

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
January 9, 2017 – 9:00 AM

Case Summary Review:

1. [BA-01-12-16](#) (Carmen Dimler) (continued)
2. [BA-07-12-16](#) (John Laspina, Clearwater Properties, LLC) (continued)
3. [BA-01-02-17](#) (Clusters at Oakhurst Professional Condo Assn)
4. [BA-02-02-17](#) (Pinellas County School Board)
5. [BA-03-02-17](#) (Applicant listed as *Protected Class* property located at
904 Georgia Avenue, Palm Harbor)
6. [BA-04-02-17](#) (Christopher & Lisa Hall)

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

PRC MEETING: January 9, 2017 @ 9:00 AM - 1st Floor, Planning Conf Room
November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: February 1, 2017 @ 9:00 A.M. - 5th Floor, Board Assembly Room
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
Revised 12/07/16

BA-1-12-16

 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

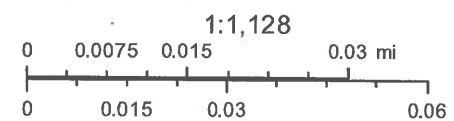
Pinellas County DRS



October 19, 2016

Parcels

Site Address

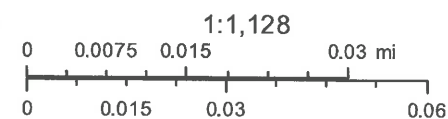


Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES
USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuild

BA-1-12-16

Site Address



Web App Build

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 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 (1982) 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

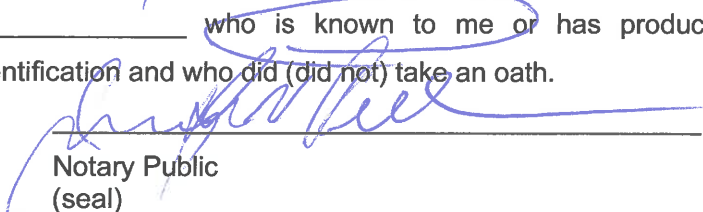
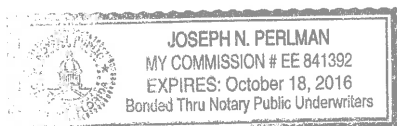
*(See note below)

29
Date: JULY , 2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29 day of JULY,

20 16 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:

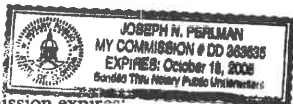
Witness: Joseph N. Perlman

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

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. Alkman, 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:

David A. Drue

Marjorie E. Alkman (Seal)
MARJORIE E. ALKMAN

David A. Drue

_____(Seal)

_____(Seal)

_____(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. Alkman, 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



1989

33 29 16 39402 005 0080 H 15

1989 MAP FICHE
STEELE, RAYMOND J.
STEELE, CARMEN R.
15272 AVALON AVE
CLEARWATER, FL

34620

HIGHPOINT
BLK 5, LOT 8

3,983

REED/RENTAL
APPRAISAL
CARD
PINELLAS COUNTY
JIM SMITH
PROPERTY APPRAISER

SEC	TWP	RNG	SUBD	BLK	LOT
33	29	16	39402	005	0080

PARCEL IDENTIFICATION NUMBER

DATE PRINTED 15-DEC-89

CARDS IN PARCEL 01 OF 1

REPLACEMENT COST RECAP

THIS CARD	THIS PARCEL
31,360	31,360
LAND	9,090
IMPROV	22,270

BASE- 27'x32'x3'x8'x21'x8'
3'x32'
A-SPU 15'x24'

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	CNTRL	1

BLDG SHAPE 7 TO 9 1

NO. OF STORIES	BASE DATE	ADJ. BASE DATE	REPL. COST	REPL. COST PER SQ. FT.
1	10/1/80	10/1/80	1032	360

AREA DISC	% OF ACRT	ADJ. TO FOOT PAIR	AREA DATE	NO. OF SQ. FEET	REPL. COST PER
BAS	1.00			1032	360
SPU	.20				

ADJ. DEPRECIATION	% COMD	REPLACEMENT COST PER	REPLACEMENT COST PER
0.10	0.7820		

CODE	DESCRIPTION	DIMENSION	PRICE	QUANTITY	VALUE

NUMBER OF STORIES 1.0

NUMBER OF FTL 3

NUMBER OF LAY UNITS 1

PROPERTY USE CODE 210

PERMIT DATA

DATE	PRICE	MOON	PAID	TC
12/85	30,000	6127408		
9/82	8,700	5404127		
	0			

REVIEW BY 14 15-MAR-88

REVIEW BY 46 01-JUN-88

AREA 1 15

NEIGHBORHOOD 31

CEN TRACT 245.00

LAND LINES	FRONT	DEPTH	FACTORS	UNIT PRICE	ADJ. UNIT PRICE	UNITS	VALUE	MT. NO.
01	50	135	101 100	180.00	181.80	50.00	9090	F

TOTAL ENCLOSURES 2880 VALUE

33 29 16 39402 005 0090

I 15

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

34620

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

3,984

REED/RENTAL
APPRAISAL
CARD
PINELLAS COUNTY
JIM SMITH
PROPERTY APPRAISER

SEC	TWP	RNG	SUBD	BLK	LOT
33	29	16	39402	005	0090

PARCEL IDENTIFICATION NUMBER

DATE PRINTED 15-DEC-89

CARDS IN PARCEL 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. TWP. RGE. SWD. S4. 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. % OF RATE ADJ. TO SQ. FOOT RATE AREA RATE NO. OF SQ. FEET REPL. COS. NEW BAS 1.00 SPU .20 1032 360										TOTAL AREAS AGE DEPRECIATION % COND. REPLACEMENT COST NEW REPLACEMENT COST DEP 224 0 0.776 CODE DESCRIPTION DIMENSION PRICE UNITS VALUE 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 (B) PRICE BOOK PAGE TC 128501 30,000 5127408 9 8201 8,700 54061271 0 0 REVIEW BY (B) DATE 14 15-MAR-88 REVIEW BY (L) DATE 40 01-JUN-88 AREA # 14 NEIGHBORHOOD 27 CEN TRACT 245.05									
QUALITY AVERAGE NEB GRADE AVERAGE PROP ADDRESS 15272 AVALON AVE										LAND LINES LU DESCRIPTION 01 DIMENSIONS FRONT 50 DEPTH 135 FACTORS DEPTH 101 COND. 100 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 <div style="text-align: right;">34620</div>				HIGHPOINT 6,573 BLK 5, LOT 8				RESIDENTIAL APPRAISAL CARD PINELLAS COUNTY JIM SMITH PROPERTY APPRAISER				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>33</td><td>29</td><td>16</td><td>39402</td><td>005</td><td>0080</td></tr> <tr> <td>SEC.</td><td>TWP.</td><td>RGE.</td><td>SECT.</td><td>BLK.</td><td>LOT</td></tr> <tr> <td colspan="6">PARCEL IDENTIFICATION NUMBER</td></tr> <tr> <td colspan="3">DATE PRINTED</td> <td colspan="3">CARDS IN PARCEL</td></tr> <tr> <td colspan="3">02-NOV-91</td> <td colspan="3">01 OF 1</td></tr> <tr> <td colspan="6">REPLACEMENT COST RECORD</td></tr> <tr> <td colspan="2">THIS CARD</td> <td colspan="2">THIS PARCEL</td> <td colspan="2"></td></tr> <tr> <td>BPM</td> <td>31,040</td> <td>BPM</td> <td>31,040</td> <td colspan="2"></td></tr> <tr> <td>LAND</td> <td></td> <td>LAND</td> <td>12,630</td> <td colspan="2"></td></tr> <tr> <td>TOTAL</td> <td></td> <td>TOTAL</td> <td>43,670</td> <td colspan="2"></td></tr> </table>				33	29	16	39402	005	0080	SEC.	TWP.	RGE.	SECT.	BLK.	LOT	PARCEL IDENTIFICATION NUMBER						DATE PRINTED			CARDS IN PARCEL			02-NOV-91			01 OF 1			REPLACEMENT COST RECORD						THIS CARD		THIS PARCEL				BPM	31,040	BPM	31,040			LAND		LAND	12,630			TOTAL		TOTAL	43,670		
33	29	16	39402	005	0080																																																																						
SEC.	TWP.	RGE.	SECT.	BLK.	LOT																																																																						
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33 29 16 39402 005 0000

33 29 16 39402 005 0080

H 05

1992 MAP FICHE STEELE, RAYMOND J. STEELE, CARMEN A. 15272 AVALON AVE CLEARWATER, FL 34620		HIGHPOINT BLK 5, LOT 8 6,861		PERCENTUAL APPROXIMATE CITY HILLSBORO COUNTY JUL 1988 PROPERTY APPROVED		33 29 16 39402 005 0080 DATE PRINTED: 10-NOV-92 REPLACEMENT COST INDEX 10-NOV-92 REPLACEMENT COST INDEX 10-NOV-92 REPLACEMENT COST INDEX 10-NOV-92	
FOUNDATION FLOOR SYSTEM EXT WALL ROOF TRUSSING ROOF COVER FLOOR FINISH INT. PARTITION HEATING COOLING ELECT. SYSTEM 7 TO 9 1		CONT FOOT SLS ON GB RECLAD SHALE+SLP CMP SHINGL CARPET DRYWALL CENTRAL DUCT CENTRAL 1032 361				BASE 1-SPU 158248	
TOTAL ACRES: 1.00 DEPRECIATION 261 0 0 734		REPLACEMENT COST INDEX 10-NOV-92		REPLACEMENT COST INDEX 10-NOV-92		MARKET DATA DATE: 12-1-92 PRICE: 8,700 AREA: 2,400 PERCENT: 12.5	
QUALITY AVERAGE AVERAGE PROF MARGINS 15272 AVALON AVE		AVERAGE AVERAGE PROF MARGINS 15272 AVALON AVE		MARKET DATA DATE: 12-1-92 PRICE: 8,700 AREA: 2,400 PERCENT: 12.5		MARKET DATA DATE: 12-1-92 PRICE: 8,700 AREA: 2,400 PERCENT: 12.5	
LAND AREA 50 135 101 100		DEPTH 50 135 101 100		PRICE 250.00 252.50 50.00 12625		MARKET DATA DATE: 12-1-92 PRICE: 8,700 AREA: 2,400 PERCENT: 12.5	

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 IMPROV 30,290 THIS PARCEL 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						
TOTAL AREAS 111 34.00 37.74 01 5050 AGE 273 0 0.727 DEPRECIATION 273 0 0.727 REPLACEMENT COST MEN REPLACEMENT COST DEP		AREA DESC 1.00 BAS SPU .20 NO OF SQ FEET 1032 REPL COS MEN 360				
QUALITY AVERAGE NEB GRADE AVERAGE		NUMBER OF STORIES 1-0 NUMBER OF FINT. 3 NUMBER OF LIV UNITS 1 PROPERTY USE CODE 210 NOTES 0				
PROP ADDRESS 15272 AVALON AVE		MARKET DATA DATE 12/85 PRICE 30,000 6127408 9 8200 8,700 54081271 0 0 REVIEW BY 127 (B) DATE 27-JAN-92 REVIEW BY 46 (L) DATE 01-JUN-88 AREA 14 NEIGHBORHOOD 27 GEN TRACT 245.03				
LAND LINES LU DESCRIPTION 01		DIMENSIONS FRONT 50 DEPTH 135 FACTORS DEPTH COND 101 100 UNIT PRICE 250.00 ADJ UNIT PRICE 252.50 UNITS 50.00 VALUE 12625 NT HD F				
TOTAL CALCULATED		LAND VALUE				

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.
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

AREA DESC	% OF RATE	ADJ'D %	AREA RATE	NO OF SQ FEET	REPL COS MEN
BAS	1.00	1.00	1.00	1032	360
SPU	1.00	1.00	1.00	1032	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

PROPERTY USE CODE 210

NOTES

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

LU	LAND LINES	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

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

REAR EST.

HIGHPOINT

Short Legal

BLK 5, LOT 8

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 F

View: NONE

Number:

Permit Data

Jim Smith, CFA Pinellas County Property Appraiser









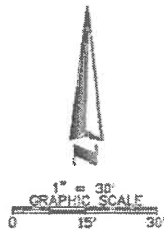
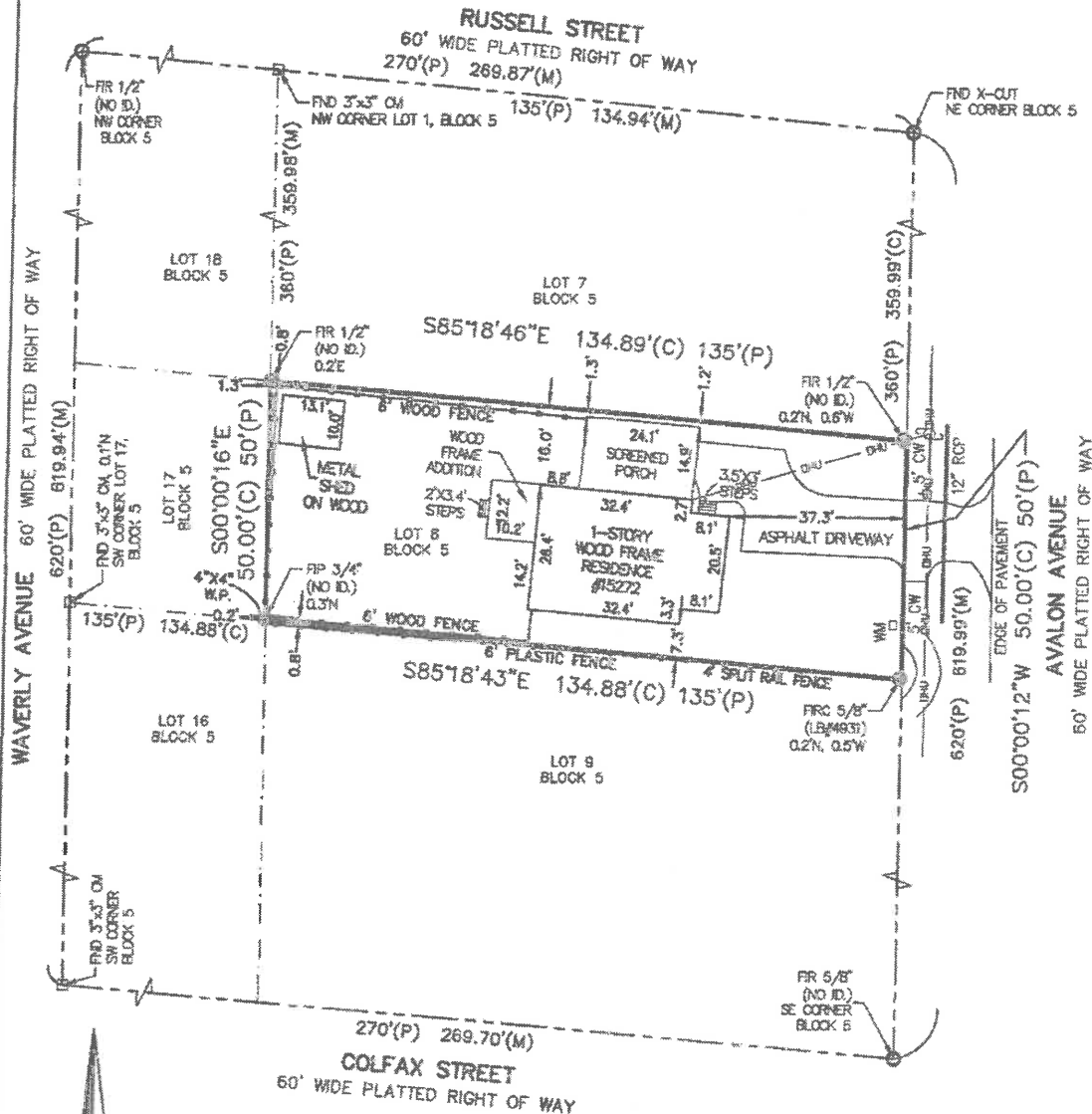




BOUNDARY SURVEY

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 12103001376 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 AVOLON 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#6380
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, P.S. #6088
DATE: 08/16/2016

BA-1-12-16

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

PRC MEETING: January 9, 2017 @ 9:00 AM - 1st Floor, Planning Conf Room
November 14, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: February 1, 2017 @ 9:00 A.M. - 5th Floor, Board Assembly Room
December 1, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: John Laspina
Clearwater Properties, LLC
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 a freestanding sign that is 119.37 square feet larger than the maximum 150 square feet allowed 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
Revised 12/16/17

RECEIVED 12-14-16



December 12, 2016

Pinellas County

Board of Adjustment for Variance Application

Subject: Ref. Case No. BA-7-12-16

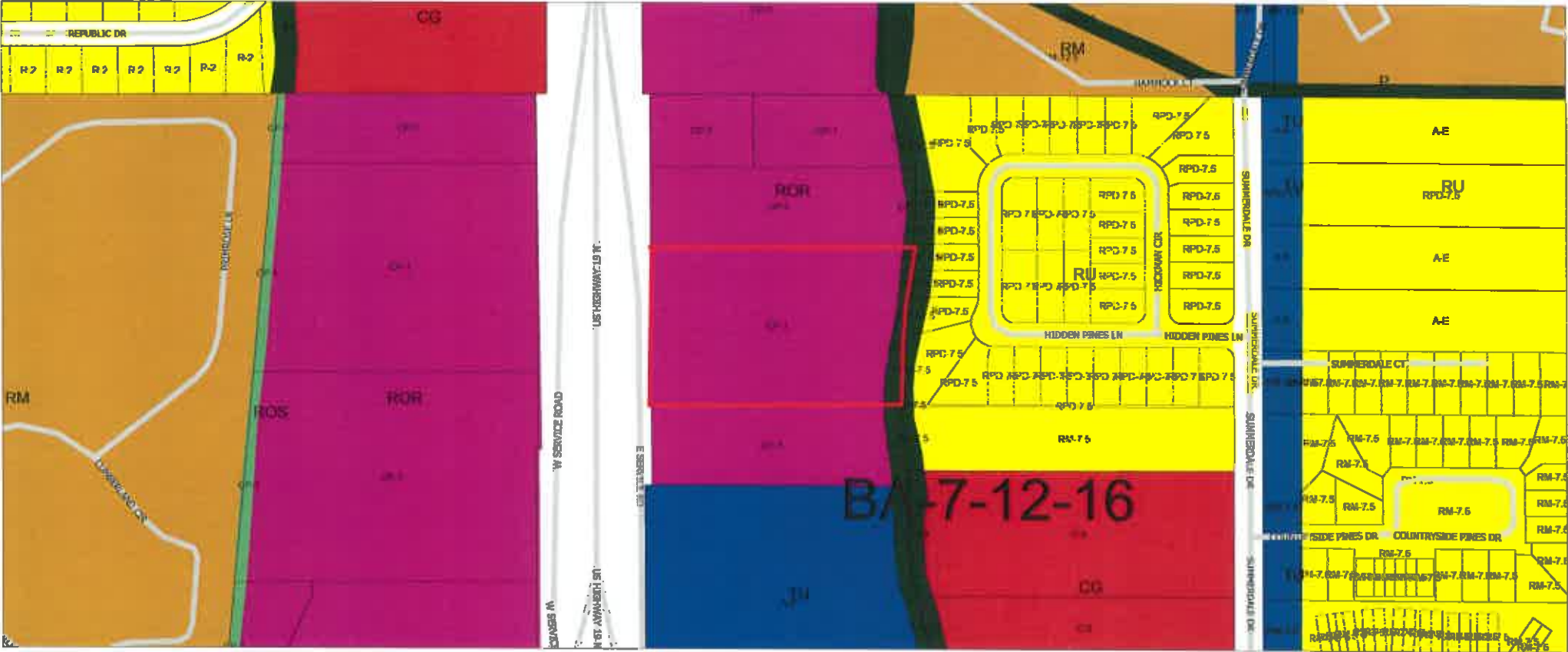
To whom it may concern,

We are requesting for the additional square footage in the amount of 119.37 to be approved as the additional square footage is not a signage but it is the pole cover.

