

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
November 14, 2016 – 9:00 AM

Case Summary Review:

1. [BA-1-12-16 \(Carmen Dimler\)](#)
2. [BA-2-12-16 \(Trevor Peck\)](#)
3. [BA-3-12-16 \(Gayle Lilja\)](#)
4. [BA-4-12-16 \(Alex Deeb and Nancy Boyce\)](#)
5. [BA-5-12-16 \(Big Fig Enterprises LLC\)](#)
6. [BA-6-12-16 \(Ada Wrenn\)](#)
7. [BA-7-12-16 \(Laspina Clearwater Properties, LLC\)](#)
8. [BA-8-12-16 \(Laurens, Marianne and Joseph Bradley\)](#)

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-1-12-16

PRC MEETING: November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Carmen R. Dimler
15272 Avalon Ave
Clearwater, FL 33760

REP/ADDRESS: Joseph N. Perlman, Esq.
Perlman Law Firm
1101 Belcher Rd S
Largo, FL 33771

PROPERTY ZONING: R-4, One, Two & Three Family Residential

LAND USE DESIG: Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: Variances to allow a partially enclosed carport to remain 1.2 feet from the north side property line and a 131-square foot shed to remain 1.5 feet from the rear property line and 2 feet from the north side property line where 10-foot rear and 7.5-foot side setbacks are required in an R-4 zone, for the property located at 15272 Avalon Avenue in the unincorporated area of Largo.

PARCEL ID: 33/29/16/39402/005/0080

NOTICES SENT TO: Carmen R. Dimler, Joseph N. Perlman, Esq., BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00046

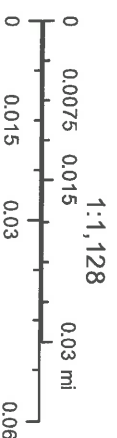
Pinellas County DRS



October 19, 2016

Parcels

Site Address



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEE
FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance
Japan, METI, Esri China (Hong Kong), swisstopo, Map
OpenStreetMap contributors, and the GIS User Community

Pinellas County DRS



Pinellas County DRS

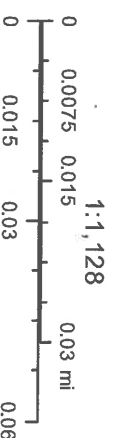


October 19, 2016

Parcels

Site Address

BA-1-12-16



Est. HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
Source: Est. DigitalGlobe, GeoEye, Earthstar Geographics, CNES
USDA, USGS, AeroGRID, IGN, and the GIS User Community

Filing Deadline: _____

Filing Fees: _____

Variance: _____

Special Exception: _____

Date of hearing (if filed before above date): _____

PINELLAS COUNTY BOARD OF ADJUSTMENT APPLICATION FOR PUBLIC HEARING

FILE # _____ PARCEL # 33/29/16/39402/005/0080

After the fact structure YES ☒ NO ☐ Bldg Sign Off: DM Date 8-10-16

Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____
SUBJECT TO ENGINEERING

Applicant's Signature: _____ Date: _____

Received by: _____ Date Filed: _____

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Building & Development Review Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of BDRS. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

- Owner: CARMEN R. DIMLER
Mailing Address: 15272 AVALON AVE City: CLEARWATER
Street Address: SAME City: _____
State: FL Zip Code: 33760 Telephone No: 531 4201
Daytime Phone: SAME Fax No. _____ Email: _____
- Representatives Name: JOSEPH N PERLMAN, ESQ
Mailing Address: 1101 BELCHER RD S City: LARGO
State: FL Zip Code: 33771 Telephone No: _____
Daytime Phone: 727 536 2711 Fax No. 536 2714 Email: JOE@PERLMANLAWFIRM.COM

2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application
N/A

Specify interest held: _____

2B. Is there an existing contract for sale on subject property? NO

If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____

Is contract conditional or absolute? _____

2C. Are there any options to purchase subject property? NO

If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____

3. Hearing requested to consider: ☒ A Variance or ☐ B Special Exception

To allow the following: TO ALLOW PARTIALLY ENCLOSED STRUCTURE TO REMAIN WITHIN 7.5 FT OF THE SIDE SET BACK

AND 131 sq ft shed located WITHIN 1.5 rear
Setback and a 2 ft. side set back

4. Location of Subject Property: 15272 ^{Avalon} AVALAON AVE

(Street Address)

5. Legal Description of Subject Property:

LOT 8, BLOCK 5, HIGH POINT, PLAT BOOK 10, PAGE 69

6. Lot Size: 50 X 135

7. Present Zoning Classification: R4

Present Land Use Plan Designation: RESIDENTIAL

8. Present structures and improvements on the property: SINGLE FAMILY WOOD FRAMED RESIDENCE

9. Proposed use of property will be: RESIDENCE

10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

Mr & Mrs Bishop installed an enclosure when home was moved to the property. Per Section 138-113 (1)-(7) are all applicable since no one will be harmed or injured.

11. Has any previous application or appeal been filed in connection with this property within the last two years?
(Yes) ☐ (No) ☒ If so, briefly state the nature of the application or appeal?

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- (A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. (Applications for variance from the minimum construction elevation will require submission of a survey indicating the existing elevation on the property and an interior layout of proposed or existing construction.) If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.
- (B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.
- (C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.
- (D) Adult Use Variance (see Ordinance 90-65).
- (E) Concurrency Variance of Appeal (see Ordinance 89-69. Subject to annual amendment of the Concurrency Test Statement).

13. Date Property Acquired: 12/20/05

14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☐
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☒

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☒

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? _____ Violation Number cc 16 02071 and cc 02070 _____

Pinellas County Environmental Management? _____ Violation Number _____

Other? _____ Violation Number _____

If there is no violation, what prompted you to file this application?

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

The issuance of a Flood Variance to construct a structure below the base flood level will result in an increase in insurance coverage premiums as well as increase risk to life and property. This information is provided to insure your awareness of the potential cost factors involved prior to your investment of time and money. It is suggested you contact your insurance agent to determine the effects a variance to the flood elevation requirements might have on flood insurance premiums.

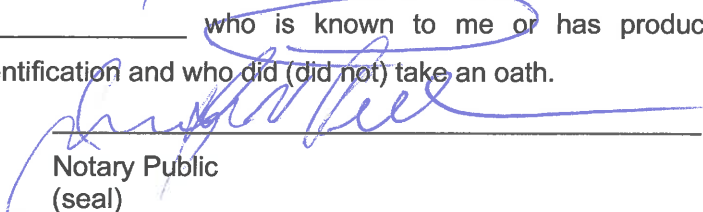
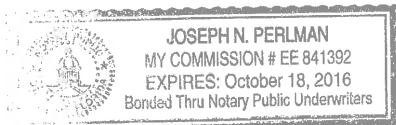


Signature of Owner or Trustee
*(See note below)

29
Date: JULY , 2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29 day of JULY, 2016 by CARMEN R. DIMLER who is known to me or has produced as identification and who did (did not) take an oath.



Notary Public
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

This document prepared by and return to:
LIBERTY TITLE AGENCY
1101 Belcher Road South, Suite A
Largo, FL 33771
FILE NO: 05-0507-LH

Parcel/Folio ID Number: 33-29-16-39402-005-0080

WARRANTY DEED

THIS INDENTURE, made this 20th day of December, 2005, between **Raymond J Steele, a married man**, of the County of Pinellas, State of Florida, Grantor, and **Carmen Rae Dimler, a single woman**, whose address is 15272 Avalon Avenue, Clearwater, FL 33760, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

LOT 8, BLOCK 5, HIGHPOINT, according to the map or plat thereof, as recorded in Plat Book 10, Page 69, Public Records of Pinellas County, Florida.

Subject to any restrictions, reservations and easements of record, if any, and taxes subsequent to 2005.

The property herein conveyed is not the homestead property of the Grantor(s).

The Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set his hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

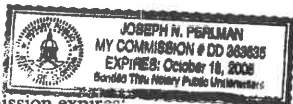
Witness: Joseph N. Perlman

Witness: Shirley Schaefer

Raymond J Steele
Raymond J Steele
1027 58th Ave N
St Petersburg, FL 33705

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 20th day of December, 2005, by Raymond J Steele, who is/are personally known to me or has produced identification in the form of Florida's license.



My commission expires:

Joseph N. Perlman
Notary

Rec 5.00
Doc 160.00
H 165.00

01 Cash 5.00
40 Rec 5.00
41 DS 160.00
43 Int
Tot 165.00
B

Documentary Tax Pd. \$ 160.00
Intangible Tax Pd. \$
Sales Tax Pd. \$
Carson E. Decker, Clerk Pinellas County
Deputy Clerk

BURTON
PROFESSIONAL
ASSOCIATION
ATTORNEYS AT LAW
CLEARWATER, FL

WARRANTY DEED

85256529

THIS INDENTURE, BETWEEN
JOHN L. BISHOP and BARBARA M. BISHOP,
his wife,
hereinafter referred to as Grantor, and the
Grantee shown immediately here below, whose
permanent address is as shown:

RAY STEELE, a single man
15272 Avalon Ave
Clearwater, FL 33520

WITNESSETH, That, Grantor, for and in
consideration of the sum of Ten Dollars
(\$10.00) lawful money of the United States
of America in hand paid by Grantee, at or
before the execution and delivery hereof,
the receipt whereof is hereby acknowledged. The Grantor
has granted, bargained, sold, aliened, remised, released,
conveyed & confirmed, and by these presents does grant,
bargain, sell, alien, remise, release, convey and confirm unto
Grantee and Grantee's heirs and assigns forever, all the
following piece, parcel or tract of land, situate lying
and being in the County shown below State of Florida, and
described as follows:

LOT 8, BLOCK 5, HIGH POINT, according to the map or
plat thereof, recorded in Plat Book 10, Page 69, Public
Records of Pinellas County, Florida.

And Grantor and Grantor's heirs and assigns, warrants
the above described and hereby grants and releases pre-
mises, and every part and parcel thereof, with the appur-
tenances, unto Grantee and Grantee's heirs and assigns and
against all and every person or persons whomsoever law-
fully claiming or to claim the same, by, through and under
Grantor herein, shall and will warrant and by these pre-
sents forever defend.

(Grantor and Grantee used for singular or plural).

IN WITNESS WHEREOF, and as dated above, Grantor has
caused these presents to be signed and acknowledged.
Signed and delivered in
our presence:

Elizabeth Thompson *John L. Bishop*
Carmen Caccarino *Barbara M. Bishop*
JOHN L. BISHOP
BARBARA M. BISHOP

STATE OF FLORIDA/COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day personally appeared
before me, an Officer duly authorized to administer oaths
and take acknowledgments according to the Law of the State
of Florida, the party(ies) who have signed above, to me
well known, who executed the foregoing document, and they
acknowledged before me that they had full authority to so
act and that the same was executed for the purposes there-
in expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal in the aforesaid County and State
this 42 day of December, 1985

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Feb. 15, 1989
Bundled thru Long Term Insurance, Inc.

Date: 12-4-85
Prepared By & Returned To:
John C. LaFayette, Esq
Burton Professional Assoc
P O. Box 4747
Clearwater, FL 33518

0.6127 PAGE 408

19 14764161 72	1. 05DCS
40	5.00
41	160.00
TOTAL	165.00 CHK

DEC 5 2 56 PM '85

John C. LaFayette
NOTARY PUBLIC

40 Rec 500
41 St 32.15
42 Sur _____
43 Int _____
Tot 94.15

82146637

HOLD FOR
Fidelity Title Company
INSURANCE ON TITLES TO REAL ESTATE
4134 Central Avenue
ST. PETERSBURG, FLORIDA 33711
82-382243

O.R. 8406 PAGE 1271

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 27th day of September 19 82, Between
Marjorie E. Aikman, an unmarried widow

John L. Bishop and wife Barbara M. Bishop
2422 Kent Place South, Clearwater, FL 33516

19 19260621 76 0001, 27SE02
40, grantor, 6400
41, 39.15
42, 15.00
grantee,

Witnesseth, That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

Lot 8, Block 5, HIGH POINT, according to the plat thereof, as recorded in Plat Book 10, Page 69, Public Records of Pinellas County, FL.

Subject to easements, restrictions and reservations of record.
Subject to taxes for the year 1982 and subsequent years.

THIS IS VACANT LAND.

Documentary Tax Pd. \$ 39.15
Intangible Tax Pd. _____
Karlgen E. DeBaker, Clerk, Pinellas County
By David A. Drue Deputy Clerk

SEP 27 7 11 PM '82
CLERK CIRCUIT COURT
JANUARY 25, 1983
ST. PETERSBURG, FLORIDA

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marjorie E. Aikman (Seal)
MARJORIE E. AIKMAN

(Seal)

David A. Drue (Seal)
DAVID A. DRUE

(Seal)

STATE OF Florida
COUNTY OF Pinellas

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Marjorie E. Aikman, an unmarried widow

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September 1982

My commission expires: 1/16/86



David A. Drue
Notary Public

[illegible]

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33 29 16 39402 005 0090

1989 MAF FICHE
MUSGRAVE, SYBIL
15236 AVALON AVE
CLEARWATER, FL

HIGH POINT
BLK 5 LOTS 9 THRU 13 &
S 15 FT OF 14 & E 20 FT OF

3,984

34620

RESIDENTIAL
APPRaisal
CARD
PINELLAS COUNTY
JIM SMITH

I 15

33	29	16	39402	005	0090
SEC.	TWP.	RGE.	SUBD.	BLK.	LOT
PARCEL IDENTIFICATION NUMBER					
DATE PRINTED			CARD NO. IN PARCEL		
15-DEC-89			01 OF 1		
REPLACEMENT COST RECAP					

1990

33 29 16 39402 005 0080

D 15

1990 MAP FICHE STEELE, RAYMOND J. STEELE, CARMEN R. 15272 AVALON AVE CLEARWATER, FL 34620										HIGHPOINT 5,259 BLK 5, LOT 8										RESIDENTIAL APPRAISAL CARD PINELLAS COUNTY JIM SMITH PROPERTY APPRAISER										33 29 16 39402 005 0080 SEC IMP. PGE. SWD. SIA. LOT PARCEL IDENTIFICATION NUMBER DATE PRINTED 19-NOV-90 CARDS IN PARCEL 01 OF 1 REPLACEMENT COST RECAP THIS CARD 31,100 THIS PARCEL 31,100 IMPRV 12,630 LAND 43,730 TOTAL BASE- 27*32*3*8*21*8* 3*32 A-SPU 15*24*									
FOUNDATION 2 FLOOR SYSTEM 1 EXT. WALL 9 ROOF FRAMING 1 ROOF COVER 3 FLOOR FINISH 6 INT. FINISH 4 HEATING 6 COOLING 1 BLDG. SHAPE 7 TO 9										CONT FOOT 2 SLB ON GD 1 RECLAD 9 GABLE-HIP 1 CMP SHINGL 3 CARPET 6 DRYWALL 4 CNTRL DUCT 6 CENTRAL 1										110 83.00 86.30 01 5060 101 UNITS SURE FACTORS ADJ UNITS BASE RATE ADJ BASE RATE IMP TYP ACT EST IN B/L																			
AREA DESC BAS SPU										% OF RATE 1.00 .20										ADJO RD FOOT RATE AREA RATE NO OF SQ FEET 1032 360										REPL COS NEW REPLACEMENT COST DEP									
TOTAL AREAS AGE DEPRECIATION 224 0 0.776										BAS = REPLACEMENT COST NEW REPLACEMENT COST DEP										CODE DESCRIPTION DIMENSION PRICE UNITS VALUE																			
QUALITY AVERAGE REB GRADE AVERAGE										NUMBER OF STORES 1.0 NUMBER OF FULT. 3 NUMBER OF LIV UNITS 1 PROPERTY USE CODE 210										PERMIT DATA NUMBER DATE TYPE VALUE MARKET DATA DATE 12/85 12/85 PRICE 30,000 8,700 BOOK 5127 5406 PAGE 408 1271 REVIEW BY (B) DATE 15-MAR-88 REVIEW BY (L) DATE 01-JUN-88 AREA 14 NEIGHBORHOOD 27 CEN TRACT 245.05																			
PROP ADDRESS 15272 AVALON AVE										LAND LINES LU DESCRIPTION FRONT 50 DEPTH 135 DEPTH 101 COND 100										FACTORS UNIT PRICE 250.00 ADJ UNIT PRICE 252.50 UNITS 50.00 VALUE 12625 MT NO F																			
TOTAL CALCULATED LAND VALUE																																							

33 29 16 39402 005 0090

E 15

1991

33 29 16 39402 005 0080

C 01

1991 NAF FICHE STEELE, RAYMOND J. STEELE, CARMEN R. 15272 AVALON AVE CLEARWATER, FL 34620		HIGHPOINT BLK 5, LOT 8 6,573		RESIDENTIAL APPRAISAL CARD PINELLAS COUNTY JIM SMITH PROPERTY APPRAISER		33 29 16 39402 005 0080 REC. TRP. AGE. BIRD. BLK. LOT PARCEL IDENTIFICATION NUMBER DATE PRINTED: 02-NOV-91 CARDS IN PARCEL: 01 OF 1 REPLACEMENT COST RECORD THIS CARD: 31,040 THIS PARCEL: 31,040 BPMV: 12,630 LAND: 43,670 TOTAL: 54,710 BASE- 27*12*3*8*21*8* 3*32 1-SPU 15*24*	
FOUNDATION: 2 FLOOR SYSTEM: 1 EXT. WALL: 1 ROOF FRAMING: 1 ROOF COVER: 3 FLOOR FINISH: 6 INT. FINISH: 6 HEATING: 6 COOLING: 1 BLDG. SHAPE: 7 TO 9		CONT FOOT: 2 SLB ON GD: 1 RECLAD: 1 GABLE-HIP: 1 CMP SHINGL: 3 CARPET: 6 DRYWALL: 6 CENTRAL DUCT: 6 CENTRAL: 1					
AREA DESC: BAS SPU % OF AVE: .20 ADJTD SQ FOOT RATE: 1032 NO OF SQ FEET: 360 REPL COG NEW: 360		TOTAL AREAS: 111 ADJ = 84.00 BMS = 87.74 01 50501					
AGE: 25 DEMERITATION: 1 % COND: 0.743 REPLACEMENT COST NEW: 12625 REPLACEMENT COST DEP: 0		CODE: 01 DESCRIPTION: 01 DIMENSION: 50 PRICE: 135 UNITS: 101 VALUE: 100		NUMBER OF STORIES: 1.0 NUMBER OF PKT: 3 NUMBER OF LN UNITS: 1 PROPERTY USE CODE: 210		PERMIT DATA NUMBER: 128500 DATE: 9/82 TYPE: 8 VALUE: 30,000 8,700 54061271	
QUANTITY: AVERAGE REB GRADE: AVERAGE PROP ADDRESS: 15272 AVALON AVE		XFSB: 0 MARKET DATA DATE: 12/85 PRICE: 30,000 SQFT: 8,700 PRICE: 54061271		REVIEW BY: 14 ON DATE: 15-MAR-88 REVIEW BY: 8 ON DATE: 01-JUN-88 AREA #: 16 NEIGHBORHOOD: 27 CEN TRACT: 245.03		SITE DATA SEAWALL: N WATER VW: N PARK VW: N GOLF VW: N GOLF/FRT: N GOLF/FRT: N	
LAND LINES LOT: 01 DESCRIPTION: 01 FRONT: 50 DEPTH: 135 FACTORS: 101 COND: 100 UNIT PRICE: 250.00 ADJ UNIT PRICE: 252.50 UNITS: 50.00 VALUE: 12625 INT NO: F		CALCULATED LAND VALUE					

33 29 16 39402 005 0000

H-105

1992 RAY FICHE STEELE, RAYMOND J. STEELE, CARMEN A. 15272 AVALON AVE CLEARWATER, FL				HIGHPOINT BLK 5, LOT 8				6,861 PERSONAL JENNIFER CAR WILLIAM COUNTY FL ORTN PROPERTY ADDRESS				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>SEC</td> <td>PAGE</td> <td>REV</td> <td>DATE</td> <td>TIME</td> <td>USER</td> <td>CODE</td> </tr> <tr> <td>19</td> <td>NOV</td> <td>92</td> <td>10</td> <td>10</td> <td>10</td> <td>10</td> </tr> </table>				SEC	PAGE	REV	DATE	TIME	USER	CODE	19	NOV	92	10	10	10	10												
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1992

1994

33 29 16 39402 005 0080

H 13

1994 MAF FICHE STEELE, RAYMOND J. STEELE, CARMEN R. 15272 AVALON AVE CLEARWATER, FL		34620	HIGHPOINT BLK 5, LOT 8	11.276	RESIDENTIAL APPRAISAL CARD PINELLAS COUNTY JIN SMITH PROPERTY APPRAISER	33 29 16 39402 005 0080
PARCEL IDENTIFICATION NUMBER DATE PRINTED 04-NOV-94 CARDS IN PARCEL 01 OF 1 REPLACEMENT COST RECAP IMPRV 30,290 30,290 LAND 12,630 TOTAL 42,920						
FOUNDATION CONT FOOT 2 FLOOR SYSTEM SLB ON GD 1 EXT. WALL RECLAD 9 ROOF FRAMING GABLE-HIP 1 ROOF COVER CMP SHINGL 3 FLOOR FINISH CARPET 6 INT. FINISH DRYWALL 4 HEATING CNTRL DUCT 6 COOLING CENTRAL 1 BLDG. SHAPE 7 TO 9 1						
AREA DESC BAS 1.00 SPU .20		NO OF SQ FEET 1032 REPL COS 360				
TOTAL AREAS 111 34.00 37.74 01 5050						
AGE 273 0 0.727		DEPRECIATION 273 0 0.727				
CODE DESCRIPTION DIMENSION PRICE UNITS VALUE		NUMBER OF STORIES 1-0 NUMBER OF FINT. 3 NUMBER OF LIV UNITS 1 PROPERTY USE CODE 210				
QUALITY AVERAGE NEB GRADE AVERAGE		MARKET DATA DATE 12/85 PRICE 30,000 6127408 9 8200 8,700 54081271 0 0 0				
PROP ADDRESS 15272 AVALON AVE		REVIEW BY 127 (B) DATE 27-JAN-92 REVIEW BY 46 (L) DATE 01-JUN-88 AREA 8 14 NEIGHBORHOOD 27 GEN TRACT 245.03				
LAND LINES LU DESCRIPTION FRONT DEPTH DEPTH COND FACTORS UNIT PRICE ADJ UNIT PRICE UNITS VALUE RT HD		TOTAL CALCULATED LAND VALUE				
01 50 135 101 100 250.00 252.50 50.00 12625 F						

1995

33 29 16 39402 005 0080

1995 MAP FICHE
STEELE, RAYMOND J.
STEELE, CARMEN R.
15272 AVALON AVE
CLEARWATER, FL

34620

HIGHPOINT
BLK 5, LOT 8

18.571

RESIDENTIAL
APPRAISAL
CARD
PINELLAS COUNTY
JIM SMITH, CFA
PROPERTY APPRAISER

33 29 16 39402 005 0080 J 14

PARCEL IDENTIFICATION NUMBER
DATE PRINTED 26-OCT-95 CARDS IN PARCEL 01 OF 1
REPLACEMENT COST RECORD
THIS CARD THIS PARCEL
IMPRV 30.040 30.040
LAND 12.630
TOTAL 42.670

BASE - 273230821#8
3032
A-SPU 15*24*

FOUNDATION
FLOOR SYSTEM
EXT. WALL
ROOF FRAMING
ROOF COVER

CONT FOOT
SLB ON GD
RECLAD
GABLE-HIP
CMP SHINGL

2
1
9
1
3

FLOOR FINISH
INT. FINISH
HEATING
COOLING

CARPET
DRYWALL
CENTRAL DUCT
CENTRAL

6
4
6
1

BLDG. SHAPE 2 TO 9

TOT UNITS	BASE	SIZE	ADJ UNITS	BASE RATE	ADJ BASE RATE	IMP	ACT	TR. ALY.
1	1.00	1.00	1	1032	1032	0	0	0
SPU	-20			360				

TOTAL AREA 1032

AGE DEPRECIATION 2
REPLACEMENT COST MEN
REPLACEMENT COST DEP

279 0 0.721

CHG	DESCRIPTION	QUANTITY	PRICE	UNITS	VALUE	YEAR

QUALITY AVERAGE
NEB GRADE AVERAGE

PROF ADDRESS 15272 AVALON AVE

LAND LINES

LU	DESCRIPTION	FRONT	DEPTH	FACTORS	DEPTN	COND	UNIT PRICE	ADJ UNIT PRICE	UNITS	VALUE	MT	HT
01		50	135	101	100		250.00	252.50	50.00	12625		F

TOTAL CALCULATES LAND VALUE

PERMIT DATA
NUMBER 1-0
DATE 3
TYPE 1
VALUE

MARKET DATA
DATE 12/28/91
PRICE 30.000
BOOK 6127
PAGE 408
8.700
54061271

REVIEW BY 127
(B) DATE 22-JAN-92
REVIEW BY 46
(C) DATE 01-JAN-88
AREA 16
NEIGHBORHOOD 29
GEN TRACT 245.03

33 29 16 39402 005 0080

RESIDENTIAL

15272 AVALON AVE

Owner's Name and Address

STEELE, RAYMOND JOHN
DIMLER, CARMEN RAE
15272 AVALON AVE

CLEARWATER FL 33760-2405

Structural Elements

Foundation: 2 Continuous Wall
Floor System: 1 Slab on grade
Exterior Wall: 9 Frame/Reclad Alum/Vinyl
Roof Frame: 1 Gable-Hip
Roof Cover: 3 Compos-shingle
Floor Finish: 2 Carpet/Vinyl/Asphalt/Softwood/Terrazzo
Interior Finish: 2 Drywall/Plaster/Panel
Heating: 6 Central Duct
Cooling: 1 Cooling(Central)
Quality: 0 Minimal

Review Date: 04-Apr-2003

Reviewed by: 113

Source: Owner

Area: 25

NEB: 16

Units: 1

Stories: 1.0

Fixtures: 3

Total units: 1

Property Use:

Imprv Type:

Year Built:

Effective Age:

Special Rate:

Mobile Hm Type:

Depreciation

Other: 0

Functional: 0

Economic: 0

Code Description Cond Dimensions Value

Units Year Built Eff Age

SOH Code

SOH Note

Entered:

Verified:

Cost Data

This Card 24,380

This Parcel 24,380

Date 12 1985 Q I

Price 30,000

Ratio Book 165 6127 408

Land: 25,250
Total: 49,630

Date 9 1982 Q I

Price 8,700

Ratio Book 5406 1271

Notes

Short Legal

BLK 5, LOT 8

REAR EST.

