



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, December 17, 2025
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the December 17, 2025 agenda.

2. Audience Comments -

If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called. Any presentation intended as part of public comment must be provided to the City Clerk at least 24 hours before the meeting.

3. Approval of Minutes

a. Meeting Minutes October 29, 2025

4. Action Items -

a. Case No. 25136 – 3640 Belle Vista Dr. E

Practical Difficulty Variance: Jason and Christina Schaengold, Owners, request practical difficulty variances to allow for an additional living floor to be constructed beneath an elevated living floor, with a 5.7 foot side setback to align with the existing and preserved home setback proposed where 6.5 feet is required, and for new rear open stairs proposed to encroach to 14'-5" from the rear property line where 17 feet is required (LDC Sec. 8.7.(a)(3) & 6.22.(b)).

5. Adjournment - Next Meeting to be held on January 28, 2026 -

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

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

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**

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

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

ABSENT: Denise Chase, Chair

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

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

1. Approval of the Agenda -

There were no changes to the agenda.

Motion: The agenda for October 29, 2025 was unanimously approved by 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 – September 24, 2025 Meeting

Motion: Vice Chair Garchow moved, Member Small seconded, and the motion carried 4-0 to approve the September 24 , 2025 meeting minutes as presented.

4. Action Items

a. Review and Approval of 2026 Meeting Dates

The members discussed the meeting dates and changes for holiday considerations.

Motion: Member Causey moved, Member Small seconded, and the motion carried 4-0 to approve the 2026 meeting dates presented with changes to November 18th and December 16th.

b. Case No. 25118 – 6655 Gulf Blvd.

Unnecessary and Undue Hardship Variance: Troy Willingham, Applicant, for Ryan Broder of 6655 Gulf Blvd. LLC, Owner, requests an unnecessary and undue hardship variance for relief from the installation of a required ten-foot sidewalk following the change of use of the property, maintaining the existing sidewalk (approximately five feet in depth) where the sidewalk cannot be reduced to less than six feet in depth administratively (LDC Sec. 39.10(a)).

The board members declared their ex-parte disclosures: Vice Chair Garchow and Member Core had made site visits.

Senior Planner Brandon Berry reviewed a presentation for this request, which included a zoning map, request detail, and photographs. His presentation is part of the meeting record. Staff reviewed the recommended conditions with the Applicant at the 10/22/25 Technical Review Committee meeting and obtained a supplemental letter that has been forwarded to the Board of Adjustment and included in the meeting record. No letters for or against the request were received.

The request asks to maintain the current 5-foot sidewalk. Code requires that any redevelopment or change of use trigger the sidewalk expansion to 10 feet, thus necessitating the hardship variance. The applicant had cited concerns about potential “curb hopping” and questioned the need for a wider sidewalk given the nature of their business. Staff found that the original permit demonstrated that the sidewalk could be expanded, so the request does not meet hardship criteria under the code. The project is a simple change of use of the interior only, with no exterior modifications or redevelopment. The proposed grocery store may generate some additional pedestrian activity, but primarily vehicular traffic, limiting the impact of sidewalk width. A similar development east of the jurisdiction has experienced minimal walk-up traffic.

Staff recommended that if approved, the variance should be limited in scope and treated as a temporary waiver, not a permanent property-level approval. Recommended conditions were that 1) the variance expire upon future development or redevelopment (including changes in use, additions, or major improvements), 2) the variance also expires if adjacent properties along Gulf Boulevard are redeveloped, triggering sidewalk improvements, and 3) the applicant must install low-growing landscaping in the front buffer area.

Board members received clarification on the proposed foliage and that the driveway curb cut is within the state right-of-way and not city responsibility.

Owner Ryan Broder (and owner of the Bayway Country Store and Butcher Shop) appeared and testified that his plan is for a shop at this location. He explained the issues and hardships that have occurred since he purchased the property (including hurricanes) last year, as explained in his letter. The expenditure to expand the sidewalk would prevent him from opening his store. He reiterated concerns with sidewalk expansion, including cars hopping the sidewalk if the landscaping and fence are removed, losing pole signage could negatively affect business viability, and the signage and light pole would be surrounded by concrete if expanded, diminishing the pedestrian benefit. He expressed willingness to revisit the sidewalk expansion in the future if the adjacent properties are redeveloped. Board members asked questions about the services that his business would provide.

Public Comment

William and JoLynn Lawson of Leilani Drive spoke in favor of the variance with the staff recommendations, and in support of this business for the city.

The Vice Chair closed public comment and opened board discussion. They acknowledged the community benefit of a grocery store. Discussion ensued on timing triggers for sidewalk expansion which is currently tied to redevelopment of either adjacent property or the subject property; it was suggested triggering that only when both adjacent properties redevelop, to provide additional time and avoid immediate impact on the applicant’s business. FDOT jurisdiction over Gulf Boulevard

was confirmed and related challenges for citywide pedestrian planning. Discussion followed on recording the variance in property records to ensure future owners are aware of the obligation to widen the sidewalk when adjacent properties are redeveloped.

Motion: Member Causey moved and Member Small seconded, to grant the variance for Case 25052 at 6655 Gulf Blvd., with the three staff recommended conditions and discussed additions 1) the variance expires upon any future construction or change of use constituting “development” or “redevelopment” as defined in the Land Development Code, 2) the variance expires upon future development or redevelopment necessitating the same sidewalk improvement on either adjacent property along Gulf Boulevard, 3) the applicant shall plant appropriate low-growing landscaping in the front buffer and 4) the variance shall be recorded with official records for Pinellas County for any future buyer. The motion carried 4-0.

c. Case No. 25125 – 1050 Boca Ciega Isle Dr.

Unnecessary and Undue Hardship Variance: Micah Thompson, Gulf & Bay Dock Works, LLC, Applicant, for Scott Brown, Owner, requests an unnecessary and undue hardship variance to construct a 2.5 foot x 20 foot extension of the lower landing on a nonconforming existing dock and relocation of the existing eastern boat lift to the end of the proposed lower landing of creating a length of 106 feet where 37.9 feet is permitted where 91.5 feet currently exists (LDC Sec. 6.23(d)(3)).