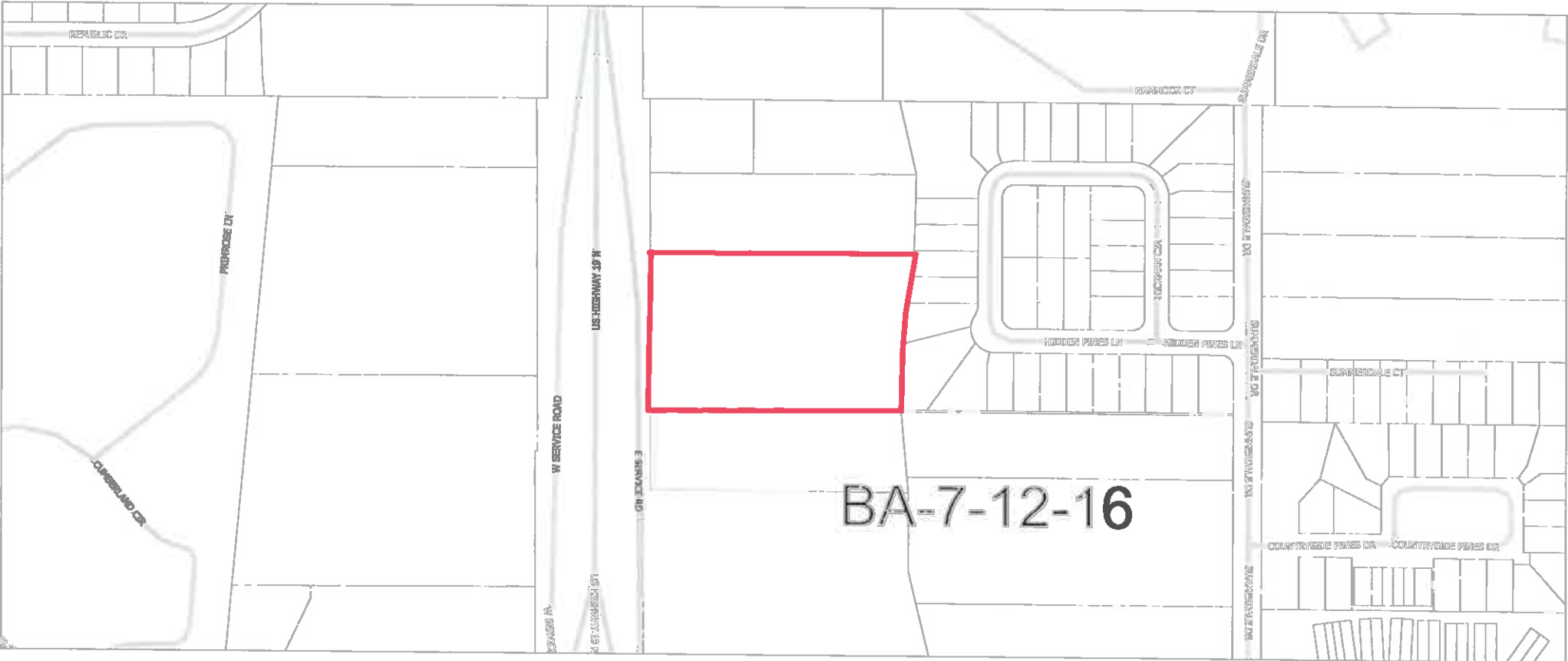
Thank you,

A handwritten signature in blue ink, appearing to read 'C. Wicks II', is written over the printed name.

CHRISTOPHER P. WICKS II







RECEIVED 12-14-16

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 # BA - 7-12 -16 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: 12-12-16

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: John M. Laspina
Mailing Address: 625 B Oceanfront City: Longbeach NY 11561
Street Address: 27867 US Hwy 19 City: Clearwater
State: FL Zip Code: 33765 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
State: FL Zip Code: 33765 Telephone No: (727) 709-8802
Daytime Phone: (727) 724 4169 Fax No: _____ Email: chris@global.sight.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? none
 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: requesting a square footage variance

4. Location of Subject Property: _____
 (Street Address)
5. Legal Description of Subject Property: _____
6. Lot Size: _____
7. Present Zoning Classification: _____
 Present Land Use Plan Designation: _____
8. Present structures and improvements on the property: _____

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 requesting for the additional square footage
in the amount of 119.37 to be approved as additional
square footage is not a signage but it is the pole cover.

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 13 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? _____ 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: 10/11/2016

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

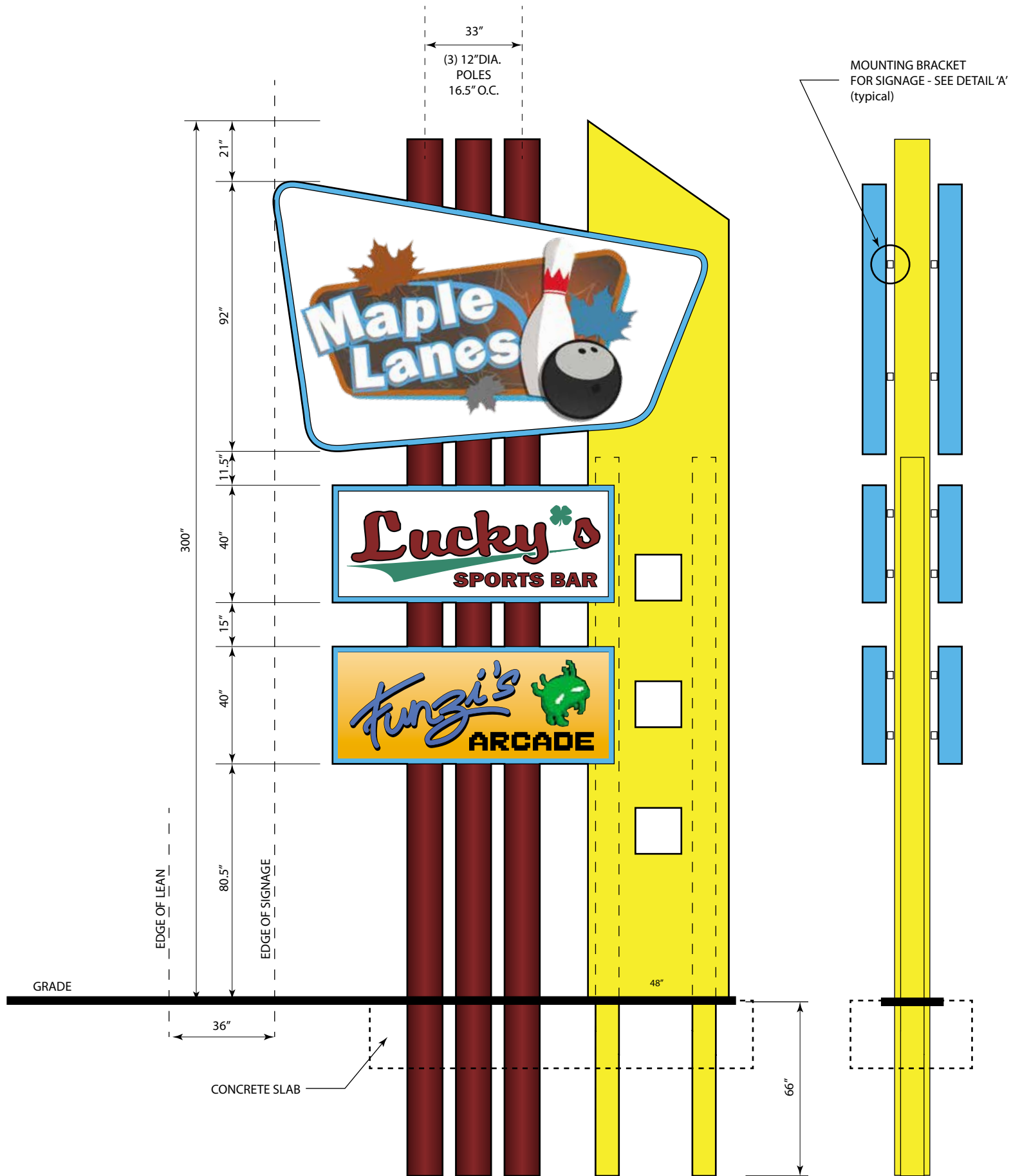
POLE COVER:

- 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

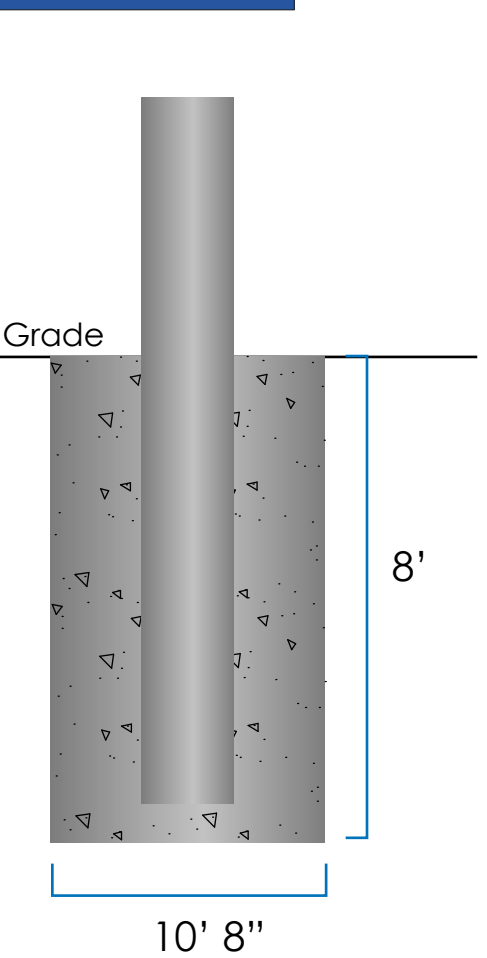
Date: _____
Phone: 727.724.4169
Email: Chris@GlobalSignLight.com
Address: 1182 Kapp Dr.
Clearwater FL, 33765
Web: www.GlobalSignLight.com

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

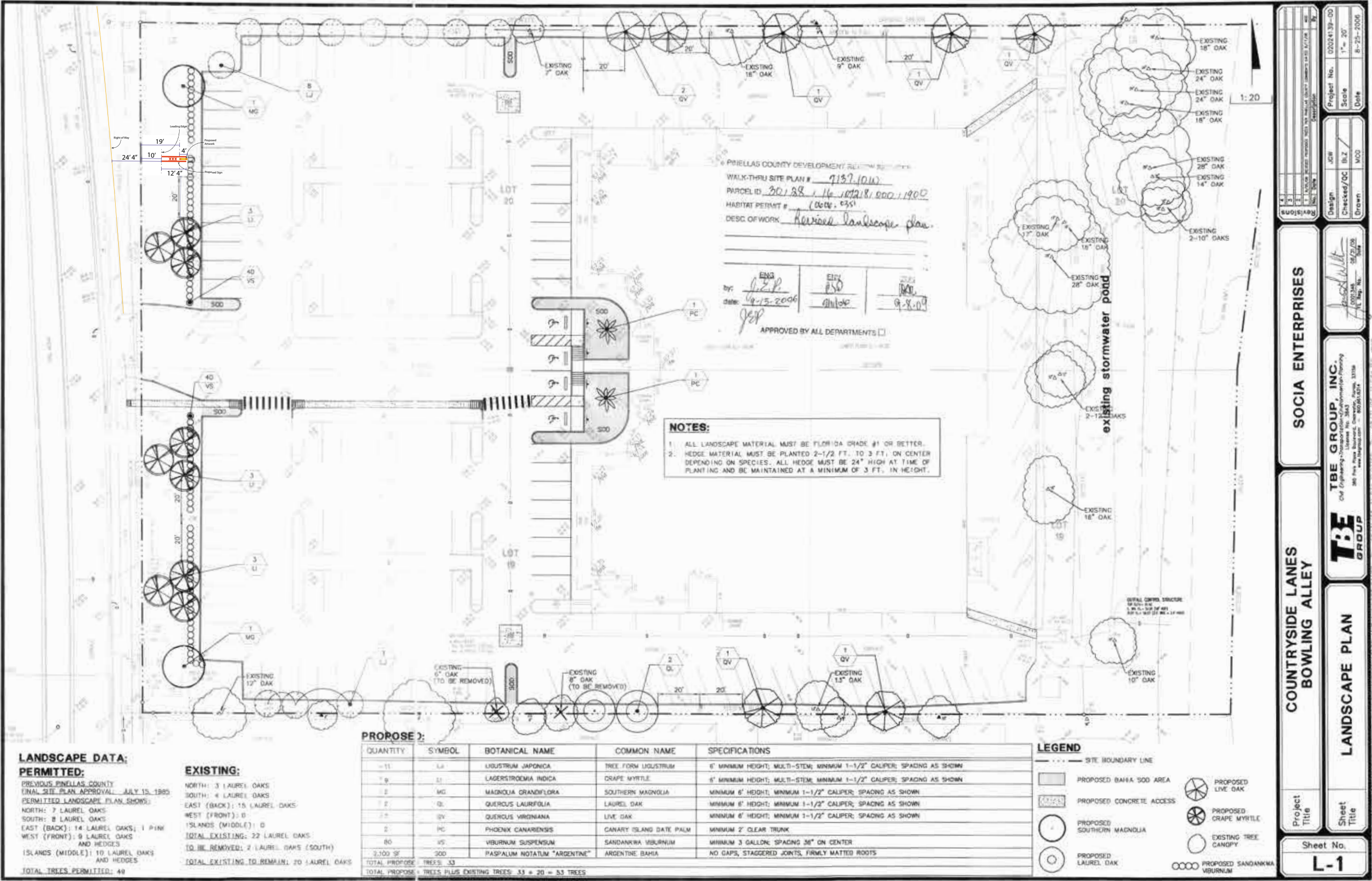
"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign"

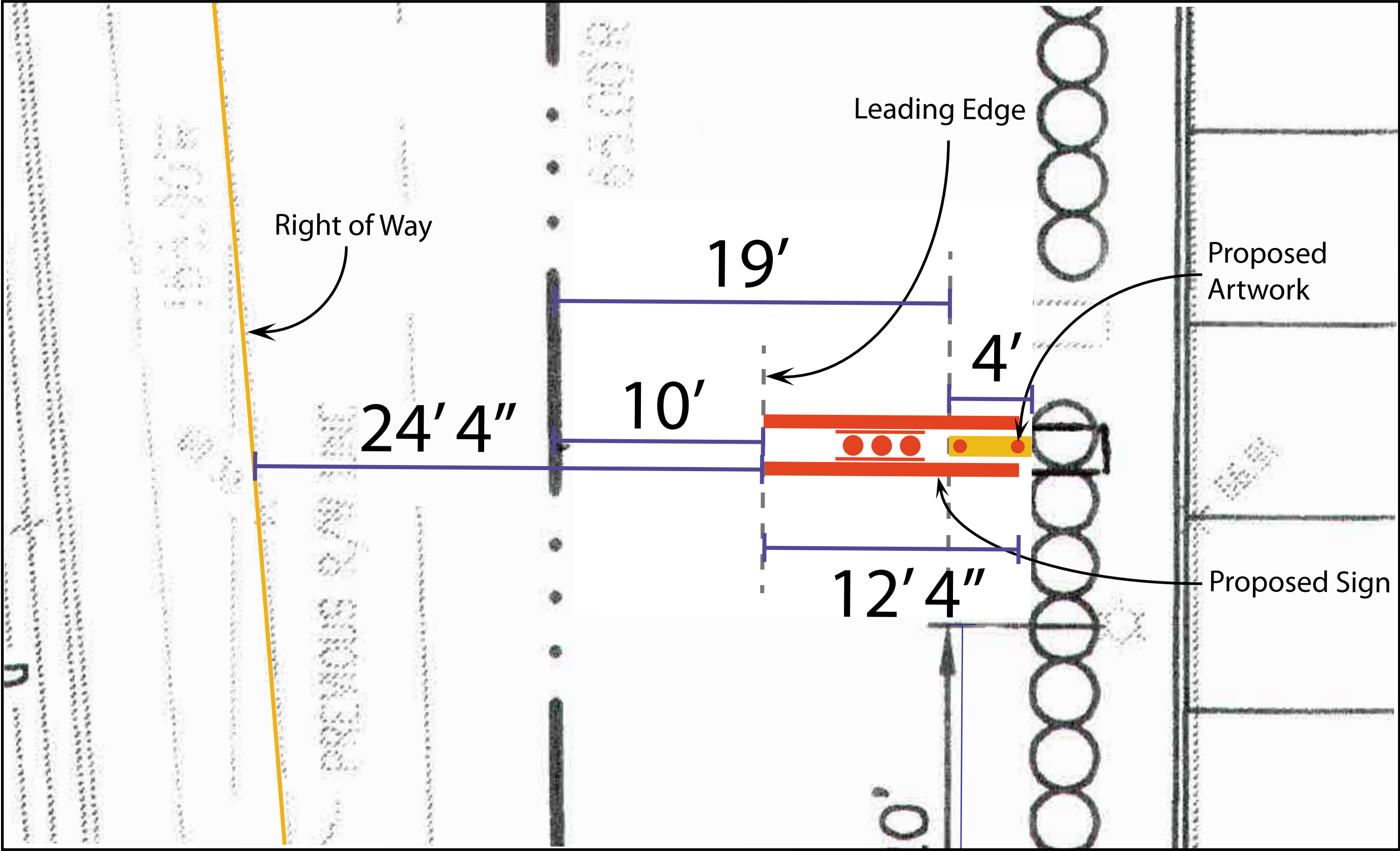
SUITABLE FOR WET LOCATIONS
This sign is to be installed in accordance with the requirements of Article 600 of the National electrical code and or other applicable local codes

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-1-2-17**

PRC MEETING: January 9, 2017 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: February 1, 2017 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Clusters at Oakhurst Professional Condo Association
901 N. Hercules Ave, Ste A
Clearwater, FL 33765

REP/ADDRESS: William H. Griffin
International C & C Corporation
10831 Canal St.
Largo, FL 33777

PROPERTY ZONING: P-1, Professional Offices

LAND USE DESIG: Residential/Office-General

TYPE APPLICATION: Variance

CASE DESCRIPTION: To allow for the construction of a free-standing sign on the property located at 9160- 9190 Oakhurst Road in the unincorporated area of Seminole, with the following variances:
1) A sign area of 150 square feet where a maximum of 50 square feet is permitted in a P-1 zone;
2) A sign height of 25-feet where a maximum of 20 feet is permitted in a P-1 zone; and
3) A front setback of 7 feet where a minimum of 10 feet is required for free-standing signs having a sign area greater than 75 square feet.