HIGHPOINT

Dimensions

LU Front 50 Depth 135

Front 1.00 Depth 1.01 Site 1.00 Other 1.00

Unit Price 500.00 Units 50.00

Method View: NONE
Frontage: No

Number: Date: Type: Value:

01

Front

50

Depth

135

Front

1.00

Depth

1.01

Site

1.00

Other

1.00

Unit Price

500.00

Units

50.00

Method

View:

NONE

Frontage:

No

Number:

Date:

Type:

Value:

Permit Data

Page

408









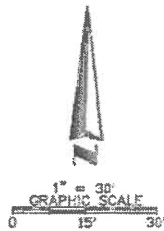
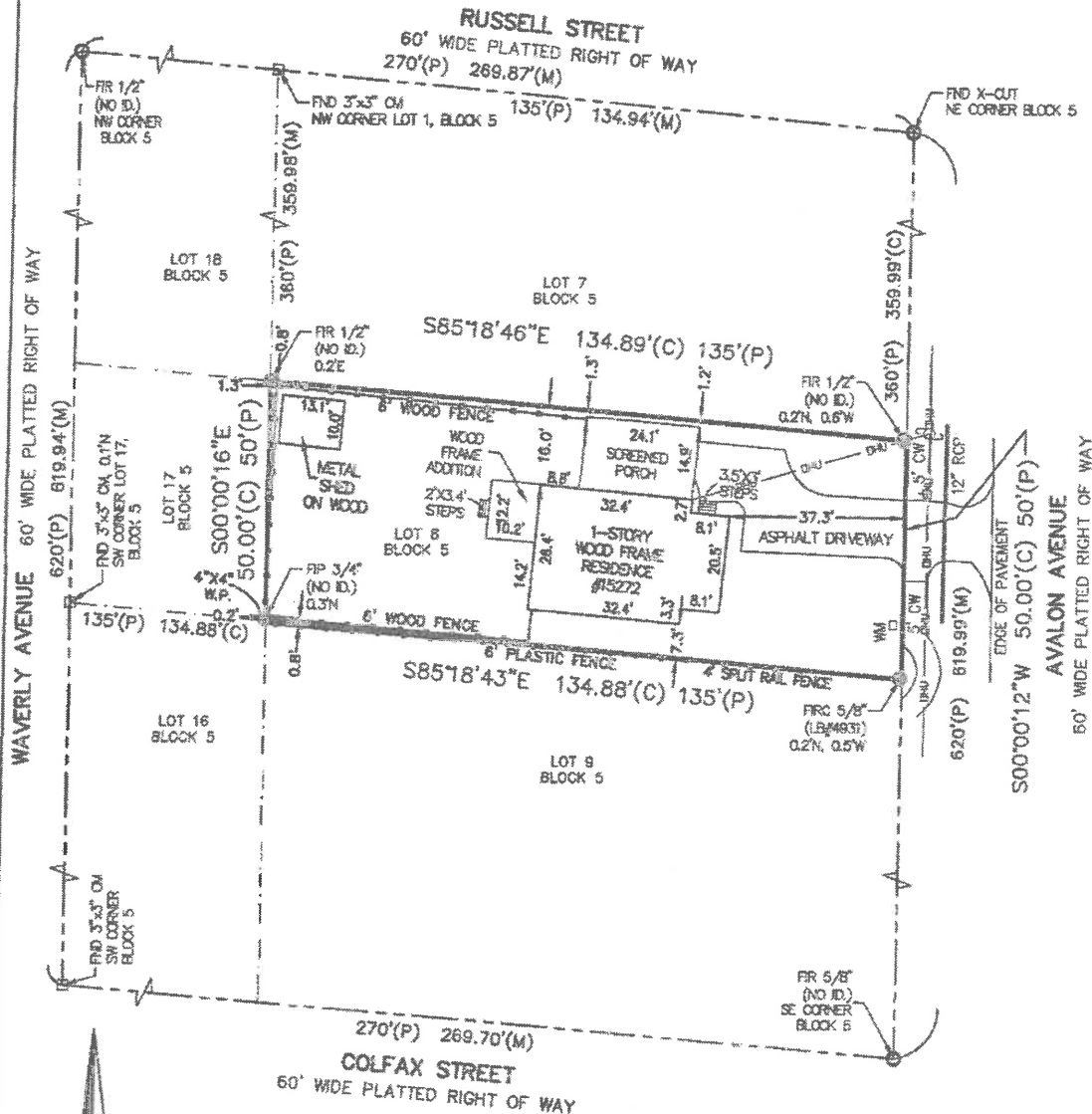




BOUNDARY SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 8, BLOCK 5, HIGH POINT, AS RECORDED IN PLAT BOOK 10, PAGE 69, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
CARMEN DIMLER

LEGEND:

CL	UTILITY POLE	ORB	OFFICIAL RECORDS BOOK
□	FOUND CONCRETE MONUMENT	PG	PAID
○	FOUND 1/2" IRON ROD & CAP Lࣇ	F.L.R.M.	FLOOD INSURANCE RATE MAP
R	DENOTES RADIUS	LB	LICENSED BUSINESS
Δ	DENOTES DELTA ANGLE	LS	LICENSED SURVEYOR
L	DENOTES ARC LENGTH	PRM	PERMANENT REFERENCE MONUMENT
CS	CHORD BEARING	PDP	PERMANENT CONTROL POINT
---	RIGHT OF WAY LINE	PI	POINT OF INTERSECTION
(P)	PER PLAT MEASURED	PT	POINT OF TANGENCY
(M)	MEASURED	PC	POINT OF CURVATURE
FND	FOUND	CU	CHAIN LINK FENCE
CONC	CONCRETE	WF	WOOD FENCE
CONC COVD	CONCRETE COVERED	TYP	TYPICAL
		A/C	AIR CONDITIONER
		CBW	CONCRETE BLOCK WALL
		RP	RADIUS POINT
		OHU	OVERHEAD UTILITY LINE

I HAVE EXAMINED THE F.L.R.M. COMMUNITY PANEL NO 12103CD1376 DATED SEPTEMBER 3, 2003 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".

BEARINGS SHOWN HEREON ARE BASED ON THE WEST R/W LINE OF AVALON AVENUE BEING S00'00'12"W AND IS ASSUMED.

(FIELD DATE:) 08/16/2016

SCALE: 1" = 30 FEET

APPROVED BY: JDF

JOB NO. ASM_DimierSurvey

DRAWN BY: GHF/JCB

REVISED:

ASM

AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6383
3911 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7878
WWW.AMERICANSURVEYINGANDMAPPING.COM

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JAMES D. FLICK, PSM #6088
DATE: 08/16/2016

BA-1-12-16

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-2-12-16

PRC MEETING: November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Trevor Peck
406 Hillsborough St.
Palm Harbor, FL 34683

REP/ADDRESS: Don Armstrong, Jr.
2187 N. Green Ridge Pl.
Palm Harbor, FL 34683

PROPERTY ZONING: RM-5, Residential, Multiple Family

LAND USE DESIG: Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow construction on a lot having 24.97 feet of public road frontage where 75 feet is required and a variance to allow an existing structure to remain with a 0-foot side setback where 7.5 feet is required in an RM-5 zone, for the property located at 406 Hillsborough Street in Palm Harbor.

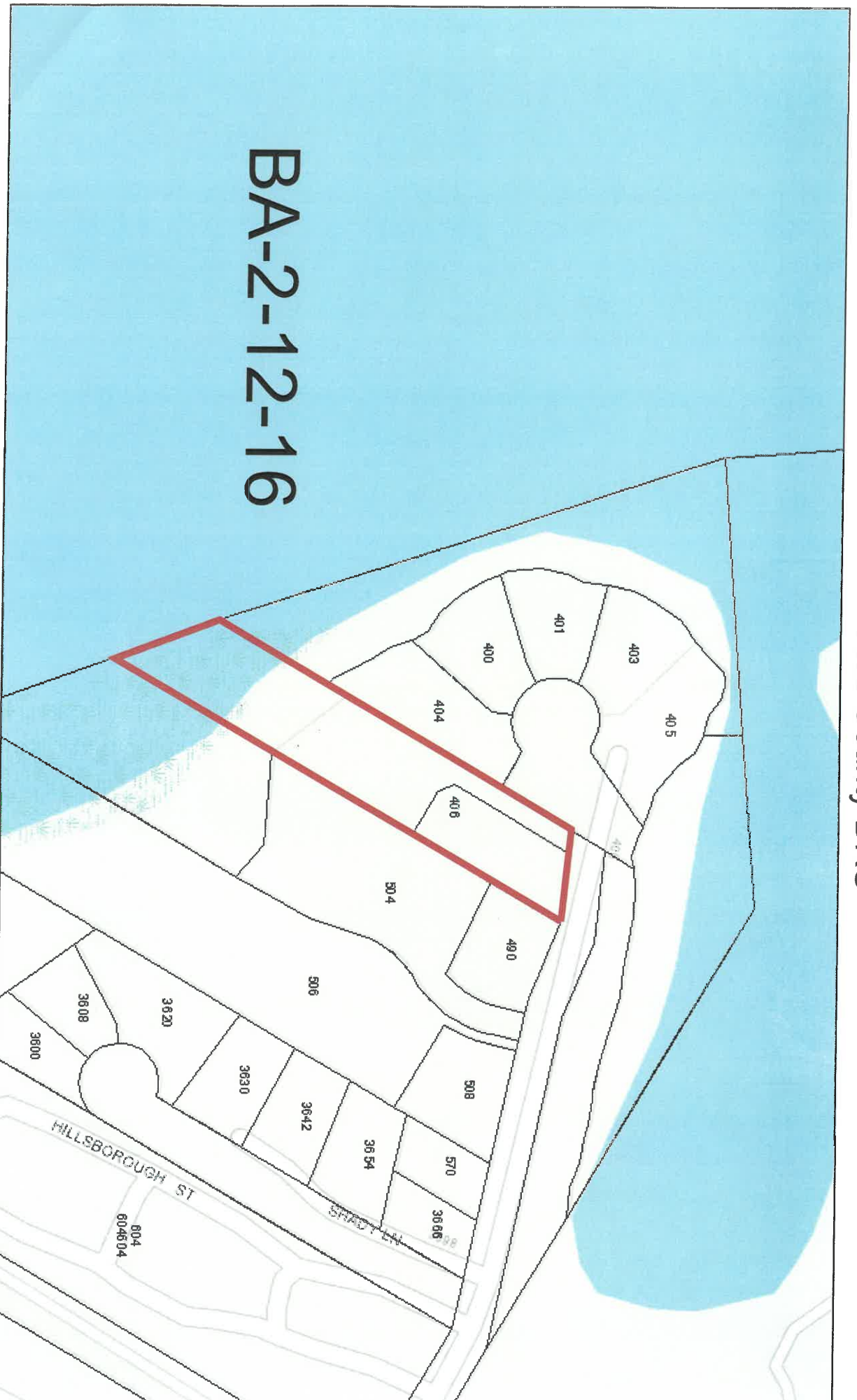
PARCEL ID: 26/27/15/94590/007/0060 and 26/27/15/94590/007/0061

NOTICES SENT TO: Trevor Peck, Don Armstrong, Shady Lane MHP, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00047

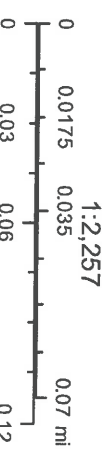
BA-2-12-16



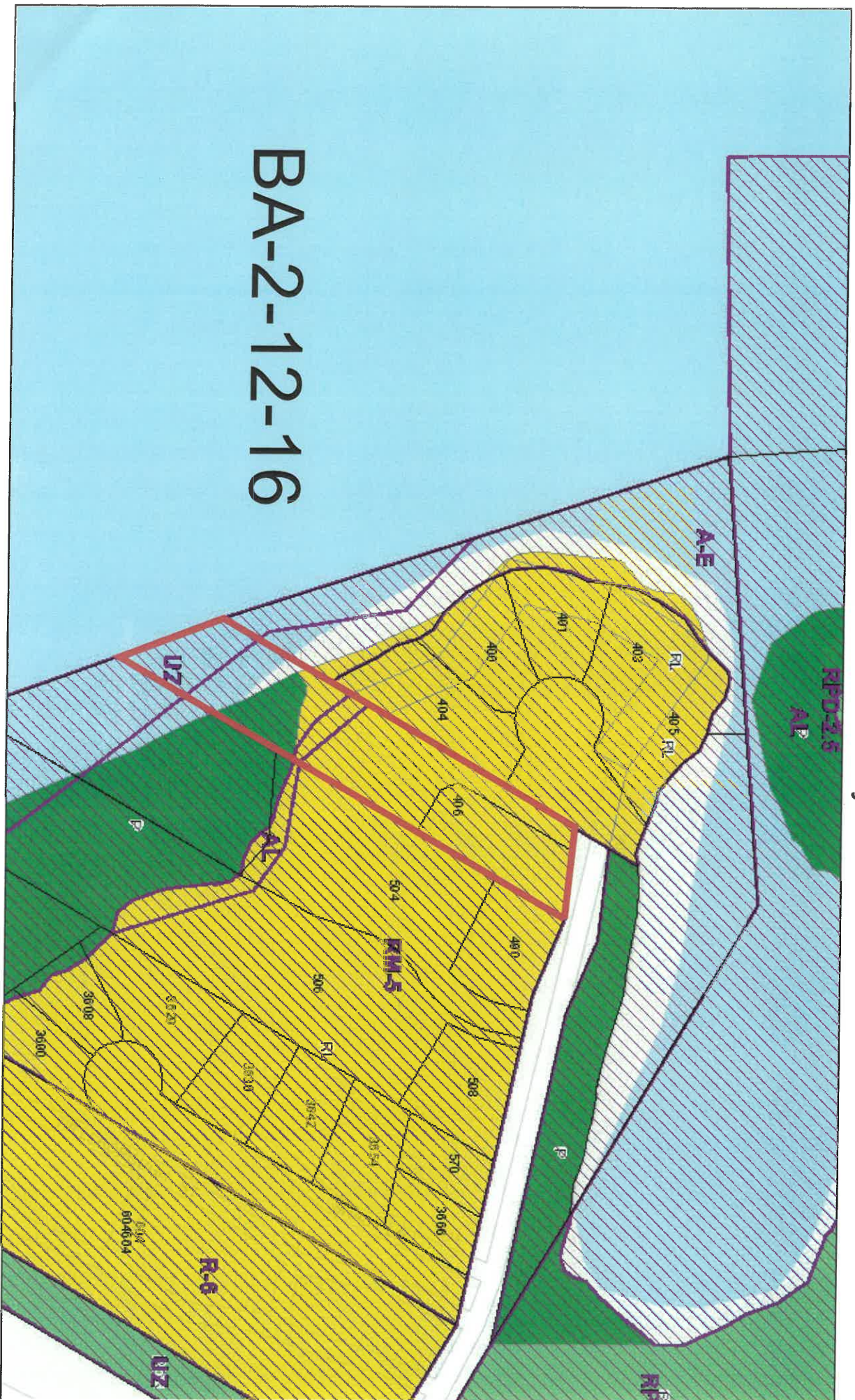
October 19, 2016

Parcels

Site Address



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri, China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community



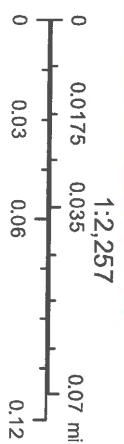
BA-2-12-16

October 19, 2016

Parcels

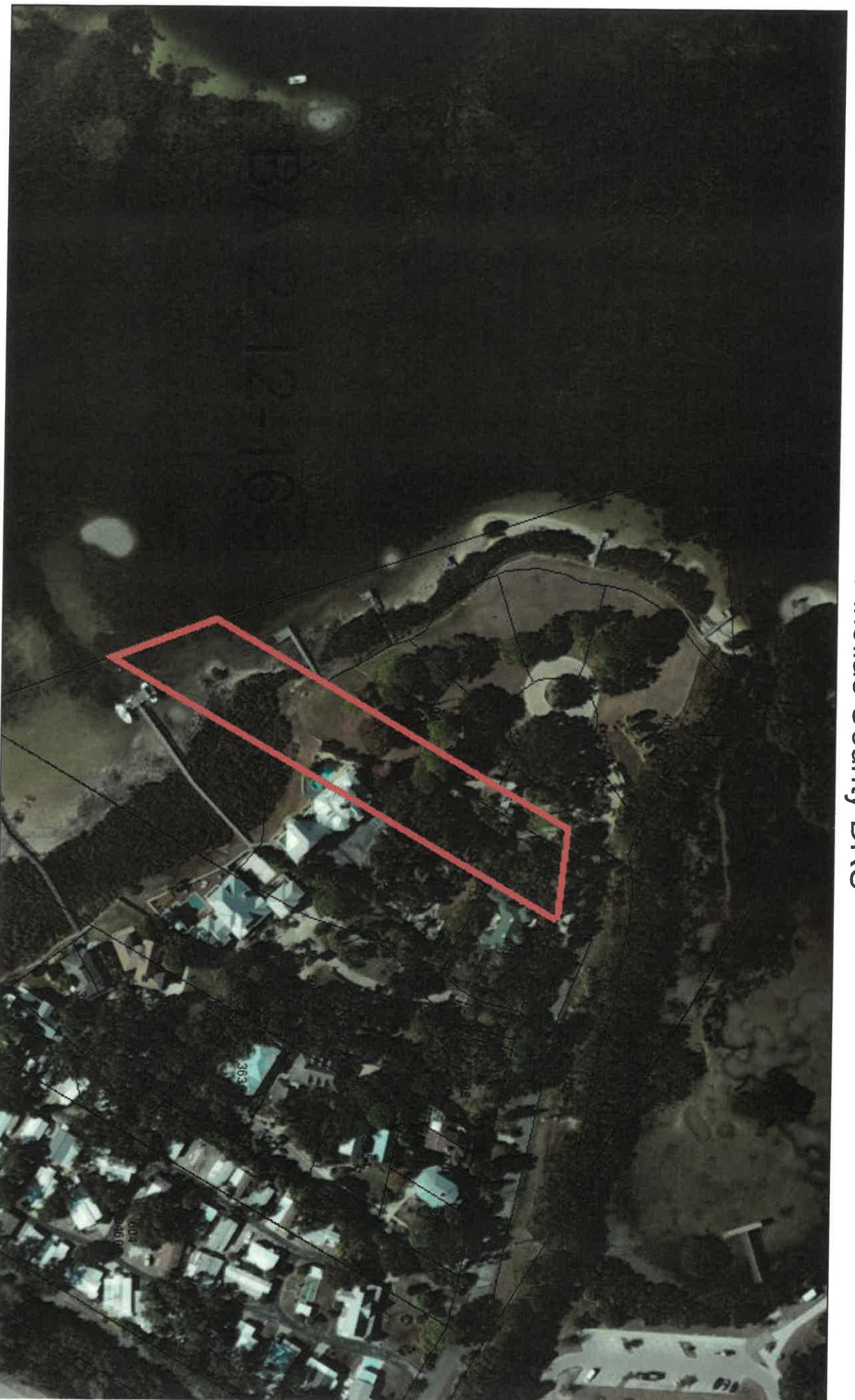
Site Address

Zoning



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri, China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Pinellas County DRS



October 19, 2016

Parcels

Site Address

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR,
USDA, USGS, AeroGRID, IGN, and the GIS User Community

Filing Deadline: _____
Filing Fees: _____
Variance: _____
Special Exception: _____
Date of hearing (if filed before above date): _____

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**

FILE # _____ PARCEL # 26/27/15/94590/007/0061

After the fact structure YES _____ NO _____ Bldg Sign Off: _____ Date 1/00/00

Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____

Applicant's Signature: _____ Date: _____

Received by: _____ Date Filed: _____

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Planning & Development Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of Development Services. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: TREVOR PECK
Mailing Address: 406 HILLSBOROUGH STREET City: PALM HARBOR
Street Address: 406 HILLSBOROUGH STREET City: PALM HARBOR
State: FL Zip Code: 34683 Telephone No: 908 240 0845
Daytime Phone: 908 240 0845 Fax No. _____ Email: TREVORJAMES0007@GMAIL.COM
2. Representatives Name: DON ARMSTRONG, JR.
Mailing Address: 2187 N. GREEN RIDGE PL City: PALM HARBOR
State: FL Zip Code: 34683 Telephone No: _____
Daytime Phone: 727 772 8134 Fax No. _____ Email: SKYD04955@GMAIL.COM
- 2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application
N/A

Specify interest held: _____

2B. Is there an existing contract for sale on subject property? NO
If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____

Is contract conditional or absolute? _____

2C. Are there any options to purchase subject property? NO
If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____

3. Hearing requested to consider: A 6 Variance or B _____ Special Exception
To allow the following: 24.97 FEET OF FRONTAGE AT RIGHT
OF WAY FOR RAISED FLAG LOT
EXISTING

AND ZERO SIDE SETBACK WHERE 7.5' IS REQUIRED FOR EXISTING HOUSE

4. Location of Subject Property: 406 HILLSBOROUGH ST PALM HARBOR FL 34683
(Street Address)

5. Legal Description of Subject Property:

ATTACHED.

6. Lot Size: .45 ACRES

7. Present Zoning Classification: RM-5

Present Land Use Plan Designation: RESIDENTIAL MULTI FAMILY

8. Present structures and improvements on the property: ONE STORY COTTAGE 744 SQ FT

9. Proposed use of property will be: RESIDENTIAL.

10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

REQUIREMENT OF RIGHT-OF-WAY ACCESS WIDTH POSES
UNNECESSARY HARSHSHIP. PROPOSED WIDTH WILL NOT
ADVERSELY AFFECT NEIGHBORING PROPERTIES, ALREADY USED
AS COTTAGE ACCESS. ADJACENT PROPERTY HAS A
SMALLER (11.9)² RIGHT OF WAY ACCESS.

11. Has any previous application or appeal been filed in connection with this property within the last two years? ☒ (Yes) ☐ (No) If so, briefly state the nature of the application or appeal? _____

SAME VARIANCE APPLICATION. APPROVED
AT PROPERTY DIVISION (DEC 2014)

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

(A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.

(B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.

(C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.

(C) Adult Use Variance (see Ordinance 90-65).

13. Date Property Acquired: MAY 2012

14. Does applicant own any property contiguous to the subject property? (Yes) ☒ (No) ☐
If so, give complete legal description of contiguous property:

ATTACHED

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☒

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☒

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? NO Violation Number _____

Pinellas County Code Enforcement? NO Violation Number _____

Other? NO Violation Number _____

If there is no violation, what prompted you to file this application? _____

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.



Signature of Owner or Trustee
*(See note below)

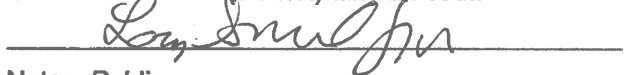
Date: 10/11/16

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 11TH day of OCTOBER,

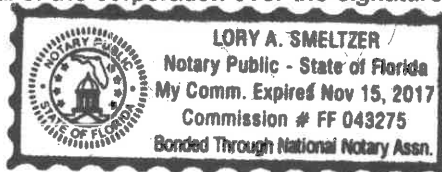
20 16 by Trevor Peck who is known to me or has produced

_____ as identification and who did (did not) take an oath.



Notary Public
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.



(CONTIGUOUS PROPERTY)



DON ARMSTRONG LAND SURVEYING, LLC

FAST AND ACCURATE SERVICE SINCE 1994
2187 NORTH GREEN RIDGE PLACE - PALM HARBOR, FL 34683
OFFICE: (727) 772-8134 - EMAIL: SKYDOGG55@GMAIL.COM
FLORIDA CERTIFICATE OF AUTHORIZATION #7609

Pinellas County, Florida
Dwg #15055C
Job #15055

Prepared for: Trevor Peck

Section 26, Township 27 South, Range 15 East

LOT 6, BLOCK 7

WALL SPRINGS

PLAT BOOK H3, PAGE 14

Description: PARCEL "A"

A Portion of Lot 6, Block 7, WALL SPRINGS, according to the plat thereof, recorded in Plat Book H3, Page 14, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Together with the adjacent vacated road right-of-way by virtue of Resolution recorded in O.R. Book 4756, Page 1466, Public Records of Pinellas County, Florida.

More Particularly Described as follows:

Begin at the Northeast Corner of said Lot 6, Block 7, of said WALL SPRINGS for a Point of Beginning; thence S 31°17'40" W, 214.85 Feet along the Southeasterly Boundary of said Lot 6, Block 7; thence N 58°53'31" W, 61.87 Feet; thence N 21°07'48" W, 22.46 Feet; thence N 31°06'29" E, 141.04 Feet to a Point along the Northerly Boundary of said Lot 6, Block 7, said Point also lying along the Southerly Right-Of-Way of Hillsborough Street; thence N 84°19'42" E, along said Northerly Boundary of Lot 6, Block 7 and said Southerly Right-of-Way of Hillsborough Street, 100.30 Feet to the Point of Beginning.

PARCEL "A" contains 0.34 Acres (More Or Less)

LEGAL DESCRIPTION

(NOT A SURVEY)

SEE SHEET 1 OF 2 FOR SKETCH OF DESCRIPTION

NOTES:

- 1) Additions or deletions by other than the Professional Land Surveyor signing this sketch is prohibited.
- 2) Sketch and description are invalid without the signature and/or embossed seal of the signing Professional Land Surveyor.
- 3) There may be other matters affecting this parcel that may be found in the Public Records of Pinellas County, Florida.

This certifies that this Description and Sketch meets all applicable requirements of the Standards of Practice as contained in Chapter 5J-17, Florida Administrative Code.

April 20, 2015
Date of Signature


Donald E. Armstrong Jr.
Florida Surveyor's Registration #5083



DON ARMSTRONG LAND SURVEYING, LLC

FAST AND ACCURATE SERVICE SINCE 1994
2187 NORTH GREEN RIDGE PLACE - PALM HARBOR, FL 34683
OFFICE: (727) 772-8134 - EMAIL: SKYDOGG55@GMAIL.COM
FLORIDA CERTIFICATE OF AUTHORIZATION #7609

Pinellas County, Florida

Prepared for: Trevor Peck

Dwg #15055A

Job #15055

Section 26, Township 27 South, Range 15 East

LOT 6, BLOCK 7

WALL SPRINGS

PLAT BOOK H3, PAGE 14

Description: PARCEL "B"

Lot 6, Block 7, WALL SPRINGS, according to the plat thereof, recorded in Plat Book H3, Page 14, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Together with the adjacent vacated road right-of-way by virtue of Resolution recorded in O.R. Book 4756, Page 1466, Public Records of Pinellas County, Florida.

AND

That part of Government Lot 2 of Fractional Section 26, Township 27 South, Range 15 East, Pinellas County, Florida, lying Southwest of a 50 foot road right-of-way vacated by Resolution recorded in O.R. Book 4756, Page 1466, of the Public Records of Pinellas County, Florida, bounded on the Northwest by the Southwesterly projection of the Northwest line of Lot 6, Block 7, WALL SPRINGS, as recorded in Plat Book H3, Page 14, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, bounded on the Southeast by the Southwesterly projection of the Southeast boundary of said Lot 6, and bounded on the Southwest by the mean high water line of Boggy Bayou.

LESS AND EXCEPT the following Described Portion:

Begin at the Northeast Corner of said Lot 6, Block 7, of said WALL SPRINGS for a Point of Beginning; thence S 31°17'40" W, 214.85 Feet along the Southeasterly Boundary of said Lot 6, Block 7; thence N 58°53'31" W, 61.87 Feet; thence N 21°07'48" W, 22.46 Feet; thence N 31°06'29" E, 141.04 Feet to a Point along the Northerly Boundary of said Lot 6, Block 7, said Point also lying along the Southerly Right-Of-Way of Hillsborough Street; thence N 84°19'42" E, along said Northerly Boundary of Lot 6, Block 7 and said Southerly Right-of-Way of Hillsborough Street, 100.30 Feet to the Point of Beginning.

PARCEL "B" contains 0.45 Acres (More Or Less)

LEGAL DESCRIPTION

(NOT A SURVEY)

SEE SHEET 1 OF 2 FOR SKETCH OF DESCRIPTION

NOTES:

- 1) Additions or deletions by other than the Professional Land Surveyor signing this sketch is prohibited.
- 2) Sketch and description are invalid without the signature and/or embossed seal of the signing Professional Land Surveyor.
- 3) There may be other matters affecting this parcel that may be found in the Public Records of Pinellas County, Florida.

This certifies that this Description and Sketch meets all applicable requirements of the Standards of Practice as contained in Chapter 5J-17, Florida Administrative Code.

April 20, 2015

Date of Signature

Donald E. Armstrong Jr.

Florida Surveyor's Registration #5083

Description: Parcel "B"

Lot 6, Block 7, WALL SPRINGS, according to the plat thereof, recorded in Plat Book H3, Page 14, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Together with the adjacent vacated road right-of-way by virtue of Resolution recorded in O.R. Book 4756, Page 1466, Public Records of Pinellas County, Florida.

AND

That part of Government Lot 2 of Fractional Section 26, Township 27 South, Range 15 East, Pinellas County, Florida, lying Southwest of a 50 foot road right-of-way vacated by Resolution recorded in O.R. Book 4756, Page 1466, of the Public Records of Pinellas County, Florida, bounded on the Northwest by the Southwesterly projection of the Northwest line of Lot 6, Block 7, WALL SPRINGS, as recorded in Plat Book H3, Page 14, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, bounded on the Southeast by the Southwesterly projection of the Southeast boundary of said Lot 6, and bounded on the Southwest by the mean high water line of Boggy Bayou.

LESS AND EXCEPT the following Described Portion:

Begin at the Northeast Corner of said Lot 6, Block 7, WALL SPRINGS for a Point of Beginning; thence S 31°17'40" W, 214.85 Feet along the Southeasterly Boundary of said Lot 6, Block 7; thence N 58°53'31" W, 61.87 Feet; thence N 21°07'48" W, 22.46 Feet; thence N 31°06'29" E, 141.04 Feet to a Point along the Northerly Boundary of said Lot 6, Block 7 and said Point also lying along the Southerly Right-Of-Way of Hillsborough Street; thence N 84°19'42" E, along said Northerly Boundary of Lot 6, Block 7 and said Southerly Right-Of-Way of Hillsborough Street, 100.30 Feet to the Point of Beginning.

Parcel "B" contains 0.45 Acres (More Or Less)

Parcel ID # 26-27-15-94590-007-0061

HILLSBOROUGH STREET
"TRACT A" (IP)
(PRIVATE INGRESS, EGRESS,
DRAINAGE & UTILITY EASEMENT)
INDIAN POINT SUBDIVISION
PLAT BOOK 129, PAGES 40-42

LOT 5
INDIAN POINT SUBDIVISION
PLAT BOOK 129, PAGES 40-42

PROPOSED
PARCEL "B"
19465.4 SQ. FT.
0.45 ACRES
(MORE OR LESS)

ST. JOSEPH BAY
(TIDAL WATER)
"BOGGY BAYOU" (D)

DON ARMSTRONG LAND SURVEYING, LLC

FAST, PRECISE SURVEYING SERVICES SINCE 1994
2187 NORTH GREEN RIDGE PLACE - PALM HARBOR, FLORIDA 34683
PHONE : (727) 772-8134 - EMAIL : SKYD00055@GMAIL.COM
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER L.B. 7609

PREPARED FOR AND CERTIFIED TO :
TREVOR PECK AND PEGGY GUZZIE-PECK
PINELLAS COUNTY

REVISIONS

SHEET
1
OF
1

DATE OF FIELD WORK :
September 6, 2013
DRAWING NUMBER :
14119
JOB ORDER NUMBER :
14119

This certifies that this Specific Purpose Map of Survey meets
all applicable requirements of the Florida Standards of Practice
as contained in Chapter 5J-17, Florida Administrative Code.

Note: Map of Survey and Surveyor's Report not valid without the signature
and the original raised seal of a Florida Licensed Surveyor and Mapper.