The members had no ex-parte disclosures:

Planning Manager Kristin Coman reviewed the request which included a zoning map, request detail, survey of current conditions, and hearing posting. The presentation is part of the meeting record. She noted that the requirements of LDC Sec. 6.23(d)(3)&(4) may be administratively varied provided that a signed statement of no objection from the abutting property owners is provided with the building permit application. In this case, the abutting property owners to the left (west) would sign a statement of no objection and right (east) would not sign a statement of no objection, requiring variance approval to be sought.

In St. Pete Beach, residential docks are permitted to extend up to one-half of the property’s waterfront width. In this case, the allowable length is 37.9 feet, while the existing dock measures 91.5 feet and the proposed dock would extend to 106 feet. Staff found that the Applicant had addressed the criteria for the variance, but suggested additional testimony be provided.

Micah Thompson of Gulf & Bay Dock Works appeared and testified that the property owners recently purchased their home and discovered that their boat could not access the existing lift due to insufficient water depth. An application for dredging was submitted to the Florida Department of Environmental Protection (FDEP), but dredging was ultimately deemed infeasible because of the presence of protected seagrass. FDEP discouraged further pursuit of the permit. After extensive consultation with engineers and environmental specialists, the applicant proposed a minimal modification: extending the dock and lift 2.5 feet further out to reach water depths of approximately 4 feet at mean low tide. The proposed extension would allow boat use without disturbing seagrass or requiring dredging. Shannon Limas of Gulf and Bay Marine, 244 York St. N. St. Petersburg, appeared and added testimony regarding the water depths near the dock. A graphic of the depth

levels was entered into the record. The western neighbor (with pool) signed off in support. The applicants were unable to obtain consent from the neighbor to the east.

A discussion followed on the boating channel near the dock. Mr. Thompson produced an image to identify the channel location and discuss water depth and navigation impacts. It was noted that the area in question does not have official channel markers, and the “channel” is defined more by slightly deeper water between areas of seagrass. Mr. Thompson confirmed that the new lift extension would not impede boat access. City Attorney Brookes requested the applicant mark the channel location on the diagram for the official record.

There was no public comment, and the Vice Chair opened board discussion. The Board requested requested documentation of the FDEP dredging correspondence for the record. The members were in agreement that the modification was minor, environmentally responsible, and addressed safety through potential lighting conditions.

Motion: Member Core moved to grant the variance for Case No. 25125, 1050 Boca Ciega Isle Drive, with the condition of adding a light at the end of the dock; Member Small seconded the motion and the motion carried 4-0.

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.

Ms. Coman introduced a presentation of an overview of the Board of Adjustment powers, types of variances, and application procedures. Her presentation is part of the meeting record. She explained that the Board’s powers and duties are defined in Article II, Section 2-237 of the City Code of Ordinances. The primary duties include reviewing subdivision plats, hearing and deciding variances to the Land Development Code (LDC), and other matters assigned by ordinance. The Code of Ordinances grants the Board its authority; the LDC provides the specific regulations from which variances may be requested. Board members and the public can access both documents via municode.com under “St. Pete Beach.”

Ms. Coman continued to a review of the types of Variances under the LDC:

1. Unnecessary and Undue Hardship Variance

- Applies to all properties and uses.
- Requires a full public hearing before the Board.
- Must satisfy eight criteria, demonstrating hardship unique to the property, not self-created, and not solely for financial gain.
- Variance must be the *minimum necessary* for reasonable use and remain consistent with the City’s Comprehensive Plan and LDC.
- Staff reviews applications for completeness, verifies property history, and provides recommendations in the staff report.

2. Practical Difficulty Variance

- Applies primarily to single-family residential properties within RU-1, RU-2, RLM-1, RLM-2, and RM zoning districts.

- Generally involves impervious surface ratios (ISR), setbacks, or landscaping requirements.
 - Maximum allowable reduction is 50%, and each property is eligible for such relief only once.
 - Must satisfy four criteria demonstrating that literal enforcement of the code would create a practical difficulty but not an undue hardship.
3. Administrative (De Minimis) Variance
- Reviewed and decided by the City Manager (not the Board).
 - Limited to setbacks or accessory structure heights with deviations of 12 inches or less.
 - Requires public notice and a staff report but follows an internal approval process.

Board discussion followed the presentation. The members used Case 25118 as an example of how hardship and minimal variance criteria apply. Members noted the inconsistency of requiring a 10-foot sidewalk where surrounding properties have smaller widths and emphasized the need for a comprehensive, coordinated approach with FDOT for pedestrian safety and accessibility along Gulf Boulevard, rather than addressing sidewalks on a property-by-property basis. Staff confirmed that administrative flexibility exists for six-foot sidewalks, but broader policy changes would require city-level or FDOT collaboration. Discussion also highlighted the importance of Complete Streets planning and potential state/federal grants to fund such efforts.

City Attorney Ralf Brookes mentioned that when recurring variance requests indicate a systemic issue, the City Commission may consider amending the code (requires two readings). A recent example was the stairway setback revisions prompted by post-hurricane elevation changes. The Planning Board often reviews and refines proposed code amendments before City Commission hearings. Staff added that they track all variance application approvals, denials, and conditions for annual reporting and trend analysis. Members were reminded that public comment at City Commission meetings is open to all residents, including Board members, to advocate for policy or code priorities.

Ms. Coman suggested that staff and the Director of Community Development discuss how to initiate conversations with FDOT and the City Commission regarding comprehensive sidewalk and safety planning on Gulf Boulevard.

The next Board meeting is scheduled for November 19th, with one case on the agenda. Board members were invited to suggest additional training or discussion topics for future meetings.