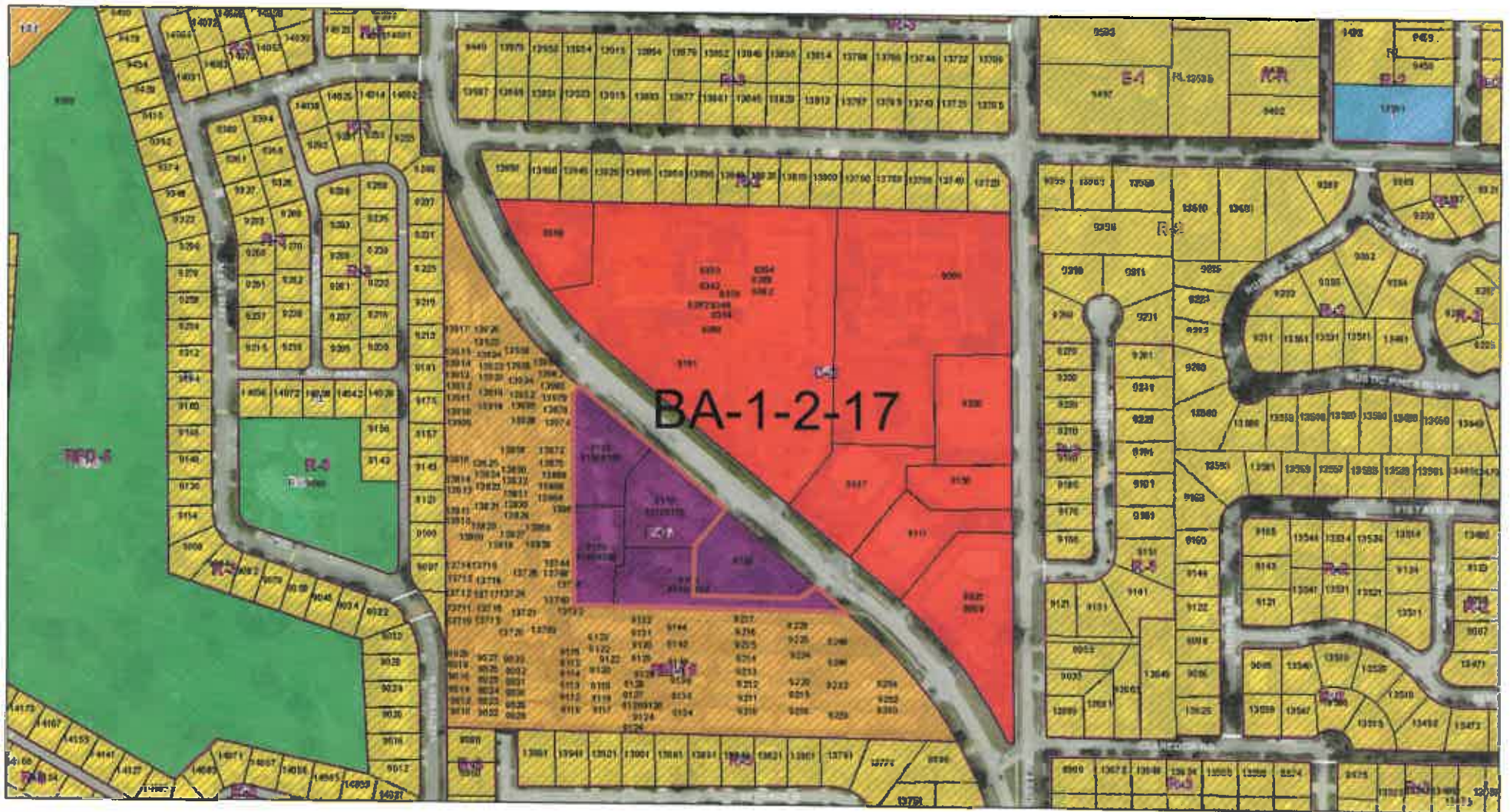
PARCEL ID: 19/30/15/16804/000/0001

NOTICES SENT TO: Clusters At Oakhurst Professional Condo Association, William H. Griffin, Mission Oaks Condo Association, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: Jim Armstrong, Phylmarie Smith, Vanessa Wright, Patty Ridenour and Bill Kinzler

Reference #:BA16-00059

Pinellas County DRS



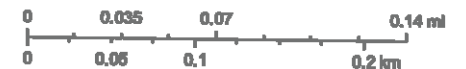
December 6, 2016

Parcels

Site Address

--- Zoning

1:2,904



Use of this PARCEL MAP is subject to terms of use at:
http://www.pcpc.org/Terms_of_Use.html

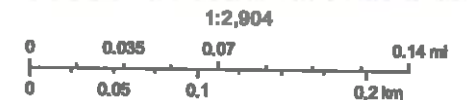
Pinellas County DRS



December 6, 2016

Parcel

Site Address



Use of this PARCEL MAP is subject to terms of use at:
http://www.pcpao.org/Terms_of_Use.html

Pinellas County DRS



December 6, 2016

Parcels

Site Address

1:2,257



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

Web AppBuilder for ArcGIS

Filing Deadline: 12-22-16
Filing Fees: 500
Variance: X
Special Exception: _____
Date of hearing (if filed before above date): 2-1-17

PINELLAS COUNTY BOARD OF ADJUSTMENT APPLICATION FOR PUBLIC HEARING

FILE # _____ PARCEL # 19-30-15-16804-000-0001
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: 11/23/2016
Received by: Leila Kheiriddine Date Filed: 11-29-16

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: CLUSTERS AT OAKHURST PROF. CONDO ASSN
THE CLUSTERS AT OAKHURST ASSOC. INC.
Mailing Address: 901 N. HERCULES AVE STE A City: CLEARWATER FL 33765
Street Address: 901 N. HERCULES AVE STE A City: CLEARWATER FL 33765
State: _____ Zip Code: _____ Telephone No: 727 541-5573 ext 3032
Daytime Phone: 727 744-3662 Fax No. _____ Email: Wgriffin@14Hsign.com
2. Representatives Name: WILLIAM H. GRIPPIN
Mailing Address: 10831 CANAL ST City: LARGO
State: FL Zip Code: 33717 Telephone No: 727 541-5573 x 3032
Daytime Phone: 727 541-5573 x 3032 Fax No: 727 544-7145 Email: WGRIPPIN@14HSTG.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

ATTACHED

Specify interest held: ATTACHED

- 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: 150 SF POLE SIGN 25' OVER ALL HEIGHT
IN A P-1 ZONE WHERE MAX ALLOWED IS 50 FT
AND HEIGHT IS 20' ALLOWED. 10' SETBACK - REDUCED TO 7'
4. Location of Subject Property: 9170 OAKHURST RD SEMINOLE FL 33776
(Street Address)
5. Legal Description of Subject Property:
CLUSTERS AT OAKHURST, THE PROFESSIONAL OFFICE
CONDO (COMMON AREA)
6. Lot Size: 3.5433 ACRES
7. Present Zoning Classification: P1
Present Land Use Plan Designation: OFFICE PROFESSIONAL
8. Present structures and improvements on the property: OFFICE BUILDINGS
EXISTING
9. Proposed use of property will be: NO CHANGE
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.)

Properties around this address are C-2 150 sq. feet allowed
trying to create exposure for 20 individual businesses

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. *See attached for P1 zoning requirements*

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

13. Date Property Acquired: UNKNOWN

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? _____

CERTIFICATION

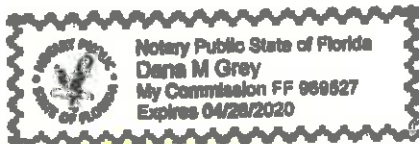
I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this 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.

 James F. Armstrong
Signature of Owner or Trustee
*(See note below)

Date: 11.23.16

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 23rd day of November,
20 16 by James Armstrong 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.

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

19-30-15-16804-000-0001

Compact Property Record Card

[Portability
Calculator](#)

**Updated November
17,2016**


[Email](#) [Print](#) [Radius
Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
CLUSTERS AT OAKHURST PROF CONDO ASSN 9160-9190 OAKHURST RD SEMINOLE FL 33776-2157	0 OAKHURST RD (Unincorporated)



Property Use: 0904 (Condo Common Area Assn Own - open/green space (939)) Living Units:
[click here to hide] **Legal Description**
CLUSTERS AT OAKHURST, THE PROFESSIONAL OFFICE CONDO (COMMON AREA)

<div><div><div><div><div></div><div>Mortgage Letter Exemption</div></div><div><div>File for Homestead</div></div></div></div></div>			2017 Parcel Use
Exemption	2016	2017	
Homestead:	No	No	
Government:	No	No	
Institutional:	No	No	
Historic:	No	No	

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
00000/0000	Sales Query	121030251222	NON EVAC	045/107

2016 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	\$0	\$0	\$0	\$0	\$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	No	\$0	\$0	\$0	\$0	\$0

2015	No	\$0	\$0	\$0	\$0	\$0
2014	No	\$0	\$0	\$0	\$0	\$0
2013	No	\$0	\$0	\$0	\$0	\$0
2012	No	\$0	\$0	\$0	\$0	\$0
2011	No	\$0	\$0	\$0	\$0	\$0
2010	No	\$0	\$0	\$0	\$0	\$0
2009	No	\$0	\$0	\$0	\$0	\$0
2008	No	\$0	\$0	\$0	\$0	\$0
2007	No	\$0	\$0	\$0	N/A	\$0
2006	No	\$0	\$0	\$0	N/A	\$0
2005	No	\$0	\$0	\$0	N/A	\$0
2004	No	\$0	\$0	\$0	N/A	\$0
2003	No	\$0	\$0	\$0	N/A	\$0
2002	No	\$0	\$0	\$0	N/A	\$0
2001	No	\$0	\$0	\$0	N/A	\$0
2000	No	\$0	\$0	\$0	N/A	\$0
1999	No	\$0	\$0	\$0	N/A	\$0
1998	No	\$0	\$0	\$0	N/A	\$0
1997	No	\$0	\$0	\$0	N/A	\$0
1996	No	\$0	\$0	\$0	N/A	\$0

2016 Tax Information[Click Here for 2016 Tax Bill](#)

Tax District:

Tax Collector Mails 2015 Tax Bills October 31

[STF](#)

2016 Final Millage Rate

20.1101

2016 Est Taxes w/o Cap or Exemptions

\$0.00

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)Sale Date Book/Page Price [Q/U](#) [V/I](#)

No recent sales on record

2016 Land Information

Seawall: No

Frontage: None

View:

[Land Use](#)

Land Size

Unit Value

Units

[Total Adjustments](#)[Adjusted Value](#) [Method](#)

Residential Common Area (09)

0x0

5.75 121412.0000

1.0000

\$698,119

SF

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
CB270678	ROOF	07 Mar 2003	\$20,720



[Interactive Map of this parcel](#)
[Legend](#)

[Map](#)

[Sales](#)
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[Results](#)

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[Contact](#)
[Us](#)

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Not For Profit Corporation**

THE CLUSTERS AT OAKHURST ASSOCIATION, INC.

Filing Information

Document Number	754759
FE/EIN Number	59-2051555
Date Filed	10/21/1980
State	FL
Status	ACTIVE

Principal Address

901 N Hercules Ave
Suite A
Clearwater, FL 33765

Changed: 04/25/2016

Mailing Address

901 N Hercules Ave
Suite A
Clearwater, FL 33765

Changed: 04/25/2016

Registered Agent Name & Address

Leading Edge CAM LLC
901 N Hercules Ave
Suite A
Clearwater, FL 33765

Name Changed: 04/25/2016

Address Changed: 04/25/2016

Officer/Director Detail**Name & Address**

Title President

Armstrong, Jim
901 N Hercules Ave
Suite A
Clearwater, FL 33765

Title VP

Smith, Phylmarie
 901 N Hercules Ave
 Suite A
 Clearwater, FL 33765

Title Treasurer

Wright, Vanessa
 901 N Hercules Ave
 Suite A
 Clearwater, FL 33765

Title Secretary

Ridenour, Patty
 901 N Hercules Ave
 Suite A
 Clearwater, FL 33765

Title Director

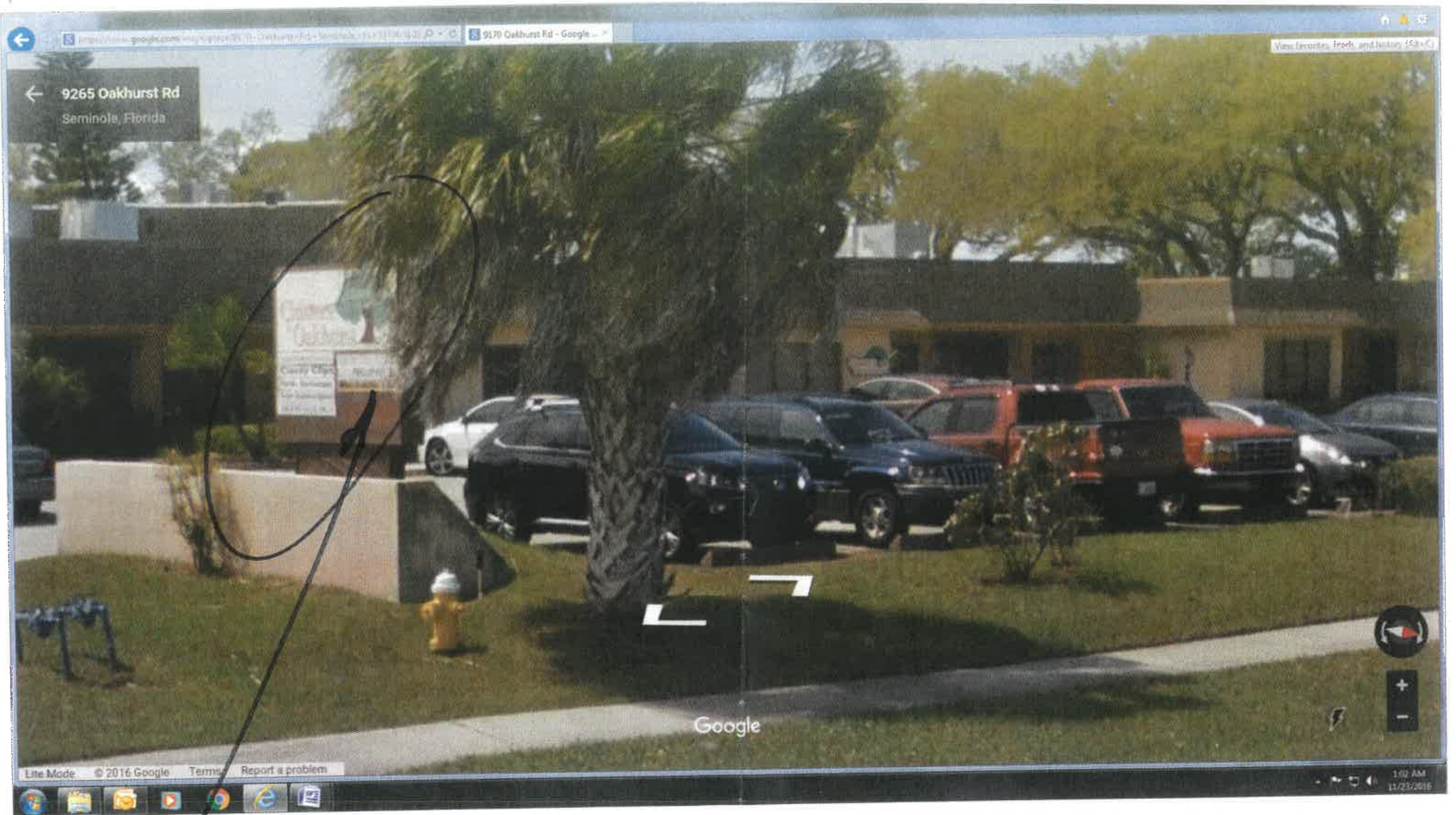
Kinzler, Bill
 901 N Hercules Ave
 Suite A
 Clearwater, FL 33765

Annual Reports

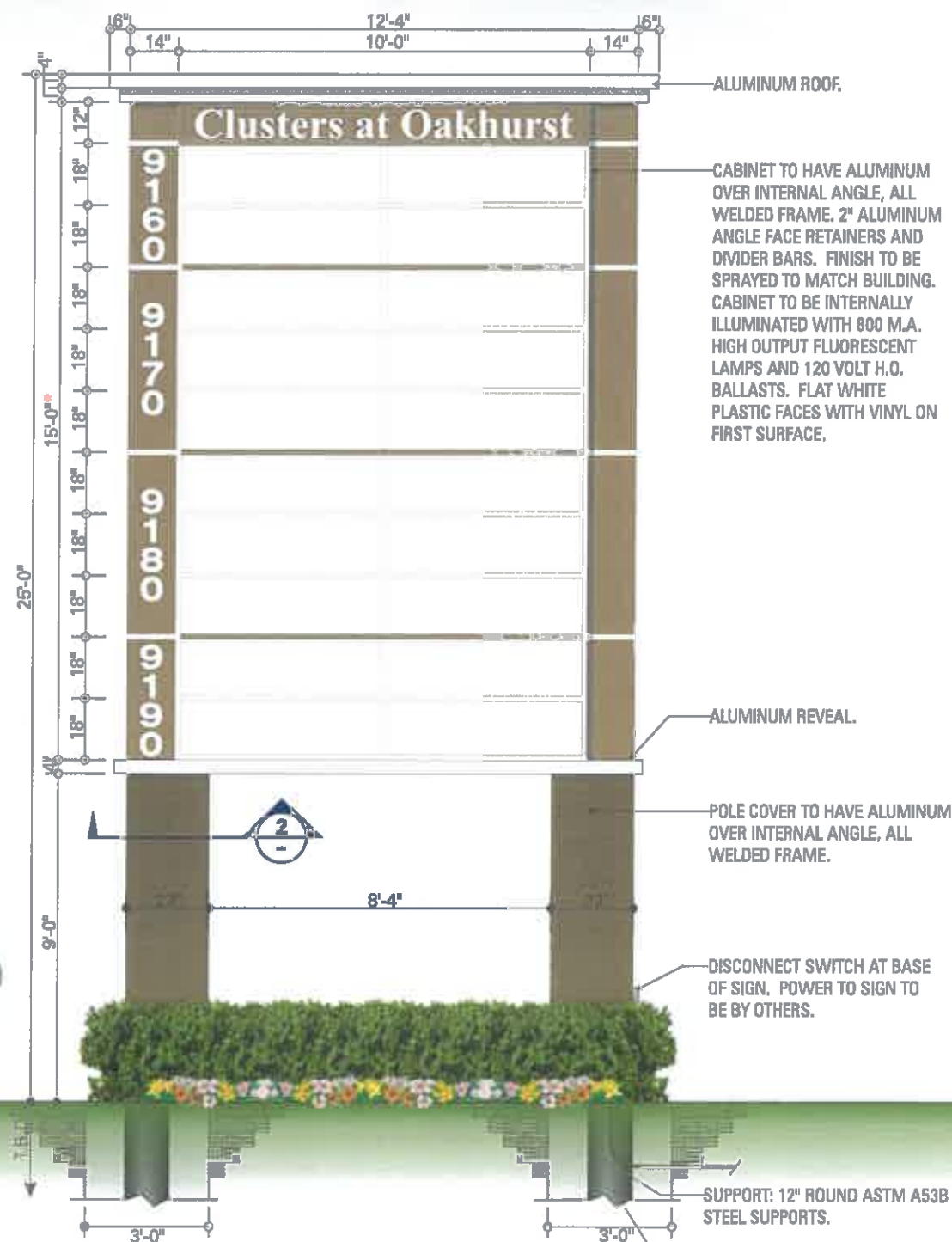
Report Year	Filed Date
2014	01/30/2014
2015	01/22/2015
2016	04/25/2016