DECEMBER 15, 2014
MAP DATE

Donald P. Armstrong Jr.
Florida Surveyor's Registration #5083

SPECIFIC PURPOSE MAP OF SURVEY
OF PROPOSED LOT DIVISION

Description: (Overall Parcel)

Lot 6, Block 7, WALL SPRINGS, according to the plat thereof, recorded in Plat Book H3, Page 14, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Together with the adjacent vacated road right-of-way by virtue of Resolution recorded in O.R. Book 4756, Page 1466, Public Records of Pinellas County, Florida.

AND

That part of Government Lot 2 of Fractional Section 26, Township 27 South, Range 15 East, Pinellas County, Florida, lying Southwest of a 50 foot road right-of-way vacated by Resolution recorded in O.R. Book 4756, Page 1466, of the Public Records of Pinellas County, Florida, bounded on the Northwest by the Southwesterly projection of the Northwest line of Lot 6, Block 7, WALL SPRINGS, as recorded in Plat Book H3, Page 14, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, bounded on the Southeast by the Southwesterly projection of the Southeast boundary of said Lot 6, and bounded on the Southwest by the mean high water line of Boggy Bayou.

Containing 0.79 Acres (More Or Less)

Parcel ID #26-27-15-94590-007-0060

Description: Parcel "A"

A Portion of Lot 6, Block 7, WALL SPRINGS, according to the plat thereof, recorded in Plat Book H3, Page 14, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Together with the adjacent vacated road right-of-way by virtue of Resolution recorded in O.R. Book 4756, Page 1466, Public Records of Pinellas County, Florida.

More Particularly Described as follows:

Begin at the Northeast Corner of said Lot 6, Block 7, WALL SPRINGS for a Point of Beginning; thence S 31°17'40" W, 214.85 Feet along the Southeasterly Boundary of said Lot 6, Block 7; thence N 58°53'31" W, 61.87 Feet; thence N 21°07'48" W, 22.46 Feet; thence N 31°06'29" E, 141.04 Feet to a Point along the Northerly Boundary of said Lot 6, Block 7 and said Point also lying along the Southerly Right-Of-Way of Hillsborough Street; thence N 84°19'42" E, along said Northerly Boundary of Lot 6, Block 7 and said Southerly Right-Of-Way of Hillsborough Street, 100.30 Feet to the Point of Beginning.

Parcel "A" contains 0.34 Acres (More Or Less)

ABBREVIATION LEGEND:

F.I.R. FOUND IRON ROD, SIZE INDICATED	SEC. SECTION
S.I.R. SET IRON ROD, 1/2" P.L.S.#5083	TWP. TOWNSHIP
F.O.P. FOUND OPEN IRON PIPE, SIZE INDICATED	RGE. RANGE
F.N.D. FOUND NAIL AND DISK, SIZE INDICATED	(D) DESCRIPTION
S.N.D. SET NAIL AND DISK, P.L.S.#5083	(M) MEASURED
F.C.M. FOUND CONCRETE MONUMENT	(C) CALCULATED
P.R.M. PERMANENT REFERENCE MONUMENT	CONC. CONCRETE
P.C.P. PERMANENT CONTROL POINT	COV. COVERED
P.O.C. POINT OF REFERENCE	ASPH. ASPHALT
P.O.B. POINT OF BEGINNING	P.W.M. PAVEMENT
R.L.S. REGISTERED LAND SURVEYOR	ELEV. ELEVATION
P.L.S. PROFESSIONAL LAND SURVEYOR	TYP. TYPICAL
P.S.M. PROFESSIONAL SURVEYOR & MAPPER	R/W RIGHT-OF-WAY
L.B. SURVEYING BUSINESS LICENSE	E/P EDGE OF PAVEMENT
C/W/P COVERED WOOD PORCH	IP INDIAN POINT SUBDIVISION
C/C COVERED CONC.	NTS NOT TO SCALE
A/C AIR CONDITIONER	T.B.M. TEMPORARY BENCH MARK
O.R. OFFICIAL RECORDS	CH.W. CHIMNEY
BFE BASE FLOOD ELEVATION	C/P CONC. PAVERS
RET RETAINING	PC PINELLAS COUNTY RECORDS

LEGEND:

6' WOOD FENCE	OAK TREE
4' METAL FENCE	PINE TREE
4' CHAIN LINK FENCE	PALM TREE
UTILITY BOX	MAPLE TREE
WOOD UTILITY POLE	UNKNOWN TYPE TREE

SURVEYOR'S REPORT:

- Horizontal and Vertical Datum shown on this Map of Survey has been measured to an estimated accuracy of 0.10 Feet, unless otherwise indicated hereon.
- Horizontal Datum shown on this Map of Survey is based upon the Northwesterly Boundary Line of Lot 6, Block 7 being N 31°06'29" E (IP).
- Vertical Datum shown on this Map of Survey is based upon a National Geodetic Survey (NGS) Bench Mark "INNISBROOK H AZ MK 1".
- PID #AL0241, NAVD-1988 Elevation = 15.51'.
- This Map of Survey was completed without the benefit of a Commitment for Title Insurance or Title Search, and may be subject to additional Easements, Rights-of-Way, Restrictions, Assessments, Conditions, Covenants and other Matters that may be found in the Public Records of Pinellas County, Florida.
- No instruments of record reflecting Easements, Rights-of-Way, Restrictions, Assessments, Conditions, Covenants and other Matters were provided to this Surveyor except as indicated hereon.
- Property shown hereon may be subject to un-recorded Easements and other matters not shown in the Public Records of Pinellas County, Florida.
- The Description shown on this Map of Survey was provided in the Official Records of Pinellas County, Florida, Book 17541, Page 614.
- The above described property appears to fall in Zones AE & VE, as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Rate Map (F.I.R.M.), Community #125139, Map #12103C0057G, Panel #0057-G, Map Dated 9/3/03, Index Dated 8/18/09, Base Flood Elevations as shown hereon.
- All found property corners have no designation unless otherwise shown hereon.
- Fences, Walls and columns adjacent to property lines are not always drawn to scale for graphic clarity.
- No underground improvements (if any), foundations, structures, sprinklers and/or utilities have been located and/or shown unless otherwise indicated hereon.
- No above ground utilities have been located and/or shown unless otherwise indicated hereon.
- Trees shown hereon were measured to the approximate center of the trunk, at chest height and diameter shown in inches. Trees 4" and below were not located and/or shown hereon.
- Use of this Map of Survey by anyone other than those Certified To will be the re-users sole risk without Liability to this Surveyor.
- Additions or Deletions to this Map of Survey and/or Surveyor's Report by other than the Signing Surveyor is prohibited without the written consent of the signing Surveyor.

BA-2-12-16

**CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-3-12-16**

PRC MEETING: November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Gayle Lilja
3436 Hillmoor Dr
Palm Harbor, FL 34685

REP/ADDRESS: N/A

PROPERTY ZONING: RPD-2.5, Residential Planned Development

LAND USE DESIG: Residential Suburban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a screened lanai with a 8-foot rear setback where 10 feet is required in an RPD-2.5 zone, for the property located at 3436 Hillmoor Drive in East Lake Tarpon.

PARCEL ID: 26/27/16/11879/006/0050

NOTICES SENT TO: Gayle Lilja, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00048

Updated 11/01/16

BA-3-12-16

Site Address



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri China (Hong Kong), Swisstopo, Mapbox, METI, Esri China (Hong Kong), swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Site Address

Web App Build

Zoning



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEE
FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance ;
Japan, METI, Esri China (Hong Kong), swisstopo, Map
OpenStreetMap contributors, and the GIS User Community

Filing Deadline: _____

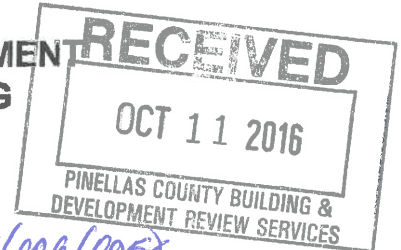
Filing Fees: 375.00

Variance: ☒

Special Exception: _____

Date of hearing (if filed before above date): _____

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**



FILE # _____ PARCEL # 26/27/16/11879/000/0050

After the fact structure YES _____ NO _____ Bldg Sign Off: _____ Date _____

Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____

Applicant's Signature: _____ Date: _____

Received by: AB Date Filed: 10/11/16

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Building & Development Review Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of BDRS. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: Gayle Lilja
Mailing Address: 3436 Hillmoor Drive City: Palm Harbor
Street Address: same as above City: same as above
State: FL Zip Code: 34685 Telephone No: 727-376-3183
Daytime Phone: 727-376-3183 Fax No. n/a Email: glilja@verizon.net
2. Representatives Name: n/a
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Telephone No: _____
Daytime Phone: _____ Fax No. _____ Email: _____

- 2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

N/A

Specify interest held: _____

- 2B. Is there an existing contract for sale on subject property? N/A

If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____

Is contract conditional or absolute? _____

- 2C. Are there any options to purchase subject property? N/A

If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____

3. Hearing requested to consider: A^X Variance or B Special Exception
To allow the following: The addition of a screened lanai with a rear setback of 8' where a 10' setback is required in a R-PD 2.5 zone while remaining well within the lot line.

4. Location of Subject Property: 3436 Hillmoor Drive
(Street Address)

5. Legal Description of Subject Property:

Per O.R.B. 18171, page(s) 2131, Lot 5, Block 6, Brookhaven, according to the map or plat THEREOF, RECORDED IN PLAT BOOK 90, PAGES 87-89, OF PUBLIC RECORDS OF PINELLAS COUNTY

6. Lot Size: Approximately 23' x 103'

7. Present Zoning Classification: PD 2.5

Present Land Use Plan Designation: Residential

8. Present structures and improvements on the property: Attached one story single family home

10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

PLEASE SEE ATTACHED EXHIBIT A

11. Has any previous application or appeal been filed in connection with this property within the last two years?
(Yes) (No) If so, briefly state the nature of the application or appeal?

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- ✓ (A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. (Applications for variance from the minimum construction elevation will require submission of a survey indicating the existing elevation on the property and an interior layout of proposed or existing construction.) If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.
- N/A (B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.
- N/A (C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.
- N/A (D) Adult Use Variance (see Ordinance 90-65).
- N/A (E) Concurrency Variance of Appeal (see Ordinance 89-69. Subject to annual amendment of the Concurrency Test Statement).

13. Date Property Acquired: SEPTEMBER 2013

14. Does applicant own any property contiguous to the subject property? (Yes) (No)
If so, give complete legal description of contiguous property:

- (B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☐

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? N/A Violation Number _____

Pinellas County Code Enforcement? NA Violation Number _____

Other? N/A Violation Number _____

If there is no violation, what prompted you to file this application? _____

Requesting a variance approval for a screened lanai

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

Gayle Kilpi

Signature of Owner or Trustee
*(See note below)

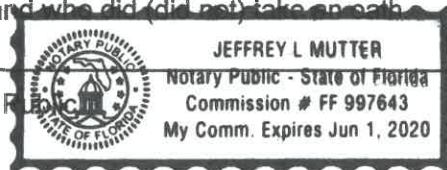
Date: 10/3/16

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 3RD day of October,

20 16 by Gayle Kilpi who is known to me or has produced
FLORIDA DRIVER'S LICENSE as identification and ~~who did (did not) take an oath~~

Notary Public
(seal)



*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

EXHIBIT A

Members of the Board of Adjustment,

We believe that the Board of Adjustment should grant this application to reduce the rear setback at 3436 Hillmoor Drive from 10' as required by Zoning Code, Chapter 138, to 8' because the absence of a screened lanai is an unnecessary hardship which is not shared by our neighbors as they and other homeowners in our community enjoy their screened lanais on a very regular basis. The screened lanai would not extend beyond the existing lanais on either side, as shown on survey, and would be built well within the rear lot line. It would not obstruct the view of other property owners. Your approval of this addition would in no way confer special privileges as stated above and shown in the accompanying pictures. The screened lanai would not negatively affect other owners properties or be detrimental to public interest. Quite the contrary, it will conform to existing screened lanais within the community. Our neighbors directly to the north and south have no objections to this addition, nor do other homeowners that are on the lake. The Brookhaven HOA Board of Directors has given their approval – letter enclosed.

Thank you in advance for your consideration.

Gayle Lilja



September 23, 2016

Gayle Lilja
3436 Hillmore Dr.
Palm Harbor, FL 34685

RE: Brookhaven Home Owners Association, Inc.

Dear Ms. Lilja,

Please be advised that the Board of Directors have approved your request to install a screened lanai per your request and information submitted on September 19, 2016. This approval is contingent upon receipt of county permit.

Please note that should you hire a contractor to complete the installation, the contractor must be properly licensed and insured. The installation must meet all permitting and code requirements. You should require and obtain proper proof of licensure, insurance and permitting.

All installation costs and/or fees shall be your sole responsibility. The Association will not be responsible for any future repair, maintenance, replacement or damages to, caused by or related to the installation of your Screened lanai. Any damages to the existing structure at or near the vicinity of the screened lanai shall be your sole responsibility and not that of the Association.

Please keep this letter; make it a part of your Association Documents and be sure it is provided to any subsequent owner of the unit.

Thank you for taking the time to comply with the Association documents by presenting your request to the Board. If you should have any questions regarding this matter, please feel free to contact me.

For the Board of Directors,

PROGRESSIVE MANAGEMENT, INC.

Catherine C. Gangloff, LCAM, CMCA®
Community Association Manager

cc: Board of Directors
Unit File







BROOKHAVEN

REAR OF PROPERTY - 3436 HILLMOOR DR - SHOWING LOT #4

LOT
#4



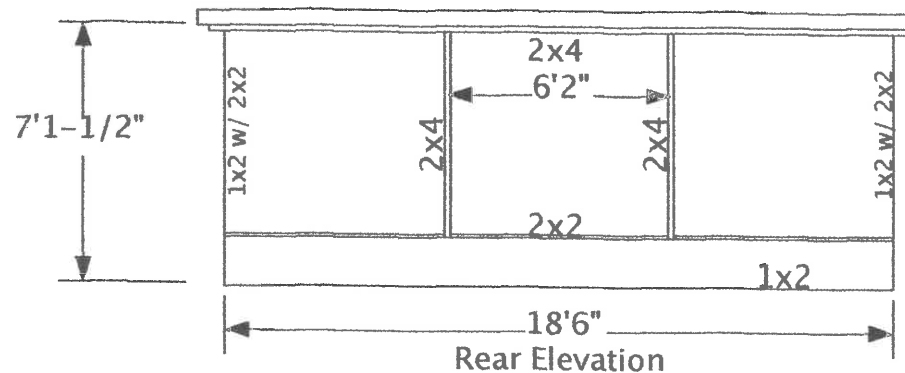
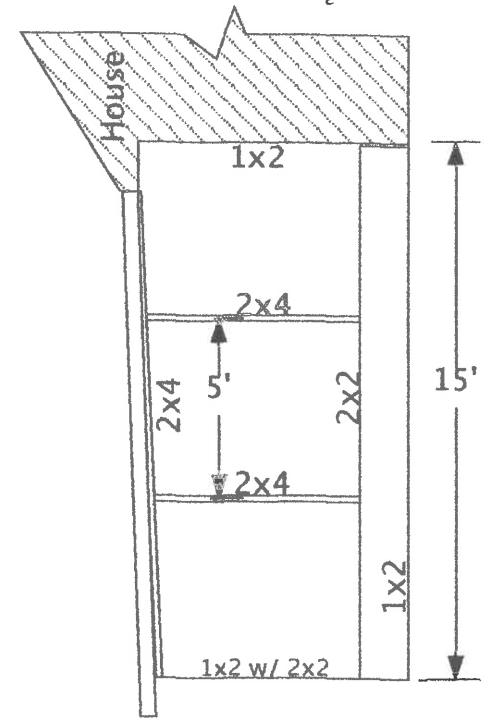
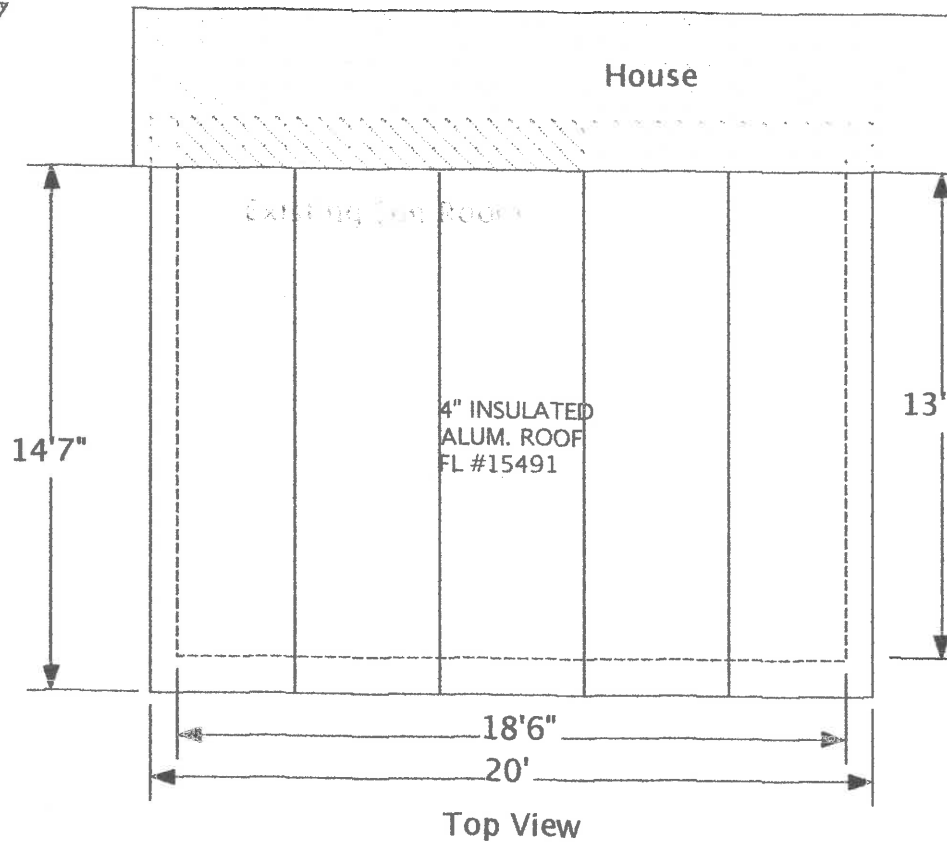
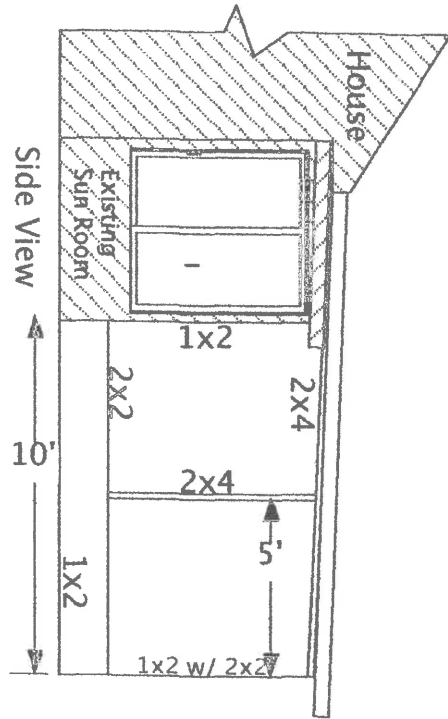
BROOKHAVEN

BACK OF PROPERTY - 3436 HILLMOOR DR. - SHOWING LOT 6



SITE PLAN FOR ADDITION OF SCREENED LANAI

TROPICANA SCREEN +
WINDOWS TO
DO WORK



Gayle Lilja
3436 Hillmoor Dr.
Palm Harbor, FL. 34685











BA-3-12-16

EVEN WITH NEIGHBORS ON EITHER SIDE.

SECTION 26, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

Lot 5, Block 6, BROOKHAVEN, according to the map or plat thereof, recorded in Plat Book 90, Pages 87 through 89, of the Public Records of Pinellas County, Florida.

LINETYPE LEGEND

-  = Barbed Wire Fence
 = Chainlink Fence
 = Electric Line
 = Gas Line
 = Metal Fence
 = Overhead Wire(s)
 = Plastic Fence
 = Telephone Line
 = Water Line
 = Wood Fence

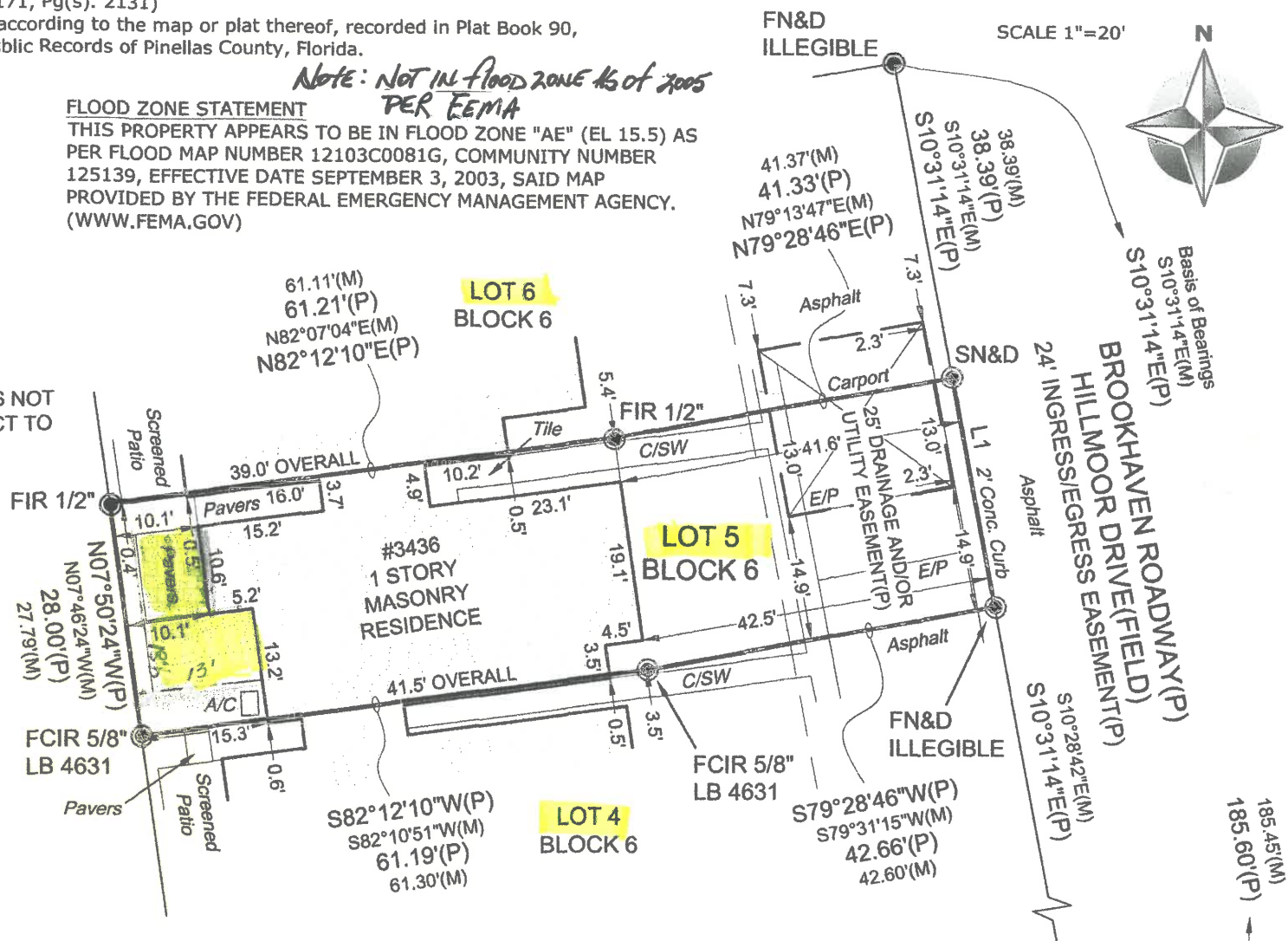
FLOOD ZONE STATEMENT

THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" (EL 15.5) AS PER FLOOD MAP NUMBER 12103C0081G, COMMUNITY NUMBER 125139, EFFECTIVE DATE SEPTEMBER 3, 2003, SAID MAP PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (WWW.FEMA.GOV)

NOTE: NOT IN FLOOD ZONE AS OF 2005
PER FEMA

INTERIOR PARTY WALLS NOT
VERIFIED WITH RESPECT TO
THE BOUNDARY

UNPLATTED



B4-3-12-1C

Description: (As per O.R.B. 18171, Pg(s). 2131)
Lot 5, Block 6, BROOKHAVEN, according to the map or plat thereof, recorded in Plat Book 90,
Pages 87 through 89, of the Public Records of Pinellas County, Florida.

LINETYPE LEGEND

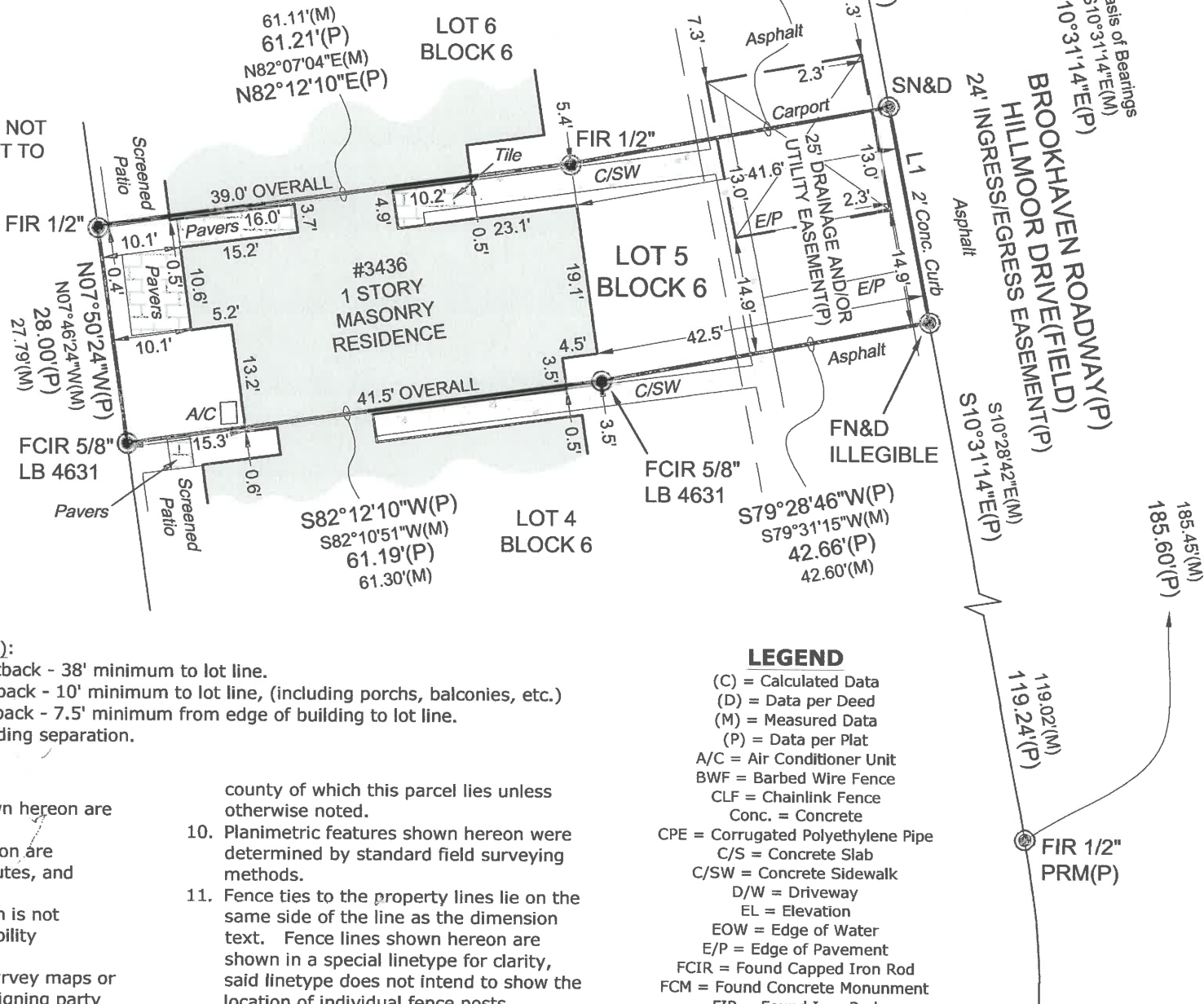
- X-X-X- = Barbed Wire Fence
- O-O-O- = Chainlink Fence
- ELEC- = Electric Line
- GAS- = Gas Line
- ◇-◇-◇- = Metal Fence
- OHW- = Overhead Wire(s)
- 0-0-0- = Plastic Fence
- TELE- = Telephone Line
- WAT- = Water Line
- = Wood Fence

FLOOD ZONE STATEMENT

THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" (EL 15.5) AS
PER FLOOD MAP NUMBER 12103C0081G, COMMUNITY NUMBER
125139, EFFECTIVE DATE SEPTEMBER 3, 2003, SAID MAP
PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
(WWW.FEMA.GOV)

INTERIOR PARTY WALLS NOT
VERIFIED WITH RESPECT TO
THE BOUNDARY

UNPLATTED



SETBACK NOTE (PLAT):

1. Front Building Setback - 38' minimum to lot line.
2. Rear Building Setback - 10' minimum to lot line, (including porchs, balconies, etc.)
3. Side Building Setback - 7.5' minimum from edge of building to lot line.
4. 15' minimum building separation.

