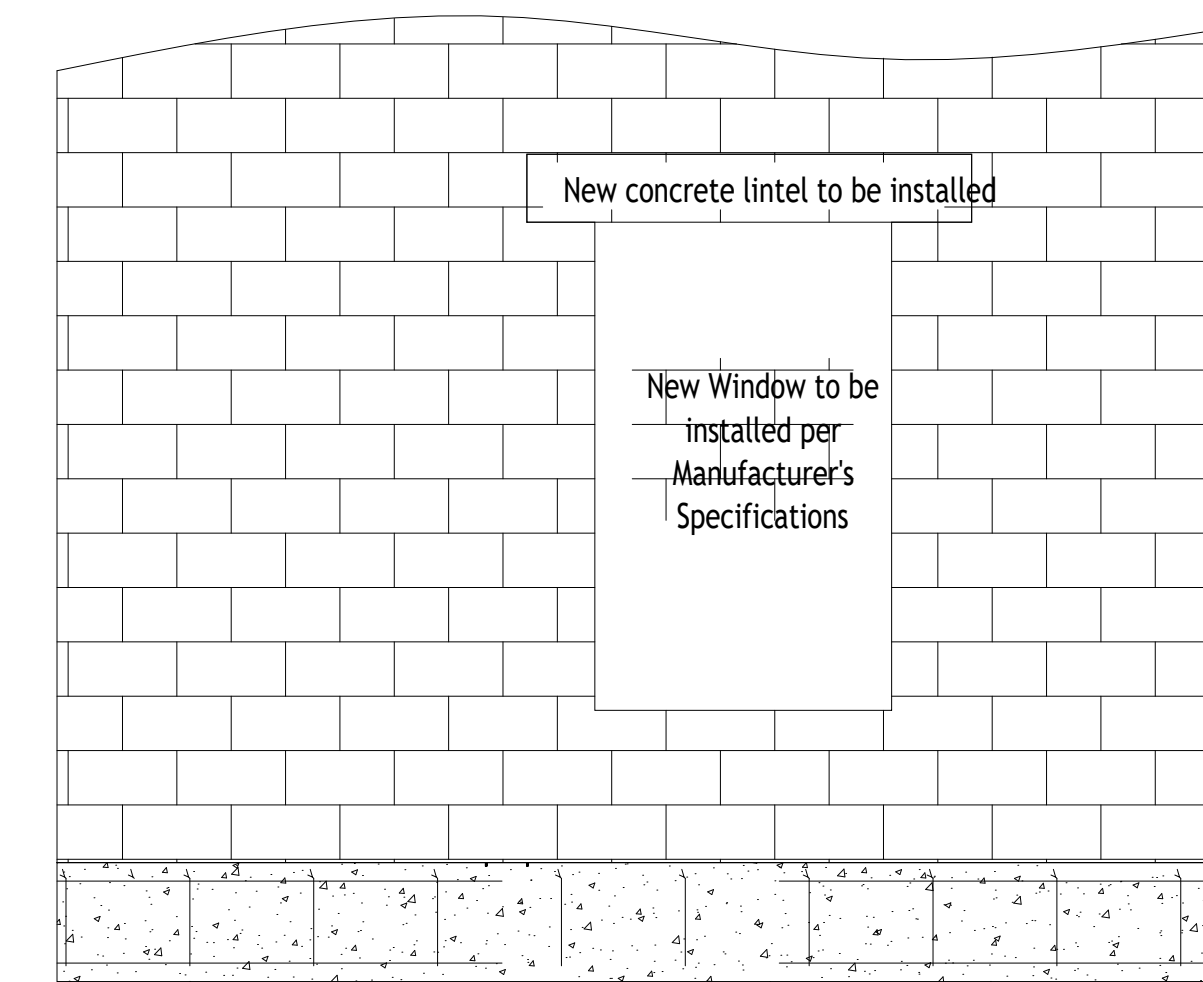
**Modern Movers**  
**419 59TH AVENUE**  
**STRUC. CONCRETE**  
**STAIR DET.**

Project Number	2025.039
Date	07/21/2025
Drawn By	DRH
Checked By	RCB

**S.203.2**  
Scale



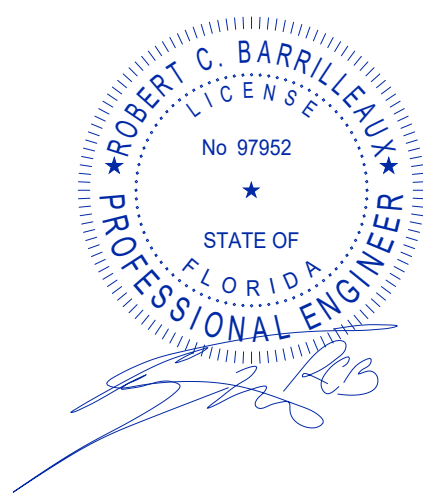
- BREAKAWAY WALL NOTES:
1. ALL WALLS BELOW THE ELEVATED FLOOR LEVEL SHALL BE BREAK AWAY CONSTRUCTION, UNLESS DESIGNATED ON PLANS AS A SHEAR WALL.
  2. BUILDING MATERIALS AND INSTALLATION METHODS BELOW BASE FLOOD ELEVATION SHALL BE FLOOD DAMAGE RESISTANT, AND SHALL CONFORM TO THE PROVISIONS OF FEMA TECHNICAL BULLETIN 2. NO WALL COVERINGS ARE ANTICIPATED AT ENCLOSED AREAS ON THE GARAGE LEVEL.
  3. NO ELECTRICAL, PLUMBING, OR OTHER UTILITY/SERVICES SHALL BE MOUNTED ON BREAKAWAY WALLS. MOUNT VERTICAL CONDUIT, ETC. ON CONCRETE COLUMNS.
  4. ELECTRICAL FIXTURES, OUTLETS, & SWITCHES AT THE GARAGE LEVEL SHALL BE INSTALLED ABOVE THE BASE FLOOD ELEVATION, UNLESS REQUIRED TO MEET LIFE SAFETY PROVISIONS OF THE BUILDING CODE. WHERE REQUIRED BY LIFE SAFETY PROVISIONS, A MINIMUM NUMBER OF CIRCUITS, SWITCHES, RECEPTACLES, AND LIGHTING FIXTURES (120V MAX) SHALL BE PERMITTED BELOW BFE. ONE GFCI OUTLET OR SWITCH MAY BE PERMITTED BELOW BFE OF ELEVATED STRUCTURES.
  5. CONCRETE SLAB SHALL BE UNREINFORCED, FRANGIBLE, AND SHALL BE JOINTED AT 5'x5' MAX. SECTIONS.
  6. INSTALL FLOOD VENTS AT BREAK AWAY WALLS PER FEMA RECOMMENDATIONS (SEE PLANS).
  7. THERE SHALL BE NO JOINTS BETWEEN THE HOLLOW BLOCKS ON TOP OR BOTTOM.
  8. THERE SHALL BE NO CMU FILL IN BLOCKS.
  9. THERE SHALL BE NO HORIZONTAL JOINT REINFORCEMENT.
  10. THE WALL IS DESIGNED TO BREAKAWAY IN THE CENTRAL AXIS WHERE THE WAVE HEIGHT IS 1.5' MIN. SEE FEMA TECH BULLETIN.
  11. ANY EXISTING GROUT TO BE REMOVED.