Document Images

04/25/2016 -- ANNUAL REPORT	View Image in PDF format
01/22/2015 -- ANNUAL REPORT	View Image in PDF format
01/30/2014 -- ANNUAL REPORT	View Image in PDF format
01/11/2013 -- ANNUAL REPORT	View image in PDF format
01/30/2012 -- ANNUAL REPORT	View Image in PDF format
01/12/2011 -- ANNUAL REPORT	View Image in PDF format
01/13/2010 -- ANNUAL REPORT	View Image in PDF format
02/17/2009 -- ANNUAL REPORT	View Image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
02/28/2005 -- ANNUAL REPORT	View image in PDF format

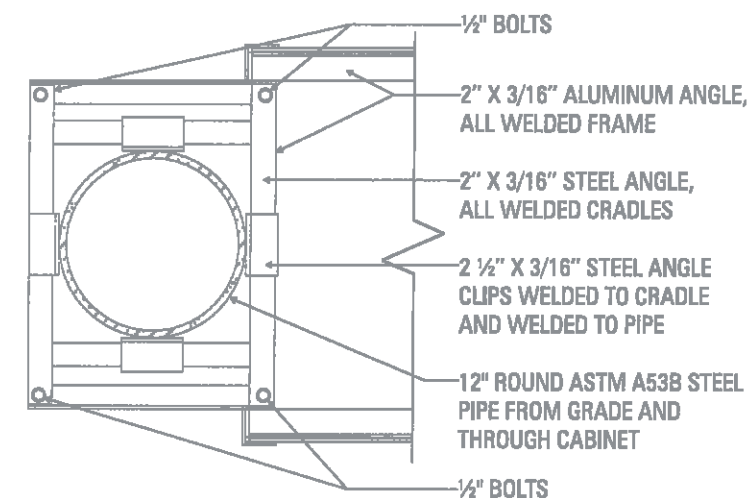


Remove

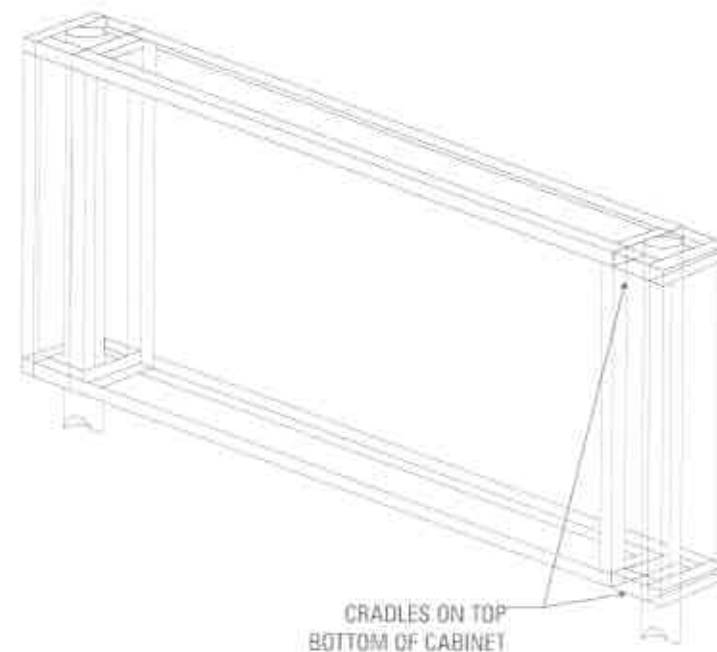


① MONUMENT FRONT ELEVATION
SCALE: 1/4"=1'-0"

ONE (1) DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN.
150.0 SQUARE FEET.



② CRADLE SECTION
SCALE: NOT TO SCALE



③ CABINET SECTION
SCALE: NOT TO SCALE

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS



10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
CLUSTERS AT OAKHURST

PINELLAS COUNTY, FL

Date:
JUNE 1, 2016

Drawing Number:
F16101-13-CLUSTERS AT OAKHURST

Revisions:	DATE:	DESCRIPTION:
1	00-00	NR
2	00-00	NR
3	00-00	NR
4	00-00	NR
5	00-00	NR
6	00-00	NR
7	00-00	NR
8	00-00	NR
9	00-00	NR
10	00-00	NR

Sales Person:
WILL GRIFFIN

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL

☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

Signature: _____

Title: _____

Date: _____

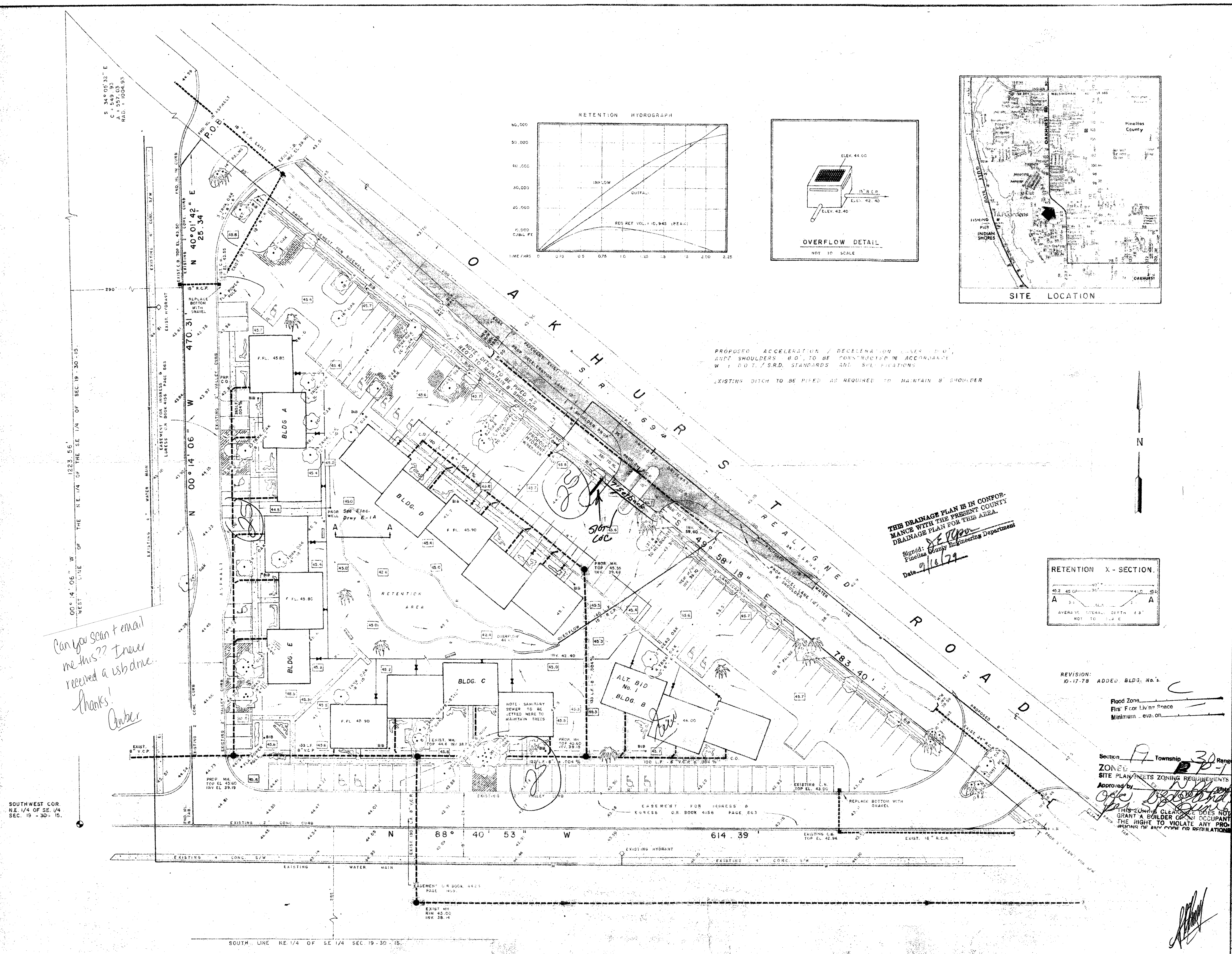
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2011
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 800 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101

BA-1-2-17



SITE CONDITIONS

PROPOSED	59. FT.	%
BUILDING	26,880	17.4
PAVEMENT	48,400	31.4
GREEN	79,069	51.2
TOTAL	154,349	100.0
3.5433 ACRES		

LANDSCAPING

- ALL LANDSCAPING TO BE IN ACCORDANCE WITH ORDINANCE 76-15
- ALL TREES AND SHRUBS TO BE FLORIDA NO. 1 OR BETTER
- ALL NEW LANDSCAPING TO BE PROTECTED FROM VEHICULAR MOVEMENT VIA BUMPER STRIPS, R.R. TIES OR OTHER SUITABLE BARRIER.
- IRRIGATION TO BE PROVIDED VIA SHALLOW WELL SYSTEM WITH ROSE BUSHES OR SPRINKLER HEADS NO MORE THAN 50' FROM LANDSCAPED AREAS.
- ALL LANDSCAPED AREAS TO BE SEED OR SODDED ARGENTINE BAHIA.
- PROPOSED LIVE OAKS (QUERCUS VIRGINIANA) OR LAUREL OAKS (QUERCUS LAURIFOLIA) 8.0' AT PLANTING, SPACING AS SHOWN
- PROPOSED SABAL PALMS (SABAL PALMETTO) 8.0' AT PLANTING, SPACING AS SHOWN
- PROPOSED LIGUSTRUM, LUCIDUM 18" AT PLANTING, 3' O.C.

DRAINAGE

RETENTION VOL. = AREA x C x INTENSITY x DURATION
C = RUNOFF COEFFICIENT
F = 175,280 x 0.91 x (79,069 x 0.2)
154,349
1.054
REQUIRED VOL. = 154,349 x 0.54 x 0.416 x 0.33
= 11,442 FT.³
PROVIDED RET. VOL. = 5,000 x 2.3 (AVE. DEPTH) = 11,500 FT.³
THE PRECEDING CALCULATIONS BASED ON THE RATIONAL FORMULA, 1.48 x C x I x A, UTILIZED BY THE FLORIDA STATE ROAD DEPARTMENT
RETENTION VOLUME BASED ON METHOD UTILIZED BY PINELLAS CO. DEPT. OF ENVIRONMENTAL MGMT.

LEGEND / NOTES

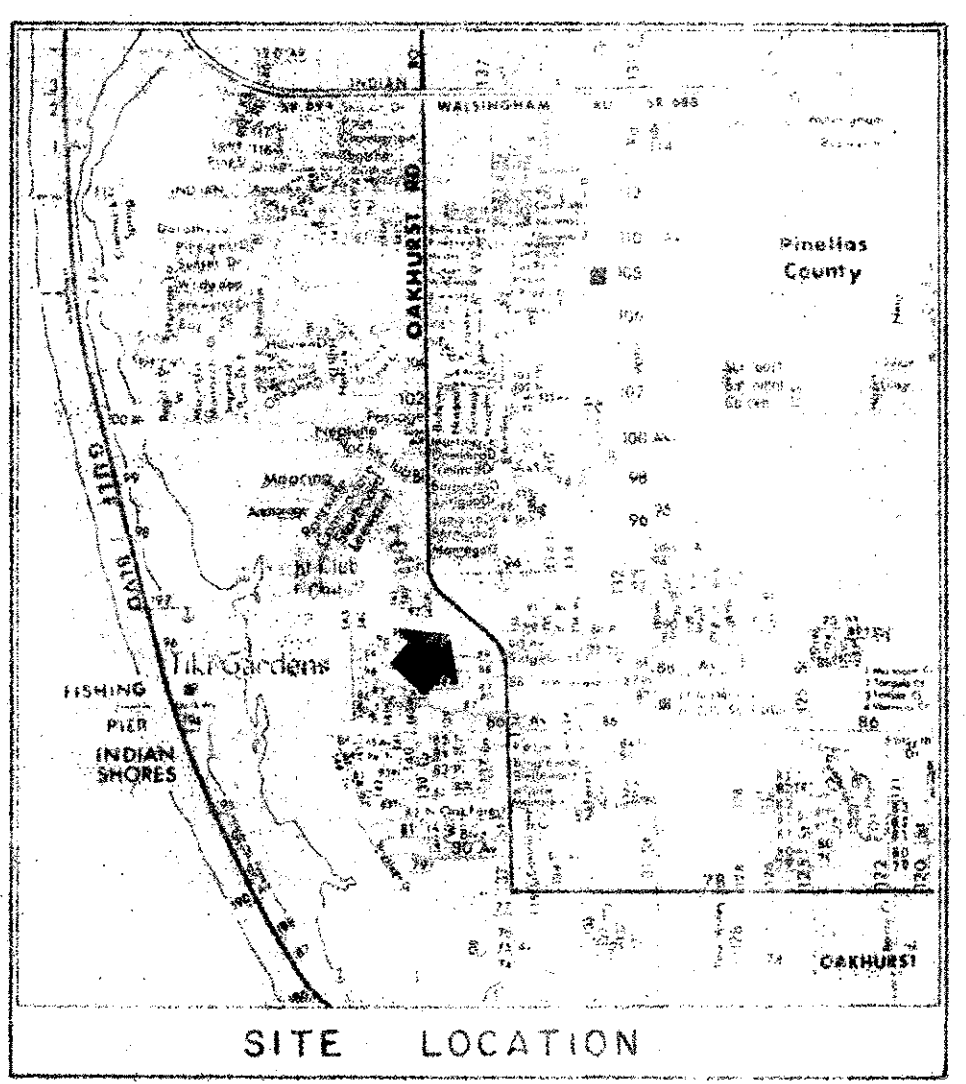
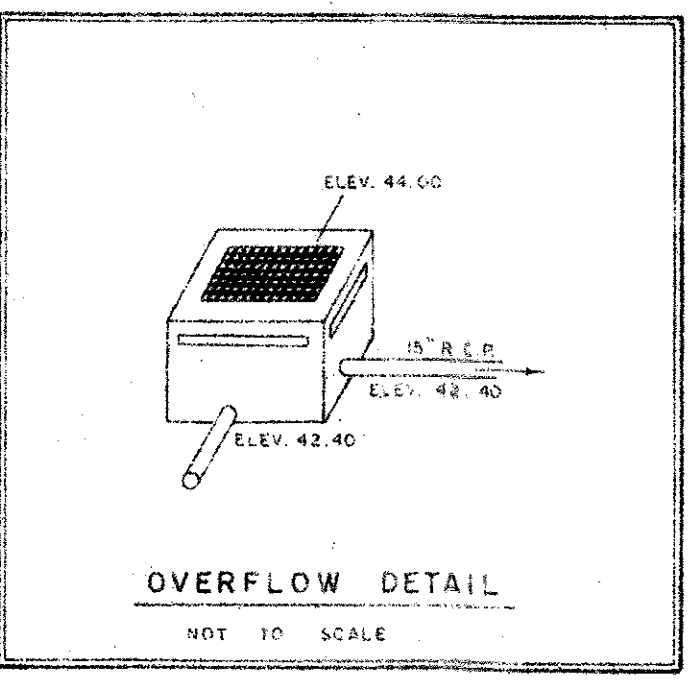
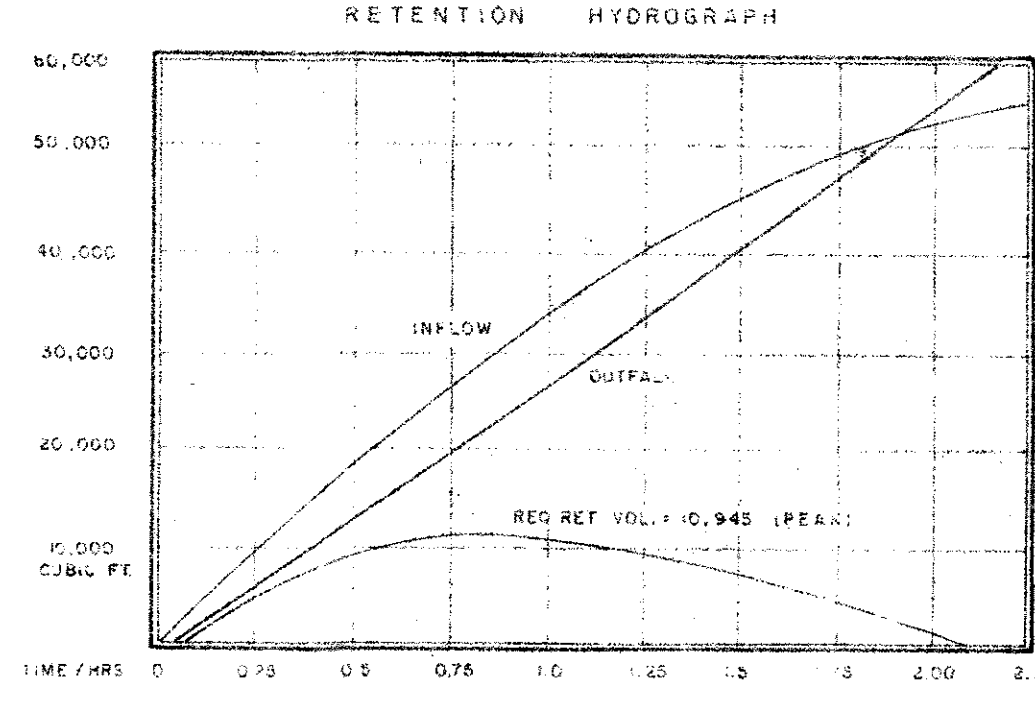
- EXISTING GRADE ELEVATIONS
- PROPOSED GRADE ELEVATIONS
- ALL ELEVATIONS BASED ON N.Y.C. DATUM
- BENCHMARK: S.W. 1/4 SEC. 15, T. 30 S., R. 15 E., ELEV. 44.545
- ZONING: P-1
- ALL CONSTRUCTION AND DEVELOPMENT TO BE IN ACCORDANCE WITH PINELLAS CO. STANDARDS.
- PARKING AREA: COMPACTED SUB-BASE, 6" LIME-ROCK BASE, 1" ASPHALT (TYPE II)
- P&S STOPS: TYPICAL PRE-CAST
- PROPOSED SURFACE DRAINAGE FLOW
- SHALLOW WELL LINE
- PAVING BRICK OR EQUIVALENT

LEGAL & CERTIFICATION

LEGAL DESCRIPTION
Part of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 30 South, Range 15 East, and more particularly described as follows:
Begin at a point found by measuring from the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section N.00°14'06"W., along the West line of said Northeast 1/4, 1223.56 feet to a point on the West right-of-way line of State Road No. 694 realignment (100 foot right-of-way), said point being on a curve; thence Southeasterly having a radius of 1004.93 feet, Central angle of 31°45'32", arc of 549.93 feet to the Point of Tangency, and the Point of Beginning; thence S.49°58'18"E., 783.40 feet; thence N.88°40'53"W., 614.39 feet; thence N.00°14'06"W., 470.31 feet; thence N.40°01'42"E., 25.34 feet to the Point of Beginning.
This will certify that a survey has been made under my direction for DEAN A. GOODMITH and that the sketch hereon is a true and accurate representation of same to the best of my knowledge and belief and that the survey represents heretofore the minimum requirements adopted by the F.S.P.L.S., F.L.T.A. and M.P.A.F.