Surveyor's Notes:

1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. The survey depicted hereon is not covered by professional liability insurance.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4. Bearings are referenced to THE EASTERLY LINE OF BLOCK 6, BEING S10°31'14"E, AS PER PLAT, as determined by field observations of said line.
5. Property lines that are measured and shown hereon will be labeled with a bearing and a distance. In the case that the original survey or plat has interior angles shown instead of bearings, each line may only have a distance shown.
6. All mapped features shown hereon were observed by the signing surveyor of this survey unless otherwise specified.
7. This survey was prepared without the benefit of a title commitment, and is subject to any right-of-way, easements, or other matters that a title search might disclose.
8. Horizontal control for this survey has been verified by redundant measurements or traverse closures. Closure accuracy obtained is 1:12019 which meets or exceeds the accuracy standard for this type of survey as described in Florida Administrative Code Chapter 5J-17.051(3)15bii.
9. Public records indicated hereon are of the

10. Planimetric features shown hereon were determined by standard field surveying methods.
11. Fence ties to the property lines lie on the same side of the line as the dimension text. Fence lines shown hereon are shown in a special linetype for clarity, said linetype does not intend to show the location of individual fence posts.
12. Shown anywhere on this survey, the word "certify" or "certification", is understood to be an expression of a professional opinion based upon this surveyor's best knowledge, information, and belief, and that it constitutes neither a guarantee or a warranty.
13. Flood information shown on the face of this survey is for informational purposes, the municipality or governing authority holding jurisdiction shall be contacted prior to any judgements being made from this information.
14. Zoning information shown or noted hereon is based on information available during the preparation of the survey. This information shall be verified with the governing authority prior to any determinations or design.
15. This survey is not intended to show the location or existence of any jurisdictional, hazardous, or environmentally sensitive areas.
16. Underground utilities shown hereon are based on surface markings and/or above ground structures that indicate underground utilities. No excavation was performed for the location of said utilities.

LEGEND

- (C) = Calculated Data
- (D) = Data per Deed
- (M) = Measured Data
- (P) = Data per Plat
- A/C = Air Conditioner Unit
- BWF = Barbed Wire Fence
- CLF = Chainlink Fence
- Conc. = Concrete
- CPE = Corrugated Polyethylene Pipe
- C/S = Concrete Slab
- C/SW = Concrete Sidewalk
- D/W = Driveway
- EL = Elevation
- EOW = Edge of Water
- E/P = Edge of Pavement
- FCIR = Found Capped Iron Rod
- FCM = Found Concrete Monument
- FIR = Found Iron Rod
- FFE = Finished Floor Elevation
- FN&D = Found Magnetic Nail & Disc
- FOP = Found Open Pipe (Iron)
- FPP = Found Pinched Pipe (Iron)
- IE = Invert Elevation
- LB = Licensed Business
- LP = Light Pole
- M/F = Metal Fence
- NFNS = Not Found Not Set
- OHW = Overhead Wire(s)
- O.R.(B.) = Official Records (Book)
- P.B. = Plat Book
- PCP = Permanent Control Point
- PG(S) = Page(s)
- PLS = Professional Land Surveyor
- POB = Point of Beginning
- POC = Point of Commencement
- PRM = Permanent Reference Monument
- PSM = Professional Surveyor & Mapper
- RCP = Reinforced Concrete Pipe
- RLS = Registered Land Surveyor
- R/W = Right-of-Way
- SCIR = Set Capped Iron Rod 1/2" PLS 6845
- SN&D = Set Magnetic Nail and Disc PLS 6845
- TBM = Temporary Benchmark
- TOB = Top of Bank
- TOS = Toe of Slope
- UP = Utility Pole
- V/F = Plastic Fence
- W/F = Wood Fence
- WM = Water Meter
- WV = Water Valve

SYMBOL LEGEND

- ⊗ = Backflow Preventor
- = Boundary Monumentation (See note for full description)
- ⊠ = Cable Box
- ⊕ = Centerline
- ⊗ = Cleanout (Sanitary)
- ⊗ = Cleanout (Storm)
- ⊗ = Decorative Light
- ⊠ = Electric Box
- ⊗ = Fire Hydrant
- ⊠ = Gas Valve
- ⊗ = Grease Trap
- ⊕ = Guy Anchor
- ⊕ = Light Pole
- ⊠ = Mailbox
- ⊗ = Manhole (Sanitary)
- ⊗ = Manhole (Storm)
- ⊗ = Manhole (Telephone)
- ⊕ = Spot Elevation
- ⊠ = Telephone Box
- ⊕ = Utility Pole
- ⊗ = Well
- ⊠ = Water Meter
- ⊗ = Water Valve

Surveyor's Certification:

The survey shown hereon and the field observations on which it is based are accurate to the best of my knowledge and belief. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Not valid without the presence
of original raised seal.

Jonathan S. Branson Date: 06/02/2015
Florida Registered Land Surveyor #6845

Field Date: 06/01/2015
Revision: ----
Revision: ----

Field Observations: J.S.B.
Field Book: 2015-02/60
Drafting: J.S.B.
File Name: 2015067-20150602.dwg
Print Date: 6/2/2015 10:26:16 PM

Acromic, Inc.
LB 8094

1116 Needlewood Loop, Oviedo, FL 32765
321-312-0787 acromic.com jbranson@acromic.com



BA-3-12-16

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-4-12-16

PRC MEETING: November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Alex Deeb and Nancy Boyce
333 Old East Lake Rd.
Tarpon Springs, FL 34688

REP/ADDRESS: N/A

PROPERTY ZONING: A-E, Agricultural Estate Residential

LAND USE DESIG: Residential Rural

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow an existing 10-foot high chain link fence associated with a tennis court to remain with a 0-foot side setback where 25 feet is required in an A-E zone, for the property located at 333 Old East Lake Road in East Lake Tarpon.

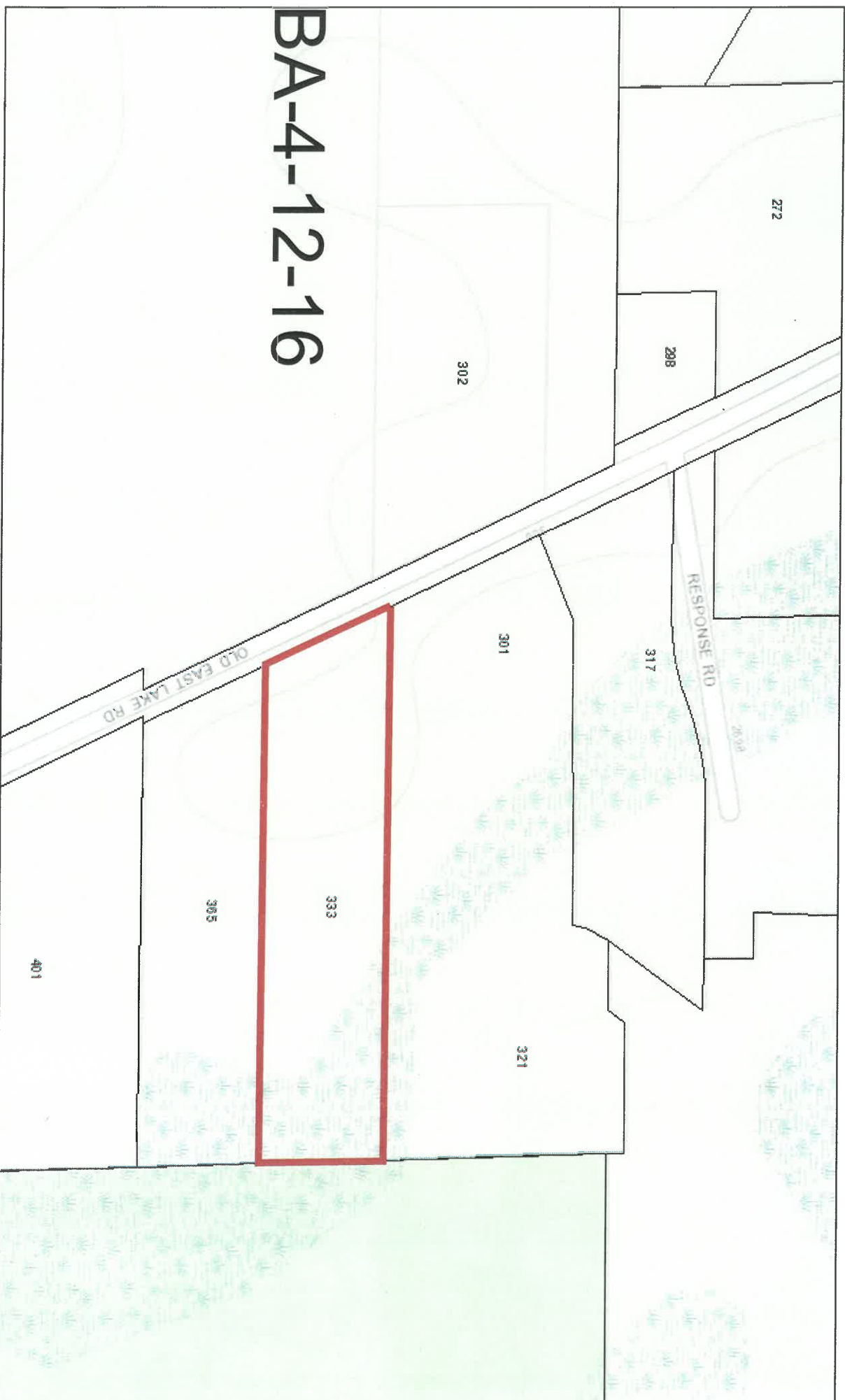
PARCEL ID: 16/27/16/00000/210/0300

NOTICES SENT TO: Alex Deeb, Nancy Boyce, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00050

Pinellas County DRS

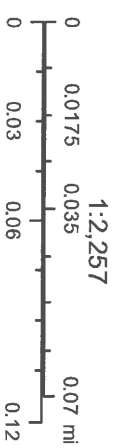


BA-4-12-16

October 19, 2016

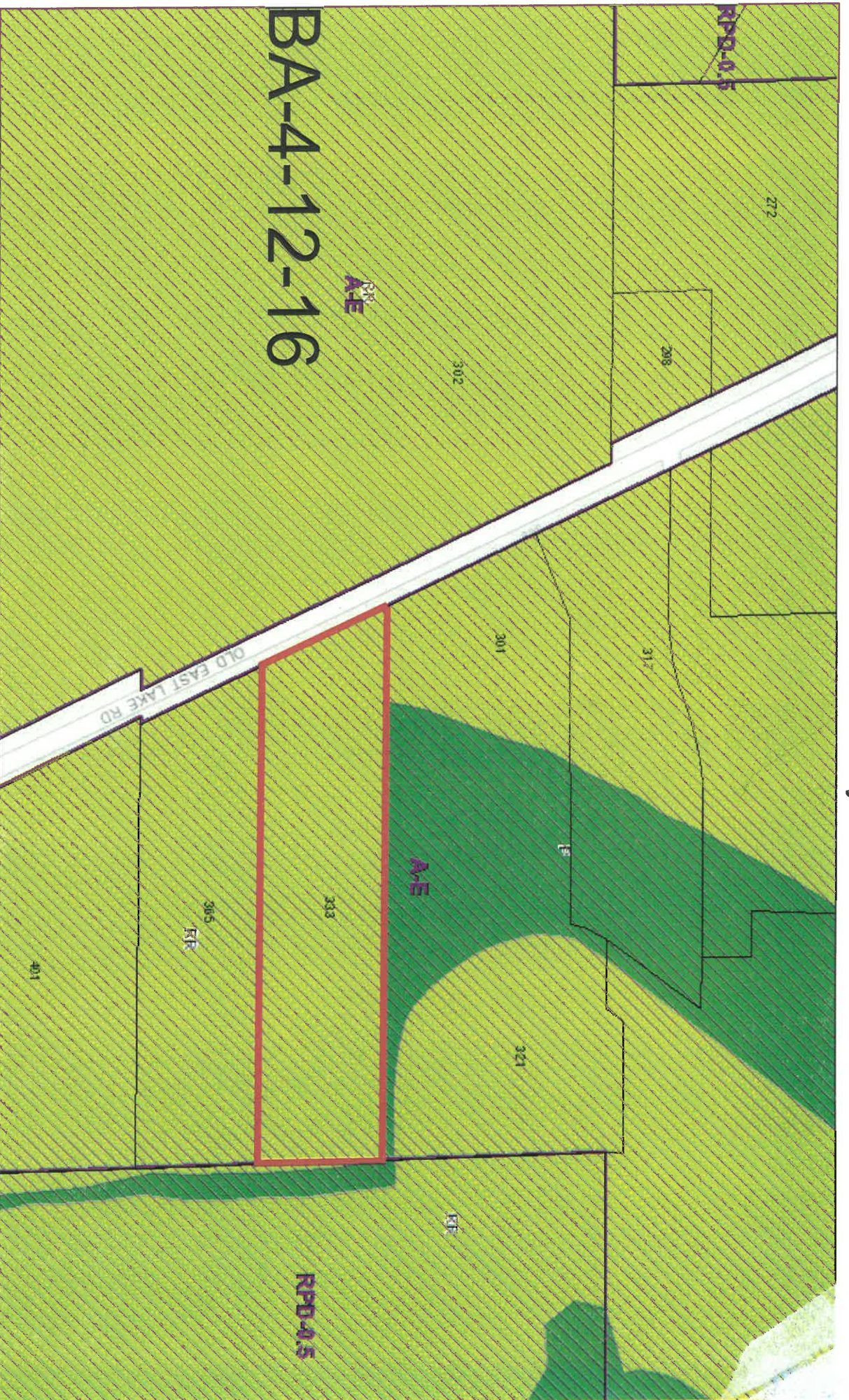
Parcels

Site Address



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEE
FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance
Japan, METI, Esri China (Hong Kong), swisstopo, Map
OpenStreetMap contributors, and the GIS User Community

Pinellas County DRS

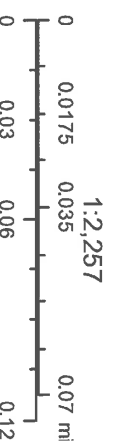


October 19, 2016

Parcels

Site Address

Zoning



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEI
FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance
Japan, METI, Esri China (Hong Kong), swisstopo, Map
OpenStreetMap contributors, and the GIS User Community

BA-4-12-16

Parcels

Site Address

1:2,257

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES,
USDA, USGS, AeroGRID, IGN, and the GIS User Community

Filing Deadline: _____
Filing Fees: _____
Variance: _____
Special Exception: _____
Date of hearing (if filed before above date): _____

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**

FILE # _____ PARCEL # 16-27-16-00000-210-0300
After the fact structure YES X NO _____ Bldg Sign Off: _____ Date 10/17/16
Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____
Applicant's Signature: [Signature] Date: 10/17/16
Received by: Barbara Metcay Date Filed: 10/17/16

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Planning & Development Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of Development Services. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: ALEX DEEB and Nancy Boyce
Mailing Address: 333 OLD EASTLAKE RD City: TARPON SPRINGS
Street Address: _____ City: _____
State: FLA Zip Code: 34688 Telephone No: 727-243-1084
Daytime Phone: _____ Fax No. _____ Email: ALEXRDEEB@GMAIL.COM
2. Representatives Name: SAME
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Telephone No: _____
Daytime Phone: _____ Fax No. _____ Email: _____
- 2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application
n/a
Specify interest held: _____

- 2B. Is there an existing contract for sale on subject property? NO
If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____
Is contract conditional or absolute? _____
- 2C. Are there any options to purchase subject property? NO
If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____
3. Hearing requested to consider: A X Variance or B _____ Special Exception
To allow the following: TENNIS COURT WITH 10' CHAINLINK FENCE
4. Location of Subject Property: 333 OLD EASTLAKE RD, TARPON SPRINGS, FL
(Street Address)
5. Legal Description of Subject Property:
See attached survey
6. Lot Size: 2 ACRES
7. Present Zoning Classification: A-E
Present Land Use Plan Designation: RR
8. Present structures and improvements on the property: SINGLE FAMILY HOME AND TENNIS COURT
9. Proposed use of property will be: RESIDENCE
10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

THE LOCATION OF TENNIS COURT WAS PLACED
TO SAVE THE MAXIMUM NUMBER OF TREES

11. Has any previous application or appeal been filed in connection with this property within the last two years? ☐ (Yes) ☒ (No) If so, briefly state the nature of the application or appeal? _____

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

(A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.

(B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.

(C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.

(C) Adult Use Variance (see Ordinance 90-65).

13. Date Property Acquired: _____

14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☒
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☒

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☒

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from? *N/A*

Pinellas County Building? _____ Violation Number _____

Pinellas County Code Enforcement? _____ Violation Number _____

Other? _____ Violation Number _____

If there is no violation, what prompted you to file this application? _____

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.



Signature of Owner or Trustee
*(See note below)


Date: 10/17/16

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 17th day of October,

20 16 by Alex Richard Deeb who is known to me or has produced
Florida Drivers License as identification and who did (did not) take an oath.

BARBARA J. METCALF
Notary Public - State of Florida
Commission # FF210026
My Comm. Expires March 26, 2019


Notary Public Barbara J Metcalf
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.



FACING WEST
APPLICANTS HOME

BA-4-12-16



FACING SOUTH
ADJOINING NEIGHBOR



FACING NORTH
ADJOINING NEIGHBOR

GENERAL NOTES

1. UNLESS OTHERWISE STATED, THE PROPERTY DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. EXISTING INSTRUMENTS, IF ANY, REFLECTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND/OR OWNERSHIP, WERE NOT FURNISHED EXCEPT AS SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF SOUTH 01°20'37" EAST, FOR THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.
4. UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.
5. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (x 5.4' DENOTES ELEVATION IN FEET).
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES AND/OR JURISDICTIONS OF LOCAL, STATE AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID REGULATIONS, ORDINANCES AND/OR LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON, UNLESS STATED OTHERWISE.
7. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONES "X" AND ZONE "A" WITH NO BASE FLOOD ELEVATION DETERMINED PER F.I.R.M. PANEL NO. 12103C0039G, DATED SEPTEMBER 3, 2003.
8. THE FENCES SHOWN HEREON ARE NOT DRAWN TO SCALE, BUT HAVE BEEN EXAGGERATED IN ORDER TO SHOW THEIR RELATIONSHIP TO THE PROPERTY LINES.

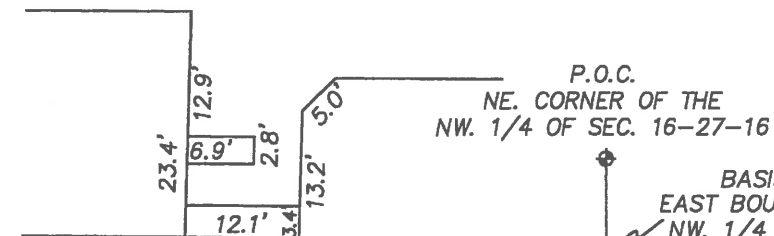
PLAT OF SURVEY

A PORTION OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 16, THENCE RUN SOUTH 01°20'37" EAST ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4, 286.74 FEET TO A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE SOUTH 01°20'37" EAST, 299.50 FEET; THENCE NORTH 89°19'11" WEST, 551.36 FEET; THENCE NORTH 25°13'30" WEST, 332.75 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD EAST LAKE ROAD AS NOW ESTABLISHED; THENCE SOUTH 89°19'11" EAST, 686.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.25 ACRES MORE OR LESS.

RECORDED IN OFFICIAL RECORDS BOOK 17906, PAGE 0749 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



DETAIL "A"
NOT TO SCALE



ASSUMED NORTH
0' 30' 60'

LEGEND

P.C.	= POINT OF CURVE	CONC.	= CONCRETE
C.L.F.	= CHAIN LINK FENCE	ELEV.	= ELEVATION
P.O.B.	= POINT OF BEGINNING	(D)	= DEED DATA
O.R.B.	= OFFICIAL RECORDS BOOK	(P)	= PLAT DATA
P.C.P.	= PERMANENT CONTROL POINT	P.B.	= PLAT BOOK
F.C.M.	= FOUND CONCRETE MONUMENT	(F)	= FIELD DATA
P.R.M.	= PERMANENT REFERENCE MONUMENT	R/W	= RIGHT-OF-WAY
CHD.	= CHORD	(M)	= MEASURED DATA
RNG.	= RANGE	F.I.R.	= FOUND IRON ROD
FND.	= FOUND	(C)	= CALCULATED DATA
PGS.	= PAGES	P.O.C.	= POINT OF COMMENCEMENT
RAD.	= RADIUS		
SEC.	= SECTION		
TYP.	= TYPICAL		
TWP.	= TOWNSHIP		
BDY.	= BOUNDARY		
?	= CENTERLINE		
●	= CONCRETE		
○	= NOT SET		
⊕	= UTILITY POLE		
⊗	= WATER METER		
⊙	= WATER VALVE		
⊠	= TELEPHONE BOX		
⊡	= CENTRAL ANGLE		
⊢	= POWER PEDESTAL		
⊣	= IRRIGATION CONTROL BOX		
⊤	= CABLE TELEVISION PEDESTAL		
⊥	= SET 5/8" IRON ROD WITNESS LB-6734		
⊦	= SET NAIL & TAB PRECISION LB-6734		
⊧	= FOUND 5/8" IRON ROD WITNESS LB-6734		
⊨	= FOUND NAIL & TAB PRECISION LB-6734		
⊩	= SET 5/8" IRON ROD PRECISION LB-6734		
⊪	= FOUND 5/8" IRON ROD PRECISION LB-6734		
⊫	= SET 4"x 4" CONCRETE MONUMENT PRECISION LB-6734		
⊬	= FOUND 4"x 4" CONCRETE MONUMENT PRECISION LB-6734		

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34653
727-841-8414

Jon S. Robbins 9.21.16
JON S. ROBBINS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BA-4-12-16

DRAWN BY: E.S.R.
CHK'D BY: J.S.R.

UNPLATTED LAND

UNPLATTED LAND

F.C.M. 4"x4"
W/ ILLEGIBLE
PLASTIC CAP

P.O.B.
F.C.M. 4"x4"
W/ NAIL

OLD EAST LAKE ROAD (FIELD)
R/W WIDTH VARIES

68.7'
GARAGE
ELEV. = 28.30'

LOWEST LIVING
FLOOR
ELEV. = 28.71'

FOUNDATION ONLY

PORTION OF THE NW 1/4
OF SEC. 16-27-16

ZONE "X"

APPROXIMATE LIMITS
OF FLOOD ZONE

ZONE "A"

F.I.R. 1/2"
LB 5789

NORTHEASTERLY
R/W LINE OF OLD
EAST LAKE ROAD

(M) S 89°20'13" E 686.01'
(D) S 89°19'11" E 686.15'

(D) N 89°19'11" W 551.36'
(M) N 89°21'50" W 551.24'

F.I.R. 5/8"
CAP ILLEGIBLE

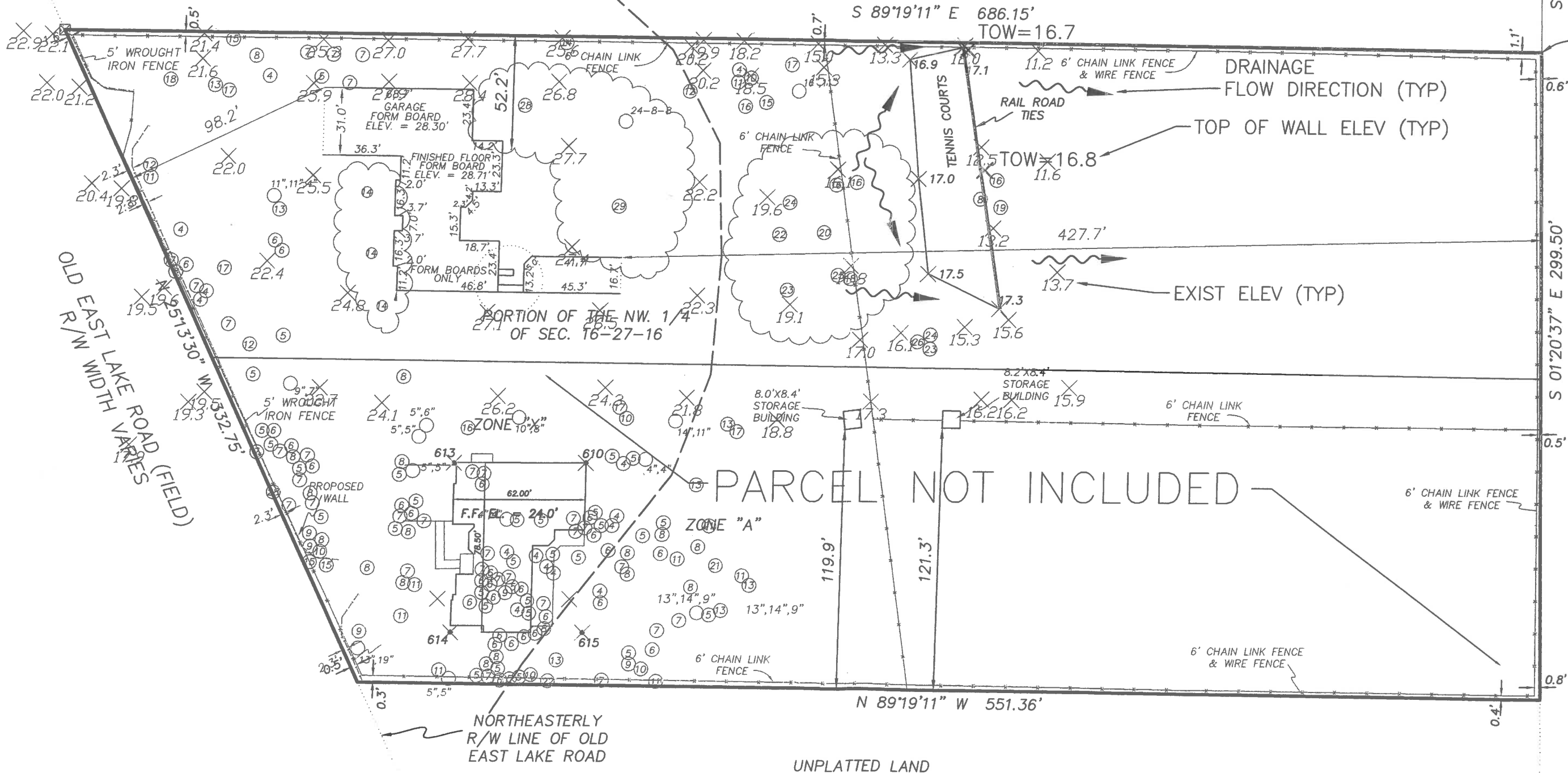
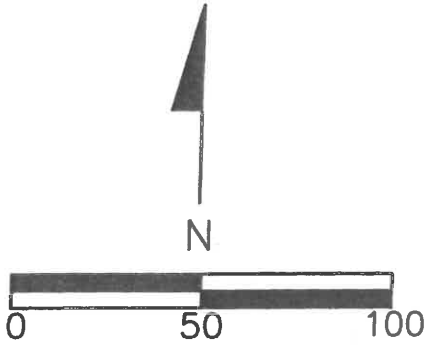
TRACT "A"
WENTWORTH CLUB HOMES
P.B. 104, PGS. 83-99

WORK ORDER NO: 150026
FOR: TRI COUNTY DEVELOPMENT, INC.
MOSS ROSE, INC.
CARTER, CLENDENIN & FOREMAN, PLLC
BOOTH & COOK, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DATE OF SURVEY: FEBRUARY 24, 2015
TYPE OF SURVEY: BOUNDARY
REVISED NOVEMBER 11, 2015 TO SHOW NON-COMPLETED
NEW IMPROVEMENTS AND ELEVATIONS.

NOTES: #1.) ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

#2.) THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONES "X" AND ZONE "A" WITH NO BASE FLOOD ELEVATION DETERMINED. PER FIRM PANEL NO. 12103C0039G, DATED SEPTEMBER 3, 2003.