**TYPICAL WALL DETAIL**

CONSTRUCTION OF BREAKAWAY WALL W/  
DOORS AND WINDOWS

1  
S.204



ROBERT BARRILLEAUX & ASSOCIATES, INC.  
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



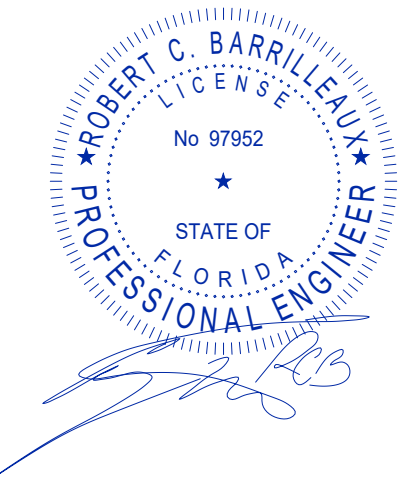
No.	Description	Date

**Modern Movers**  
**419 59TH AVENUE**  
**BREAKAWAY WALL**  
**DETAIL**

Project Number	2025.039
Date	07/21/2025
Drawn By	DRH
Checked By	RCB

**S.204**

Scale



ROBERT BARRILLEUX & ASSOCIATES, INC.  
 Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

**Modern Movers**

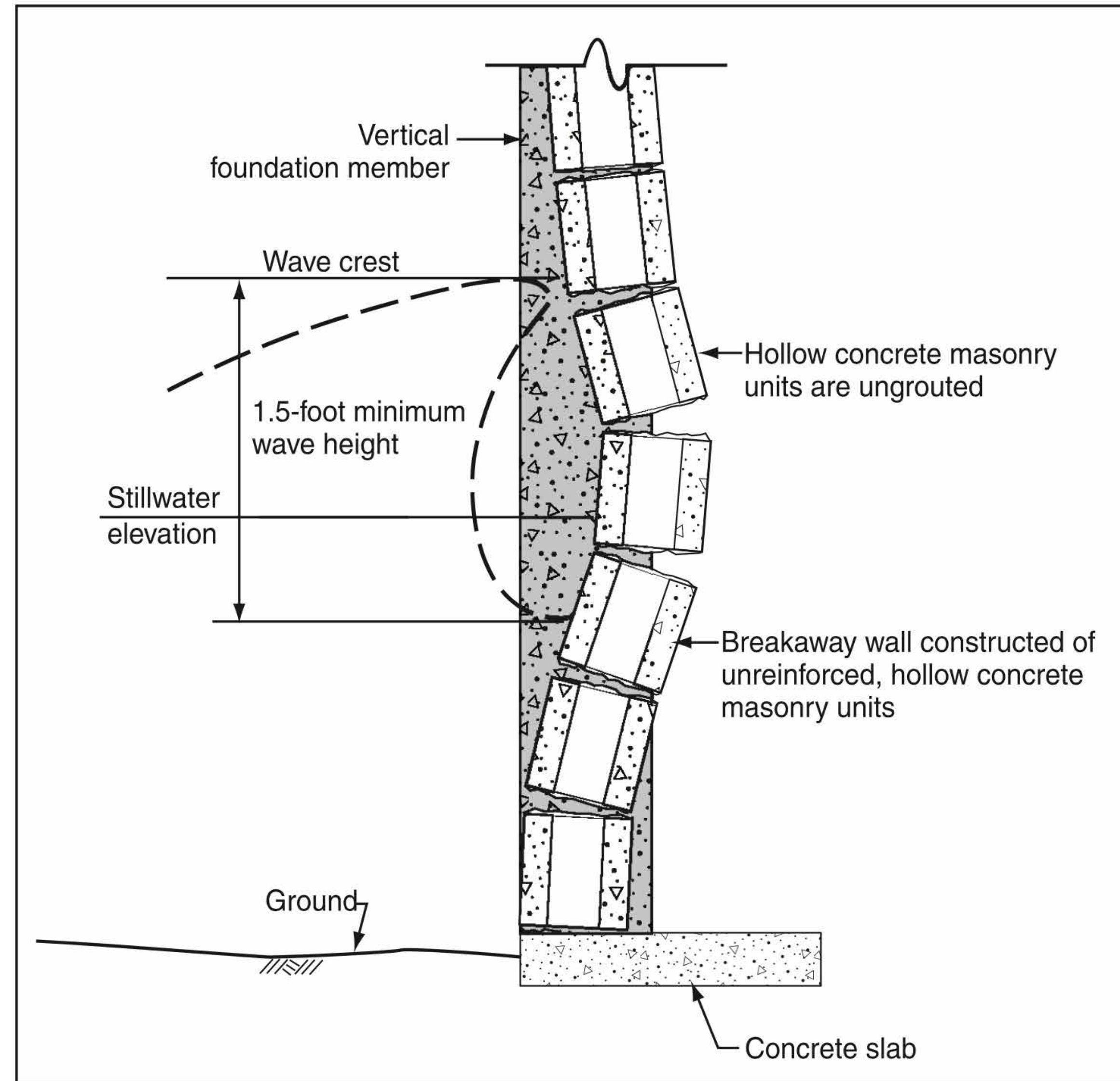
**419 59TH AVENUE**

**FLOOD DETAILS**

Project Number	2025.039
Date	07/21/2025
Drawn By	DBB
Checked By	RCB

**S.206**

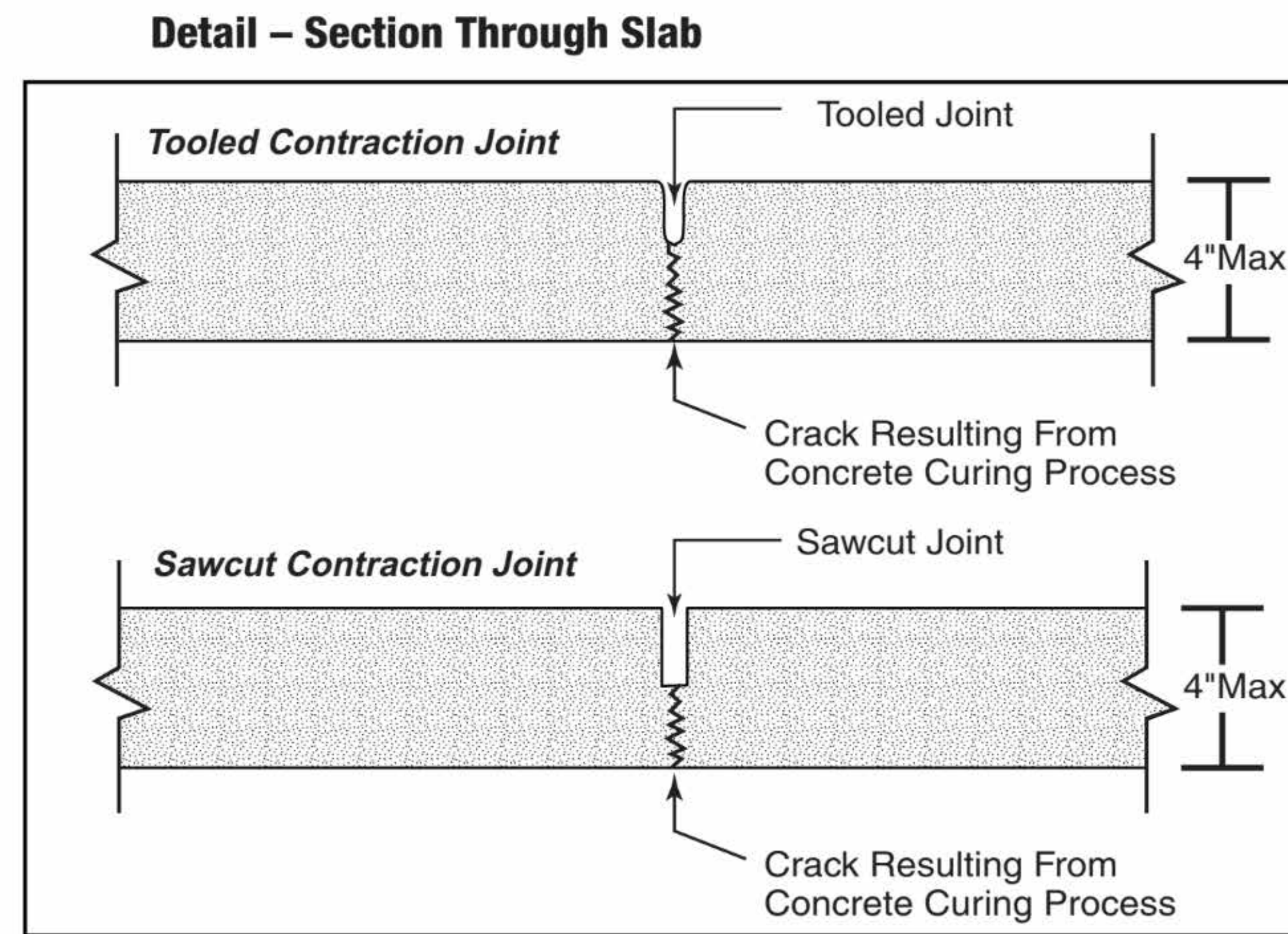
Scale



**BREAKAWAY WALL SECTION DETAIL**

CONSTRUCTION DETAIL FOR BREAKAWAY CMU WALL

1  
S.204



**NOTE:** INSTALL EXPANSION AND ISOLATION JOINTS AS APPROPRIATE IN ACCORDANCE WITH STANDARD PRACTICE OR AS REQUIRED BY STATE AND LOCAL CODES.