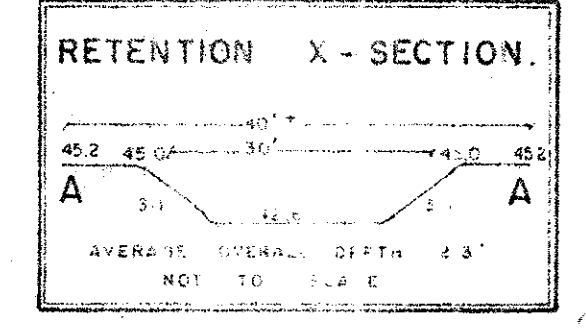
LAWRENCE R. PENNY, P.E., P.L.S., #14951, 1472
Section 19 Township 30 Range 15
ZONED P-1
SITE PLAN MEETS ZONING REQUIREMENTS
Approved by [Signature]
THIS ZONING CLEARANCE DOES NOT GRANT A BUILDING OR OCCUPANT THE RIGHT TO VIOLATE ANY PROVISIONS OF ANY CODE OR REGULATION.
L.R. PENNY & ASSOCIATES
OF PINELLAS INC.
1301 SEMINOLE BLVD.
BLDG. SUITE 101
LARGO, FLORIDA 33540
PHONE 813/585-5611
REG. LAND SURVEYOR NO. 1472 REG. PROF. ENGINEER NO. 14951

PROJECT	THE CLUSTERS OF OAKHURST
PLAN	FINAL SITE PLAN
SCALE	1" = 30'
DATE	8/23/78
DRAWN BY	K. KIRKMAN
APPROVED BY	L.R.P.



PROPOSED ACCELERATION / DECELERATION RATES 1.0 G, AND SHOULDERS 8.0' TO BE CONSTRUCTED IN ACCORDANCE WITH D.O.T. / S.R.D. STANDARDS AND SPECIFICATIONS
EXISTING DITCH TO BE PIPED AS REQUIRED TO MAINTAIN 8' SHOULDER

THIS DRAINAGE PLAN IS IN CONFORMANCE WITH THE PRESENT COUNTY DRAINAGE PLAN FOR THIS AREA.
Signed: [Signature]
Pinellas County Engineering Department
Date: 9/16/79



REVISION: 10-17-78 ADDED BLDG. No.'s.
Flood Zone C
Fis' Floor Living Space
Minimum elevation

Can you scan & email me this?? I never received a subdone.
Thanks!
Carter

Bt-1-a-17

**CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-2-2-17**

PRC MEETING: January 9, 2017 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: February 1, 2017 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Pinellas County School Board
P.O. Box 2942
Largo, FL 33770

REP/ADDRESS: Charlene Beyer
11111 S Belcher Rd.
Largo, FL 33773

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: Institutional

TYPE APPLICATION: Special Exception

CASE DESCRIPTION: A special exception to allow for overflow parking from the adjacent school to the south, for the R-3 zoned property located on the northeast corner of the intersection of 74th Street North and 40 Avenue North in Lealman.

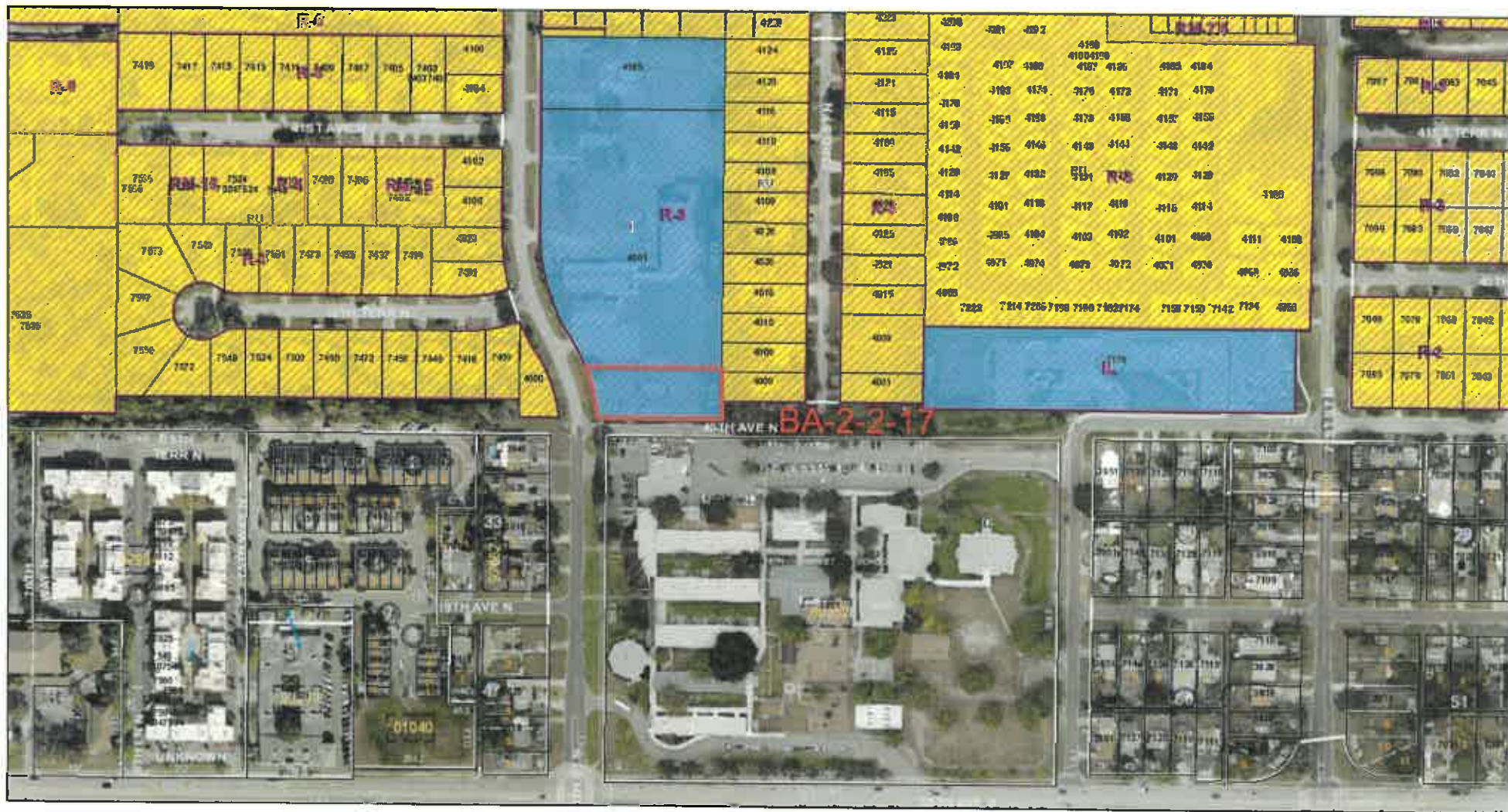
PARCEL ID: 06/31/16/00000/340/0110

NOTICES SENT TO: Pinellas County School Board, Charlene Beyer, City of St. Petersburg, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00060

Pinellas County DRS

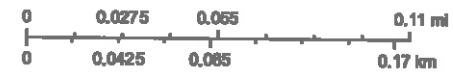


December 8, 2016

Parcels

Site Address **Zoning**

1:2,257



Use of this PARCEL MAP is subject to terms of use at:
http://www.pcpao.org/Terms_of_Use.html

Pinellas County DRS

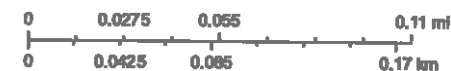


December 8, 2016

Parcels

Site Address

1:2,257



Use of this PARCEL MAP is subject to terms of use at:
http://www.popeo.org/Terms_of_Use.html

Pinellas County DRS



December 8, 2016

Parcels

Site Address

1:2,257



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

Web AppBuilder for ArcGIS

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 # 16-31-16-00000-340-D100 ⁻⁰¹¹⁰

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: TS Date Filed: 12/6/10

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: Pinellas County School Board
Mailing Address: P.O. Box 2942 City: Largo
Street Address: 301 Fourth St SW City: Largo
State: FL Zip Code: 33770 Telephone No: 727 588 6000
Daytime Phone: _____ Fax No. _____ Email: Below

2. Representatives Name: Charlene Beyer
Mailing Address: 11111 So. Belcher Rd City: Largo
State: FL Zip Code: 33773 Telephone No: 727 547 7291
Daytime Phone: _____ Fax No. _____ Email: Beyerc@pcsb.org

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: TO Allow for overflow parking
from the adjacent school in an R-3 zone for
the property located on the east side of 74th St. N.
approximately 130 ft south of 40th Terrace N. in Landman.

4. Location of Subject Property: 4111 74th St N St Pete FL 33709
(Street Address)

5. Legal Description of Subject Property:

LEGAL DESCRIPTION: one-half (½) acre (+/-) of vacant land, as shown in Exhibit "A" located to the South of the Church, whose legal description is: W ¼ of NW ¼ of SE ¼ of SW ¼ lying E of 74th St N R/W, less N 125 ft Cont 3.86 AC

6. Lot Size: approximately ½ acre

7. Present Zoning Classification: R-3

Present Land Use Plan Designation: Institutional

8. Present structures and improvements on the property: VACANT LOT

9. Proposed use of property will be: TO ACCOMMODATE REQUIRED PARKING
FOR THE ADJOINING SCHOOL

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.)

IT IS A NEED FOR OUR PUBLIC SCHOOL. THERE
IS CURRENTLY INSUFFICIENT SPACE FOR PARKING.

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: 3/11/2014

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? 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: 12/2/2016
STATE OF FLORIDA; COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me this 2nd day of December,
20 16 by Charlene Beyer who is known to me or has produced
_____ as identification and who did (did not) take an oath.



Notary Public
(seal)

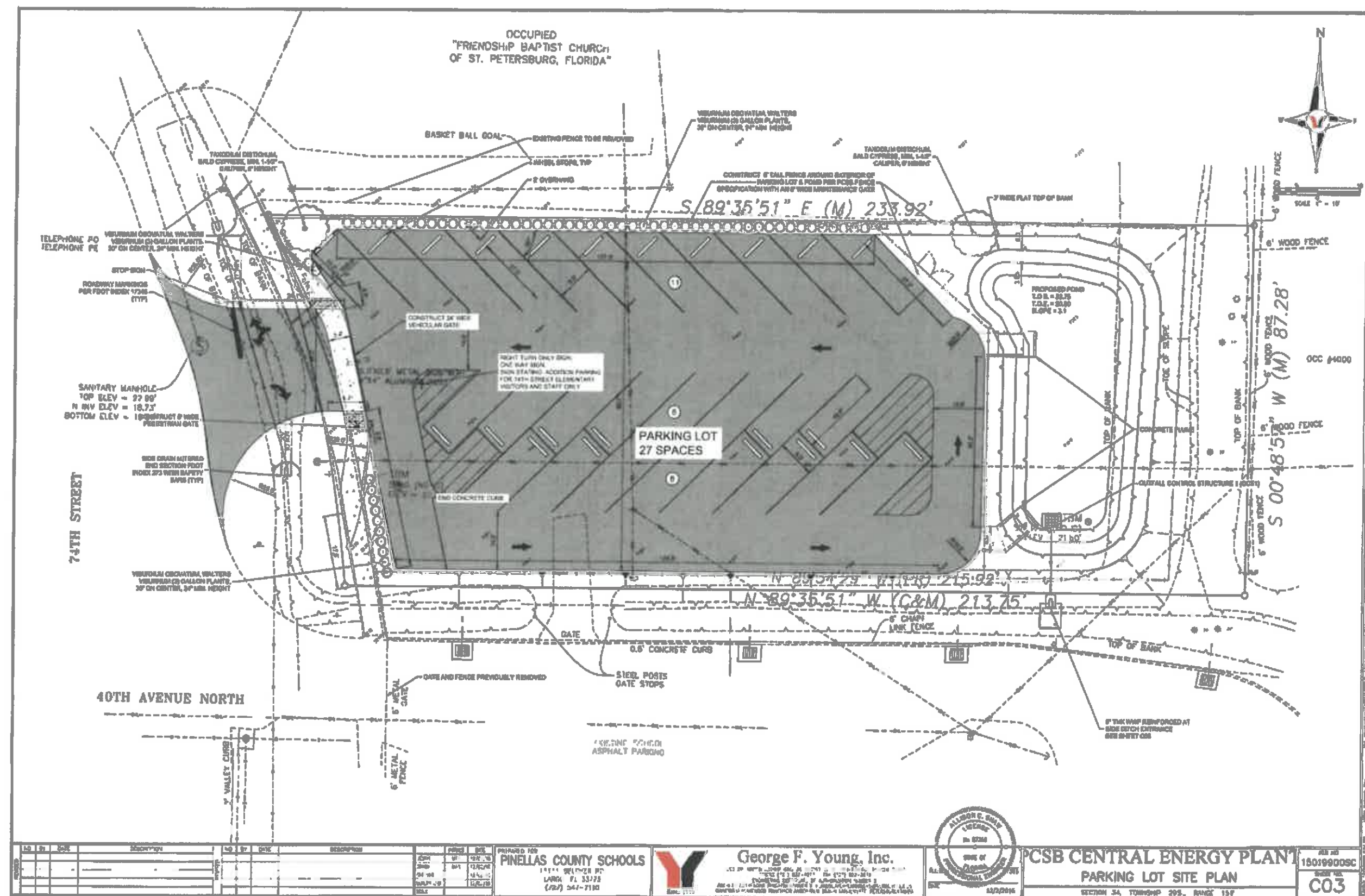


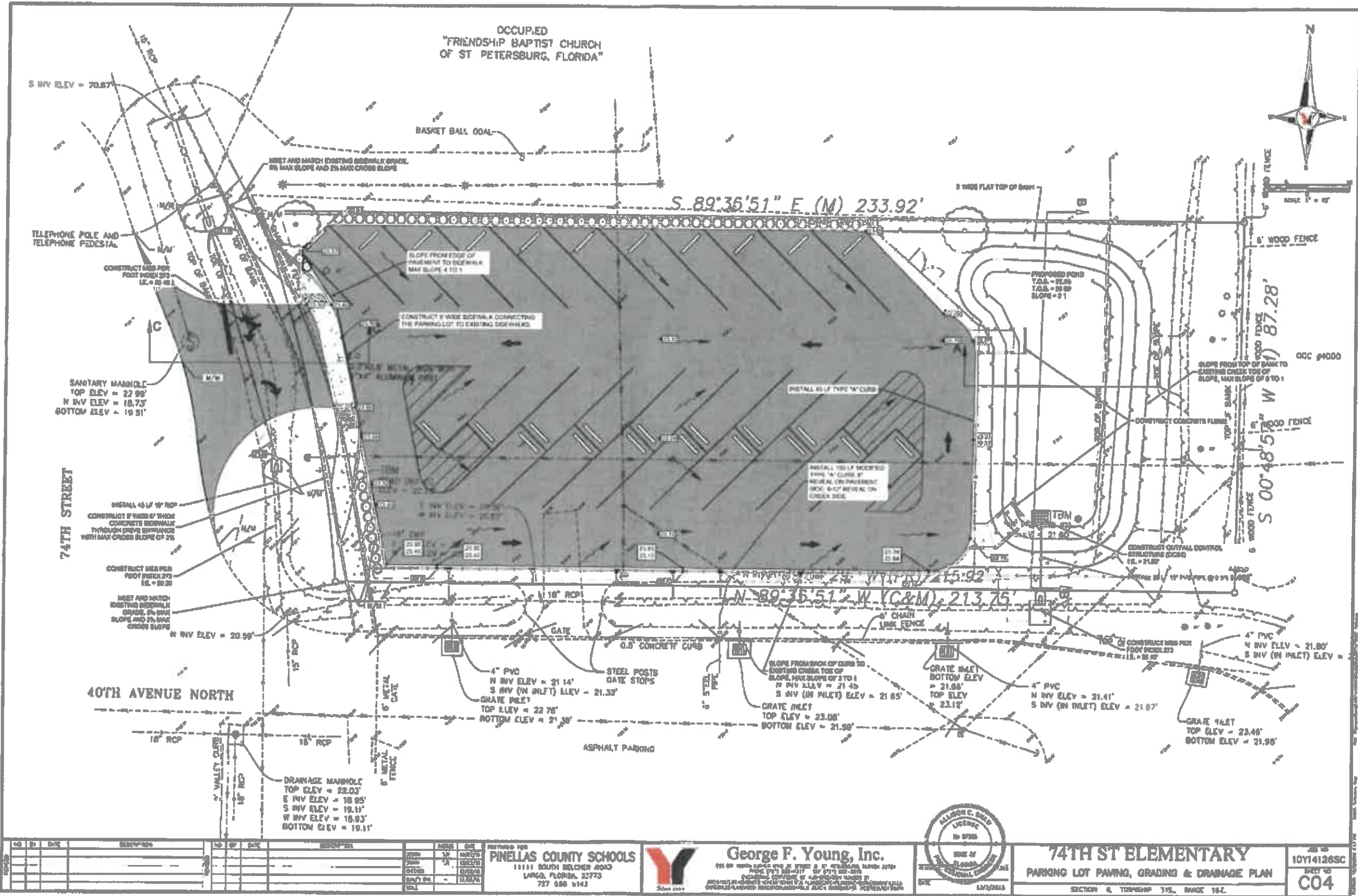
KELLY FASCE
MY COMMISSION # FF 005294
EXPIRES: August 18, 2019
Served Three Notary History Services

*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.