UNPLATTED LAND



333 OLD EAST LAKE RD
DEEB LOT
GRADING PLAN

9/20/16

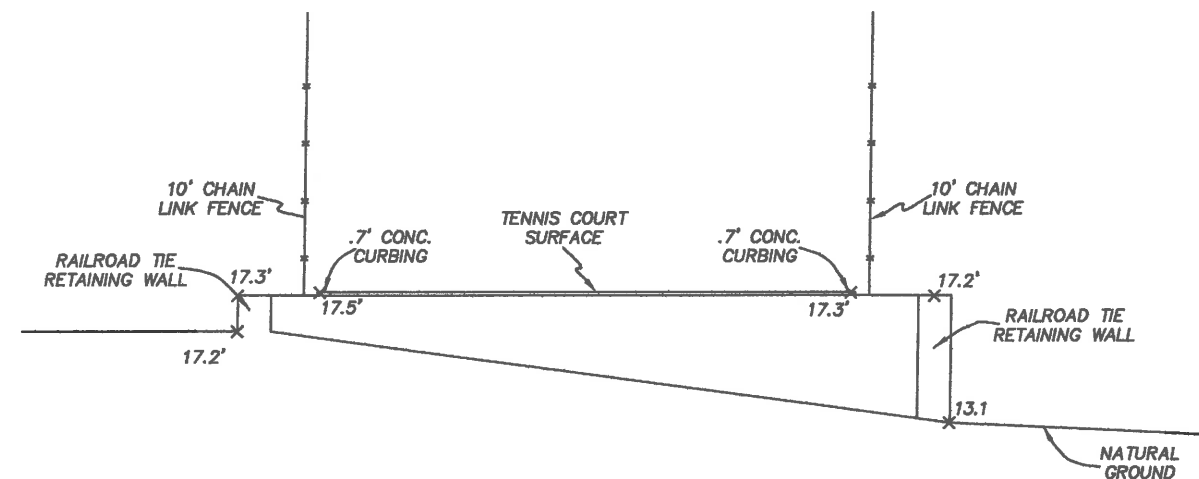
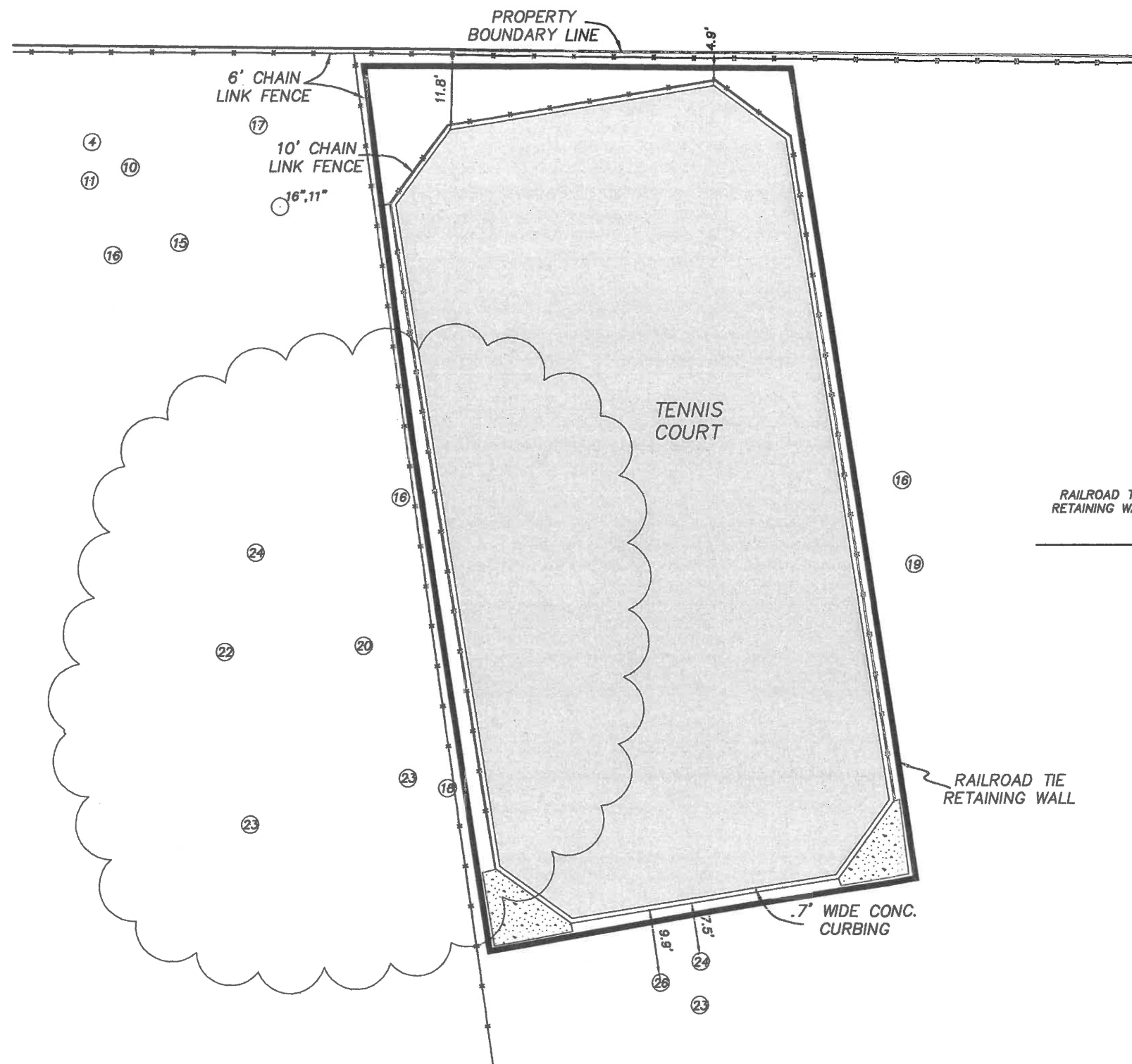
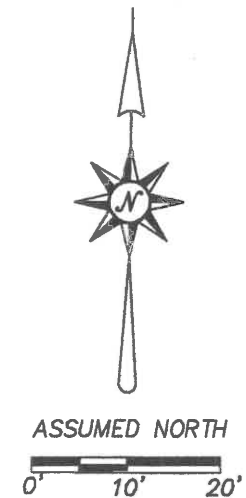
9/21/16
JAMES P. GIRARDI, P.E. # 58332

REGENCY
Design & Engineering, Inc.
1400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1155 EXT. 4 - FAX 727-375-1155
CERTIFICATE OF AUTHORIZATION NO. 28368

REUSE OF DOCUMENT
THIS DOCUMENT, CONTAINING
THE INFORMATION, DESIGN AND
CONSTRUCTION OF THE PROJECT,
IS THE PROPERTY OF REGENCY
DESIGN & ENGINEERING, INC.
AND IS NOT TO BE REPRODUCED
OR USED IN ANY MANNER WITHOUT
THE WRITTEN PERMISSION OF
REGENCY DESIGN & ENGINEERING.

DATE	REV. BY	REV. NO.

BA-4-12-16



BA-4-12-16

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-5-12-16

PRC MEETING: November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Big Fig Enterprises, LLC
Mark Belfiglio
867 Harbor Island
Clearwater, FL 33767

REP/ADDRESS: Mark Belfiglio
867 Harbor Island
Clearwater, FL 33767

PROPERTY ZONING: C-2, Gen Retail Commercial & Limited Svcs

LAND USE DESIG: Residential/Office/Retail

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow a 6-foot high chain link fence with barbed wire to remain with a 0-foot front setback where 25 feet is required in a C-2 zone, for the property located at 709 Smith Street in the unincorporated area of Clearwater.

PARCEL ID: 27/29/15/07902/003/0070, 27/29/15/007902/003/0200 and
27/29/15/07902/003/0220

NOTICES SENT TO: Big Fig Enterprises, LLC, Mark Belfiglio, BCC Office, Surrounding Owners
(See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00051

Pinellas County DRS

BA-5-12-16

October 19, 2016

Parcels

Site Address



1:1,128

0	0.0075	0.015	0.03 mi
0	0.0075	0.015	0.03 mi

0	0.015	0.03	0.06
0	0.015	0.03	0.06

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Web App Build

Pinellas County DRS



October 19, 2016

Parcels

Site Address

Zoning

Web App Build

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEE
FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance
Japan, METI, Esri China (Hong Kong), swisstopo, Map
OpenStreetMap contributors, and the GIS User Community



October 19, 2016

Parcels

Site Address

1:1,128
0 0.0075 0.015 0.03 0.06
0 0.015 0.03 0.06
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES
USDA, USDA, AeroGRID, IGN, and the GIS User Community
Web AppBuild

Filing Deadline: _____
Filing Fees: _____
Variance: _____
Special Exception: _____
Date of hearing (if filed before above date): _____

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**

FILE # _____ PARCEL # 21/22/15/0790 2/003/0070
After the fact structure YES X NO _____ Bldg Sign Off: _____ Date 10/22/16
Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____
Applicant's Signature: Mark Belfiglio Date: 10/18/2016
Received by: _____ Date Filed: _____

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Planning & Development Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of Development Services. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: Big Fig Enterprises LLC
Mailing Address: 867 Harbor Island City: Clearwater
Street Address: 709 Smith Street City: Clearwater
State: FL Zip Code: 33767 Telephone No: 813-503-5607
Daytime Phone: 813-503-5607 Fax No. _____ Email: Belfiglio.mark@yahoo.com
2. Representatives Name: Mark Belfiglio
Mailing Address: 867 Harbor Island City: Clearwater
State: FL Zip Code: 33767 Telephone No: 813-503-5607
Daytime Phone: 813-503-5607 Fax No. _____ Email: Belfiglio.mark@yahoo.com
- 2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application
Mark Belfiglio
Specify interest held: 100%

- 2B. Is there an existing contract for sale on subject property? No
If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____
Is contract conditional or absolute? _____
- 2C. Are there any options to purchase subject property? No
If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____
3. Hearing requested to consider: A X Variance or B _____ Special Exception
To allow the following: Variance request to keep 6' chainlink fence w/ barbwire that is currently on the property.
4. Location of Subject Property: 709 Smith Street Clearwater, FL 33756
(Street Address)
5. Legal Description of Subject Property: See attached survey
6. Lot Size: 150.77 X 200.01
7. Present Zoning Classification: C2
Present Land Use Plan Designation: Landscape Nursery/Nursery Office
8. Present structures and improvements on the property: 792 sq ft. wood frame house/office
6 ft. chainlink barbwire fence
9. Proposed use of property will be: Landscape Nursery/Nursery Office
10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

Please see attachmet

11. Has any previous application or appeal been filed in connection with this property within the last two years? ☐ (Yes) ☒ (No) If so, briefly state the nature of the application or appeal? _____

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

(A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.

(B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.

(C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.

(C) Adult Use Variance (see Ordinance 90-65).

13. Date Property Acquired: August, 2014

14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☒
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☒

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☒

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? _____ Violation Number _____

Pinellas County Code Enforcement? Yes Violation Number Case # CC16-04014

Other? _____ Violation Number _____

If there is no violation, what prompted you to file this application? _____

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.



Signature of Owner or Trustee

*(See note below)

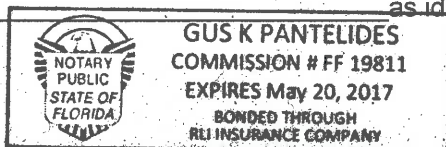
Date: 10/18/2016

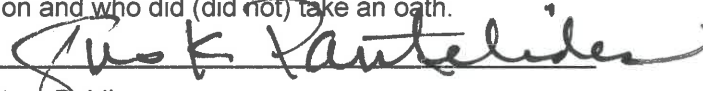
STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 18th day of OCTOBER

20 16 by MARK BELFIGLIO who is known to me or has produced

as identification and who did (did not) take an oath.





Notary Public
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

Pinellas County Board of Adjustment Application for Public Hearing

10. The current use of the property located at 709 Smith street is a Landscape Nursery and Nursery Office (fig.1) (fig.2 business card and Pinellas Landscape license). Since purchasing the property in 2014, utility service (electric and water) has been continuously active.

I am requesting a variance to keep the existing fence located on the property located at 709 Smith Street (survey attached) for the following reasons:

-Safety and Security

Prior to having the fence installed on the property by a licensed professional fence company (Ronell Fuller Fencing) in October 2014, the window AC unit was stolen from the house/office, and multiple garden tools were taken from the front porch. Homeless people had broken into the house to sleep. I found drug hypodermic needles on the front porch and outside the house/office in plastic bags. In addition, I discovered multiple back backpacks on the property (under crawl space and in the brush) with liquor, beer and hypodermic needles. Prior to the fence being installed there were multiple occurrences when my teen age son (15 years old at the time) and I were approached by prostitutes coming onto the property soliciting sexual acts.

As mentioned above the property is used for Connor's Landscape and Nursery business. We store and grow potted plants (mainly palm trees) on the property (fig 3,4). In addition, we keep a 2015 Kubota diesel tractor, brush cutter implement, box blade implement, loader buckets and trailers used to transport the tractor and palms as well as maintain the property at 709 Smith Street (fig.5,6). On occasion we park Chevy or GMC truck on the property. The value of the equipment and potted trees is in excess of \$30,000. Tractors and implements are not titled in Florida and therefore high theft items. Potted plants are easily removed without a fence. My concern is that the equipment and potted plants would likely be stolen without the existing fence.

The property is well maintained and the location is excellent for the nursery business. The neighbors on Smith Street have complimented us on how we have cleaned up the property and the fence. They have said the fence has reduced people from "hanging out" at 709 Smith Street.

In support of my request for a variance to keep the current fence on the property located at 709 Smith Street, I have identified commercial properties in close proximity to 709 Smith Street with similar fences.

1. Automotive service center located at 1649 S. Myrtle Ave., across the street from 709 Smith Street (opposite corner of Smith Street and Myrtle Ave. fig. 7,8).

2. 1625 Campbell Street, South Florida Marine (corner of Campbell Street and Myrtle Ave. fig. 9,10,11,12).
3. 707 Bellaire Road, B&B Professional Plumbing (6ft chain link fence located on Myrtle Street fig. 13,14).
4. 1680 Clearwater/Largo Rd., Land and Sea Motors (6ft chain link fence with barbwire fig. 15).

Your assistance is greatly appreciated in approving the variance to keep the existing fence located at 709 Smith Street.



fig 1

Mark Belfiglio

Certificate# 4930

Class Date 7/7/2015

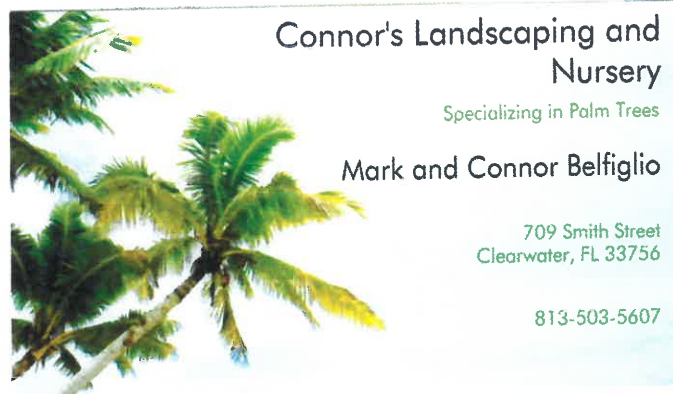




fig 3



fig 4



fig 5



fig 6

1649 S. Myrtle Ave



←709 Smith

fig 7



fig 8



fig 9



fig 10



fig 11



fig 12



fig 13



fig 14

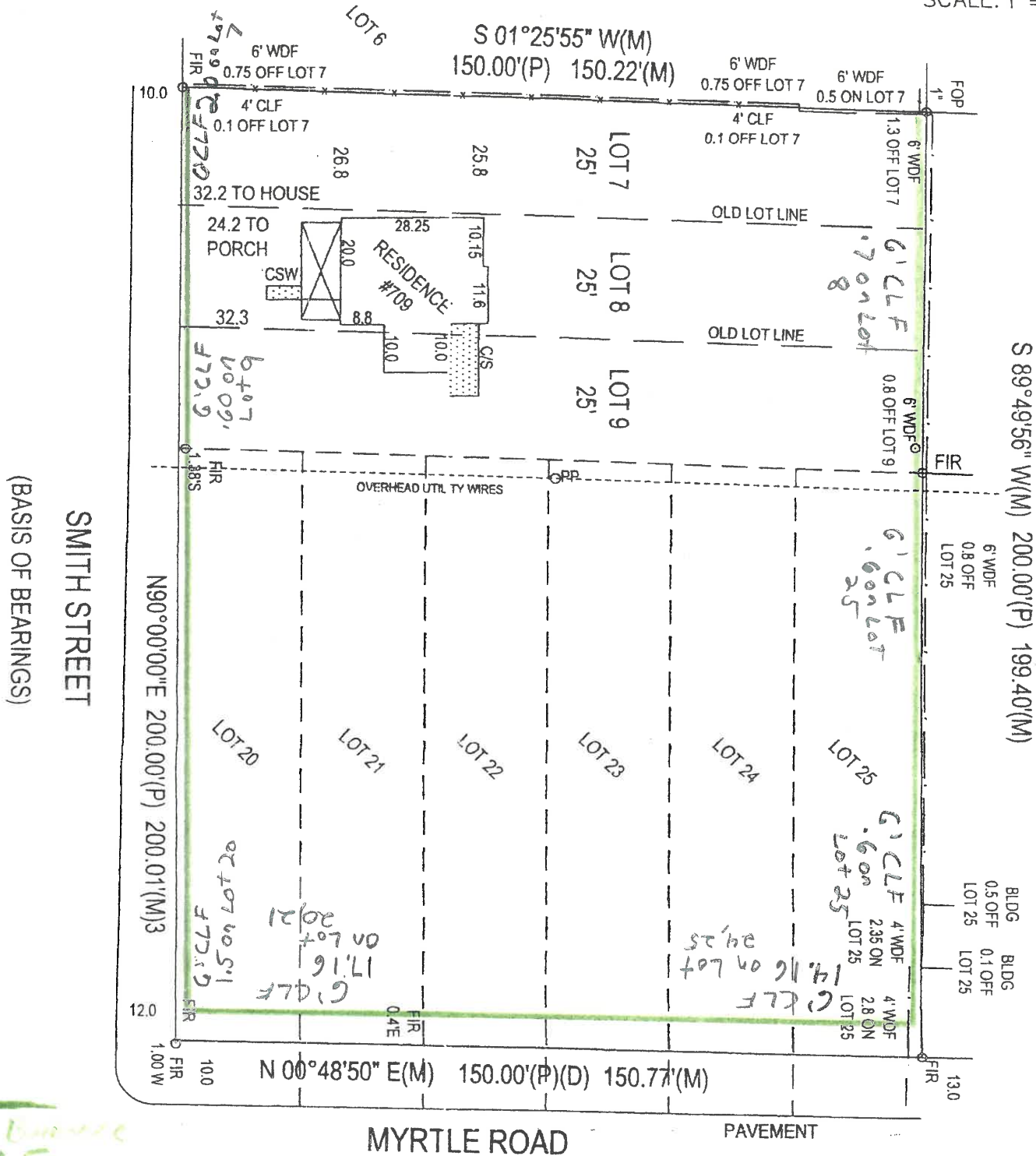


fig 15

AS-BUILT SURVEY OF 709 SMITH STREET, CLEARWATER, FLORIDA, USA
LOTS 7, 8, 9, 20, 21, 22, 23, 24 & 25, BLOCK C, BEL MONT, ACCORDING TO THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

SUBJECT PARCEL IS SHOWN ON THE FEMA FLOOD INSURANCE MAP
AS BEING IN ZONE X

SCALE: 1" = 30'



THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION OR DESIGN.
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
THERE TO WITHIN ONE YEAR OF THE FIELD DATE NOTED ON THIS SURVEY.



COVERED
ENTRANCE



SCREEN
ENCLOSED
AREA



SCREEN
ENCLOSED
WITH POOL

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

NOTES: (1) IN COMPLIANCE WITH F.A.C. 61G17-6.0031-4-E, IF LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN
THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. (2) IF APPLICABLE,
FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX.) (3) NO EXCAVATION OR MAPPING OF UNDERGROUND IMPROVEMENTS HAS BEEN
PERFORMED. CORNER MARKERS ARE 1/2" DIAMETER UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

LEGEND: (C) = CALCULATED, C# = CURVE NUMBER, CB = CABLE BOX, LP = LIGHT POLE, C/S = CONCRETE SLAB, CLF = CHAIN LINK FENCE, CONC = CONCRETE
CSW = CONCRETE SIDEWALK, (D) = DEED, DE = DRAINAGE EASEMENT, EB = ELECTRIC BOX, EOW = EDGE OF WATER, E/P = EDGE OF PAVEMENT, (F) = FIELD, F/C = FENCE CORNER,
FCIR = FIR CAPPED, FXC = FOUND X CUT, FCM = FOUND CONCRETE MONUMENT, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FN = FOUND NAIL, FND = FOUND NAIL
GA = GUY ANCHOR, ID = IDENTIFICATION, (M) = MEASURED, MH = MANHOLE, OHW = OVERHEAD WIRE, O/A = OVER ALL, (P) = PLAT, PC = POINT OF CURVE, P/E = POOL EQUIP.
PP = POWER POLE, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 1/2" IRON ROD
LB 6912, SNO = SET NAIL AND DISK LB 6912, TWF = TRANSFORMER, TOB = TOP OF BANK, TP = PHONE PEDESTAL, UE = UTILITY EASEMENT, WB = WATER BOX, WDF = WOOD FENCE

THE FINANCIAL LIABILITY OF THE SURVEYOR AND SURVEYING COMPANY
IS WARRANTED ONLY TO THE AMOUNT PAID FOR THE SERVICE HEREON.

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

Know It Now, Inc.

Florida Business Certificate Of
Authorization Number LB 6912

LOCATION = 1569 MAIN STREET, DUNEDIN, FLORIDA
MAIL = 1497 MAIN ST, BOX 321 - DUNEDIN, FL 34698
VOICE 727-415-8305 FAX 727-736-2455

CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES

JUST TIRES OF PINELLAS, INC

JAMES W. MCCRAW, EVE L. MCCRAW, KELTON G. MCCRAW,

WILLIAM D. MCCRAW & MONTGOMERY J. MCCRAW

MICHAEL K. MCFADDEN

ATTORNEYS' TITLE INSURANCE FUND, INC:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER
MY DIRECTION AND THAT IT MEETS THE MINIMUM
TECHNICAL STANDARDS SET FORTH BY THE BOARD
OF PROFESSIONAL SURVEYORS AND MAPPERS IN
CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD WORK: 1-25-06

DATE SIGNED: 1-26-06

BILL HYATT

Surveyor & Mapper Number 4636

BA-5-12-16

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-6-12-16

PRC MEETING: November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Ada Wrenn
2002 Australia Way E. Apt. 2
Clearwater, FL 33763

REP/ADDRESS: Jeff Forbes
West Coast Awnings
1424 S Missouri Ave
Clearwater, FL 33756

PROPERTY ZONING: RM-15, Residential, Multiple Family

LAND USE DESIG: Residential Medium

TYPE APPLICATION: Variance

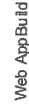
CASE DESCRIPTION: A variance to allow for the construction of a patio awning with a 17-foot rear setback where 25 feet is required in an RM-15 zone, for the property located at 2002 Australia Way, Unit 2, in the unincorporated area of Clearwater.

PARCEL ID: 06/29/16/64000/001/0020

NOTICES SENT TO: Ada Wrenn, Jeff Forbes, City of Clearwater, Coalition of Clearwater HOA, On Top of the World HOA, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00052



BA-6-12-16



October 19, 2016

Parcels

Site Address

Zoning



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEE
FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance :
Japan, METI, Esri, China (Hong Kong), swisslpo, Map
OpenStreetMap contributors, and the GIS User Community

BA-6-12-16



Filing Deadline: 10-20-16
Filing Fees: 375.00
Variance: X
Special Exception: _____
Date of hearing (if filed before above date):
12-1-16

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**

FILE # _____ PARCEL # 06-29-16-64000-001-0020
After the fact structure YES _____ NO ✓ Bldg Sign Off: _____ Date _____
Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____
Applicant's Signature: Ada Wrenn Date: October 20, 2016
Received by: Nikki Varg Date Filed: October 20, 2016

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Planning & Development Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of Development Services. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: Ada Wrenn
Mailing Address: 2002 Australia Way E Apt City: Clearwater FL 337632
Street Address: 2002 Australia Way E #2 City: Clearwater
State: FLORIDA Zip Code: 333763 Telephone No: 727 726-4565
Daytime Phone: 727-7264565 Fax No. 01-- Email: None

2. Representatives Name: JEFF FORBES WEST COAST AWNINGS
Mailing Address: 1424 S Missouri Ave Clearwater, Fl City: Clearwater, Fl.
State: FLORIDA Zip Code: 33756 Telephone No: 727-447-3461
Daytime Phone: _____ Fax No. _____ Email: _____

2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

Specify interest held: _____

- 2B. Is there an existing contract for sale on subject property? NO
 If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____
 Is contract conditional or absolute? absolute
- 2C. Are there any options to purchase subject property? NO
 If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____
3. Hearing requested to consider: A X Variance or B _____ Special Exception
 To allow the following: AWNING ON BACK PATIO VERY HOT IN SUMMER
REDUCED REAR SETBACK OF 17' FOR THE CONSTRUCTION OF AN
AWNING IN A RM ZONING DISTRICT WHERE 25' IS REQUIRED
4. Location of Subject Property: BEHIND APT, AT 2002 AUSTRALIA WAY E APT. 2
 (Street Address)
5. Legal Description of Subject Property:
 COPY INCLOSED ,DEED AND PURCHASE CONTRACT
ON TOP OF THE WORLD UNIT 4 CONDO BLDG.1, APT 2
(WING B)
6. Lot Size: NOT LISTED
7. Present Zoning Classification: RM-15 Subdivision WING OF ON TOP OF THE WORLD Legal unit:2
 Present Land Use Plan Designation: Not known RM
8. Present structures and improvements on the property: BEAUTIFUL GLASS DOOR FRONT
And new back door
9. Proposed use of property will be: NOT KNOWN
10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

Need AWNING for shade and need shade
for my SKIN

11. Has any previous application or appeal been filed in connection with this property within the last two years? ☐ (Yes) ☒ (No) If so, briefly state the nature of the application or appeal? _____

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

(A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.

(B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.

(C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.

(C) Adult Use Variance (see Ordinance 90-65).

↓ 13. Date Property Acquired: Please see purchase copy inclosed

14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☒
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☒ (No) ☐

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☒

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from? NO

Pinellas County Building? _____ Violation Number _____

Pinellas County Code Enforcement? _____ Violation Number _____

Other? _____ Violation Number _____

If there is no violation, what prompted you to file this application? Need variance for awning.

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

Ada Wrenn

Signature of Owner or Trustee

*(See note below)

Date: OCT. 19, 2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19th day of October,

20 16 by ADA WRENN who is known to me or has produced

FL DL as identification and who did (did not) take an oath.