**FRANGIBLE SLAB DETAIL**

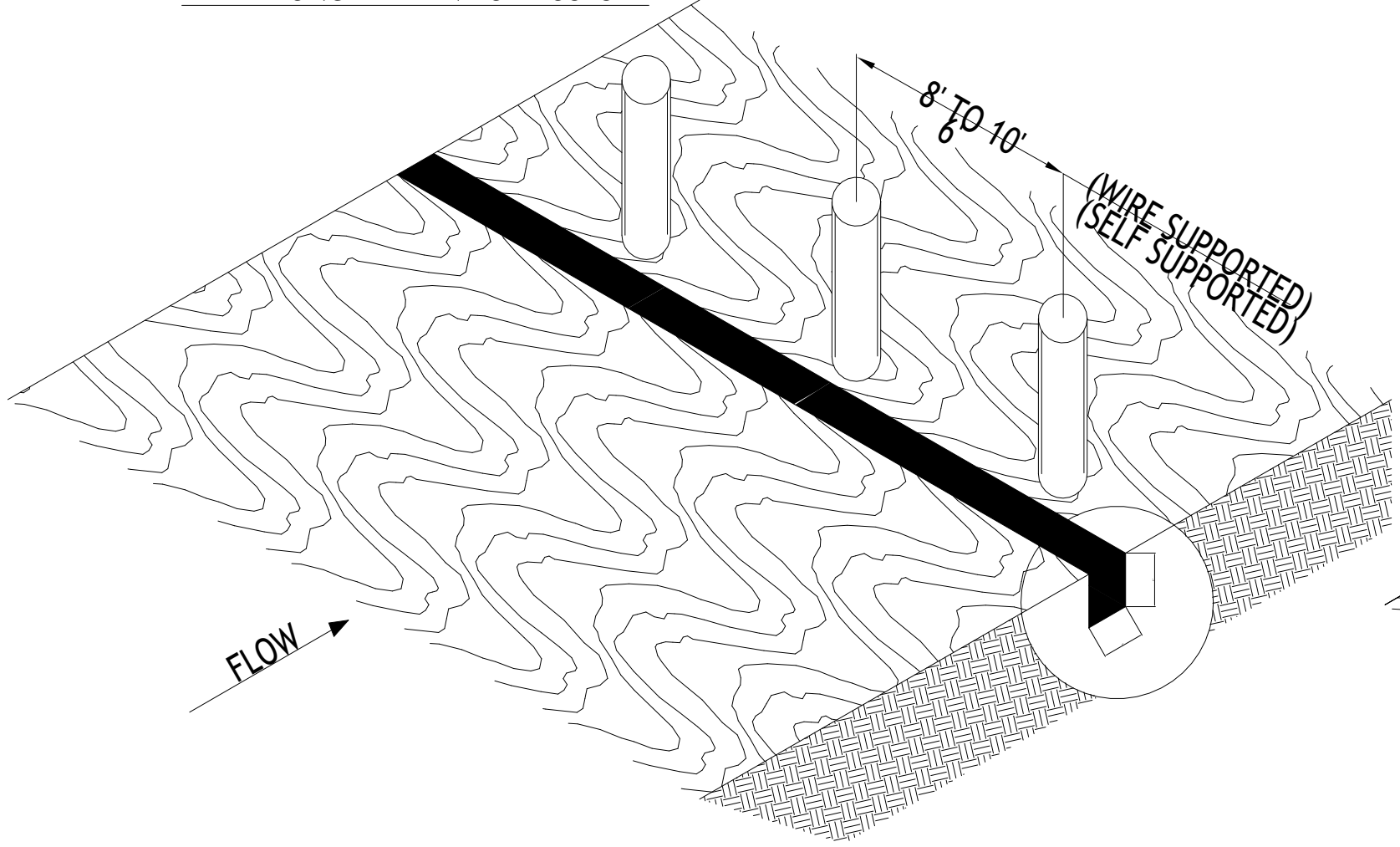
CONSTRUCTION FOR JOINT CUT DETAIL

2  
S.204

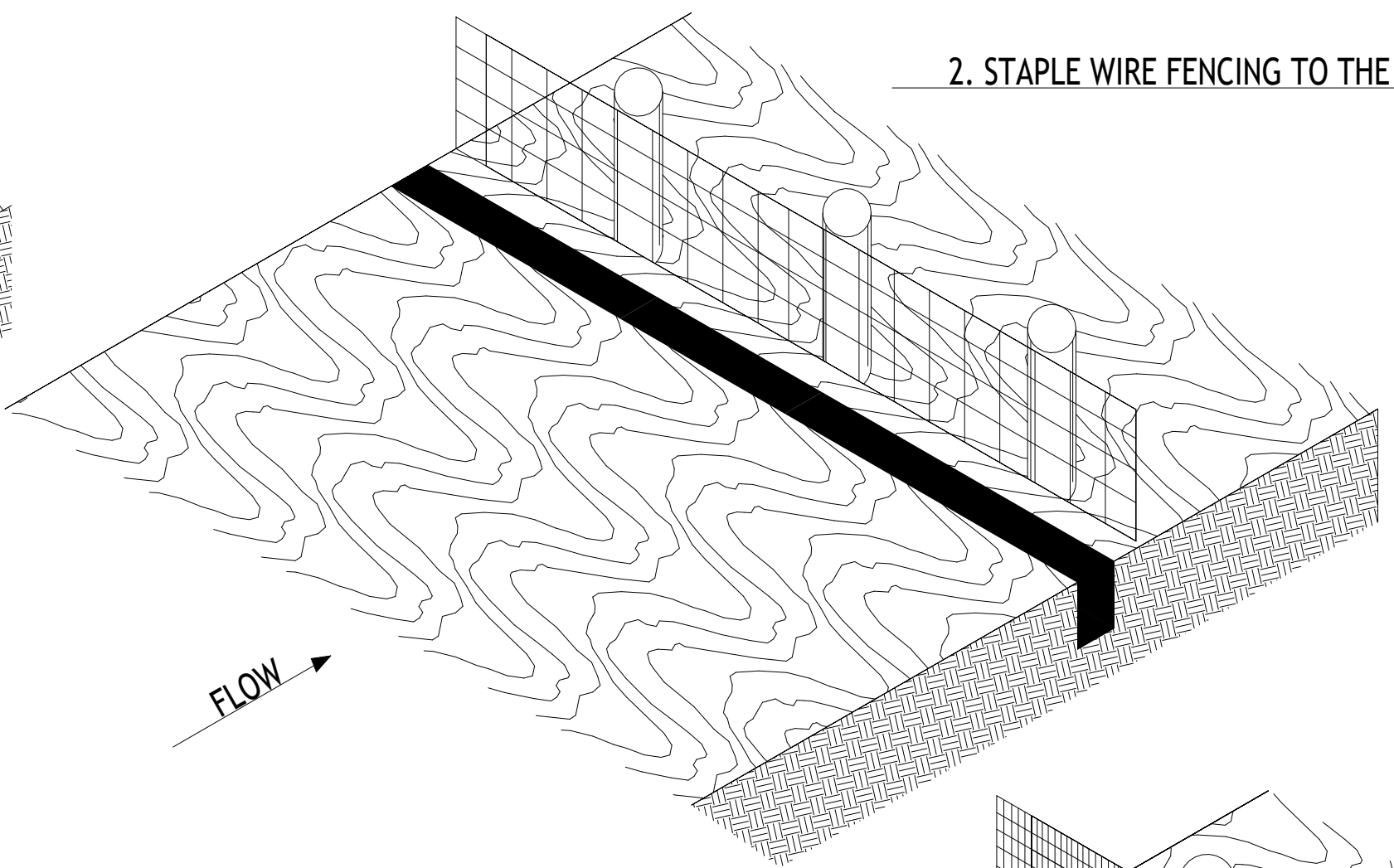
CONSTRUCTION OF TEMPORARY SILT FENCING

(WIRE SUPPORTED SILT FENCE IS SHOWN. SELF SUPPORTED SILT FENCE WILL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS)