5. Adjournment - The next meeting is scheduled for November 19, 2025.

Member Core moved, Vice Chair Garchow seconded, and the meeting was adjourned the meeting at 3:35 PM.

These minutes will be considered for approval at the November 19, 2025 Board of Adjustment meeting.

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

Agenda Report

Agenda Title Name: Case No. 25136 – 3640 Belle Vista Dr. E

Action Request: Motion to [approve/approve with conditions/deny] Variance Case 25136 for 3640 Belle Vista Dr. E.

Proposed staff condition:

Stairs constructed as a result of this variance within the required rear yard of the property shall provide an open base, open-style railing with similar transparency as detailed in the plan set dated 5/13/25 and revised 9/15/25, and shall not be now or in the future be independently roofed or enclosed.

Strategic Objective:

Date: December 17, 2025

Prepared By: Brandon Berry, Senior Planner

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

Summary of Issue: *Practical Difficulty Variance:* Jason and Christina Schaengold, Owners, request practical difficulty variances to allow for an additional living floor to be constructed beneath an elevated living floor, with a 5.7 foot side setback to align with the existing and preserved home setback proposed where 6.5 feet is required, and for new rear open stairs proposed to encroach to 14'-5" from the rear property line where 17 feet is required (LDC Sec. 8.7.(a)(3) & 6.22.(b)).

Funding: n/a

Attachments:

1. 25136 - Staff Report
2. 25136 - Certificate of Completeness and Submittal Docs for Agenda



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

PLANNING DEPARTMENT

Date: November 3, 2025
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Address: 3640 Belle Vista Dr E
Parcel Number: 07-32-16-07542-005-0030
Jason and Christina Schaengold
Variance Case No: 25136

Prepared by: Brandon Berry, Senior Planner

Hearing Date: 11/19/2025

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, impervious surface ratio form completed October 13, 2025
2. Property survey, completed by completed by C. Boyd Allen, PSM, Exacta Land Surveyors, LLC signed 11/19/2024, consisting of 1 sheet.
3. Site Plan, C.102, prepared Robert Barrilleax, P.E., RBA Engineering dated 5/13/2025, last revised 9/15/2025 consisting of one sheet.
4. Plan Set, prepared Robert Barrilleax, P.E., RBA Engineering signed 9/17/2025 consisting of 23 sheets.

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

Site Description/Surrounding Land Uses

The subject site is a 65x120' (7,800 sq. ft.) property that contains a single-family residence proposed for a two-story elevation, which will include establishment of a ground-floor parking, storage and access story and a new first-floor living level beneath the elevated existing story which will become the second living story. The property is located on a turn in the Belle Vista neighborhood and has similar variation between the front and rear property lines as the neighboring properties, with a front property line of 56.1 feet and a rear of 73.8 feet. The depth of the lot is standard for the area.

The property is located within a neighborhood that permits detached single-family residences and customary accessory structures. Surrounding land uses are single-family residences.

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

Due to the Citywide impacts of Hurricane Helenes and Milton, and the significant number of residential structures that are nonconforming to current setback requirements, the City Commission amended the Land Development Code in late 2024 to allow for all single-family residences, to be elevated in place and retain their existing setbacks provided that they will maintain or be provided at least a three-foot setback from any property line. However, that permission applies only to the existing number of living levels, and only for the elevation of the home’s existing footprint. All additions must meet currently-required setback requirements. While the City Commission is exploring further amending these standards to allow additional permissions during elevation or conversion and reconstruction of residences, none of those additional permissions are currently proposed to affect the two variances requested herein.

The subject structure is retaining its same footprint as the one that exists currently, with the exception of setback-compliant front balcony additions and the addition of the subject stairs and second living level, the latter which marginally encroaches into the required side setback at a point adjacent the northern property line before scaling back to a compliant setback toward the rear of the structure. The stairs are located within the required rear setback of 17 feet. All other sides and portions of the structure meet the 6.5-foot required setback.

Figure 3: Zoning Table			
Detached, Single-Family Residential	3640 Belle Vista Dr E		
	RU-2 Required	Existing	Proposed
Lot Area (Min.)	6,000 sq. ft.	7,800 sq. ft.	No change
Lot Width (Min.)	65 ft. (avg)	60 ft.	No change
Side Yard Setback (Min.)	10% of lot width (6.5 ft)	5.7 ft* (north side)	5.7 ft to new second-story living level (v)
Rear Yard Setback for Stairs (Min.)	17 ft	24.5 ft (to structure) 18.7 ft (to open porch and balcony)	14.5 ft (to stairs) (v) 24.5 ft (to structure) (nc) 18.7 ft (to open porch and balcony) (nc)
*Denotes existing non-conformity (v) Variance required			