Nikki R Vasquez

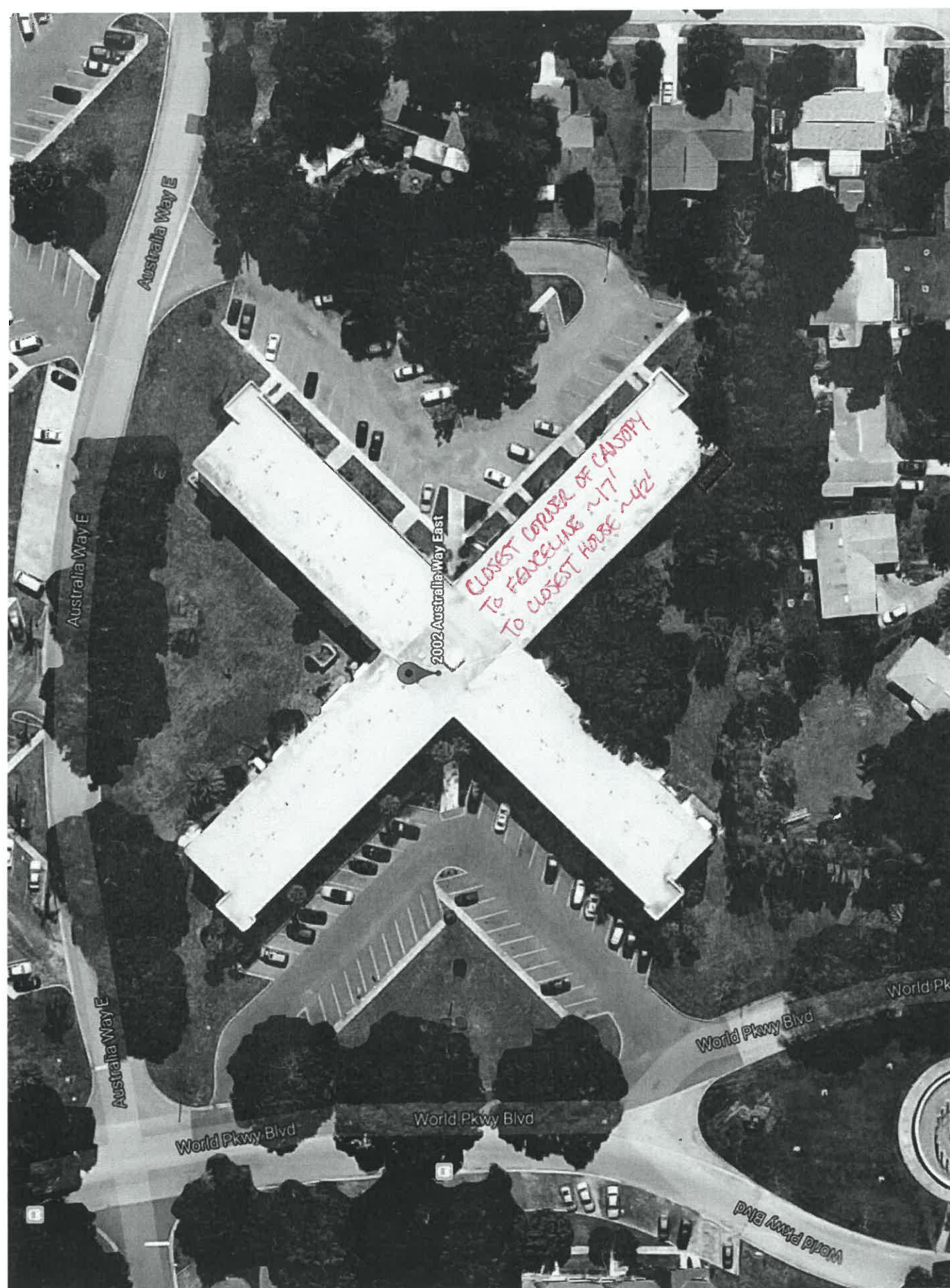
Notary Public
(seal)

NIKKI R. VASQUEZ
Notary Public - State of Florida
Commission # FF177561
My Comm. Expires March 11, 2019

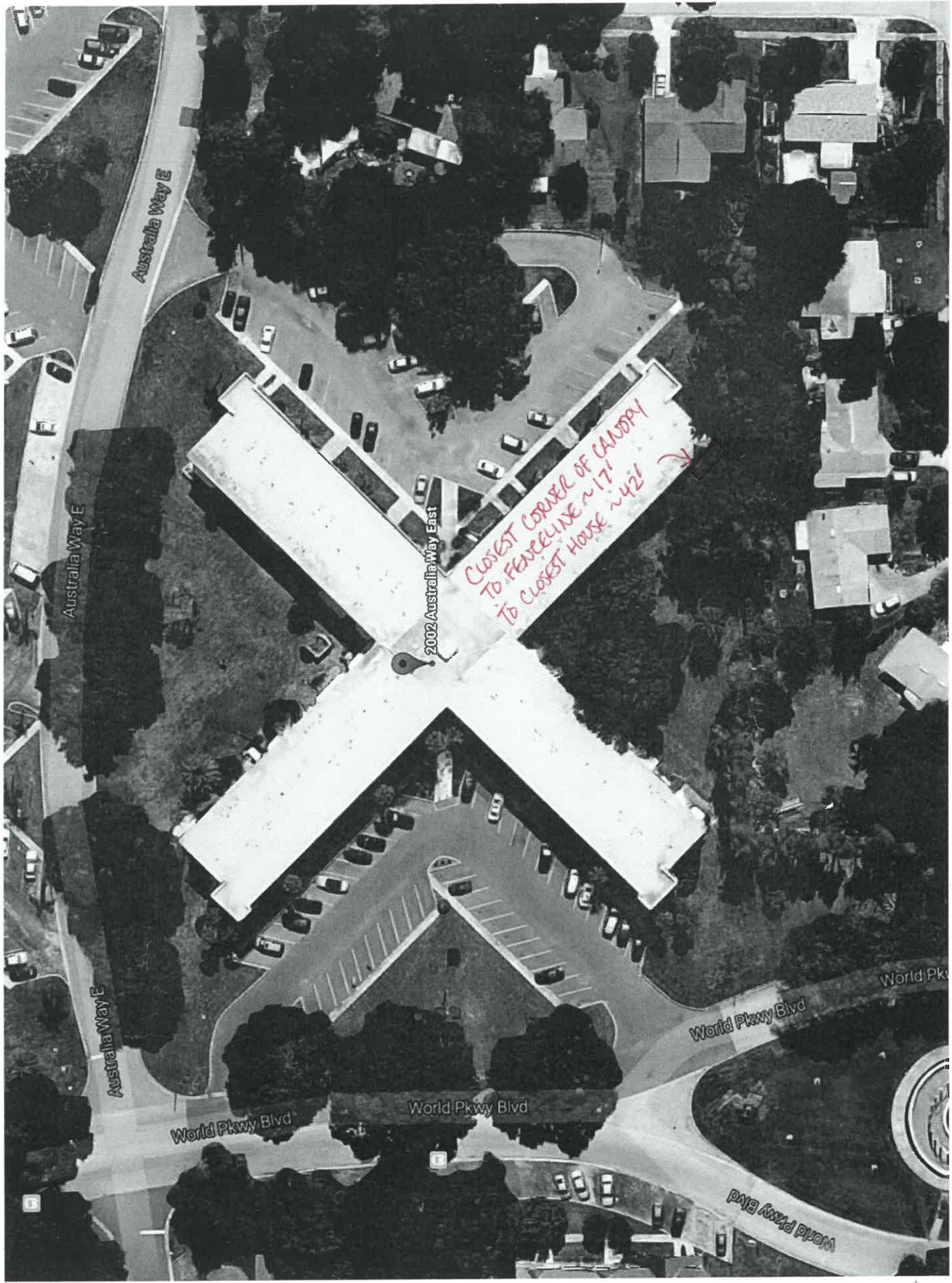
*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.



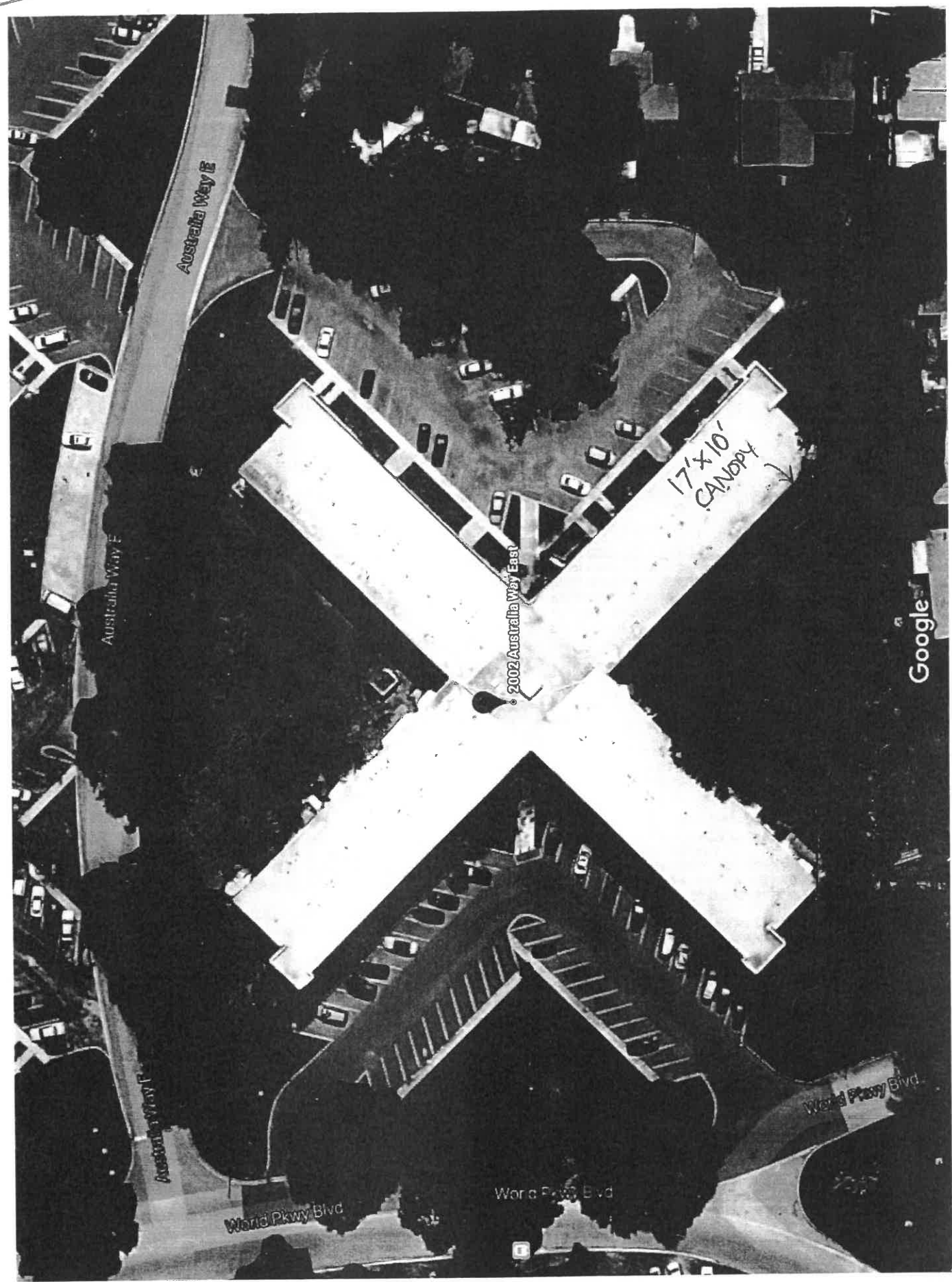
RE: ADA WRENN



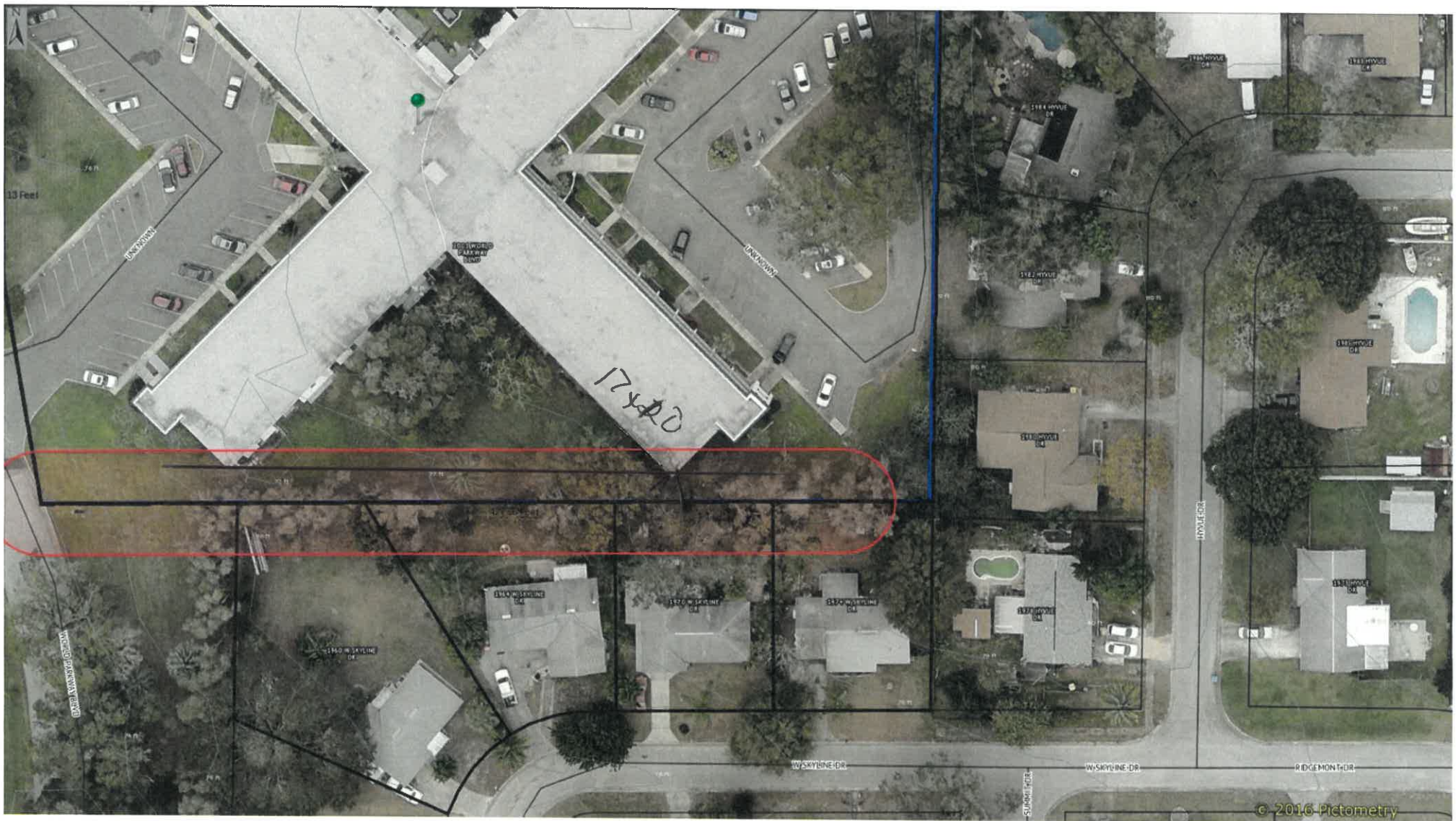
RE: ADA WRENN



727-726-4565



25 FT RESIDENTIAL SETBACK



01/13/2016

Prepared by and return to:
Barbara Grant
Total Title Solutions CLW
2911 SR 590, Suite 22
Clearwater, FL 33759

File Number: CL131366

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 5th day of February, 2013, between Palladino Family Trust dated 12/13/01, as successor Trustee of the On Top of the World Realty Trust, u/d/t 12/13/01, whose post office address is 106 Elm Street, Wakefield, MA 01880, grantor, and Ada Wrenn, whose post office address is 419 SE 26th Avenue, Ocala, FL 34471, grantee:

(Whenever used herein, the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Pinellas County, Florida, to-wit:

Condominium Unit No. 2, B Wing, of On Top of the World - Unit Four, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3106, Page(s) 571 through 596, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 06-29-16-64000-001-0020

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the current year

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1
Sign Florence Lugo

Witness Name: FLORENCE LUGO

Witness #2
Sign [Signature]

Witness Name: BARBARA GRANT

Palladino Family Trust dated 12/13/01, as Trustee
of the On Top of the World Family Trust, dated
12/13/01

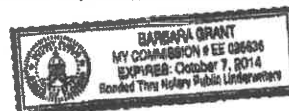
By: Mary Ann Barrucci
Mary Ann Barrucci, Successor Sole Trustee

State of FLORIDA

County of PINELLAS

The foregoing instrument was acknowledged before me this 5th day of February, 2013, by Mary Ann Barrucci, in her capacity noted herein, who () is personally known to me or (X) has produced Driver's License as identification.

Notary Public
Printed Name: BARBARA GRANT
My Commission Expires: _____



ADA WRENN PROPERTY PROFILE

Property Information Report

Subject Property Location

2002 AUSTRALIA WAY E APT 4, CLEARWATER, FL 33763-3804

County:	PINELLAS FL	Census Tract:	0269.12
Property Use:	Condominium (Residential)	Zoning:	
Parcel Number:	06-29-16-64000-001-0020	Thomas Bros Pg-Grid:	

Current Owner:

Owner Name:	WRENN, ADA	Recording Date:	02/27/2013
Care Of Name:			
Mailing Address:	419 NE 26TH AVE , OCALA, FL 34471		

County Tax & Assessment:

Assessment Year:	2012	Market Value Year:	2012	Tax Rate Code Area:	CTF
Assd Land Value:		Market Land Value:		Tax Year:	2011
Assd Improvement:		Market Improvement Value:	\$47,812	Total Tax Amount:	\$1,051.33
Total Assessed Value:	\$47,812	Total Assessor Market Value:	\$47,812	Delinquent Year:	
Assessee Name:	ON TOP OF THE WORLD REALTY TRUST (12-13-2001)			Tax Account ID:	R59397
Mailing Address:	106 ELM ST			Homeowner's Exemption:	
	WAKEFIELD, MA 01880-1552			Tax Exemptions:	

Assessment Legal Description

District: CTF Subdivision: ON TOP OF THE WORLD UNIT 4 CONDO Sec/Township/Range: SEC 6 TWN 29S RNG 16E
Abbreviated Description: (WING "B") ON TOP OF THE WORLD UNIT 4 CONDO BLDG 1, APT 2

Property Characteristics:

Lot Size:		Bedrooms:		Pool:	Yes
Building Area:	1,100 SF	Baths:		Fireplace:	
Year Built:	1969	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	None	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History:

Prior Transfer

Recording Date:	02/27/2013	Sales Price:	\$60,800
Document #:	2013064043 BK-PG 17902-1439	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/05/2013		
Document Type:	Warranty Deed		
Multi APN Flag:			
Buyer Names:	WRENN, ADA	Buyer Vesting	
Care of Name:			
Mailing Address:	419 NE 26TH AVE# SR, OCALA, FL 34470-		
Seller Name:	PALLADINO FAMILY TRUST,		
Mortgage Doc #:		Loan Amount:	N/A
Lender Name:		Interest Rate:	
Loan Type:		2nd Loan Amt:	N/A
Type Financing:			

Legal Description:

Subdivision: WING OF ON TOP OF THE WORLD Legal Unit: 2

General Notes

A. CONCRETE & FOUNDATION DESIGN:

- 1. ALL CONCRETE GRADE BEAMS AND FOOTINGS SHALL BE 3000 PSI MINIMUM.
- 2. ALL CONCRETE FILLED SUPPORTED SLABS SHALL BE 2500 PSI MINIMUM, 3 1/2" NOMINAL THICKNESS.
- 3. FIBERMESH (3/4" PER CUBIC YARD MIN.) MEETING APPROPRIATE ACI AND ASTM REQUIREMENTS MAY BE USED IN LIEU OF WELDED WIRE MESH
- 4. ALL SLABS ON GRADE SHALL BE 4" THICK WITH FIBERMESH.
- 5. ALL REINFORCING SHALL CONFORM TO ASTM A615, BE GRADE 60 (60 KSI MIN.) DEFORMED BARS, #3 BARS MAY BE GRADE 40
- 6. ALL OVER POUR CONCRETE FILLED SUPPORTED SLABS SHALL BE 3000 PSI MIN., 2" MINIMUM THICKNESS.
- 7. SOIL BEARING PRESSURE SHALL BE A MINIMUM OF 1500 PSF.
- 8. THE CONCRETE SHALL CONFORM TO ASTM C94 FOR THE FOLLOWING:
OPC (PORTLAND CEMENT TYPE 1,- ASTM C 150).
AGGREGATES - #6 STONE , ASTM C 33 SIZE NO. 67 LESS THAN 3/4".
AIR ENTRAINING +/- 1% - ASTM C 260.
WATER REDUCING AGENT - ASTM C 494.
CLEAN POTABLE WATER.
OTHER ADMIXTURES SHALL NOT BE PERMITTED.
- 9. METAL WELDED WIRE SHALL CONFORM TO ASTM A 185.
- 10. PREPARE & PLACE CONCRETE ACCORDING TO AMERICAN CONCRETE INSTITUTE MANUAL STANDARD PRACTICE, PART 1, 2, & 3 ALONG WITH HOT WEATHER CONDITIONS RECOMMENDATIONS.
- 11. IF UTILIZING EXISTING CONCRETE FOR FOUNDATION, CONCRETE SHALL BE A MINIMUM OF 4" IN THICKNESS, VISIBLY FREE OF ANY STRUCTURAL EXCESSIVE CRACKING, SPALLING OR OTHER DETERIORATION.

B. MASONRY:

- 1. CONCRETE MASONRY UNITS (CMU) SHALL BE STANDARD HOLLOW UNITS AND SHALL BE 1900 PSI MINIMUM BASED ON TYPE M OR S MORTAR.
- 2. ALL MORTAR SHALL BE OF TYPE M OR S.
- 3. ALL GROUT SHALL BE 2000 PSI MINIMUM AND HAVE MAXIMUM COARSE AGGREGATE SIZE OF 3/8".
- 4. PROVIDE CLEAN-OUTS FOR REINFORCED CELLS CONTAINING REINFORCEMENT WHEN GROUT POUR EXCEEDS 5'-0" IN HEIGHT.

C. ALUMINUM:

- 1. ALL STRUCTURAL ALUMINUM SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF 6005-T5 FOR ALLOY WITH A MINIMUM THICKNESS OF 0.040" FOR SUPPORTING MEMBERS.
- 2. WHERE KICK PLATES ARE USED A MINIMUM THICKNESS OF 0.024" SHALL APPLY.
- 3. STRUCTURAL ALUMINUM DESIGN CONFORMS TO "PART 1-A - SPECIFICATIONS FOR ALUMINUM STRUCTURES - ALLOWABLE STRESS DESIGN" OR "PART 1-B - SPECIFICATIONS FOR ALUMINUM STRUCTURES - BUILDING LOAD AND RESISTANCE FACTOR DESIGN" OF THE ALUMINUM DESIGN MANUAL 2010 PREPARED BY THE ALUMINUM ASSOCIATION, INC. WASHINGTON D.C. THE 2014 FLORIDA BUILDING CODE 5TH EDITION (CHAPTER 16 STRUCTURAL DESIGN & CHAPTER 20 ALUMINUM).
- 4. WHERE ALUMINUM COMES INTO CONTACT WITH STEEL, OR PRESSURE TREATED LUMBER PROVIDE DIELECTRIC SEPARATION.
- 5. ALUMINUM MEMBERS SHALL BE STITCHED WITH NO LESS THAN #10 SMS 6" FROM THE ENDS AND 12" ON CENTER, IF USING #12 SPACING MAY BE 24" ON CENTER.
- 6. VINYL/ACRYLIC/GLASS PANELS SHALL BE REMOVABLE. THEY SHALL BE IDENTIFIED WITH A DECAL ESSENTIALLY STATING "REMOVABLE PANEL SHALL BE REMOVED WHEN WIND SPEEDS EXCEED 75 MPH" .DECAL SHALL BE PLACED SO IT IS VISIBLE WHEN PANEL IS INSTALLED.
(ACRYLIC/GLASS WINDBREAKERS INCLUDED)

D. FASTENERS:

- 1. ALL LAG BOLTS SHALL CONFORM TO STAINLESS STEEL TYPE 300 18-8, WITH STANDARD FLAT WASHER UNLESS MANUFACTURER GAL VANIZES BOLTS SPECIFIES FOR USE WITH ACQ PRESSURE TREATED WOOD.
- 2. HEX BOLTS HAS TO BE ASTM A 325, PLATED WITH STANDARD FLAT WASHERS AND NUTS.
- 3. ALL CONCRETE SCREWS SHALL BE, SIMPSON, HILTI, RAWL, TAPCON, REDHEAD, DYNABOLT, OR APPROVED EQUAL.
- 4. ALL METAL TIES AND ASSOCIATED ACCESSORIES SHALL BE

HOT DIPPED GALVANIZED.

- 5. ALL LAG BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 8X BOLT DIAMETER INTO STRUCTURAL FRAMING (G= .42 MIN.).
- 6. LAG BOLTS AND SCREWS INTO WOOD FRAMING SHALL BE PROVIDED WITH PILOT HOLES HAVING A DIAMETER NOT GREATER THAN 70 PERCENT OF THE THREAD DIAMETER OF THE BOLT OR SCREW. ALL LAG BOLTS AND SCREWS SHALL BE INSERTED IN PILOT HOLES BY TURNING AND UNDER NO CIRCUMSTANCES BY DRIVING WITH A HAMMER.
- 7. ALL EXPANSION ANCHORS SHALL BE DESIGNED IN ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S REQUIREMENTS AND ALLOWABLE LOADS AND SHALL ONLY BE APPLIED IN CONDITIONS ACCEPTABLE TO MANUFACTURER. FASTENERS SHALL BE A MINIMUM OF SAE GRADE #5 OR BETTER ZINC PLATED.
- 8. ALL FASTENERS CONNECTING ALUMINUM COMPONENTS OR PRESSURE TREATED LUMBER ARE STAINLESS STEEL TYPE 300 18-8, UNLESS MANUFACTURER GALVANIZED BOLTS SPECIFIES FOR USE WITH ACQ PRESSURE TREATED WOOD, OR OTHERWISE NOTED ON PLANS.
- 9. ALL FASTENERS SHALL COMPLY WITH ASTM A153.
- 10. ALL CONNECTORS SHALL COMPLY WITH ASTM A653 CLASS G-185.
- 11. FOR SMS, THE MINIMUM CENTER-TO-CENTER SPACING SHALL BE 3/4" AND MINIMUM CENTER-TO-EDGE SHALL BE 1/2" UNLESS NOTED OTHER WISE.

E. REFERENCE STANDARDS:

ASTM E 119
ASTM E 1300
ASCE 7 -10
AA ASM35, AND SPEC. FOR ALUMINUM PART 1-A, & 1-B
ASTM C94
ASTM C150
ASTM C33
ASTM C260
ASTM C494
ASTM A615
ASTM A185
FLORIDA BUILDING CODE 2014 (CHAPTERS 16, 20 AND 23)
5TH EDITION
2010 ALUMINUM DESIGN MANUAL

F. ABBREVIATIONS:

THE FOLLOWING LIST OF ABBREVIATIONS IS NOT INTENDED TO REPRESENT ALL THOSE USED ON THESE DRAWINGS, BUT TO SUPPLEMENT THE MORE COMMON ABBREVIATIONS.

- 1. TYP -- TYPICAL
- 2. SIM -- SIMILAR
- 3. UON -- UNLESS OTHERWISE NOTED
- 4. CONT -- CONTINUOUS
- 5. VIF -- VERIFY IN FIELD

G. RESPONSIBILITY:

- 1. ALL SITE WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES, LOCAL ORDINANCES, ETC.
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS, NOTIFYING ENGINEER OF ANY DISCREPANCIES BETWEEN DRAWINGS, FABRICATED ITEMS, OR ACTUAL FIELD CONDITIONS.
- 3. THESE DRAWINGS REPRESENT THE ACCEPTABILITY OF THE 'SUNROOM' ROOM ADDITION ELEMENTS AS PROVIDED BY THE CONTRACTOR.
- 4. ALL DETAILS ON THESE DRAWINGS ARE ENGINEERED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR AND MANUFACTURER.
- 5. ANY DETAILS NOT SHOWN ARE TO BE ENGINEERED BY A LICENSED P.E. IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES.

H. MISCELLANEOUS:

- 1. ALUMINUM ADDITIONS ARE NOT TO BE INSTALLED ON A MANUFACTURED HOME, TRAILER HOME, OR PRE-FAB HOME. IF THE EXISTING STRUCTURE IS ONE OF THESE, A SEPARATE 4TH WALL SUPPORT SYSTEM MUST BE ENGINEERED SO THAT NO ADDITIONAL LOADING IS PLACED ON THE MANUFACTURED HOME.
- 2. IF ENCLOSURE CONTAINS A SWIMMING POOL OR SPA, THE ENCLOSURE SHALL COMPLY WITH RESIDENTIAL SWIMMING BARRIER REQUIREMENTS OF THE FBC 5TH EDITION R 4501.17 IN ITS ENTIRETY.
- 3. EMERGENCY ESCAPE & RESCUE OPENING PER FBC R310.1 SHALL BE VERIFIED BY CONTRACTOR & BUILDING OFFICIAL

- 4. DOOR LOCATIONS MAY BE DETERMINED IN THE FIELD BY CONTRACTOR.
- 5. IF PAVERS ARE UNDER ALUMINUM MEMBERS THEY SHALL HAVE EPOXY ADHESIVE TO CONCRETE OR IF USING GROUT, ENSURE BONDING AGENT IS USED FIRST.
- 6. SCREENING MATERIAL SHALL BE 18X14X0.013 OR EQUIVALENT DENSITY SCREEN MESH ONLY UNLESS NOTED ON DRAWING S-2.
- 7. 1"x2"x.045 NON-STRUCTURAL MEMBERS SHALL BE ATTACHED TO HOST WITH 1/4" DIAMETER X 1-3/4" EMBEDMENT & 24" O.C. MASONRY SCREW FOR CONCRETE & EQUIVALENT SIZE WOOD SCREW WHEN IN WOOD & #10 X 1/2" EMBEDMENT SMS OR TEK SCREWS IN ALUMINUM MEMBERS TYPICAL.

JOB DESCRIPTION: PATIO COVER

DESIGN DATA:

- 1. ULTIMATE DESIGN WIND SPEED Vult, (3 SECOND GUST): 140 MPH
- NOMINAL DESIGN WIND SPEED Vasd: 110 MPH
- 2. RISK CATEGORY : 1
- 3. WIND EXPOSURE : B
- 4. WIND LOADS:
SCREEN ROOF: N/A
SCREEN WALLS: N/A
SOLID ROOF (MWFRS): 23 PSF
- 5. FACTOR APPLIED TO SCREEN WIND LOADS FOR 18X14X0.013 OR EQUIVALENT DENSITY SCREEN MESH: N/A
- 6. FACTOR APPLIED TO SCREEN WIND LOADS FOR ALLOWABLE STRESS DESIGN: 0.6
- 7. LIVE LOAD:
300 lb. VERTICAL DOWNLOAD ON PRIMARY SCREEN ENCLOSURE MEMBERS.
200 lb. VERTICAL DOWNLOAD ON SCREEN ENCLOSURE PURLINS.
- 8. EXISTING 4" CONCRETE SLAB, 2500 PSI MIN. CONCRETE W/ 6"X6"-#10WWM OVER 6" MIL POLYFILM W/ EDGES LAPPED 6" & TAPED, OVER CLEAN COMPACTED SOIL SHALL BE ADEQUATE TO RESIST THE UPLOADS FOR THE PROPOSED STRUCTURE.
- 9. SCREEN ROOF TYPE: N/A
- 10. SOLID ROOF TYPE 3"x48"x.024 COMPOSITE PANEL ROOF FL 7561-R3 OR EQUIV.