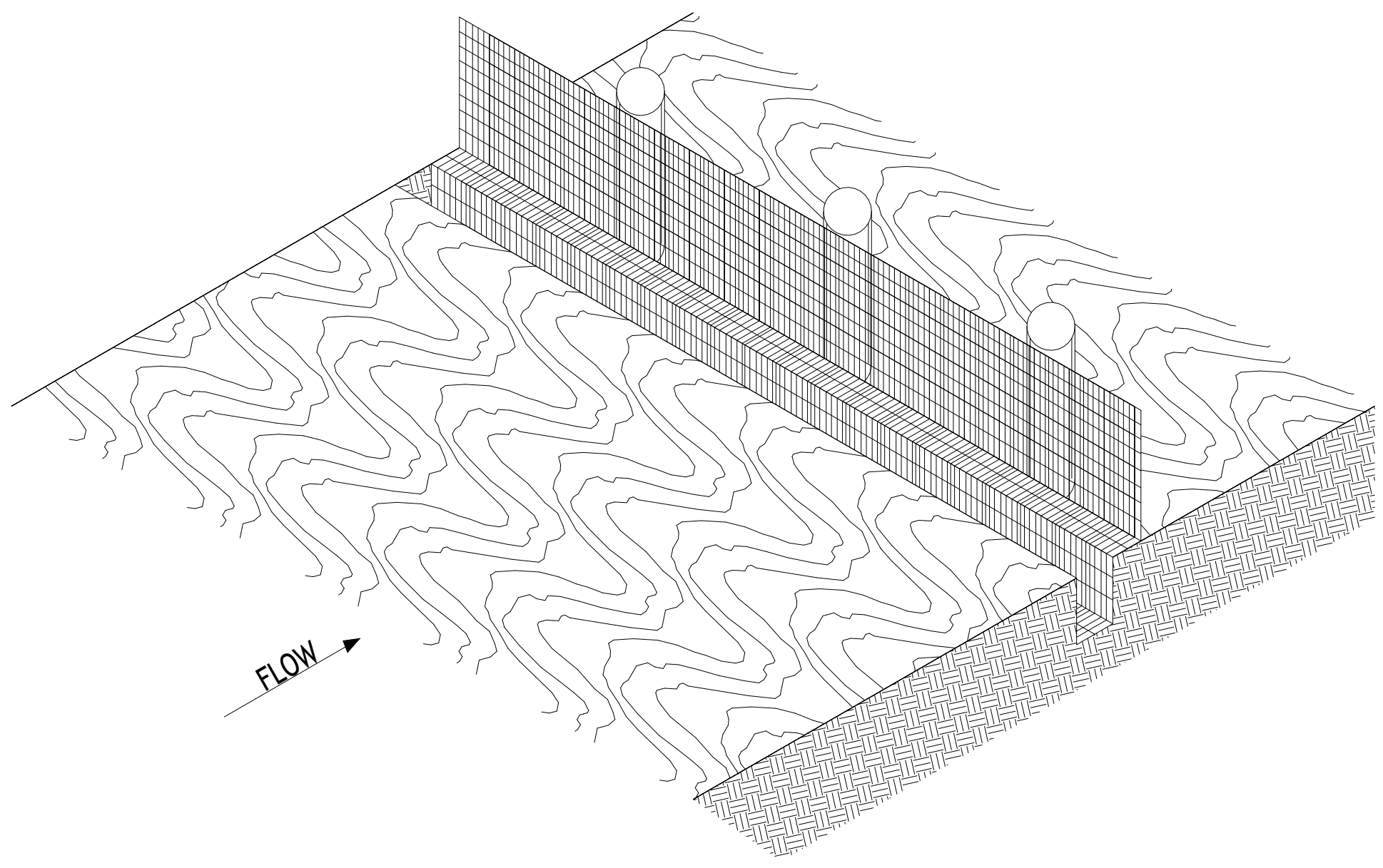
1. SET POSTS AND EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS