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

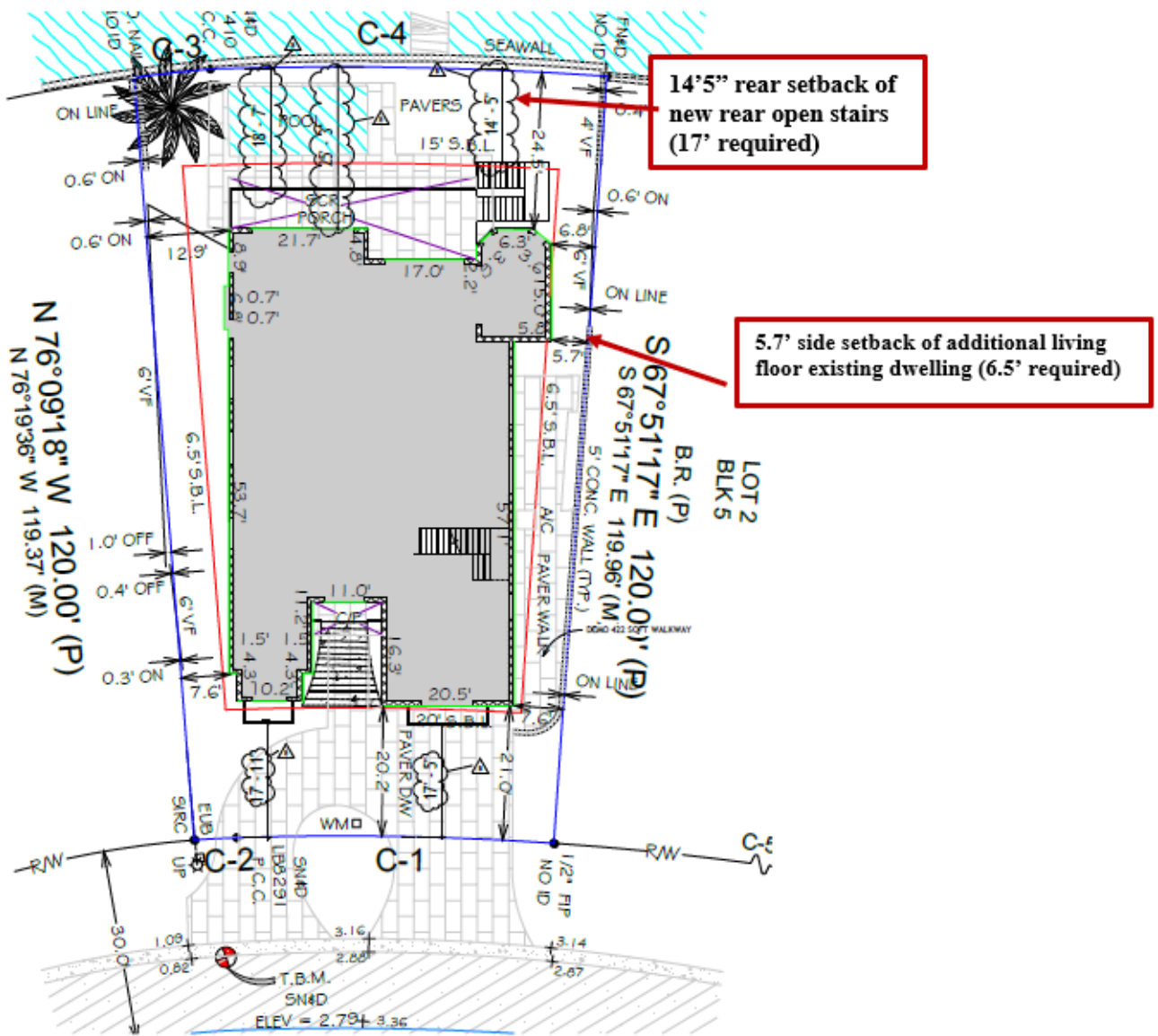


Figure 6: Existing and Proposed Rear Elevation (N.T.S.)

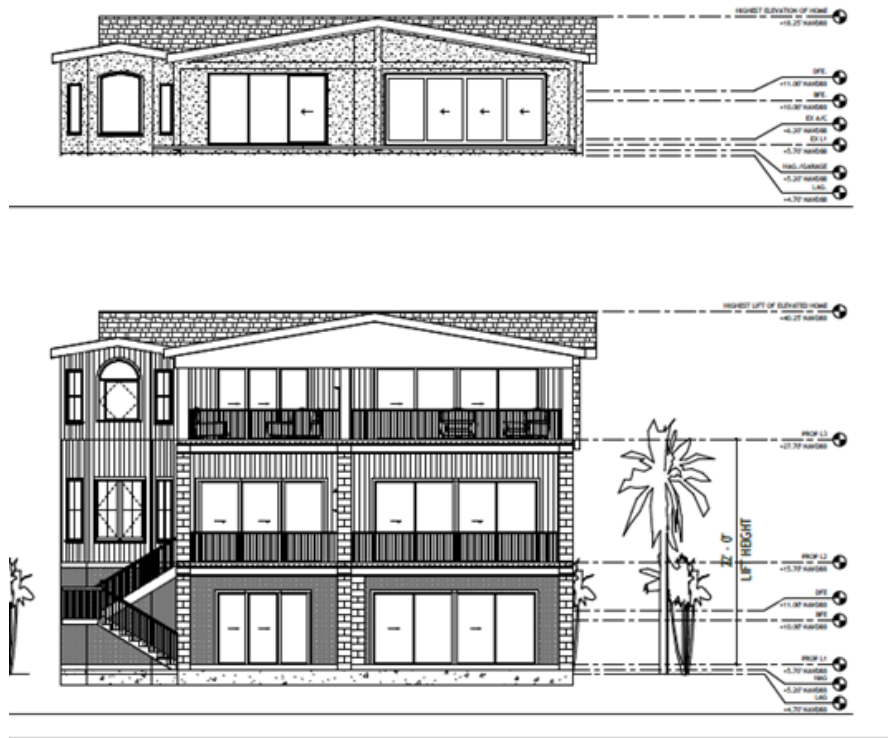


Figure 7: Staff Photo of Existing Rear Elevation



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 construct a second living level at 5.7 feet from the northern side yard property line where 6.5 feet is required, representing a variance of 13% to the required standard. The stairs are proposed to be constructed at 14.5 feet from the rear property line where 17 feet is required, representing a variance of 15% to the required standard.

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

Staff find, for the living level addition request, no adverse change will be produced in the character of the neighborhood. The applicant has the right to elevate their residence in place within the same footprint and with the same side setback, and the structure is overall compliant with the height limitation for the district. While the Land Development Code requires the additional living level constructed as the first floor to be jogged in by approximately 0.8 feet at its closest point, the structure quickly tapers toward the required 6.5-foot side setback and only approximately seven feet of the added residential level is located within the required side setback. Stepping in the first living level at this point would likely look out of place with the architecture and facades of the structure, and would not have any impact on the overall massing as the living level above would remain within the required side setback. The side yard projection is modest in both scale and extent.