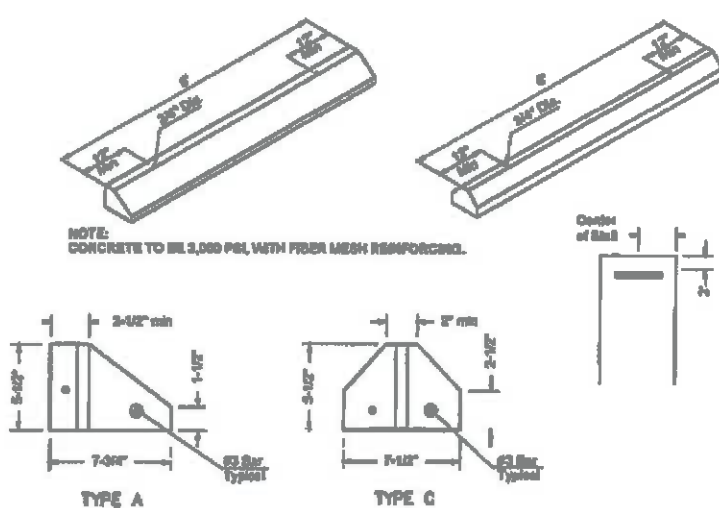
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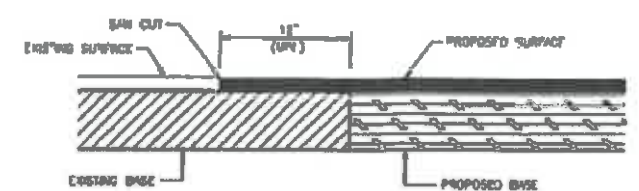
<table border="1"><thead><tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	BY	DATE	DESCRIPTION																	<table border="1"><thead><tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	BY	DATE	DESCRIPTION																	<table border="1"><thead><tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	BY	DATE	DESCRIPTION																	<table border="1"><thead><tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	BY	DATE	DESCRIPTION																
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<div>APPROVED FOR PINELLAS COUNTY SCHOOLS 11111 SOUTH BUCHER ROAD LARGO, FLORIDA 33773 727 686 6143</div>				<div>George F. Young, Inc. 2700 6th Avenue, Suite 200, St. Petersburg, FL 33710 Phone: 727 321-1111 Fax: 727 321-1112 E-mail: gfy@georgefyoung.com www.georgefyoung.com</div>		<div>ALLISON C. SMITH LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA No. 67968 DATE OF EXPIRATION: 12/31/2015</div>		<div>74TH ST ELEMENTARY PARKING LOT PAVING, GRADING & DRAINAGE PLAN SECTION 4, TOWNSHIP 31S, RANGE 16E</div>		<div>28-00 10Y14126SC JUN 10 C04</div>																																																																													



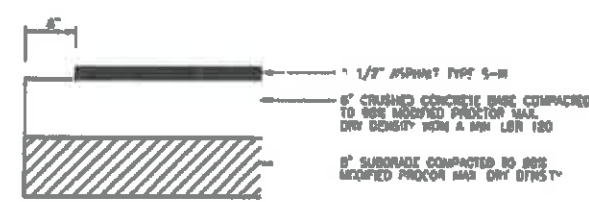
- NOTES:
1. WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE, CENTERED IN THE PARKING STALL.
 2. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.

WHEEL STOPS REINFORCED CONCRETE

REVISED 10/10/10

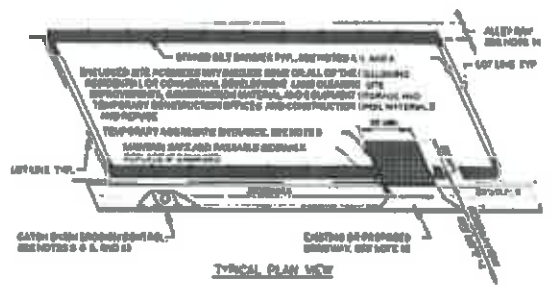


EXIST. TO PROPOSED ASPHALT TIE-IN



STANDARD DUTY PAVEMENT SECTION

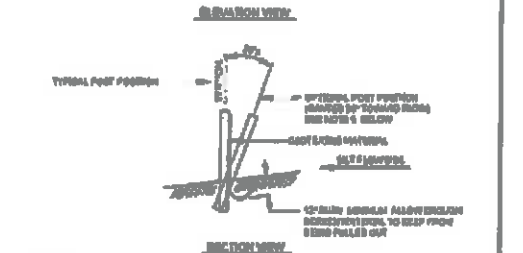
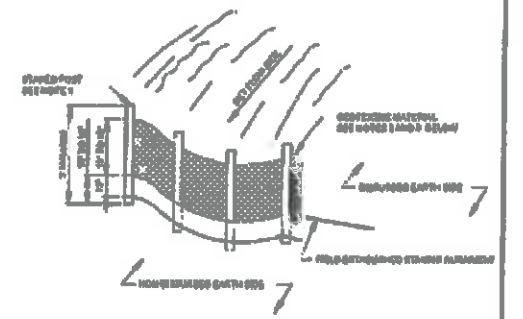
07-1



- NOTES:
1. EROSION CONTROL SHALL BE INSTALLED ON ALL EXPOSED SOILS AND ROCKS AT ALL TIMES DURING CONSTRUCTION.
 2. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. EROSION CONTROL SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
 4. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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 10. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

SITE DEVELOPMENT AND/OR CONSTRUCTION STAGING SITE EROSION CONTROL DETAIL

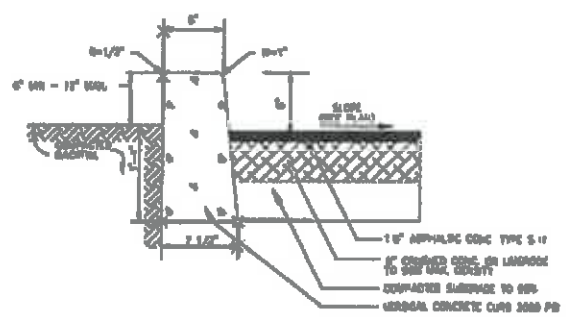
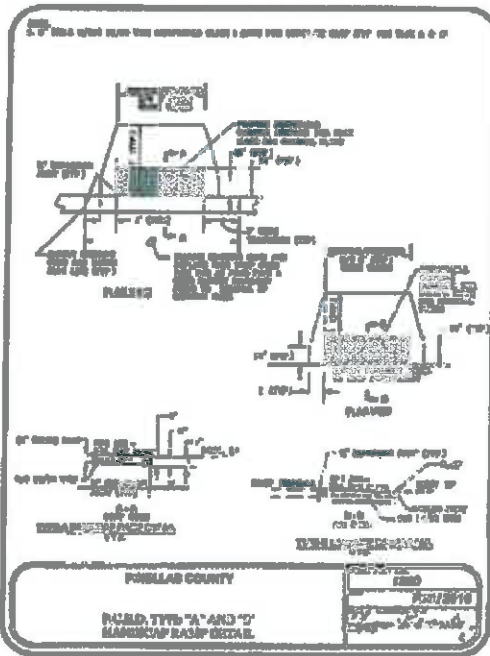
010-02



- NOTES:
1. POST SHALL BE 18" DIA. X 10' LONG.
 2. POST SHALL BE 18" DIA. X 10' LONG.
 3. POST SHALL BE 18" DIA. X 10' LONG.
 4. POST SHALL BE 18" DIA. X 10' LONG.
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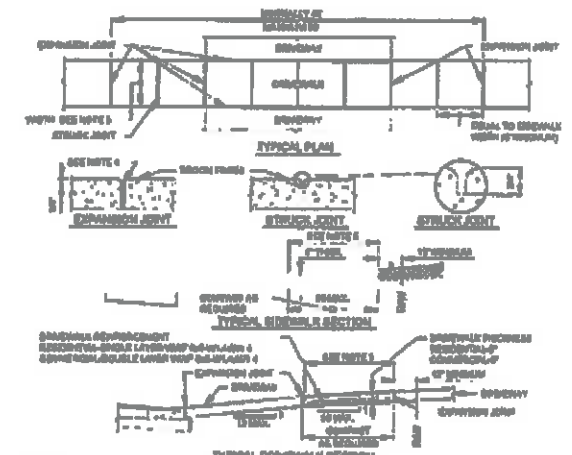
STAKED SILT BARRIER DETAIL

04-02



MODIFIED TYPE 'A' CURB AND TYPICAL PAVEMENT SECTION

07-1



- NOTES:
1. EROSION CONTROL SHALL BE INSTALLED ON ALL EXPOSED SOILS AND ROCKS AT ALL TIMES DURING CONSTRUCTION.
 2. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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 9. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 10. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL

030-02

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
1	GF	01/10/10	ISSUED FOR PERMIT	1	GF	01/10/10	ISSUED FOR PERMIT
2	GF	01/10/10	REVISED	2	GF	01/10/10	REVISED
3	GF	01/10/10	REVISED	3	GF	01/10/10	REVISED
4	GF	01/10/10	REVISED	4	GF	01/10/10	REVISED
5	GF	01/10/10	REVISED	5	GF	01/10/10	REVISED
6	GF	01/10/10	REVISED	6	GF	01/10/10	REVISED
7	GF	01/10/10	REVISED	7	GF	01/10/10	REVISED
8	GF	01/10/10	REVISED	8	GF	01/10/10	REVISED
9	GF	01/10/10	REVISED	9	GF	01/10/10	REVISED
10	GF	01/10/10	REVISED	10	GF	01/10/10	REVISED

PREPARED FOR
PINELLAS COUNTY SCHOOLS
11111 SOUTH BUCHER ROAD
LARGO, FLORIDA 33773
727-660-6143

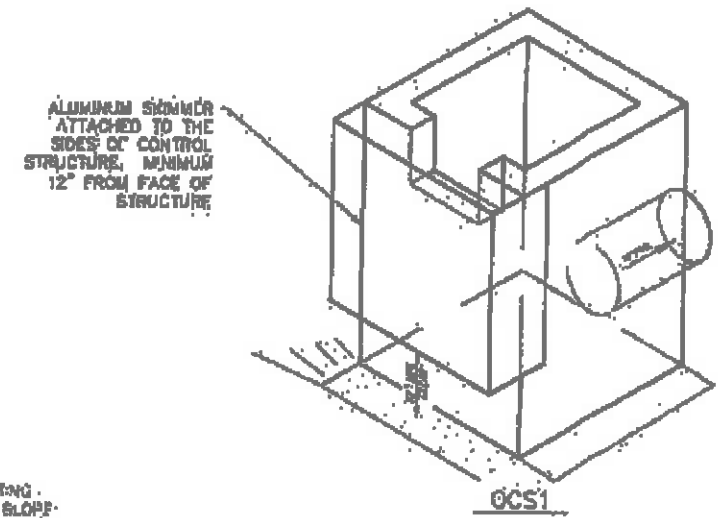
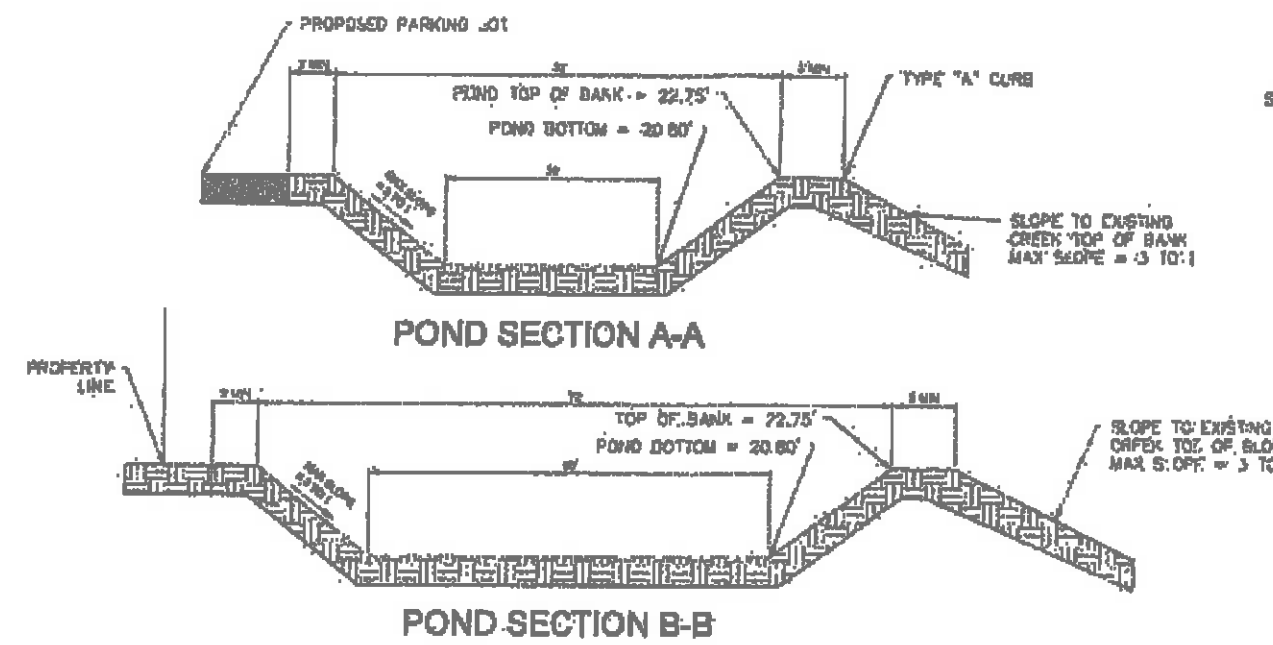


George F. Young, Inc.
11111 SOUTH BUCHER ROAD
LARGO, FLORIDA 33773
727-660-6143



**74TH ST ELEMENTARY
PARKING LOT DETAILS**

JOB NO.
10Y141268C
SHEET NO.
C05



DATA (ALL ELEVATIONS ARE IN NAVD 88):

PROPOSED STRUCTURE ELEVATION: 22.75' (TOP OF BANK)

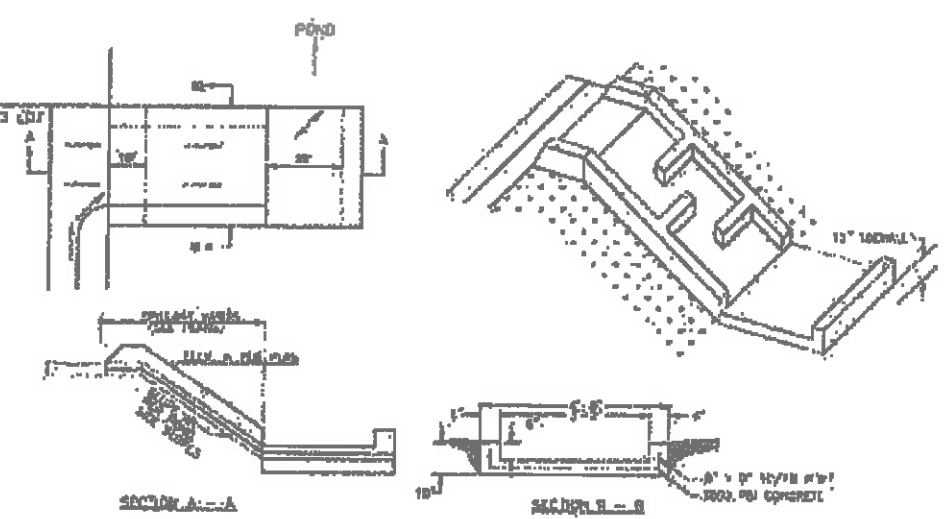
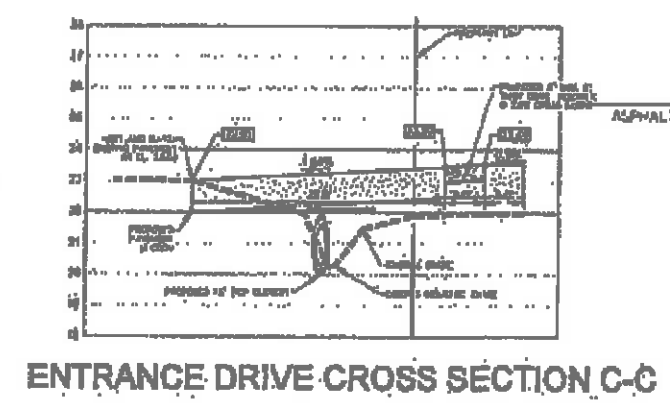
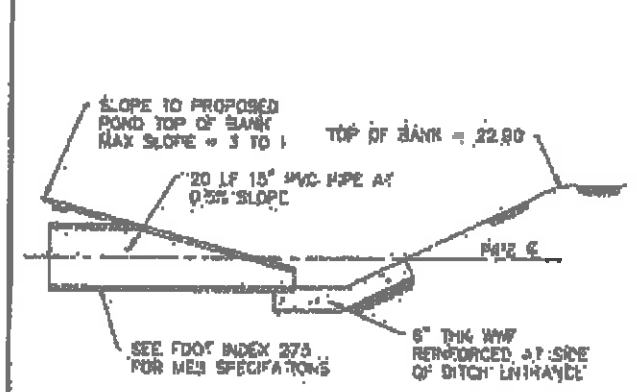
PROPOSED TOP OF BANK: 22.75' (NAV)

PROPOSED TOP OF STRUCTURE: 22.75' (NAV)

PROPOSED BOTTOM OF STRUCTURE: 22.75' (NAV)

PROPOSED TOP OF SHIMMER: 22.75' (NAV)

PROPOSED BOTTOM OF STRUCTURE: 22.75' (NAV)



POND OUTFALL MES CROSS SECTION

ENTRANCE DRIVE CROSS SECTION C-C

FLUME DETAIL TO POND

[illegible]

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-3-2-17

OWNER/ADDRESS: *Protected Class*
 c/o 510 W 3800 S
 Nibley, UT 84321

REP/ADDRESS: James & Jefferson Johnson
 510 W 3800 S
 Nibley, UT 84321

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

LAND USE DESIG: Residential Urban

TYPE APPLICATION: Variance

DATE AND TIME: February 1, 2017 @ 9:00 A.M.

CASE DESCRIPTION: A variance to allow for the construction of a covered front porch with steps having a 17-foot setback from the north property line along Georgia Avenue where 25 feet is required in an R-4 zone, for the property located at 904 Georgia Avenue in Palm Harbor.