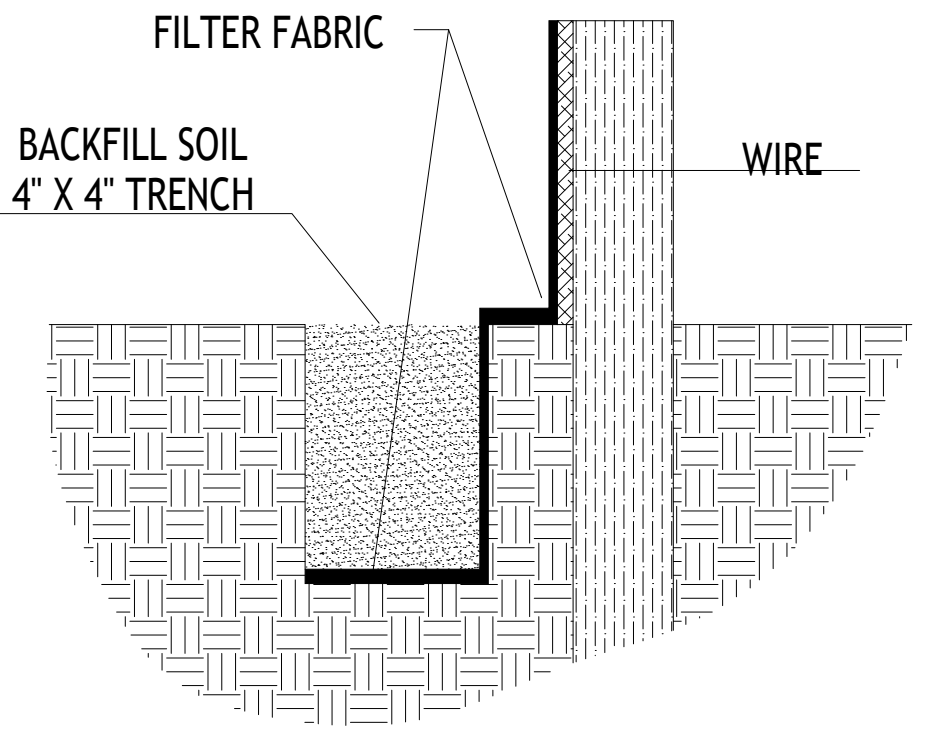
2. STAPLE WIRE FENCING TO THE POSTS



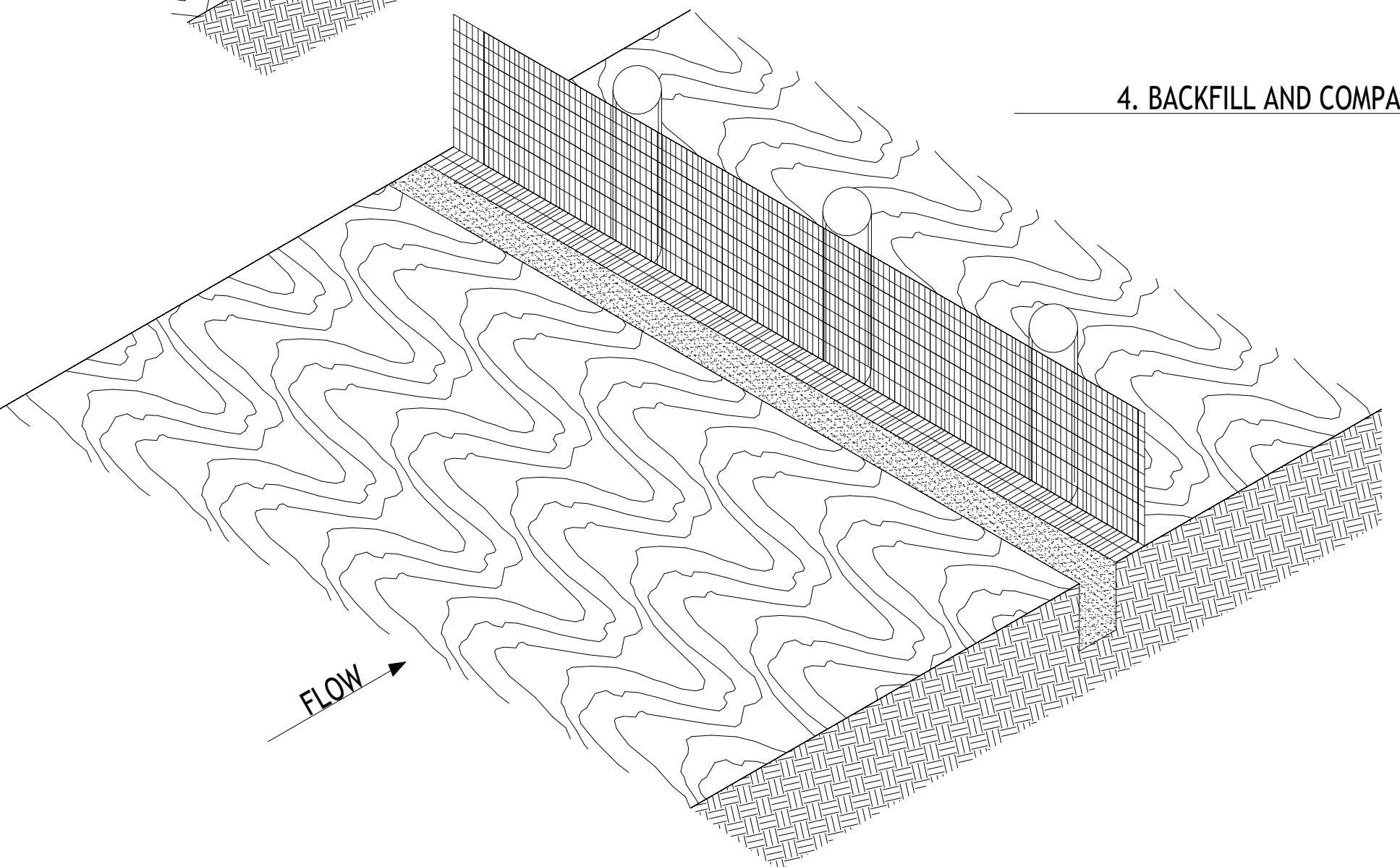
3. ATTACH THE FILTER FABRIC TO THE WIRE AND EXTEND IT INTO THE TRENCH



EXTENSION OF FABRIC INTO THE TRENCH



4. BACKFILL AND COMPACT EXCAVATED SOIL



NOTES:  
SILT FENCING IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC SUPPORTED BY POSTS AND STRETCHED ACROSS AN AREA TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT. A FEW BASIC GUIDELINES FOR THE USED OF SILT FENCING ARE:

1. USE WHERE EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION.
2. USE WHERE THE MAXIMUM DRAINAGE AREA BEHIND THE SILT FENCE IS 1/4 ACRE PER 100 FEET OF SILT FENCE LENGTH.
3. USE WHERE THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 10 FEET.
4. USE WHERE THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1.
5. DO NOT BLOCK THE SILT FENCES IN LIVE STREAMS OR IN DITCHES OR SWALES WHERE FLOWS EXCEED NE CUBIC FEET PER SECOND.

SILT FENCE DETAIL

LAYOUT DRAWING FOR TEMPORARY SILT BARRIER



ROBERT BARRILLEAUX & ASSOCIATES, INC.  
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952