The rear stair encroachment request is lessened in visual impact by the design of the stairs being open at both their base and along the railing. The stairs run along and project out from the location of an existing screen porch that is being reconstructed as a two-level balcony and ground-floor deck area, which is itself compliant with the three-foot encroachment for rear open additions. It does not appear that the balcony and porch area could be reasonably modified to accommodate the stairs within its footprint without a significant loss of usable area of the reconstructed porch feature. However, the stairs at this location appear to be a preference rather than a Florida Building Code requirement. Access is provided between the ground and second living stories interior through the structure via an elevator and interior stairs, and within the exterior foyer from the ground to first living level via exterior stairs. While sensibly located to avoid traveling through the house and garage to access the backyard from the elevated balconies, the stairs are not knowingly necessary. Additionally, the stairs are shown as one greater foot in width (four feet) than required by the Florida Building Code (three feet).

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

The side setback variance could be obviated by reconstructing the new first-story living level at a modest inset for the portion of the structure that projects into the required side yard. However, as noted above, Staff does not find that adjustment would meaningfully impact the massing or scale of the structure, and thus would not have a clear purpose.

The stairs appear they could be reduced in depth by one foot, reducing the rear setback encroachment necessary to 15'-5". Staff finds the stairs could be eliminated completely without eliminating the use of the subject space, but finds this would significantly impede the reasonable use of the space, by prohibiting access to the ground level without retreating through the house and through the garage. Staff does not find that altering the interior floor plans to accommodate stairs within the home's footprint to be feasible.

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

The City's post-storm assessment found the structure to have sustained damage that was considered non-substantial, and the homeowner was issued a restoration permit earlier in the year that did not necessitate elevation of the home. The homeowner's variance narrative states they are undertaking this work voluntarily to protect against future storms, and to create a residence suitable for their family. While the applicant is requesting the subject variances, the overall floor area, massing, and scale of the structure is not substantially out of character with what could be reconstructed on the site as a new build. The side encroachment variance requested, in particular, does not substantially afford meaningful additional floor area to the residence. The stairs projecting into the rear yard setback prevent elimination of significant interior floor area.

Staff finds, as a means of making the residence more resilient and increasing its living area without creating significant additional burdens, the variances do serve the interest of justice.

Other:

- The applicant should address whether the stairs can be reduced in depth by one foot to reduce the extent of the variance requested.
- The applicant should commit to the open base and railing design shown on the plans if that is the confirmed architecture for the project.

Summary

Staff finds the requests are reasonable. The stairs provide reasonable circulation for the residence and their design is open, which lessens visual impact on the neighboring property. The scale of the side encroachment is negligible, and Staff agrees with the applicant narrative that the modification is likely to be imperceptible. The structure will be elevated in place with its existing setback, and compliance would require a first living level tapering, which would look out of place and would not meaningfully impact the overall massing of the structure given its design.

Staff finds the stair encroachment into the rear yard could be accommodated at a three-foot width while still complying with the Florida Building Code, which would reduce the scope of the variance request.

If approved, Staff recommends the following condition (1):

- 1) Stairs constructed as a result of this variance within the required rear yard of the property shall provide an open base, open-style railing with similar transparency as detailed in the plan set dated 5/13/25 and revised 9/15/25, and shall not be now or in the future be independently roofed or enclosed.

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: Jason and Christina Schaengold, Applicants/Owners, via email (jpschaengold@gmail.com)
Board of Adjustment Attorney



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 10/24/2025
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 **November 19, 2025**.

Variance Case Number: 25136
Application Type: Practical Difficulty Variance
Applicant/Agent: Jason and Christina Schaengold
Owner: Same
Parcel Number: 07-32-16-07542-005-0030
Address: 3640 Belle Vista Drive E, St. Pete Beach, FL 33706
Zone: RU-1

Submittal Documents:

1. Completed Practical Difficulty Variance package with application form, impervious surface ratio form completed October 13, 2025
2. Property survey, completed by completed by C. Boyd Allen, PSM, Exacta Land Surveyors, LLC signed 11/19/2024, consisting of 1 sheet.
3. Site Plan, C.102, prepared Robert Barrilleax, P.E., RBA Engineering dated 5/13/2025, last revised 9/15/2025 consisting of one sheet.
4. Plan Set, prepared Robert Barrilleax, P.E., RBA Engineering signed 9/17/2025 consisting of 23 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: Jason and Christina Schaengold, Owner, via email (jpschaengold@gmail.com)

CASE #: 25136

PARCEL #: 0732160754 20050030

SUBMITTAL DATE: 10.13.25

AMOUNT DUE: 522.56

PAYMENT DATE: _____

PRACTICAL DIFFICULTY VARIANCE APPLICATION

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

- Two (2) copies of the property survey, to scale, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning@stpetebeach.org;
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)



OWNER/AGENT INFORMATION:

Identification	Name	Mailing Address	Phone #
Owner	JASON AND CHRISTINA SCHAENOLD	3640 BELLE VISTA DR E ST PETE BEACH, FL 33704	[REDACTED]
Applicant/Agent	OWNER		
Owner Email Address:		Applicant/Agent Email Address:	
[REDACTED]		[REDACTED]	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RU - 1	RESIDENTIAL URBAN	7797 SQ FT
Legal Description: BELLE VISTA SHORES BLK 5, LOT 3		
Address: 3640 BELLE VISTA DRIVE EAST		
Explanation of Request: A VARIANCE TO OUR (A) SIDE SETBACK (0.8 FT OF 6.5 FT) AND (B) REAR SETBACK (2.5 FT OF 17 FT) REQUIREMENTS TO ALLOW THE HOME TO BE ELEVATED WITHIN ITS EXISTING FOOTPRINT AND FOR REAR SWITCHBACK STRINGER STAIRCASE TO BE ADDED TO PROVIDE ACCESS TO THE BACKYARD FROM THE ELEVATED HOME.		

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

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

THE VARIANCE REQUESTED IS INSUBSTANTIAL IN RELATION TO THE SETBACK REQUIREMENTS.