ALUMINUM STRUCTURAL MEMBERS

HOLLOW SECTIONS

2 x 2: -----2" x 2" x 0.046"
3 x 2: -----3" x 2" x 0.050"
2 x 3: -----2" x 3" x 0.050"
2 x 3: -----2" x 3" x 0.070"
2 x 4: -----2" x 4" x 0.050"
2 x 5: -----2" x 5" x 0.050"

OPEN BACK SECTIONS

1 x 2:-----1" x 2" x 0.040"
1 x 3:-----1" x 3" x 0.045"

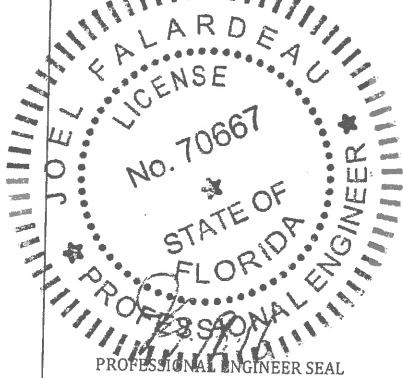
SNAP SECTIONS

2 x 2 Snap:-----2" x 2" x 0.045"
2 x 3 Snap:-----2" x 3" x 0.050"
2 x 4 Snap:-----2" x 4" x 0.045"

SELF MATING (SMB)

2 x 4 SMB:-----2" x 4" x 0.044" x 0.100"
2 x 5 SMB:-----2" x 5" x 0.050" x 0.118"
2 x 6 SMB:-----2" x 6" x 0.050" x 0.120"
2 x 7 SMB:-----2" x 7" x 0.057" x 0.120"
2 x 8 SMB:-----2" x 8" x 0.072" x 0.224"
2 x 9 SMB:-----2" x 9" x 0.072" x 0.224"
2 x 10 SMB:-----2" x 10" x 0.092" x 0.374"

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE7-10, & FBC 2014 5TH EDITION



ENGINEER OF RECORD

David W. Smith P.E.

FLORIDA LICENSE NUMBER: 53608

Thomas L. Hanson P.E.

FLORIDA LICENSE NUMBER: 38654

Mark Ronald Dunn, Jr.
P.E.

FLORIDA LICENSE NUMBER: 73968

☒ Joel Falardeau P.E.

FLORIDA LICENSE NUMBER: 70667

☐ Erik Stuart P.E.

FLORIDA LICENSE NUMBER: 77605

FBC Plans & Engineering
Services, Inc.

6272 Abbott Station Drive Unit 101
Zephyrhills, fl. 33542
Phone: (813)788-5314
Fax: 1-(866)-824-7894
Email: erb@fbcplans.com
Website: www.fbcplans.com
C.O.A. - #29054

DATE: 09-17-2016

DRAWN BY: ERB

REVISION:

DATE:

RO 1

RO 2

RO 3

PROJECT ADDRESS:

ADA WRENN
2002 AUSTRALIA WAY E #2
CLEARWATER, FL. 33763

CONTRACTOR:

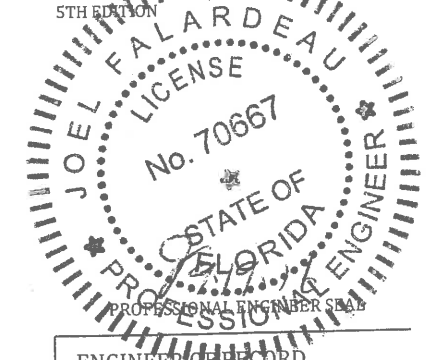
WEST COAST AWNINGS

NOTES

S-1

File copy BA-6-12-16

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE 7-10, FBC 2014 5TH EDITION



ENGINEER OF RECORD

David W. Smith P.E.

FLORIDA LICENSE NUMBER: 53608

Thomas L. Hanson P.E.

FLORIDA LICENSE NUMBER: 38654

Mark Ronald Dunn, Jr.
P.E.

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Website: www.fbcplans.com
C.O.A. - #29054

DATE: 09-17-2016

DRAWN BY: ERB

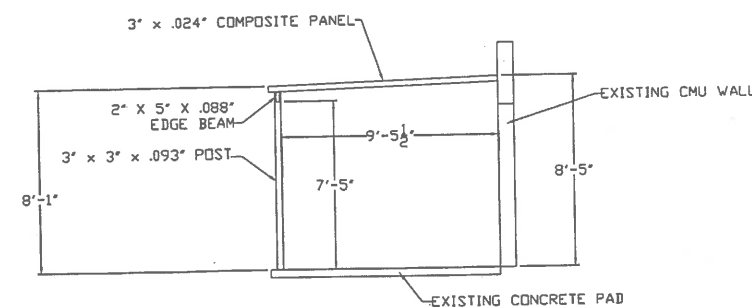
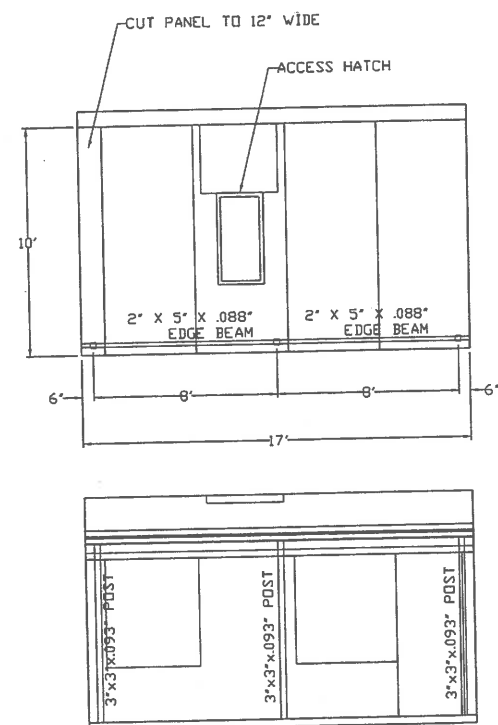
REVISION:	DATE:
RO 1	
RO 2	
RO 3	
RO 4	

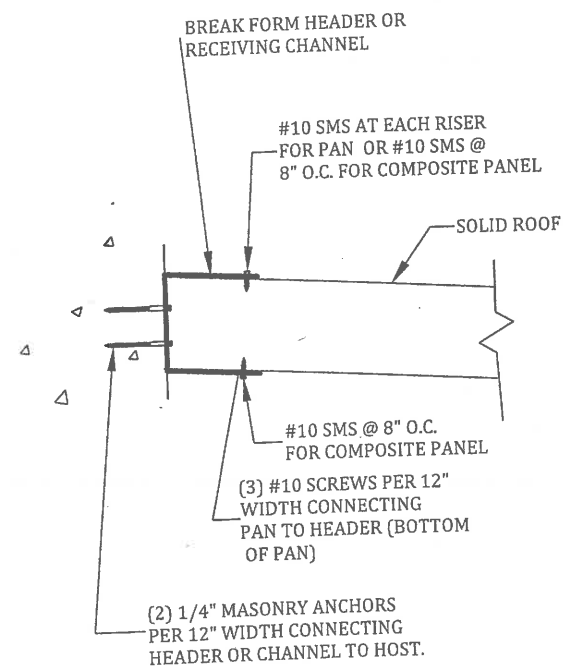
PROJECT ADDRESS:
ADA WRENN
2002 AUSTRALIA WAY E #2
CLEARWATER, FL 33763

CONTRACTOR:
WEST COAST AWNINGS

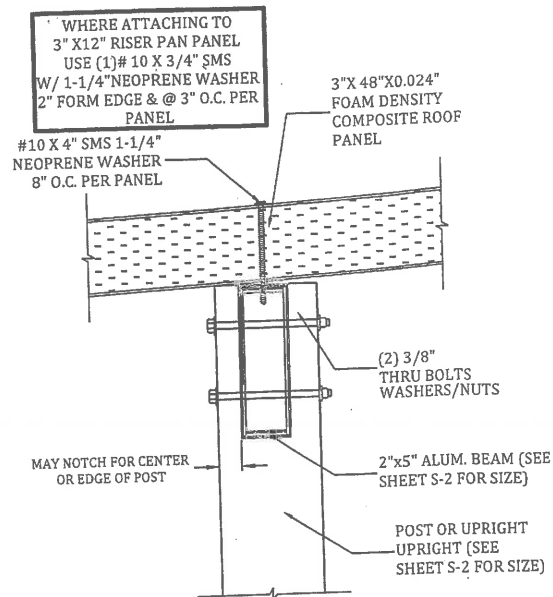
ELEVATIONS

S-2

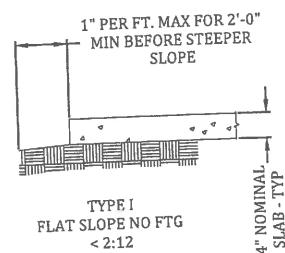




S1
S-3 ROOF PANEL TO FASCIA CONNECTION DETAILS
SCALE: NTS



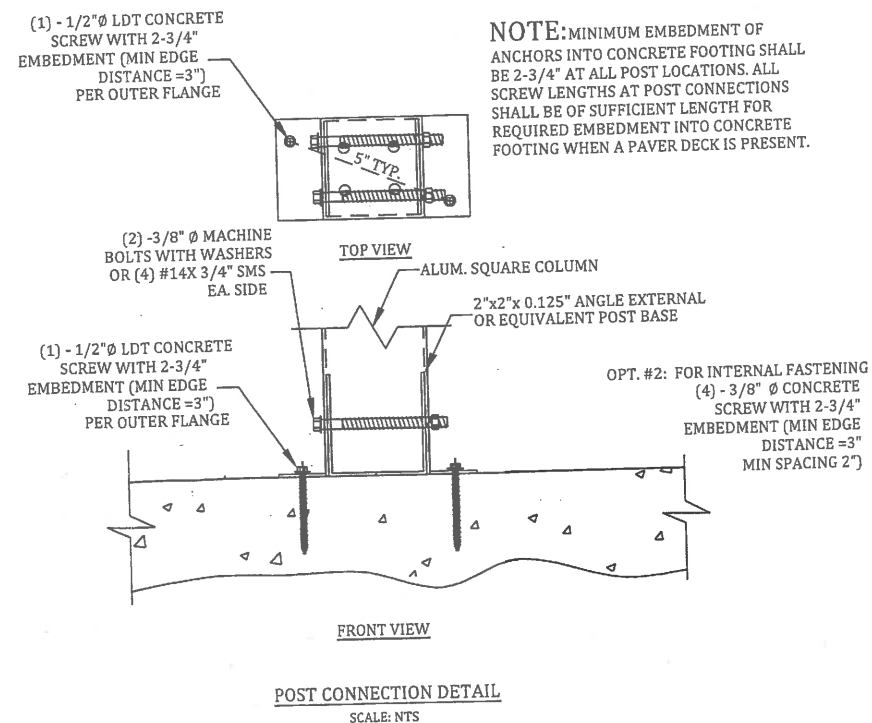
ROOF TO BEAM CONNECTION
RIDGE/EDGE BEAM TO POST CONNECTION
SCALE: NTS



NOTES FOR ALL FOUNDATION TYPES:

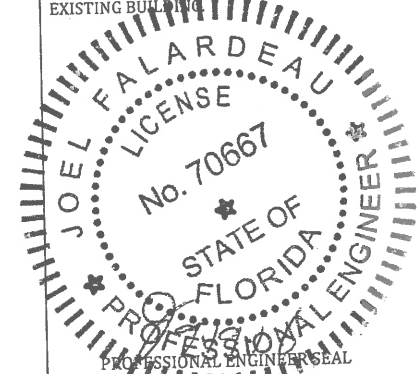
1. THE FOUNDATIONS SHOWN ARE BASED ON A MINIMUM SOIL BEARING PRESSURE OF 1,500 PSF. THE BEARING CAPACITY OF THE SOIL VERIFIED BY A LICENSED CONTRACTOR PRIOR TO ANY POURING OF CONCRETE.
2. THE SLAB/FOUNDATION MUST BE CLEARED OF ALL DEBRIS, AND COMPACTED PRIOR TO POURING OF ANY CONCRETE.
3. CONCRETE MEET THE SPECIFICATIONS IN THE S-1 NOTES PAGE.

K
S-3 TYPE II MONOLITHIC SLAB/FOOTING
SCALE: N.T.S.



POST CONNECTION DETAIL
SCALE: NTS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE 7-10, & FBC 5TH EDITION (2014) RESIDENTIAL & EXISTING BUILDING



ENGINEER OF RECORD

David W. Smith P.E.
FLORIDA LICENSE NUMBER: 53608

Thomas L. Hanson P.E.
FLORIDA LICENSE NUMBER: 38654

Mark Ronald Dunn, Jr.
P.E.

FLORIDA LICENSE NUMBER: 73968

☒ Joel Falardeau P.E.
FLORIDA LICENSE NUMBER: 70667

Erik Stuart P.E.
FLORIDA LICENSE NUMBER: 77605

FBC Plans & Engineering
Services, Inc.

6272 Abbott Station Drive Unit 101
Zephyrhills, FL 33542
Phone: (813) 788-5314
Fax: 1-(866)-824-7894
Email: erb@fbcplans.com
Website: www.fbcplans.com
C.O.A. - #29054

DRAWN BY:

REVISION:	DATE:
RO 1	
RO 2	
RO 3	
RO 4	

PROJECT ADDRESS:

ADA WRENN
2002 AUSTRALIA WAY E #2
CLEARWATER, FL 33763

CONTRACTOR:
WEST COAST AWNINGS

DETAILS

S-3

**CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-7-12-16**

PRC MEETING: November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Laspina Clearwater Properties, LLC
John Laspina
625B. Ocean Front
Long Beach, NY 11561

REP/ADDRESS: Christopher P. Wicks II
Global Sign & Awning
1182 Kapp Dr
Clearwater, FL 33765

PROPERTY ZONING: CP-1, Commercial Parkway

LAND USE DESIG: Residential/Office/Retail

TYPE APPLICATION: Variance

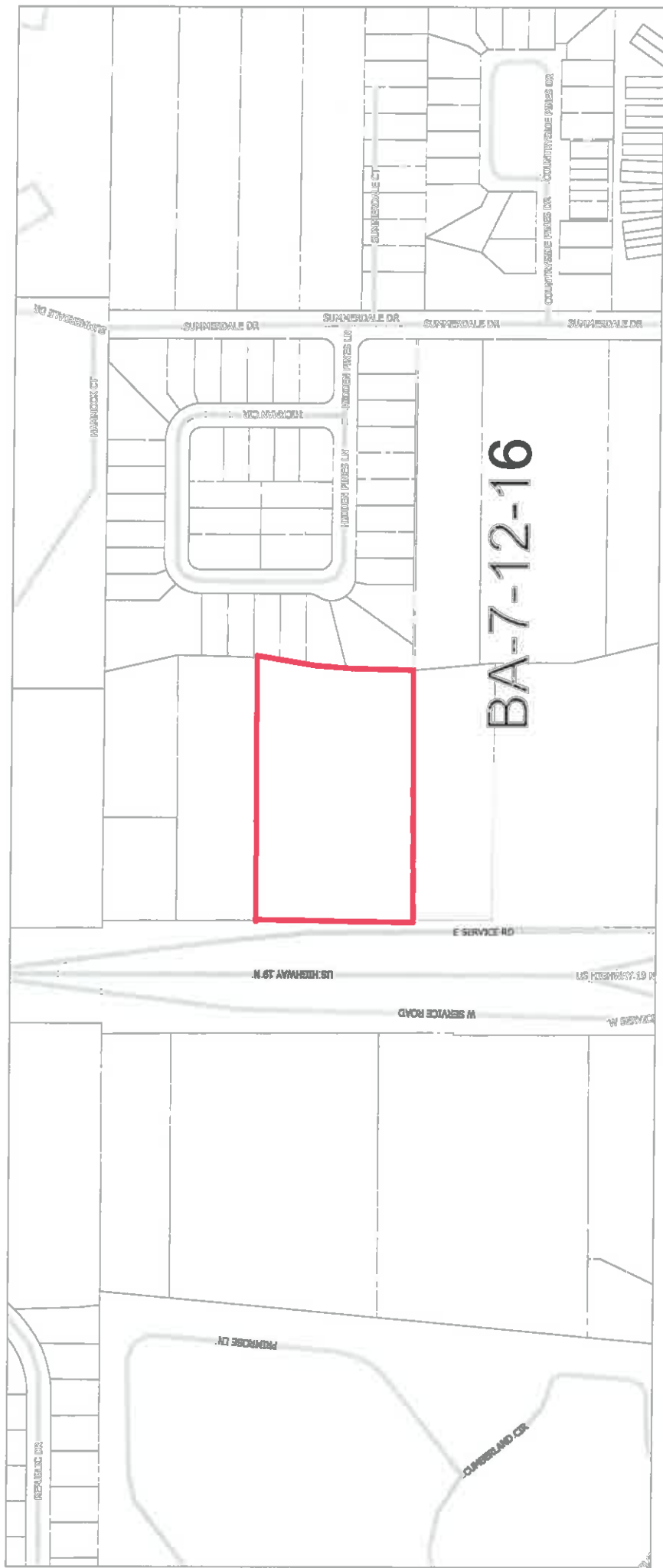
CASE DESCRIPTION: A variance to allow for the construction of an accent structure to a sign having a 19-foot front setback where 50 feet is required in a CP-1 zone, for the property located at 27867 US Highway 19 N, in the unincorporated area of Clearwater.

PARCEL ID: 30/28/16/07218/000/1900

NOTICES SENT TO: John Laspina, Christopher P. Wicks II, Hidden Pines at Countryside HOA, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: John Laspina

Reference #:BA16-00053





Filing Deadline: _____
Filing Fees: _____
Variance: _____
Special Exception: _____
Date of hearing (if filed before above date): _____

PINELLAS COUNTY BOARD OF ADJUSTMENT APPLICATION FOR PUBLIC HEARING

FILE # _____ PARCEL # 30-28-16-07218-000-1900

After the fact structure YES _____ NO ☒ Bldg Sign Off: _____ Date _____

Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____

Applicant's Signature: [Signature] Date: 10-14-16

Received by: [Signature] Date Filed: 10/20/16

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Planning & Development Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of Development Services. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: JOHN LASPINA
Mailing Address: 625 B. Ocean Front, Long Beach City: NY 11561
Street Address: 27867 US Hwy 19 City: Clearwater
State: FL Zip Code: 33761 Telephone No: (727) 796-8100
Daytime Phone: 516-448-0584 Fax No: _____ Email: johnlaspina@yahoo.com
2. Representatives Name: CHRISTOPHER P. WICKS II
Mailing Address: 1182 Kapp Drive City: Clearwater FL
State: FL Zip Code: 33765 Telephone No: (727) 709-8802
Daytime Phone: (727) 724-4169 Fax No: _____ Email: chris@globalsignlight.com
- 2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

Specify interest held: _____

2B. Is there an existing contract for sale on subject property? No
If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____

Is contract conditional or absolute? _____

2C. Are there any options to purchase subject property? No
If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____

3. Hearing requested to consider: A ☒ Variance or B _____ Special Exception

To allow the following: modified set back of an
architectural structure

4. Location of Subject Property: 27867 US Hwy 19 Clearwater FL 33761
(Street Address)

5. Legal Description of Subject Property: Belle Haven Lots 19 & 20 Less W 15 ft for R/W

6. Lot Size: 172,359 sq ft

7. Present Zoning Classification: _____

Present Land Use Plan Designation: Bowling Alley Pool Hall

8. Present structures and improvements on the property: Installation and fabrication of
Pylon Sign

9. Proposed use of property will be: _____

10. (I)(We) believe that the Board of Adjustment should grant this application because: (Include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

We are asking permission for the set back of our
architectural elements to be reduced, to allow the elements to be
placed near the proposed signage.

The signage will not touch the architectural elements. Both structures
will be completely separated. We are also requesting to be allow a 3rd pole
on the signage for structural + windload reasons.
The total combined width of all three poles will be 36".

11. Has any previous application or appeal been filed in connection with this property within the last two years? ☐ (Yes) ☒ (No) If so, briefly state the nature of the application or appeal? _____

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

(A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.

(B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.

(C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.

(C) Adult Use Variance (see Ordinance 90-65).

13. Date Property Acquired: Aug 8, 2013

14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☒
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☒

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☒

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? N/D Violation Number _____

Pinellas County Code Enforcement? N/D Violation Number _____

Other? _____ Violation Number _____

If there is no violation, what prompted you to file this application? _____

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.



Signature of Owner or Trustee
*(See note below)

Date: 10/11/2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 11 day of October,


20 16 by John LaSpina who is known to me or has produced

NY DL

_____ as Identification and who did (did not) take an oath.



KARI SANTIAGO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF126388
Expires 7/28/2017



Notary Public
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

Production Details

Production of:

- 155.5"w x 300"h Illuminated Pylon Sign
- Top Cabinet = 148"w x 92"h
- Middle & Bottom Cabinet = 96"w x 40"h
- Property Frontage = 330'
- Allowed sign size = 150 Sq.Ft.
- Actual sign size = 147.7 Sq.Ft.
- Height of Sign = 300"
- Set back of sign from property line 3'

Signs is to be fabricated using the following materials:

CABINETS:

- Frame - 2" X 2" Aluminum angle
- 1/8" Aluminum plate
- Skin = .063 Aluminum
- Face = Panaflex
- Paint Finish = Smooth
- Paint Color = TBD
- Illumination = White LEDS
- Mounting = 2" x 2" Steel brackets
- 12" Schd 40 steel pipe

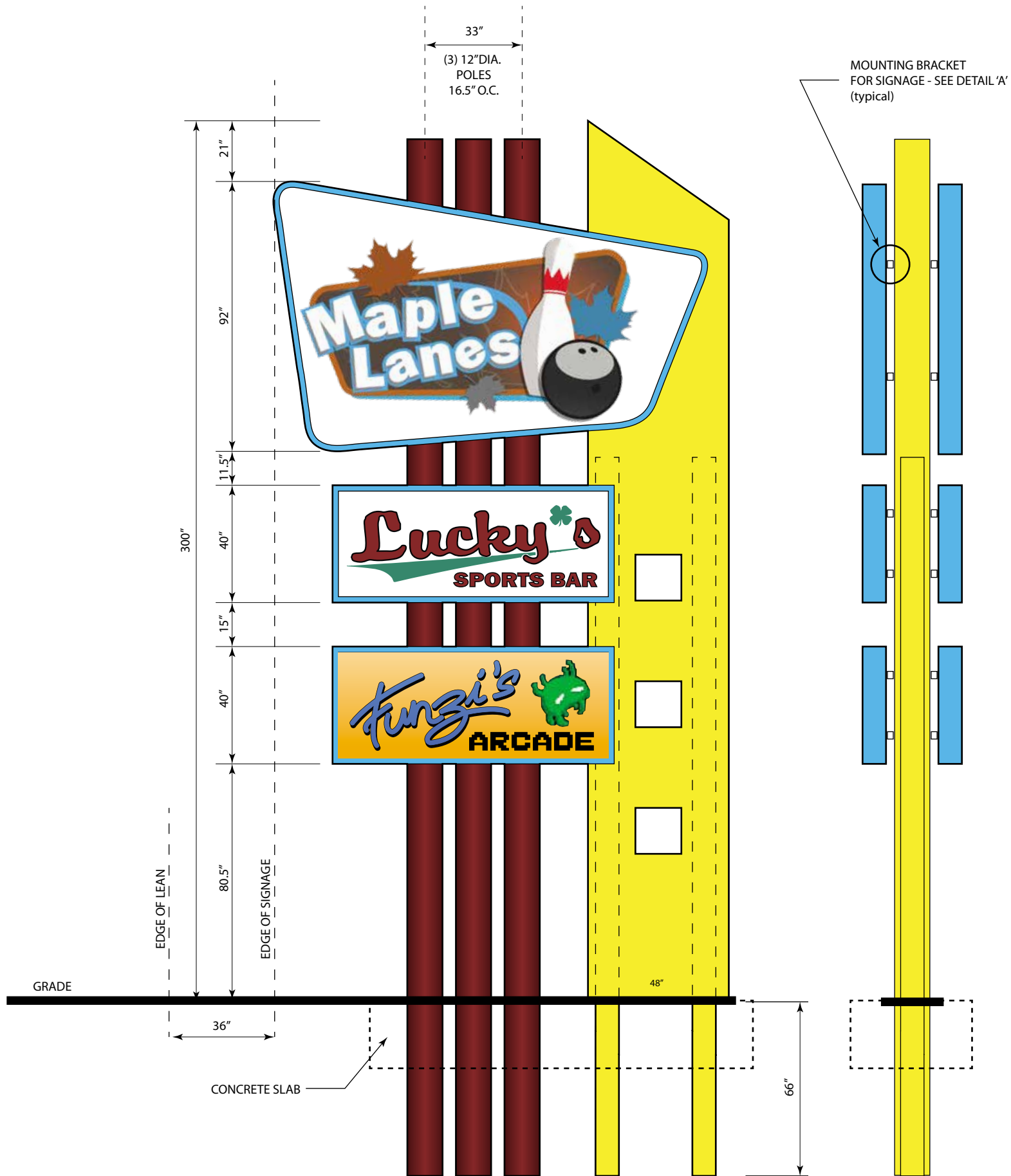
POLE COVER:

- Frame = 2" x 2" x .125" Aluminum angle
- Skin = .080 Aluminum
- Paint Finish = Smooth
- Paint Color = TBD
- Attachment = 2 - 8" Schd 40 Steel pipes

Installation Details

- Remove current sign
- Install new sign

Exterior Sign



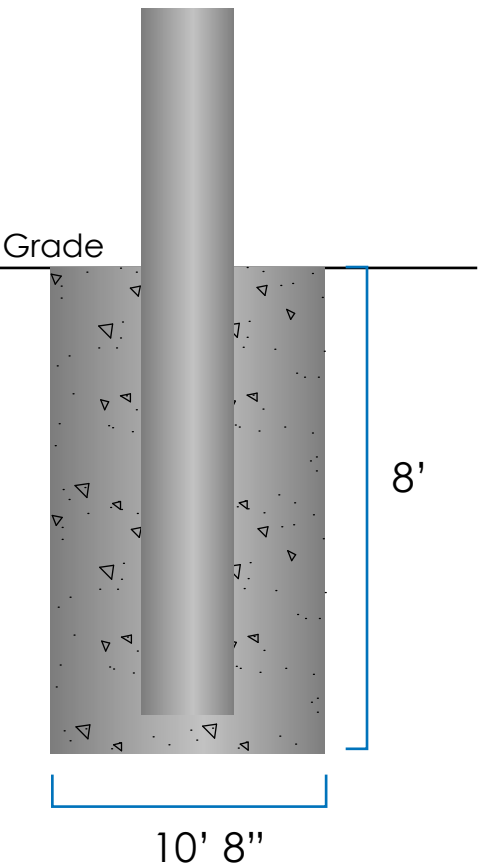
PROJECT INFO CENTER

Phone: 727.724.4169
Email: Chris@GlobalSignLight.com
Address: 1182 Kapp Dr.
Clearwater FL, 33765
Web: www.GlobalSignLight.com

Customer: Maple Lanes-Clearwater
Project: Pylon Sign
Completion Date:
Installation Address: 27867 us hwy 19
Clearwater, FL 33761

CUSTOMER CONTACT INFO
Contact Name: John LaSpina
Contact Phone: (727) 796-8100
Contact Email: johnlaspina@yahoo.com

FOOTING DETAIL



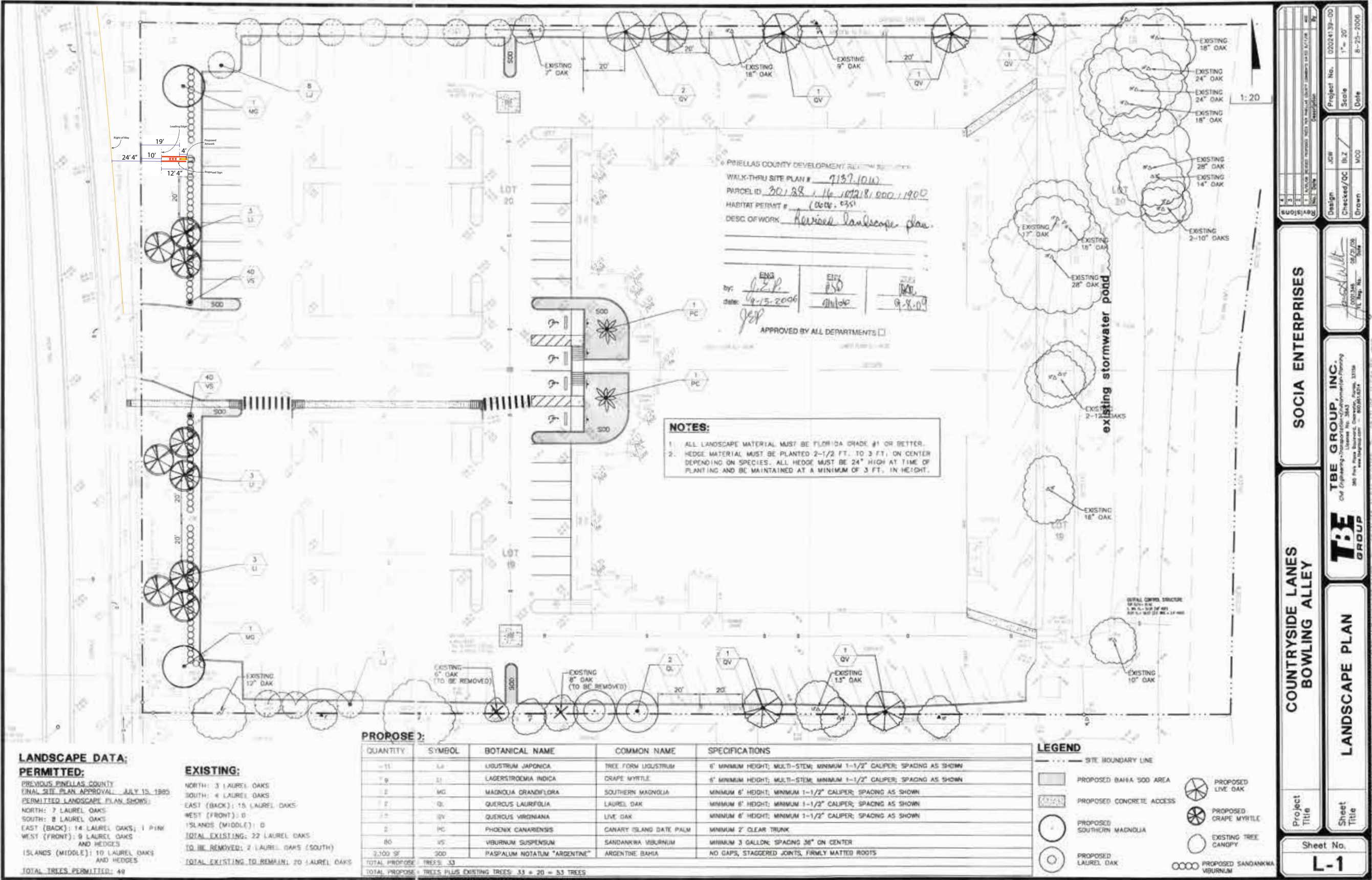
ALL WIND LOADS MEET 2014 5TH EDITION FLORIDA BUILDING CODE