No.	Description	Date

Modern Movers

419 59TH AVENUE

SILT FENCE DETAIL

Project Number	2025.039
Date	07/21/2025
Drawn By	DRH
Checked By	RCB

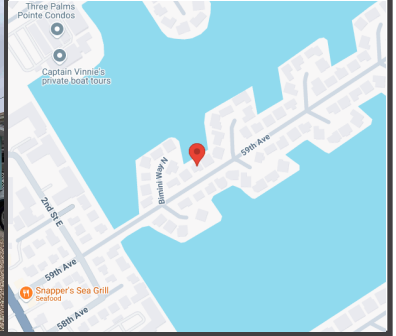
S.207

Scale





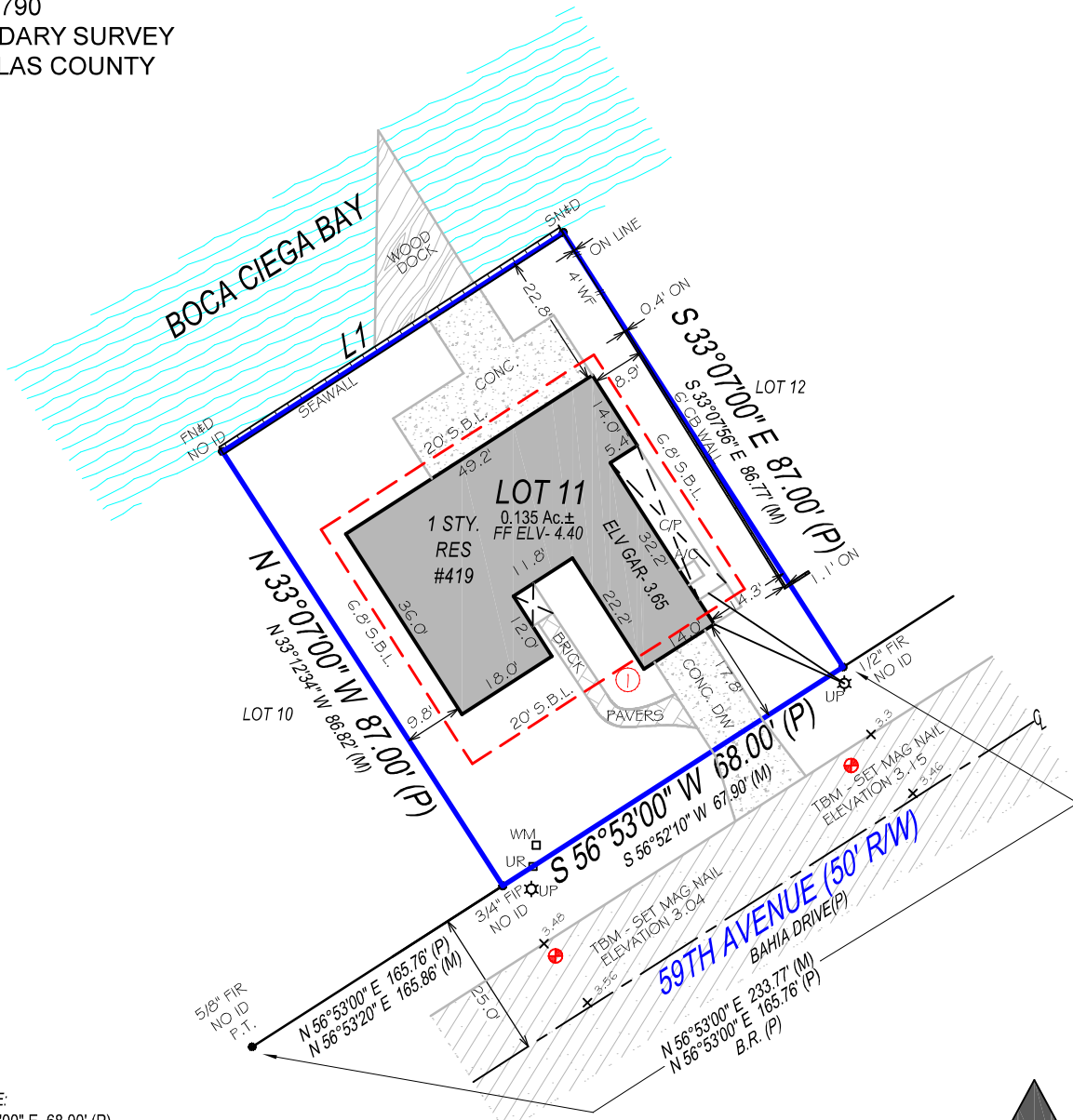
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 419 59TH AVENUE, ST. PETE BEACH, FLORIDA 33706

SURVEY NUMBER: 2501.2790

2501.2790  
BOUNDARY SURVEY  
PINELLAS COUNTY



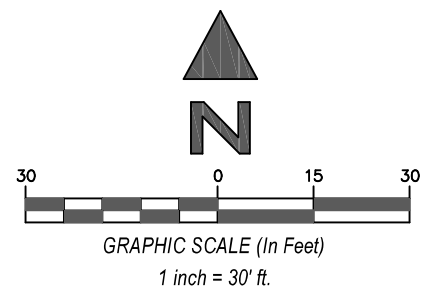
LINE TABLE:

L1 N 56°53'00" E 68.00' (P)  
N 56°54'39" E 68.02' (M)

BASIS OF ELEVATIONS SHOWN:  
DESIGNATION: 1 27 FLHD  
PID: AG0012  
ELEVATION: 4.70  
NAVD88

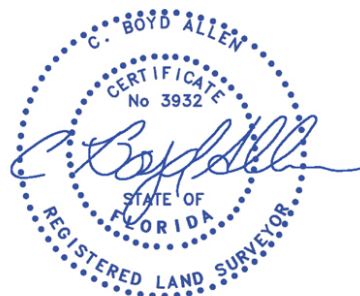
SURVEYOR'S NOTES

NOTE: FENCES EXIST; OWNERSHIP NOT DETERMINED  
SETBACK INFORMATION SHOWN ON PLAT; NOT VERIFIED.



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



**C. BOYD ALLEN**  
State of Florida Professional Surveyor and Mapper  
License Number 3932  
Exacta Land Surveyors, LLC | LB# 8291

POINTS OF INTEREST:

1. RESIDENCE OVER BUILDING LINE



Exacta Land Surveyors, LLC  
LB# 8291  
o: 866.735.1916 | f: 866.744.2882  
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



**AFFILIATE MEMBERS**

DATE SIGNED: 01/27/25  
FIELD WORK DATE: 1/23/2025  
REVISION DATE(S): (REV.0 1/27/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

**JOB SPECIFIC SURVEYOR NOTES:**

THE BEARING REFERENCE OF S56°53'00"W IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF 59TH AVENUE WITHIN BAHIA SHORES FIRST ADDITION, AS RECORDED IN PLAT BOOK 36, PAGE 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

LOT 11, BAHIA SHORES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**GENERAL SURVEYOR NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