PARCEL ID: 01/28/15/88560/106/0700

NOTICES SENT TO: James & Jefferson Johnson, BCC Office & Surrounding Owners (See Attached List)

DISCLOSURE: Existing Contract: *Protected Class* (Sellers) and James & Jefferson Johnson (Buyers)

Reference #:BA16-00062

BA-3-2-17



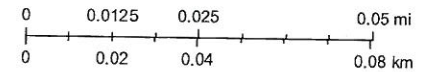
December 20, 2016

Parcels

Site Address

 Zoning

1:1,128



Use of this PARCEL MAP is subject to terms of use at:
http://www.pcpao.org/Terms_of_Use.html

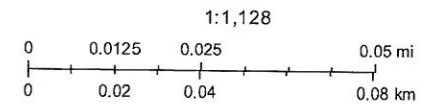
BA-3-2-17



December 20, 2016

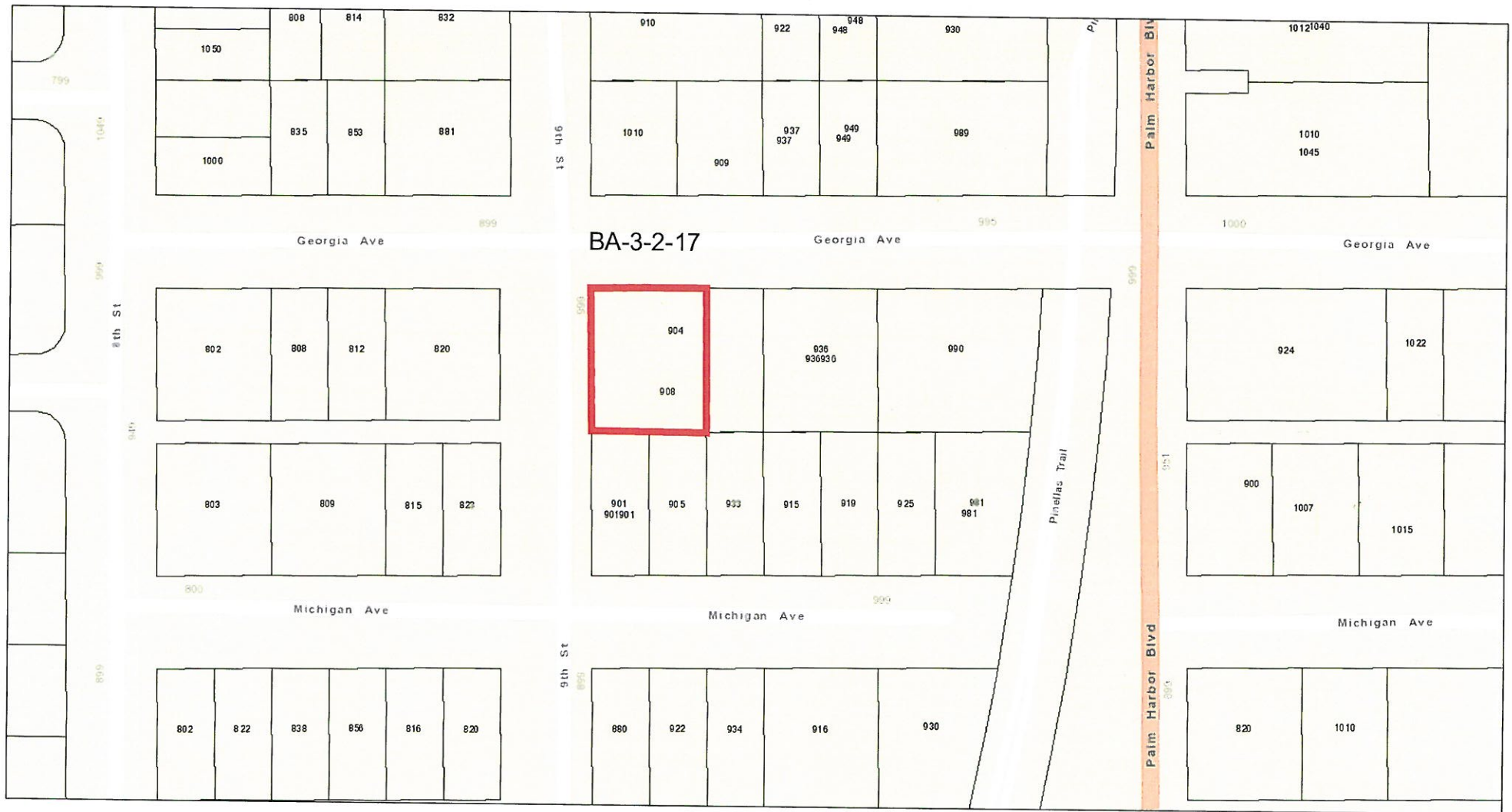
Parcels

Site Address



Use of this PARCEL MAP is subject to terms of use at:
http://www.pcpao.org/Terms_of_Use.html

BA-3-2-17

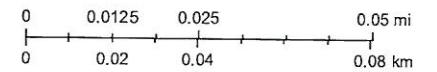


December 20, 2016

Parcels

Site Address

1:1,128



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

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 # BA-3-2-17 PARCEL # 01-28-15-88560-106-0700

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: 10/21/16

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.

- F41
1. Owner: Craig J & Dawn A Knarich * Protected Class *
Mailing Address: 510 W 3800 S City: Palm Harbor
Street Address: 904 Georgia Ave. City: Palm Harbor
State: FL Zip Code: 34683 Telephone No: 727-748-2739
Daytime Phone: _____ Fax No. _____ Email: _____
 2. Representatives Name: James & Jefferson Johnson
Mailing Address: 510 W 3800 S City: Nibley
State: UT Zip Code: 84321 Telephone No: 202-494-6894
Daytime Phone: _____ Fax No. _____ Email: jejrulz@aol.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: _____

BA/6-00062

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 Craig & Dawn Knarich (sellers), James & Jefferson Johnson (buyers)

Is contract conditional or absolute? conditional on variance for porch modification

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: Front porch setback from property line.

4. Location of Subject Property: 904 Georgia Ave

(Street Address)

5. Legal Description of Subject Property:

SUTHERLAND, TOWN OF BLK 106, Lots 7 & 8

6. Lot Size: 100 ft x 125 ft

7. Present Zoning Classification: R-4

Present Land Use Plan Designation: Residential Urban

8. Present structures and improvements on the property: Single family residence

9. Proposed use of property will be: Single family 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 porch addition would be modifying and adding to an existing porch and extending along the front

of the structure without going further into the setback. The entire porch would be covered and greatly improve

the structure appearance. It also would be complementary to the existing neighborhood architecture and structure setbacks.

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:

SUTHERLAND, TOWN OF BLK 106, Lot 6

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?

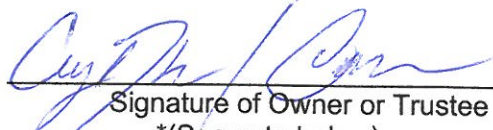
Pinellas County Building? no Violation Number _____

Pinellas County Code Enforcement? _____ Violation Number _____

Other? _____ Violation Number _____

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

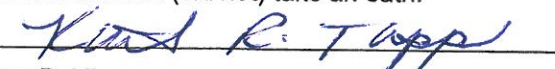
I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this 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: 12-21-2016

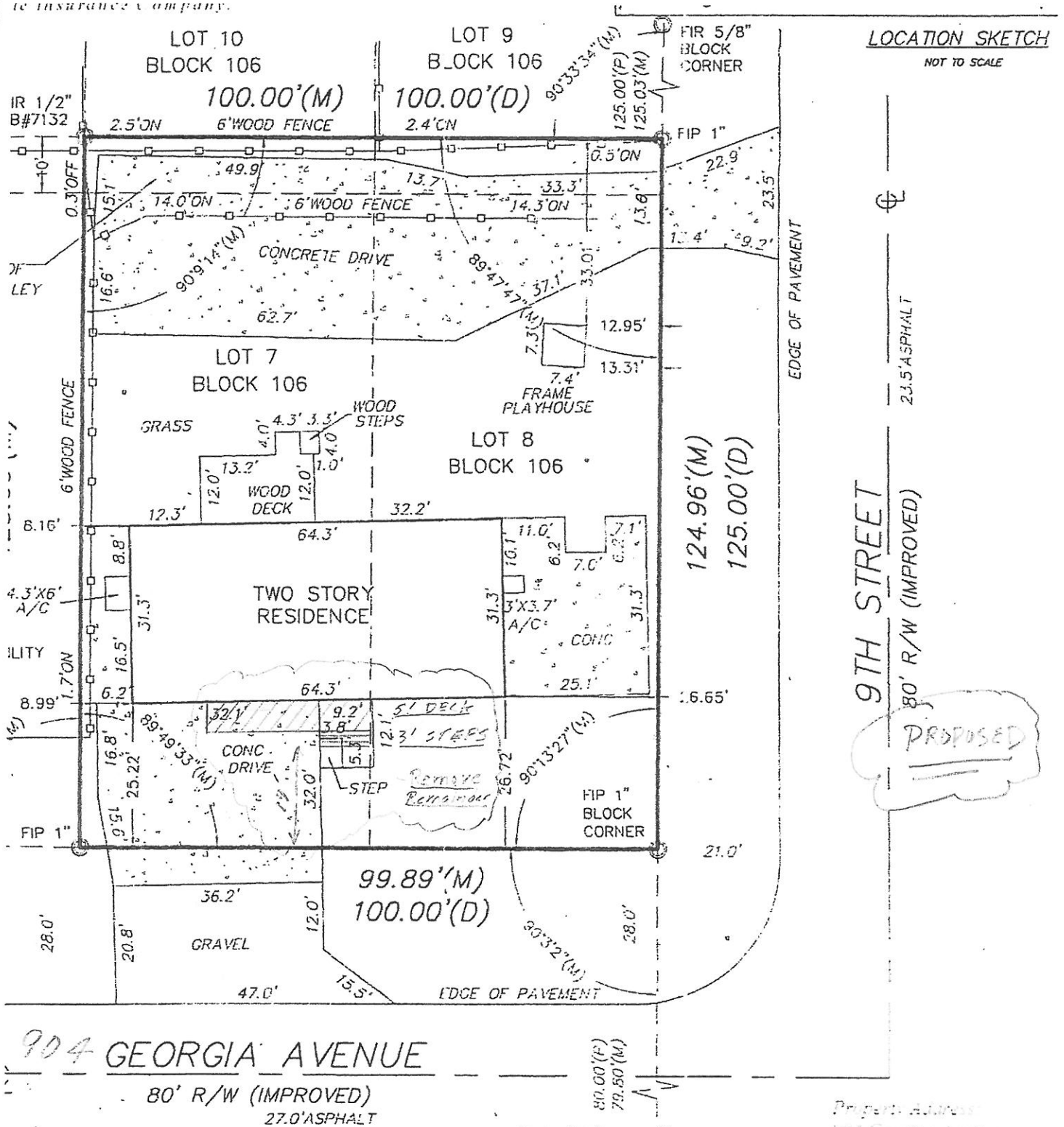
STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21 day of DECEMBER,
20 16 by Craig + Dawn Knarich 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.





hereof are not valid
the original raised
surveyor and mapper.

BA. 3.2.17

FCM 4"x4"
BLOCK CORNER

FIR 1/2"

Property Address:
904 Georgia Avenue
Palm Harbor, FL 34629

Survey number: SL 17246

GENERAL NOTES

1. This survey was made in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

2. The survey was made by electronic means using a total station and a GPS receiver.

3. The survey was made on or about the date of the survey.

4. The survey was made by the surveyor and mapper.

5. The survey was made by the surveyor and mapper.

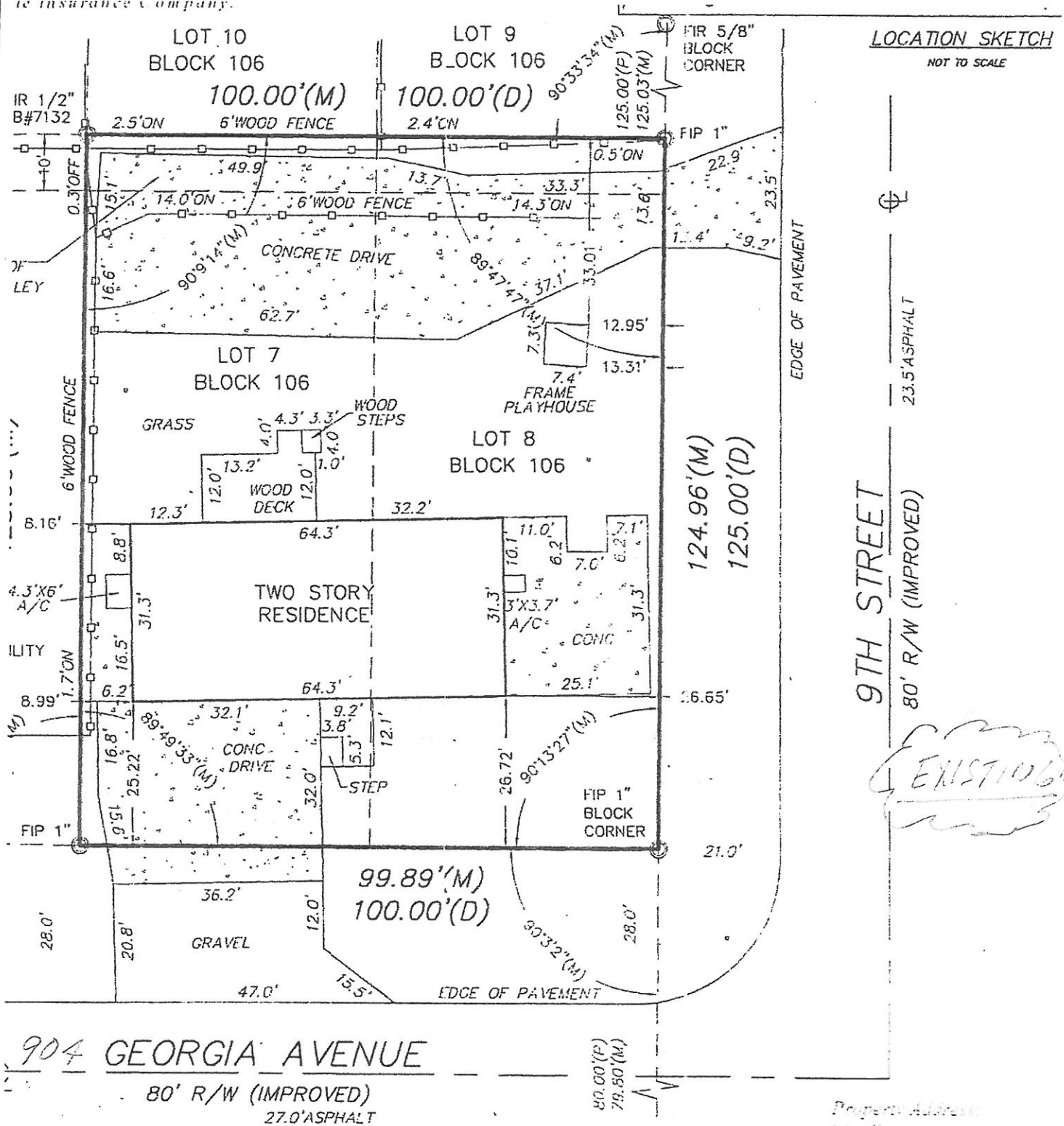
6. The survey was made by the surveyor and mapper.

7. The survey was made by the surveyor and mapper.

8. The survey was made by the surveyor and mapper.

9. The survey was made by the surveyor and mapper.

10. The survey was made by the surveyor and mapper.



hereof are not valid
the original raised
surveyor and mapper.

BA-3-2-17

FCM 4"x4"
BLOCK CORNER

FIR 1/2"

Property Address:
904 Georgia Avenue
Palm Harbor, FL 34683

Survey number: SL 17346

GENERAL NOTES

1. This survey was made in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

2. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.

3. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.

4. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.

5. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.

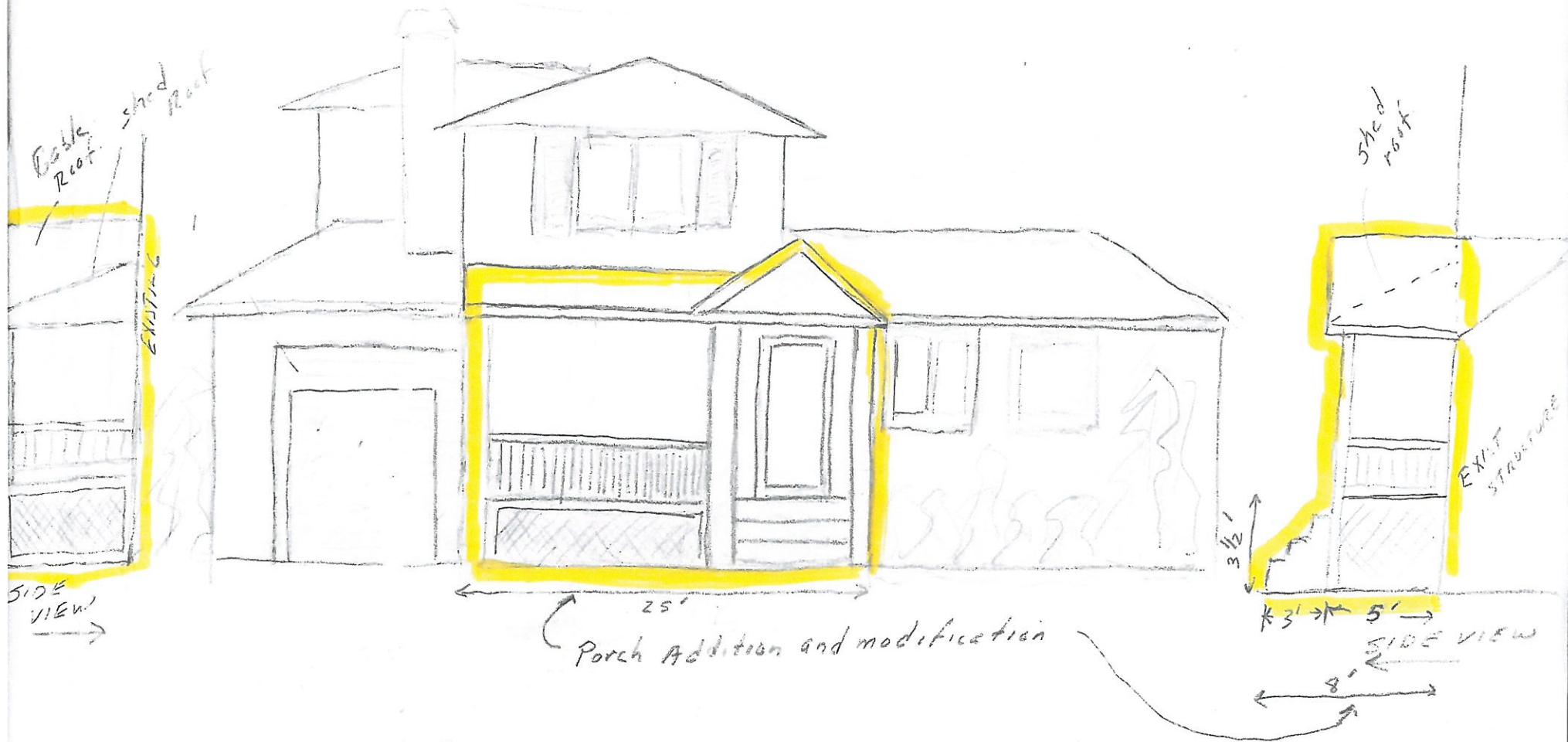
6. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.

7. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.

8. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.

9. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.

10. The survey was made by the use of electronic distance measuring equipment and the results are shown on this map.



BA-3-2-17



BA. 3. 2. 17

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-4-2-17

PRC MEETING: January 9, 2017 @ 9:00 AM – 1st Floor, Planning Conf Room

BOA HEARING: February 1, 2017 @ 9:00 AM – 5th Floor, Board Assembly Room

OWNER/ADDRESS: Christopher G. & Lisa Hall
1351 Georgia Avenue
Palm Harbor, FL 34683

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for an after-the-fact 280-square foot shed to remain having a 3-foot rear setback where 10 feet is required in an R-3 zone, for the property located at 1351 Georgia Avenue in Palm Harbor.