(a) THE SIDE SETBACK REQUESTED IS 12% OF THE TOTAL SETBACK REQUIREMENT (0.8 FT OF 6.5 FT) AND IS IMPERCEPTIBLE TO THE HUMAN EYE.

(b) THE REAR SETBACK REQUESTED IS 14.7% OF THE TOTAL SETBACK REQUIREMENT (2.5 FT OF 17 FT).

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

GRANTING THE VARIANCE WILL NOT PRODUCE ANY ADVERSE CHANGE TO THE CHARACTER OF THE NEIGHBORHOOD.

(a) THE SIDE ENCKROACHMENT IS SO SLIGHT IT IS IMPERCEPTIBLE TO THE HUMAN EYE AND HAS NO VISUAL IMPACT ON ADJACENT PROPERTIES OR THE WATER OR STREETScape. THE VARIANCE WOULD ALLOW FOR A COHESIVE AESTHETIC OF THE HOME - WHICH ALIGNS FULLY WITH THE CHARACTER OF THE NEIGHBORHOOD.

(b) SWITCHBACK STAIRS ARE THE STANDARD DESIGN FOR MULTI-STORY WATERFRONT HOMES IN THE AREA. ADDITIONALLY, THE WAY THE STAIRS HAVE BEEN DESIGNED - AS METAL STRINGER STAIRS - HAVE MINIMAL VISUAL IMPACT BECAUSE THEY WILL BLEND SEAMLESSLY INTO THE HOUSE.

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

(a) GIVEN THE HOME IS BEING ELEVATED ON ITS EXISTING FOUNDATION, WITH ITS EXISTING FOOTPRINT, THERE IS NO OTHER FEASIBLE METHOD.

(b) THE ALTERNATIVE TO SWITCHBACK STAIRS WOULD BE SPIRAL STAIRS. HOWEVER, RESEARCH AND BUILDING CODES HIGHLIGHT THE SIGNIFICANT SAFETY RISKS POSED BY SPIRAL STAIRCASES, WHICH HAVE IRREGULAR TREADS, STEEPER INCLINES, AND LIMITED HANDRAIL SUPPORT. THESE INCREASE THE LIKELIHOOD OF FALLS, ESPECIALLY FOR CHILDREN, ELDERLY, AND INDIVIDUALS WITH MOBILITY ISSUES.

IN CONTRAST, SWITCHBACK STAIRS OFFER A SAFER, MORE STABLE OPTION WITH CONSISTENT TREADS, BETTER VISIBILITY, AND THE ABILITY TO INSTALL TWO HANDRAILS, ALL OF WHICH REDUCE THE RISK OF INJURY.

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

AFTER HURRICANE HELENE, WE MADE THE DIFFICULT DECISION TO LIFT OUR HOME. WE WORRY ABOUT THE NEXT STORM AND DONT WANT OUR YOUNG CHILDREN TO EXPERIENCE MONTHS OF DISPLACEMENT AND UNCERTAINTY AGAIN. WE WANT TO FEEL SAFE IN OUR HOME AND CONTRIBUTE TO THE RESILIENCY OF ST. PETE BEACH. ~~THE~~

WE WANT THIS TO BE OUR FOREVER HOME - WHERE PLAN TO RAISE OUR CHILDREN AND WELCOME EXTENDED FAMILY DURING OUR RETIREMENT YEARS. GIVEN THE REQUESTED VARIANCES ONLY SLIGHTLY ENCKROACH ON THE SETBACK AND ARE CRUCIAL FOR ENSURING LONG-TERM SAFETY AND ACCESSIBILITY OF OUR HOME, WE RESPECTFULLY REQUEST THE VARIANCES BE GRANTED.

Christia Schaefergald 10/13/25

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.

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

cls 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.

cls 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.

cls 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.

cls 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.

cls 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.

cls 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.

Christine Schaefer
Signature of Applicant

10/13/2025
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
JASON ? CHRISTINA SCHAENGOLD
3640 BELLE VISTA DR E,
ST. PETE BEACH, FL
33706

Contractor/Applicant Name & Address
OWNER

Phone [REDACTED]

Phone _____

Email [REDACTED]

Email _____

Property Address 3640 BELLE VISTA DRIVE EAST, ST. PETE BEACH, FL 33706

Total Lot Area (sq. ft.) 7,797

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	3,053	sq. ft.
Parking and Driveway:	704	sq. ft.
Pool and/or Patio areas:	680	sq. ft.
Walkways/ STAIRS	563	sq. ft.
Other: PORCHES AND OTHER	547	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	5,547	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	3,053	sq. ft.
Parking and Driveway:	608	sq. ft.
Pool and/or Patio areas:	657	sq. ft.
Walkways/ STAIRS	236	sq. ft.
Other: PORCHES AND OTHER	847	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	5,401	sq. ft.

5547 sq. ft.	÷	7797 sq. ft.	=	70%.
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

5401 sq. ft.	÷	7797 sq. ft.	=	69%.
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Certification:

I, CHRISTINA SCHAENGOLD 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 Christina Schaeffell Date: 10/13/2025



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, CHRISTINA SCHAENGOLD, 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): CHRISTINA SCHAENGOLD

Address: 3640 BELLE VISTA DRIVE E, ST. PETE BEACH, FL 33706

Christina Schaengold
Signature

10/13/2025
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 13 day of Oct, 2025 by: Christina Schaengold who appeared before me, and is personally known to me, or has produced Florida Drivers as identification, and did take an oath.