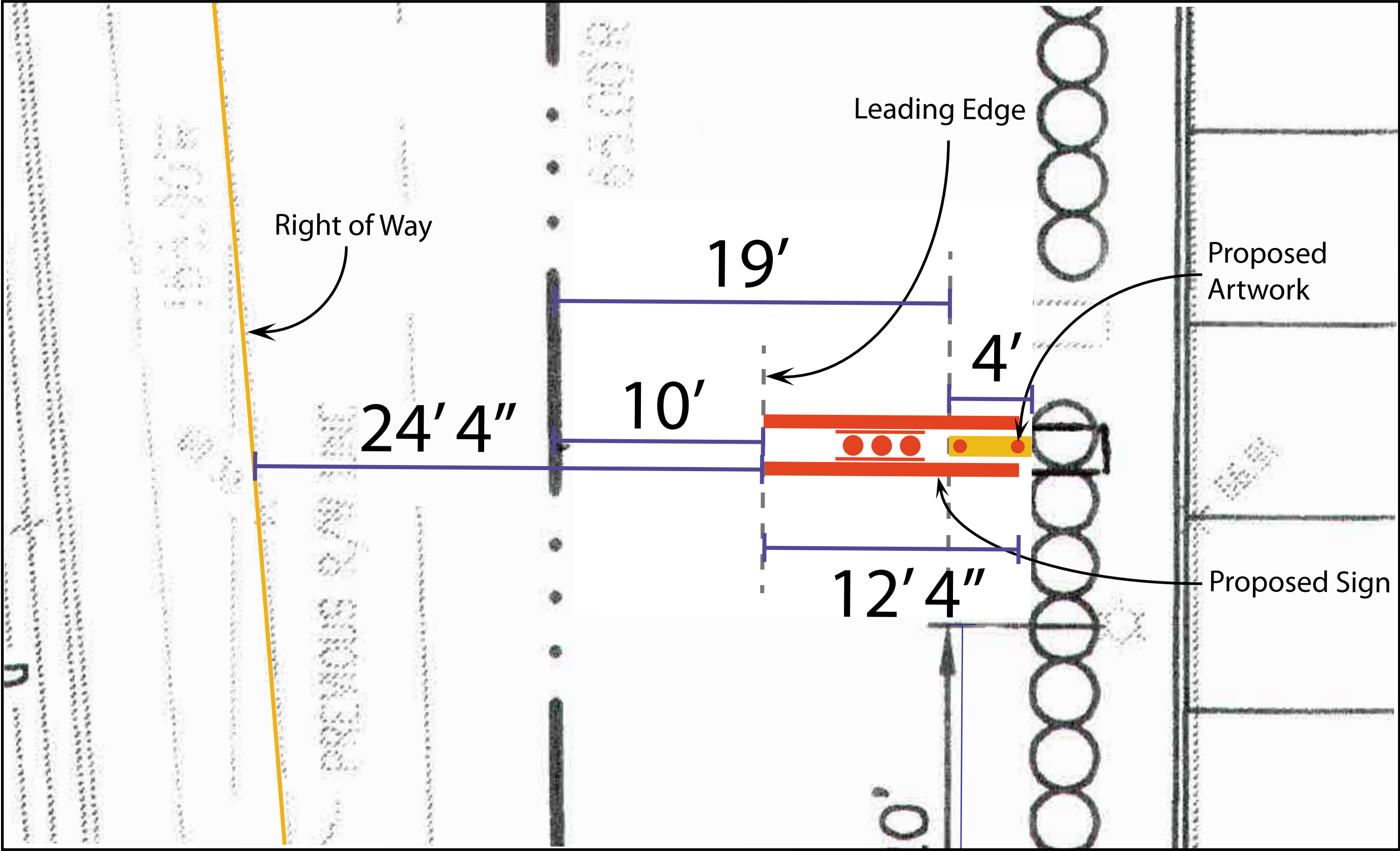
"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign"

SUITABLE FOR WET LOCATIONS
This sign is to be installed in accordance with the requirements of Article 600 of the National electrical code and or other applicable local codes

ALL DESIGNS ARE PROPERTY OF GLOBAL GRAPHIC DESIGN III LLC. DESIGNS MAY NOT BE COPIED OR ALTERED WITHOUT WRITTEN APPROVAL. *BY SIGNING THE APPROVAL YOU ARE AGREEING THAT ALL COLORS, SIZES AND SPELLING ARE ACCURATE AND ARE AGREEING TO PAY ALL COST ASSOCIATED WITH LISTED PROJECT

Customer Signature*





CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-8-12-16

PRC MEETING: November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Laurens K., Marianne E. and Joseph W. Bradley
1721 Rainbow Dr.
Clearwater, FL 33755

REP/ADDRESS: James M. Vernon, Esq., P.E.
1721 Rainbow Dr.
Clearwater, FL 33755

PROPERTY ZONING: A-E, Agricultural Estate Residential
(Pending R-1 Rezoning Request – November 22, 2016 BCC Hearing)

LAND USE DESIG: Residential Suburban

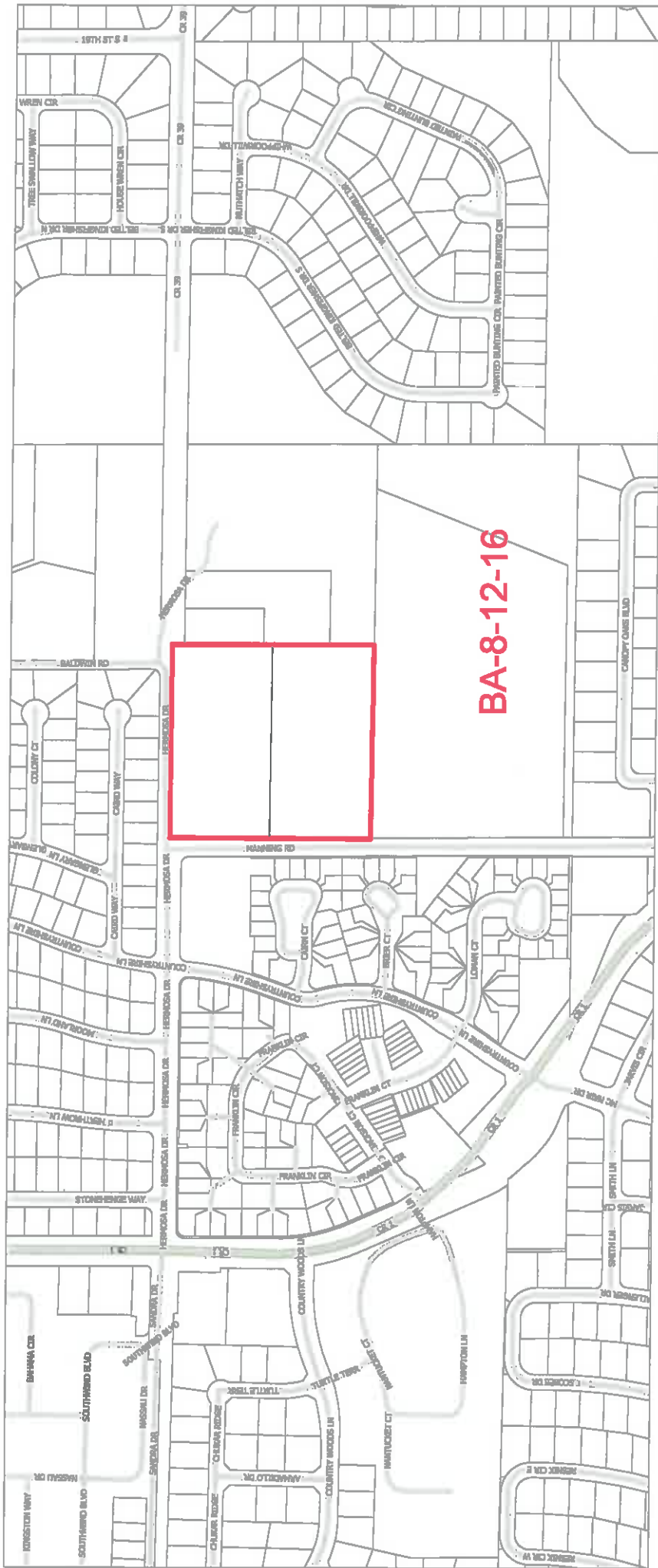
TYPE APPLICATION: Variance

CASE DESCRIPTION: Application to allow for the construction of a single-family subdivision in an R-1 zone for the properties located at 1580 Hermosa Drive and 869 Manning Road in Palm Harbor, with the following variances:
(1) Private road access from all proposed lots to a public right-of-way;
(2) Primary front setbacks of 20 feet on all proposed lots where 25 feet is required;
(3) Secondary (non-addressed) front setbacks of 10 feet on all proposed double and triple frontage lots where 25 feet is required;
(4) Side setbacks of 7.5 feet on all proposed lots where 8 feet is required;
(5) Road frontage reductions along the proposed private road of up to 62.5 percent for interior corner lots or lots on a curve, for a minimum road frontage of 30 feet; and
(6) A 6-foot high wall or fence with a 0-foot front setback on the proposed lots at the entry of the development where 25 feet is required.

PARCEL ID: 13/28/15/00000/210/0210 and 13/28/15/00000/210/0300

NOTICES SENT TO: Laurens K. Bradley, Marianne E. Bradley, Joseph W. Bradley, James M. Vernon, Esq., P.E., Franklin Square HOA, BCC Office, Surrounding Owners
(See Attached List)

DISCLOSURE: Tocobaga Land Holdings, LLC, James M. Vernon as Managing Partner



BA-8-12-16

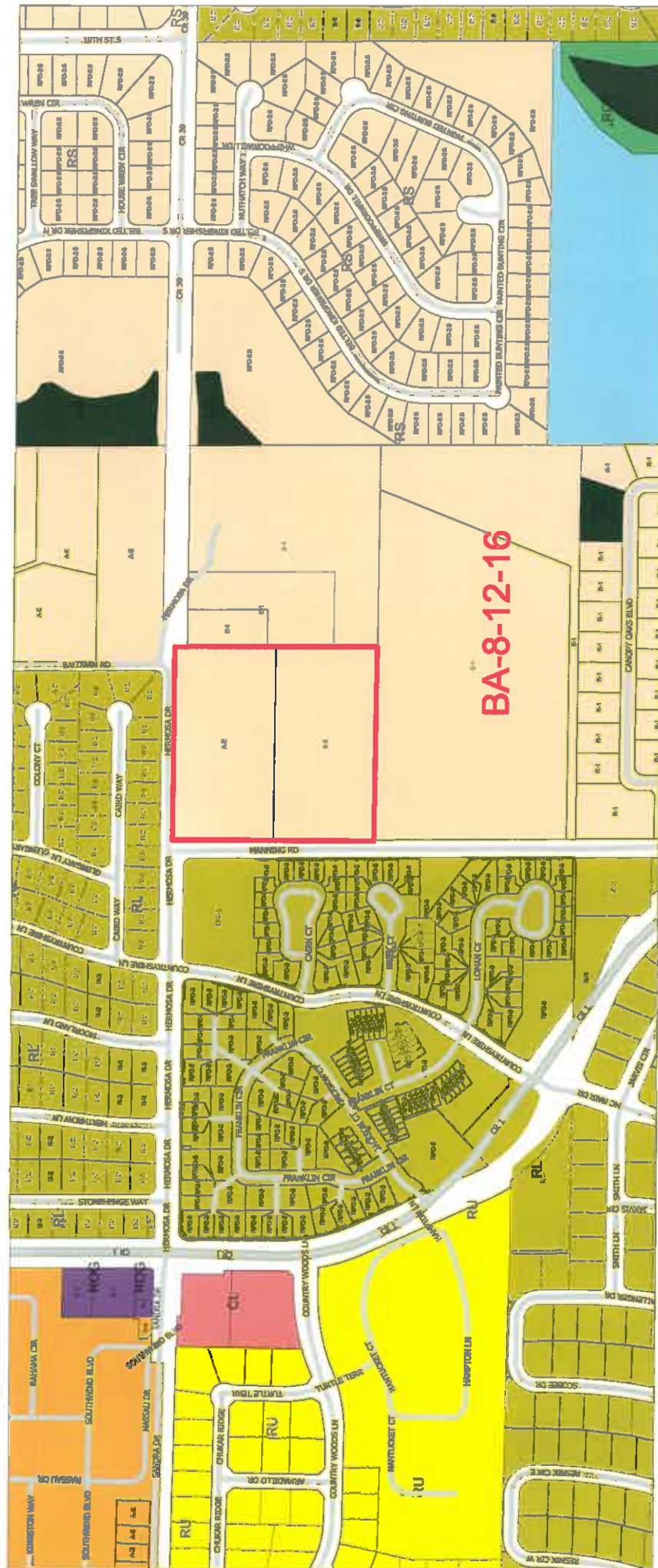




BA-8-12-1B



2



Filing Deadline: _____
Filing Fees: _____
Variance: _____
Special Exception: _____
Date of hearing (if filed before above date): _____

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**

FILE # _____ PARCEL # 13/28/15/00000/210/0300, 0210

After the fact structure YES _____ NO ☒ Bldg Sign Off: _____ Date _____

Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____

Applicant's Signature: _____ Date: _____

Received by: JS Date Filed: 10/24/16

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Planning & Development Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of Development Services. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: Laurens K. Bradley, Marianne E. Bradley and Joseph W. Bradley
Mailing Address: 1721 Rainbow Drive City: Clearwater
Street Address: _____ City: _____
State: Florida Zip Code: 33755 Telephone No: 727-447-4444
Daytime Phone: _____ Fax No. _____ Email: marcus@jamesmvernon.com
2. Representatives Name: James M. Vernon, Esq., P.E.
Mailing Address: 1721 Rainbow Drive City: Clearwater
State: Florida Zip Code: 33755 Telephone No: 727-447-4444
Daytime Phone: _____ Fax No. _____ Email: marcus@jamesmvernon.com
- 2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

Specify interest held: Fee simple

- 2B. Is there an existing contract for sale on subject property? Yes
If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust Tocobage Land Holdings, LLC, James M. Vernon as managing member
Is contract conditional or absolute? Conditional
- 2C. Are there any options to purchase subject property? No
If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____
3. Hearing requested to consider: A X Variance or B _____ Special Exception
To allow the following: Please see the attached plan.

4. Location of Subject Property: 1580 Hermossa Drive and 869 Manning Street, Palm Harbor, Florida, 34683
(Street Address)
5. Legal Description of Subject Property:

Please see attached drawing
6. Lot Size: 10.2 acres
7. Present Zoning Classification: AE. Property is expected to be zoned R-1 at the time of the Board hearing.
Present Land Use Plan Designation: Residential Suburban
8. Present structures and improvements on the property: There are currently two single family homes on the site.

9. Proposed use of property will be: Contract purchaser contemplated developing a 25 lot single family subdivision.

10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

Please see attached argument.

11. Has any previous application or appeal been filed in connection with this property within the last two years? ☐ (Yes) ☒ (No) If so, briefly state the nature of the application or appeal? _____

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

(A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.

(B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.

(C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.

(C) Adult Use Variance (see Ordinance 90-65).

13. Date Property Acquired: 1950

14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☐
If so, give complete legal description of contiguous property:

The parcels subject to the request are two contiguous 5.1 acre parcels and there are no other contiguous property.

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☒

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☒

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? No Violation Number _____

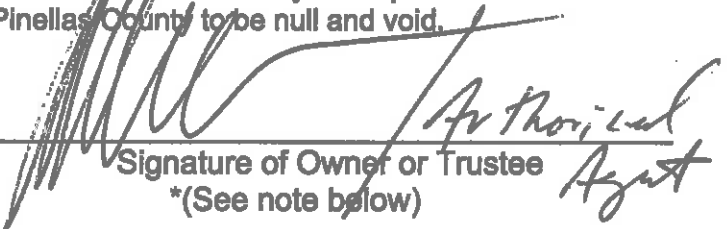
Pinellas County Code Enforcement? No Violation Number _____

Other? _____ Violation Number _____

If there is no violation, what prompted you to file this application? _____

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

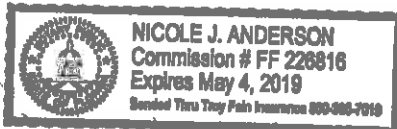

Signature of Owner or Trustee
*(See note below)

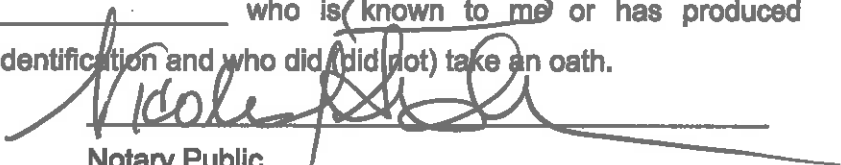
Date: 10/20/2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 20th day of October

20 16 by James M. Vernon who is known to me or has produced
as identification and who did (did not) take an oath.




Notary Public
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

JAMES MARCUS VERNON

Attorney at Law
Professional Engineer

1721 Rainbow Drive
Clearwater, Florida 33755
Admitted to the State Bar of Georgia

Phone: (727)447-4444
Facsimile: (727)446-6213
Admitted to the State Bar of Florida

October 20, 2016

Variance Argument Supplemental to Board of Adjustment Application

The variances being requested by the property owner are consistent with the purpose and intent of Section 138-113 of the Pinellas County Code of Ordinances. Specifically:

Special conditions: The special conditions which exist for this parcel relate to the land dedication which may be required along the north and west sides of the parcels. Although the requirements may be relaxed during the site plan approval process, currently a dedication of 40 feet along the north side and 30 feet along the west side are currently indicated. This dedication would require the dedication of over an acre or about eleven percent (11%) of the site.

No special privilege: There is no special privilege as similarly situated sites have received similar variances. Further, the PUD adjacent to the west has smaller lots and set back reductions as a result of the PUD district zoning.

Unnecessary hardship: The requirement by Pinellas County to dedicate right-of-way, absent the requested variances, would preclude the owner from developing the site with the density allowed under the residential urban land use category and the R-1 zoning classification. This reduction of density is not something a similarly situated owner would face that did not have the dedication requirement.

Minimum variance needed: The variances requested are reasonably calculated to be the minimum variances required to be able to utilize the property consistent with the R-1 classification. In the event that Pinellas County does not require the full dedication, the lots will be larger and the variances relaxed as applicable during the site plan approval process.

Purpose and intent compliance: The general intent, purpose and spirit of the Pinellas County Code is fully maintained by the grant of these variances. The lot sizes meet the R-1 classification and the variances are not creating a situation that would compromise the density and utilization of the site consistent with the code.

Detrimental to public welfare: The site is proposed to be developed pursuant to the Pinellas County development code and consistent with all public welfare requirements. The density is compatible with the future land use map and is less intensive than the developments abutting the site to the north and west. None of the variances create a risk to public welfare.

Increasing floor area, lot coverage restrictions: Not applicable.

May not constitute an amendment: This request is not an amendment to any chapter of the Pinellas County Code of Ordinances, the Comprehensive Land Use Plan or the Countywide Comprehensive Plan.

Consideration of rezoning: A rezoning would not be appropriate to provide these requested variances as the R-1 zoning is the most dense and smallest lot zoning allowed in the residential suburban land use classification and no other zoning is available. As referenced above, the owner could comply with the R-1 zoning but for the road dedications which may be required.

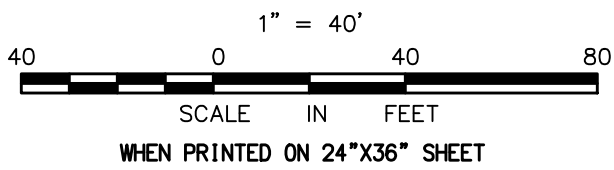
Respectfully submitted;


James M. Vernon, Esquire, P.E.

SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

LEGEND

FSB FRONT SETBACK
RSB REAR SETBACK
SSB SIDE SETBACK
SB SETBACK



DESCRIPTION

PARCEL 1
THE NORTH 220.00 FEET OF THE NORTH 2/3 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. AND THE SOUTH 111.89 FEET OF THE NORTH 331.89 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. NOW KNOWN AS: THE NORTH 331.89 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

TOGETHER WITH

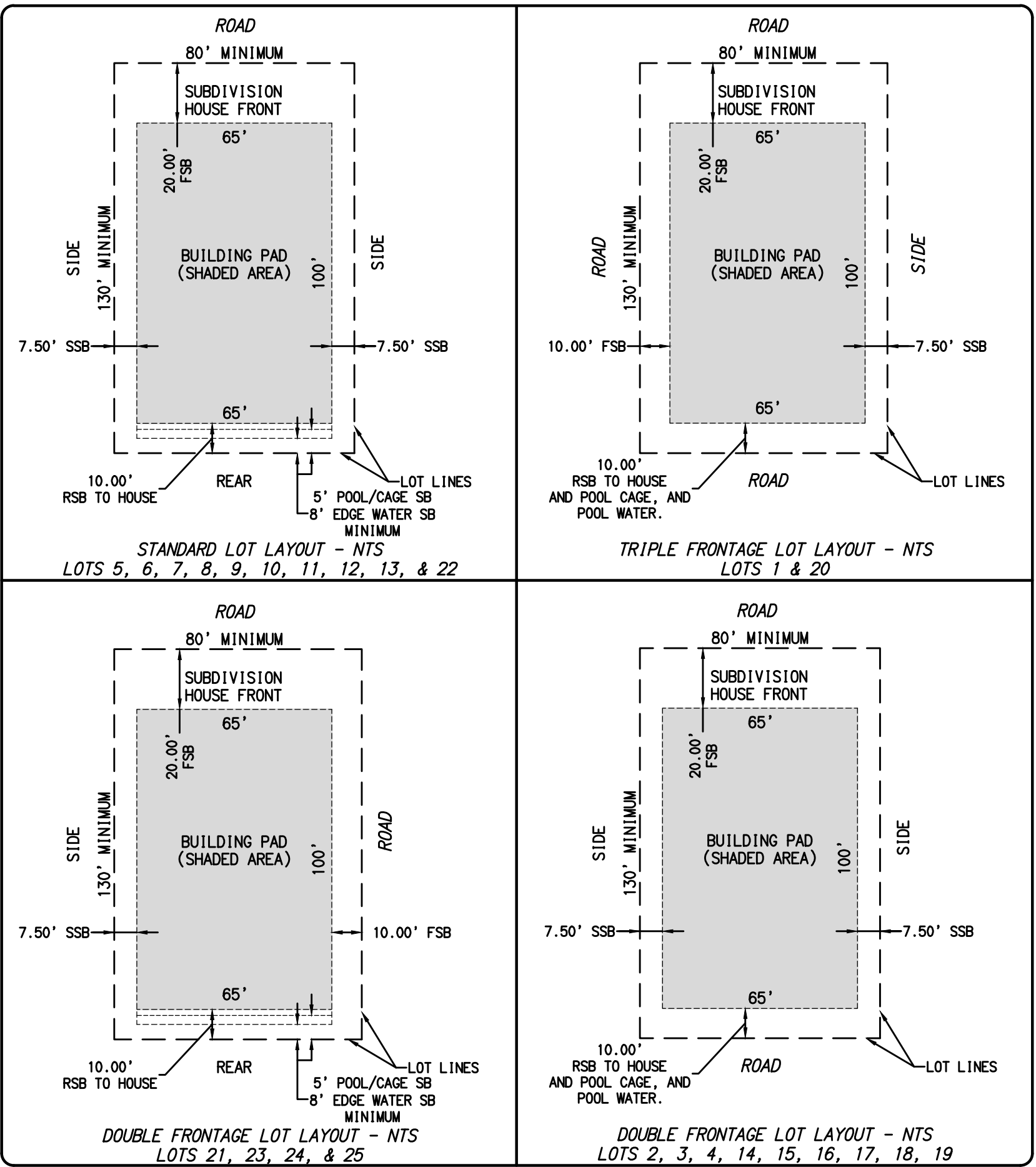
PARCEL 2
THE SOUTH 1/3 OF WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. AND THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. LESS THE SOUTH 1/3 AND LESS THE NORTH 331.89 FEET THEREOF. NOW KNOWN AS: THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. LESS THE NORTH 331.89 FEET THEREOF.

SITE DATA NOTES

~ SITE ACREAGE: 10.16
~ SITE BOUNDARY DIMENSIONS BASED ON PRIOR SURVEYS BY DEUEL AND ASSOCIATES
~ THESE DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE, BASED ON A RECENT FIELD SURVEY.
~ DIMENSIONS ALONG ARCS ARE ARC DISTANCES.
~ CONTOURS ARE BASED ON THE USGS DIGITAL ELEVATION MODEL (DEM) FOR THE AREA.
THEY ARE FOR GENERAL INFORMATION ONLY AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

25 TOTAL LOTS

NOTE: LOT NUMBERS LISTED ARE FOR REFERENCE.
FINAL LOT NUMBERS AND CONFIGURATION MAY CHANGE DURING SITE PLAN APPROVAL PROCESS
AND ALL APPROVED VARIANCES WOULD APPLY TO LOTS OF SIMILAR CONFIGURATION



LIST OF VARIANCES BEING REQUESTED

- 1.) REQUEST THAT THE ROADS MAY REMAIN PRIVATE AND SUBJECT TO PRIVATE MAINTENANCE AT OPTION OF THE OWNER.
- 2.) FRONT SETBACKS REDUCED TO 20.0 FEET WHERE 25' IS REQUIRED; SIDE SETBACK REDUCED TO 7.5 FEET WHERE 8' IS REQUIRED; DOUBLE AND TRIPLE FRONTAGE SETBACKS REDUCED TO 10 FEET WHERE 25' IS REQUIRED SUCH THAT NO LOT HAS A REAR SETBACK EXCEEDING 10 FEET. SEE THE DRAWING ATTACHED TO THE APPLICATION FOR A GRAPHICAL REPRESENTATION OF THE SETBACK VARIANCES SOUGHT AND HOW THE LOTS ARE AFFECTED.
- 3.) INTERIOR CORNER LOTS OR LOTS ON A CURVE MAY HAVE A MINIMUM FRONTAGE OF 30 FEET.
- 4.) A SIX FOOT TALL WALL OR FENCE MAY BE BUILT ALONG MANNING ROAD AND HERMOSA DRIVE AND THE ALONG THE FRONTAGE OF THE LOTS AT THE ENTRY OF THE DEVELOPMENT.

AS PART OF THIS VARIANCE APPLICATION, THE APPLICANT IS OFFERING CERTAIN RIGHT-OF-WAY DEDICATIONS TO PINELLAS COUNTY. UPON THE GRANT OF THE REQUESTED VARIANCES, THE APPLICANT, OR THE APPLICANT'S SUCCESSORS IN INTEREST, OFFERS TO DEDICATE BY PLAT 40 FEET ALONG HERMOSA DRIVE AND A MINIMUM 20 FEET ALONG MANNING ROAD AS SHOWN ON THIS DOCUMENT. IF SAID DEDICATIONS BY PLAT DO NOT OCCUR WITHIN TWO YEARS OF THE GRANT OF THE VARIANCES, THE GRANT OF THE VARIANCES AND THE CORRESPONDING OBLIGATION TO MAKE THE DEDICATIONS OF RIGHT-OF-WAY SHALL EXPIRE.

H:\Dwg\Bradley\Bradley Site\Var\Var-Request.dwg November 07 2016

NO.	DATE	REVISIONS	APP'D BY



ANCOTE ENGINEERING
LAND PLANNING AND ENGINEERING

1721 Rainbow Drive ~ Clearwater, Florida, 33755 ~ (727)-447-4444

SCALE:

1"=40'

DATE:

10/22/2016

DRAWN:

DMAX

CHECKED:

REVISION:

BRADLEY SITE

TOCOBAGA LAND HOLDINGS, LLC

SITE PLAN #1

SITE PLAN NO.:

SHEET:

OF

RELEASED BY:

James M. Vernon, P.E.
(ENGINEER SEAL) - LICENSE NUMBER 39862