**SURVEYOR'S LEGEND**

<b>LINETYPES</b>		<b>SYMBOLS</b>		<b>ABBREVIATIONS</b>		<b>SYMBOLS</b>	
	Boundary Line		Elevation	<b>C/P</b>	- Covered Porch	<b>FIR</b>	- Found Iron Rod
	Center Line		Fire Hydrant	<b>C/S</b>	- Concrete Slab	<b>FIRC</b>	- Found Iron Rod & Cap
	Chain Link or Wire Fence		Find or Set Monument	<b>CATV</b>	- Cable TV Riser	<b>FN</b>	- Found Nail
	Easement		Guywire or Anchor	<b>CB</b>	- Concrete Block	<b>FN&amp;D</b>	- Found Nail & Disc
	Edge of Water		Manhole	<b>CH</b>	- Chord Bearing	<b>FRRS</b>	- Found Rail Road Spike
	Iron Fence		Tree	<b>CHIM</b>	- Chimney	<b>GAR</b>	- Garage
	Overhead Lines		Utility or Light Pole	<b>CLF</b>	- Chain Link Fence	<b>GM</b>	- Gas Meter
	Structure		Well	<b>CME</b>	- Canal Maintenance Easement	<b>ID</b>	- Identification
	Survey Tie Line			<b>CO</b>	- Clean Out	<b>IE/EE</b>	- Ingress/Egress Easement
	Vinyl Fence			<b>CONC</b>	- Concrete	<b>ILL</b>	- Illegible
	Wall or Party Wall			<b>COR</b>	- Corner	<b>INST</b>	- Instrument
	Wood Fence			<b>CS/W</b>	- Concrete Sidewalk	<b>INT</b>	- Intersection
<b>SURFACETYPES</b>				<b>CUE</b>	- Control Utility Easement	<b>IRRE</b>	- Irrigation Easement
	Asphalt			<b>CVG</b>	- Concrete Valley Gutter	<b>L</b>	- Length
	Brick or Tile			<b>D/W</b>	- Driveway	<b>LAE</b>	- Limited Access Easement
	Concrete			<b>DE</b>	- Drainage Easement	<b>LB#</b>	- License No. (Business)
	Covered Area			<b>DF</b>	- Drain Field	<b>LBE</b>	- Limited Buffer Easement
	Water			<b>DH</b>	- Drill Hole	<b>LE</b>	- Landscape Easement
	Wood			<b>DUE</b>	- Drainage & Utility Easement	<b>LME</b>	- Lake/Landscape Maintenance Easement
<b>SYMBOLS</b>				<b>ELEV</b>	- Elevation	<b>LS#</b>	- License No. (Surveyor)
	Benchmark			<b>EM</b>	- Electric Meter	<b>MB</b>	- Map Book
	Center Line			<b>ENCL</b>	- Enclosure	<b>ME</b>	- Maintenance Easement
	Central Angle or Delta			<b>ENT</b>	- Entrance	<b>MES</b>	- Mitered End Section
	Common Ownership			<b>EOP</b>	- Edge of Pavement	<b>MF</b>	- Metal Fence
	Control Point			<b>EOW</b>	- Edge of Water	<b>MH</b>	- Manhole
	Catch Basin			<b>ESMT</b>	- Easement	<b>MHWL</b>	- Mean High Water Line
				<b>EUB</b>	- Electric Utility Box	<b>NR</b>	- Non-Radial
				<b>F/DH</b>	- Found Drill Hole	<b>NTS</b>	- Not to Scale
				<b>FCM</b>	- Found Concrete Monument	<b>NAVD88</b>	- North American Vertical Datum 1988
				<b>FF</b>	- Finished Floor	<b>NGVD29</b>	- National Geodetic Vertical Datum 1929
				<b>FIP</b>	- Found Iron Pipe	<b>OG</b>	- On Ground
				<b>FIRC</b>	- Found Iron Pipe & Cap		
						<b>ORB</b>	- Official Records Book
						<b>ORV</b>	- Official Record Volume
						<b>O/A</b>	- Overall
						<b>O/S</b>	- Offset
						<b>OFF</b>	- Outside Subject Property
						<b>OH</b>	- Overhang
						<b>OHL</b>	- Overhead Utility Lines
						<b>OHWL</b>	- Ordinary High Water Line
						<b>ON</b>	- Inside Subject Property
						<b>P/E</b>	- Pool Equipment
						<b>PB</b>	- Plat Book
						<b>PC</b>	- Point of Curvature
						<b>PCC</b>	- Point of Compound Curvature
						<b>PCP</b>	- Permanent Control Point
						<b>PI</b>	- Point of Intersection
						<b>PLS</b>	- Professional Land Surveyor
						<b>PLT</b>	- Planter
						<b>POB</b>	- Point of Beginning
						<b>POC</b>	- Point of Commencement
						<b>PRC</b>	- Point of Reverse Curvature
						<b>PRM</b>	- Permanent Reference Monument
						<b>PSM</b>	- Professional Surveyor & Mapper
						<b>PT</b>	- Point of Tangency
						<b>PUE</b>	- Public Utility Easement
						<b>R</b>	- Radius or Radial
						<b>R/W</b>	- Right of Way
						<b>RES</b>	- Residential
						<b>RGE</b>	- Range
						<b>ROE</b>	- Roof Overhang Easement
						<b>RP</b>	- Radius Point
						<b>S/W</b>	- Sidewalk
						<b>SBL</b>	- Setback Line
						<b>SCL</b>	- Survey Closure Line
						<b>SCR</b>	- Screen
						<b>SEC</b>	- Section
						<b>SEP</b>	- Septic Tank
						<b>SEW</b>	- Sewer
						<b>SIRC</b>	- Set Iron Rod & Cap
						<b>SMWE</b>	- Storm Water Management Easement
						<b>SN&amp;D</b>	- Set Nail and Disc
						<b>SQFT</b>	- Square Feet
						<b>STL</b>	- Survey Tie Line
						<b>STY</b>	- Story
						<b>SV</b>	- Sewer Valve
						<b>SWE</b>	- Sidewalk Easement
						<b>TBM</b>	- Temporary Bench Mark
						<b>TEL</b>	- Telephone Facilities
						<b>TOB</b>	- Top of Bank
						<b>TUE</b>	- Technological Utility Easement
						<b>TWP</b>	- Township
						<b>TX</b>	- Transformer
						<b>TYP</b>	- Typical
						<b>UE</b>	- Utility Easement
						<b>UG</b>	- Underground
						<b>UP</b>	- Utility Pole
						<b>UR</b>	- Utility Riser
						<b>VF</b>	- Vinyl Fence
						<b>W/C</b>	- Witness Corner
						<b>W/F</b>	- Water Filter
						<b>WF</b>	- Wood Fence
						<b>WM</b>	- Water Meter/Valve Box
						<b>WV</b>	- Water valve

**CERTIFIED TO:**  
FRANCES F & RYAN STITES

**FLOOD ZONE INFORMATION:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR [WWW.FEMA.GOV](http://WWW.FEMA.GOV), THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 10). THIS PROPERTY WAS FOUND IN CITY OF ST. PETE BEACH, COMMUNITY NUMBER 125149, PANEL NUMBER 0276 DATED 8/24/2021.

**DATE SIGNED:** 01/27/25

**BUYER:** FRANCES F & RYAN STITES

**LENDER:**

**TITLE COMPANY:**

**COMMITMENT DATE:** NOT REVIEWED

**CLIENT FILE NO:** 2252008

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC  
LB# 8291  
o: 866.735.1916 | f: 866.744.2882  
131 West Broadway Street, Suite 1001, Oviedo, FL 32765