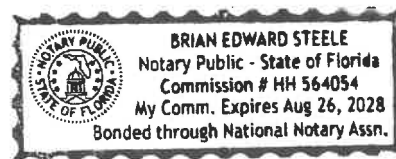
My commission Expires: 8-26-2028

NOTARY: [Signature]

Print Name: Brian E Steele Notary

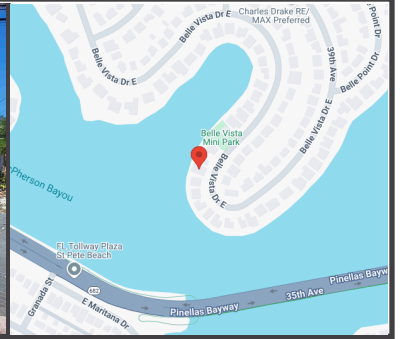
Public, State of Florida

(Notarial Seal)





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



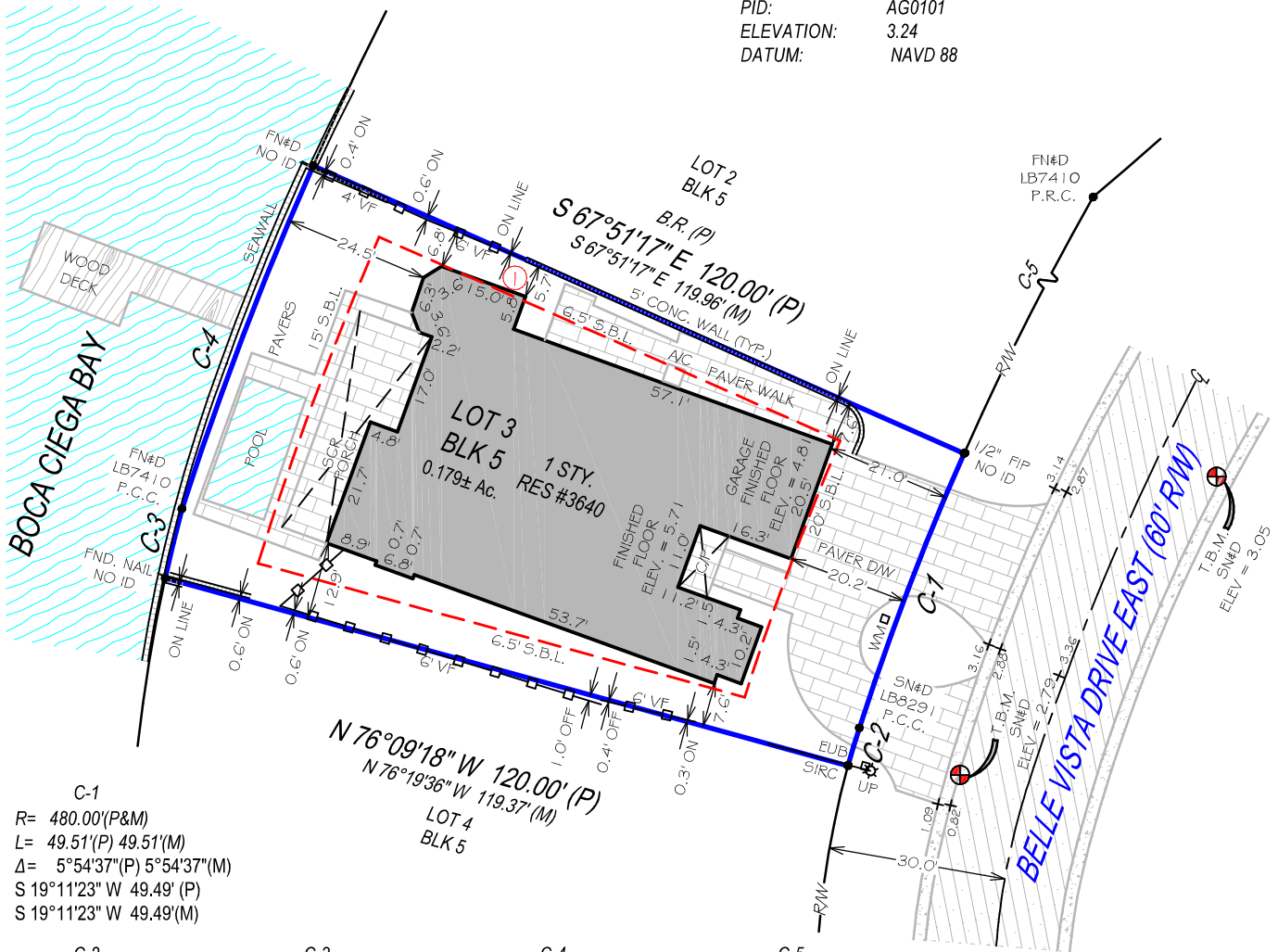
PROPERTY ADDRESS: 3640 BELLE VISTA DRIVE E, ST. PETE BEACH, FLORIDA 33706

SURVEY NUMBER: 2411.1969

2411.1969
BOUNDARY SURVEY
PINELLAS COUNTY

ELEVATIONS SHOWN AS (+^{3.14})

BASIS OF ELEVATIONS SHOWN
DESIGNATION: 196
PID: AG0101
ELEVATION: 3.24
DATUM: NAVD 88



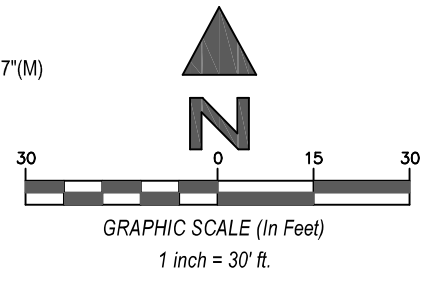
C-1
R= 480.00'(P&M)
L= 49.51'(P) 49.51'(M)
Δ= 5°54'37"(P) 5°54'37"(M)
S 19°11'23" W 49.49' (P)
S 19°11'23" W 49.49'(M)

C-2
R= 150.00'(P&M)
L= 6.64'(P) 6.67'(M)
Δ= 2°39'17"(P) 2°32'53"(M)
S 14°54'23" W 6.64' (P)
S 14°57'49" W 6.67'(M)

C-3
R= 270.00'(P&M)
L= 11.96'(P) 12.01'(M)
Δ= 2°32'18"(P) 2°32'56"(M)
N 14°57'59" E 11.96' (P)
N 11°56'18" E 12.01'(M)

C-4
R= 600.00'(P&M)
L= 61.89'(P) 61.92'(M)
Δ= 5°54'35"(P) 5°54'45"(M)
N 19°11'24" E 61.86' (P)
N 19°13'43" E 61.89'(M)

C-5
R= 480.00'(P&M)
L= 217.32'(P) 217.02'(M)
Δ= 25°56'27"(P) 25°54'17"(M)
S 35°06'55" W 215.47' (P)
S 35°05'46" W 215.18'(M)



SURVEYOR'S NOTES
NOTE: FENCES EXIST; OWNERSHIP NOT DETERMINED
SETBACK INFORMATION SHOWN PER APPROVED SITE PLAN DATED 8/16/2022

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-17.050 through 5J-17.053, 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.



POINTS OF INTEREST:
1. RESIDENCE OVER 6.5' SETBACK LINE



DATE SIGNED: 11/19/24
FIELD WORK DATE: 7/31/2025
REVISION DATE(S): (REV.1 8/4/2025) (REV.1 11/19/2024)

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 S67°51'17"E IS BASED ON THE NORTHERLY PROPERTY LINE OF LOT 3, BLOCK 5, BELLE VISTA SHORES, AS RECORDED IN PLAT BOOK 31, PAGE 8 ,OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 3, BLOCK 5, BELLE VISTA SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 8 - 10, 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 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

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

JASON P SCHAENGOLD, CHRISTINA L SCHAENGOLD

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR 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 0278 DATED 08/24/21.

DATE SIGNED: 11/19/24

BUYER: JASON P SCHAENGOLD, CHRISTINA L SCHAENGOLD

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

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

3640 BELLE VISTA DR. E

PROJECT PARTICIPANTS

OWNER: JASON P. SCHENGLER, CHRISTINA L. SCHENGLER
 ARCHITECT: RUSH J. CARLTON (FL LIC. 102672)
 ENGINEER: ROBERT C. BARRILLEAUX (FL LIC. 97952)

- 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.
- 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.
- 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.
- DRAWINGS ARE NOT TO BE SCALED AS DIMENSIONS GOVERN. DIMENSIONS ARE FROM FINISHED SURFACE OR CENTER OF WALL AS DEPICTED, U.N.O.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- GC TO VERIFY ALL EXISTING WINDOW, DOOR AND ANY OTHER ACCESS OPENING DIMENSIONS IN THE FIELD, INCLUDING FRAMING.
- DESIGN WIND SPEED FOR RESIDENTIAL CONSTRUCTION, NEW CONSTRUCTION, ADDITIONS, AND SUBSTANTIAL IMPROVEMENTS DESIGNED TO 160 MPH.
- 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.
- 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.
- 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.
- ALL WORK IS TO CONFORM TO THE CONTRACT / CONSTRUCTION DOCUMENTS (DRAWINGS AND SPECIFICATIONS). WORK SHALL BE NEW AND SATISFY THE QUALITY AS SPECIFIED.
- 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.
- NEW CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EVERY SPINELASPING AREA AND / OR ROOM UNLESS ALREADY EXISTING.
- 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 - 4".
- 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.
- 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. THE GC IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING CONDITIONS AND NEW WORK. 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.
- 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.
- 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.
- 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.
- 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. 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.
- 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 BEFORE CONSTRUCTION AND / OR FABRICATION OF THE WORK.
- 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, SOLING, SPRAY APPLIED PRODUCTS, ETC. THE AREA OF WORK SHALL BE CLEANED UPON COMPLETION, INCLUDING FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. AND SHALL BE READY TO BE OCCUPIED UPON SUBSTANTIAL COMPLETION.
- COORDINATE WITH OWNER ANY AND ALL LANDSCAPING TO BE REMOVED FOR INSTALLATION OF EXTERIOR EQUIPMENT, INCLUDING HVAC, WATER HEATER, ETC. ASSOCIATED EQUIPMENT.
- 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.
- GC SHALL COORDINATE WITH SUBCONTRACTORS INSTALLATION AND SCHEDULING AND ENSURE COORDINATION AND COOPERATION BETWEEN TRADES AS WELL AS ANY APPOINTED BY OWNER AND ENGINEER.
- ALL MANUFACTURED MATERIALS, EQUIPMENT AND ASSOCIATED PARTS SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERCTED, USED, CLEANED, AND CONDITIONED AS INDICATED BY THE MANUFACTURER, UNO.
- ALL CONSTRUCTION PERSONNEL SHALL CARRY PROPER IDENTIFICATION AT ALL TIMES.
- 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.
- ALL ELECTRICALLY OPERATED TOOLS AND EQUIPMENT SHALL BE PROPERLY GROUNDED.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE GC AND SUBCONTRACTOR(S) SHALL COORDINATE ALL NECESSARY UTILITIES COORDINATION, CONNECTION, PERMITS, ETC. WITH MUNICIPALITY OR PARISH, AND UTILITY COMPANIES AS REQUIRED.
- 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.
- ALL FIRE EXITS SHALL BE KEPT CLEAR AND UNOBSTRUCTED AT ALL TIMES.
- 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.
- 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.
- 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.
- 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.
- FINAL WALL LAYOUT OF NEW WALLS TO BE APPROVED BY ENGINEER IN THE FIELD BEFORE COMMENCEMENT OF INSTALLATION OF FINISHES.
- 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.
- ALL OWNER SUPPLIED FURNITURE / MILLWORK/EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR AS INDICATED, UNO.
- 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.
- 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.



1 Cover Sheet View

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 CONTRACTOR'S 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.

SIGNATURE:

ROBERT C. BARRILLEAUX, P.E.

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RBA ENGINEERING



MODERN MOVERS

THE SLAB HOME ELEVATION EXPERTS

Modern Movers

Project Number: 2024.046
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