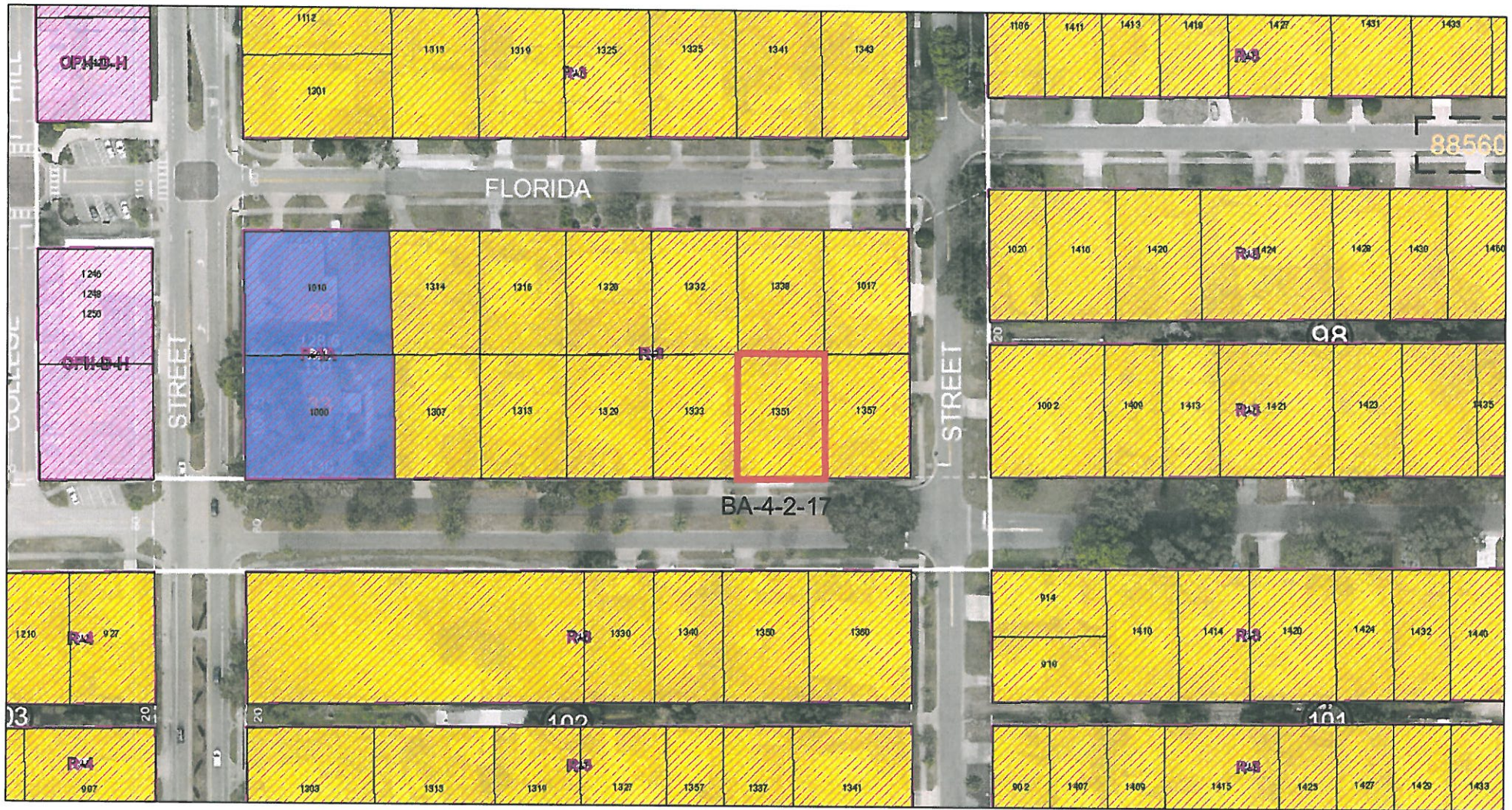
PARCEL ID: 01/28/15/17244/000/0280

NOTICES SENT TO: Christopher G. & Lisa Hall, BCC Office & Surrounding Owners (See Attached List)

DISCLOSURE: N/A

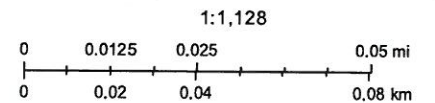
Reference #:BA16-00061

BA-4-2-17



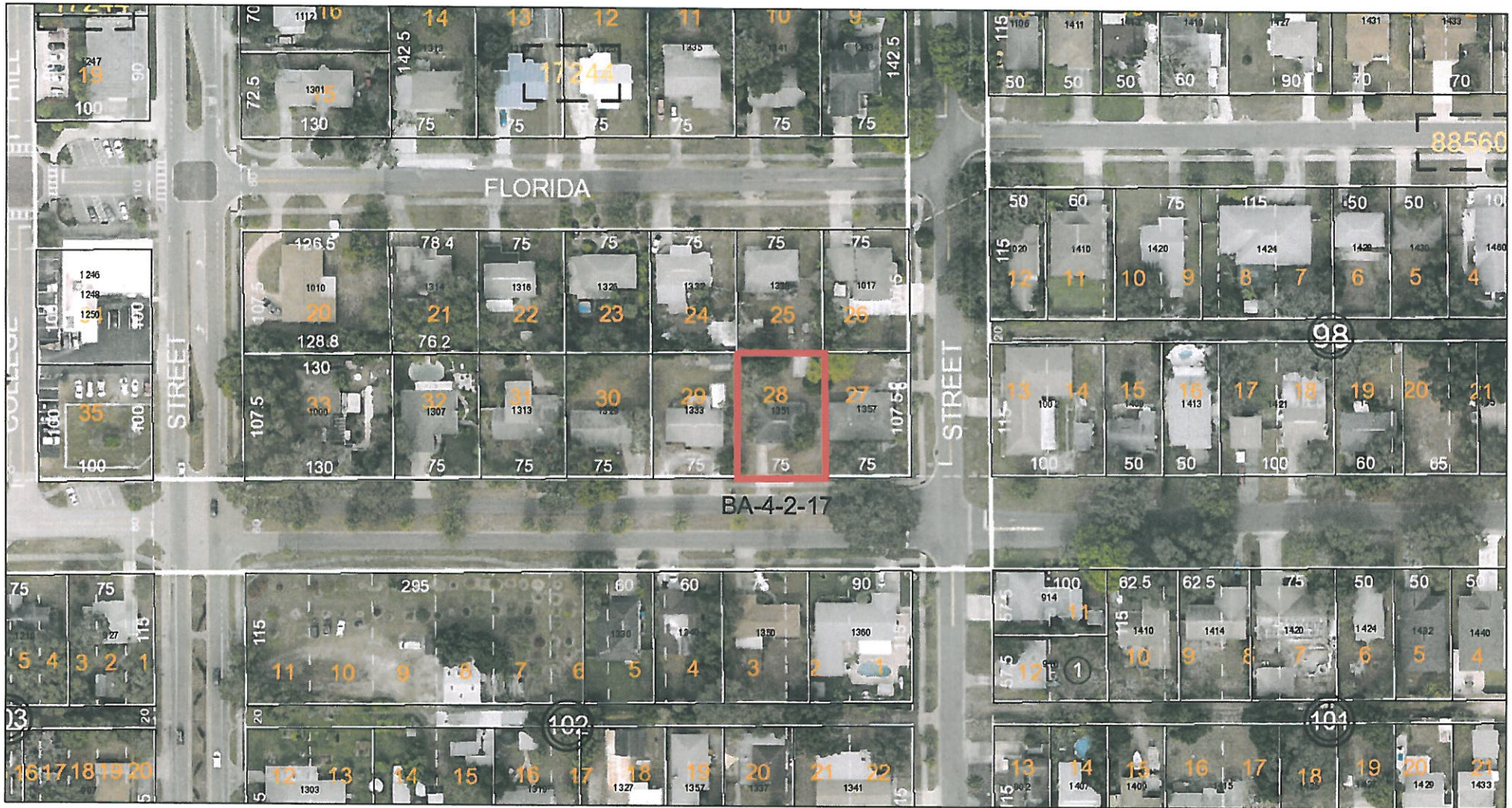
December 21, 2016

- Parcels
- Site Address
- Zoning



Use of this PARCEL MAP is subject to terms of use at:
http://www.pcpao.org/Terms_of_Use.html

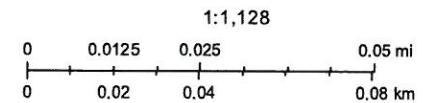
BA-4-2-17



December 21, 2016

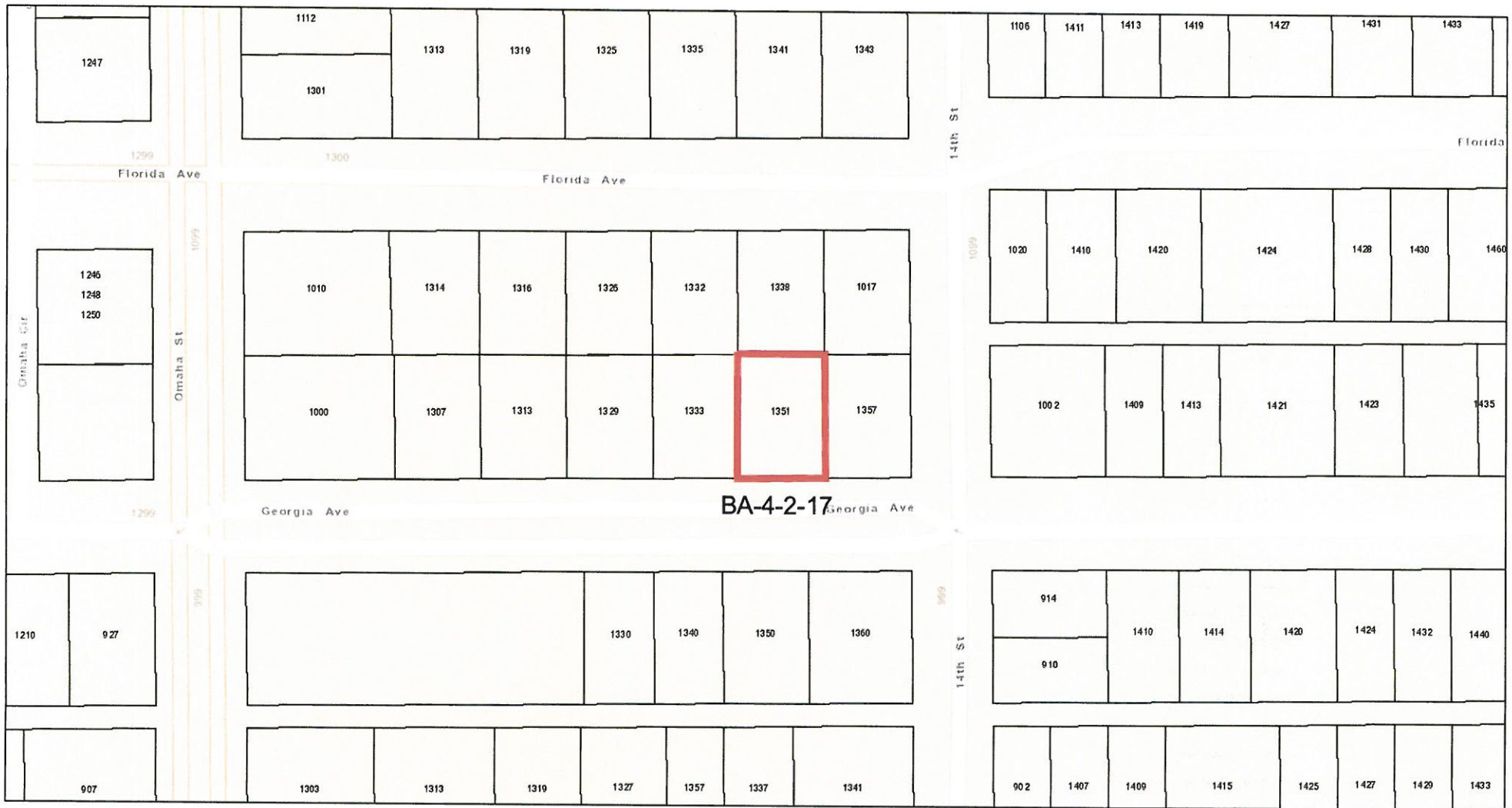
Parcels

Site Address



Use of this PARCEL MAP is subject to terms of use at:
http://www.pcpao.org/Terms_of_Use.html

BA-4-2-17

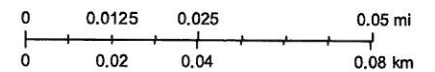


December 21, 2016

Parcels

Site Address

1:1,128



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

Filing Deadline: 12-22-16
Filing Fees: 375.00
Variance: X
Special Exception: _____
Date of hearing (if filed before above date):
2-1-17

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

FILE # BA-4-2-17 PARCEL # 01-28-15-17244-000-0250
After the fact structure YES _____ NO _____ Bldg Sign Off: N/A Date 12-21-16
Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____
Applicant's Signature: Chris Hall Date: 12-21-2016
Received by: Nikki Vasey Date Filed: 12-21-16

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: CHRIS & LISA HALL
Mailing Address: 1351 GEORGIA AVE City: PALM HARBOR
Street Address: 1351 GEORGIA AVE City: PALM HARBOR
State: FL Zip Code: 34683 Telephone No: 727-642-9722
Daytime Phone: 727-643-9285 Fax No. _____ Email: CGHALL62@YAHOO.COM

2. Representatives Name: _____
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 ☒ Variance or B ☐ Special Exception
To allow the following: TO ALLOW FOR AN AFTER THE FACT
14' x 20' SIZED 280 SQ FT TO REMAIN

4. Location of Subject Property: 1351 GEORGIA AVE, PALM HARBOR, FL
(Street Address) 34683

5. Legal Description of Subject Property: COLLEGE HILL SUB LOT 28
01-28-15-17244-000-0280

6. Lot Size: 75' x 108'

7. Present Zoning Classification: RESIDENTIAL R-3

Present Land Use Plan Designation: RESIDENTIAL RU

8. Present structures and improvements on the property: COMPLETE HOME RENOVATION SFR
OVE \$140,000 IN IMPROVEMENTS INCLUDING NEW POOL + SHED

9. Proposed use of property will be: PRIMARY 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.)

THIS WAS A REPLACEMENT TO A SHED TO A THAT WAS
THE SAME SIZE EXISTING SHED WAS. THE SHED IS 3'
OFF THE REAR PROPERTY LINE AND 11' OFF THE SIDE PROPERTY
LINE.

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: 2-26-2016

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? YES Violation Number BC 16-00726

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.

Chris Helf
Signature of Owner or Trustee
*(See note below)

Date: 12-21-14

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21st day of December,
20 14 by Christopher Hall 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.

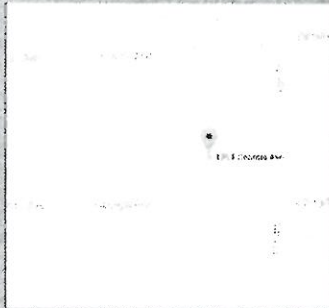
PREPARED BY:

EXACTA

Land Surveyors, Inc.

www.exactaland.com

Toll Free 866-735-1916 • F 866-744-2882



PROPERTY ADDRESS: 1351 GEORGIA AVENUE PALM HARBOR, FLORIDA 34683

SURVEY NUMBER: 1512.3173

FIELD WORK DATE: 1/4/2016

REVISION DATE(S): (REV. 0 1/5/2016)

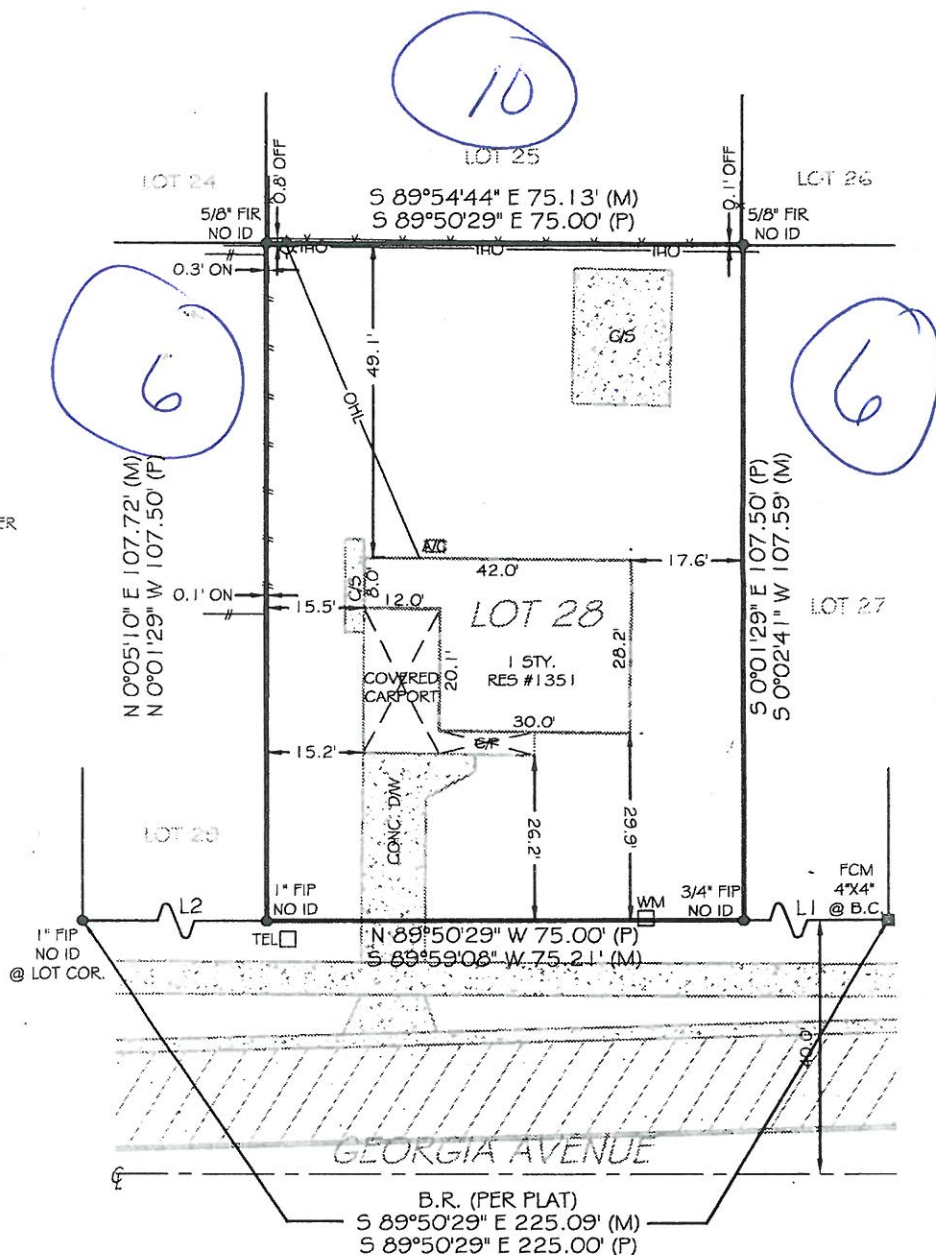
1512.3173
BOUNDARY SURVEY
PINELLAS COUNTY

TABLE:

L1 N 89°50'29" W 75.00' (P)
N 89°58'10" W 75.13' (M)
L2 S 89°50'29" E 150.00' (P)
S 89°45'16" E 149.88' (M)

NOTES:

LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED



RICHARD S. SHOUN
State of Florida Professional Surveyor and Mapper
License No. 6138



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing herein shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN PINELLAS COUNTY, COMMUNITY NUMBER 125139, DATED 09/03/03.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 15-292963

DATE: 1/5/2016

BUYER: Lisa and Christopher Hall

SELLER:

CERTIFIED TO: LISA AND CHRISTOPHER HALL; TITLE & ABSTRACT
AGENCY OF AMERICA, INC.; FIDELITY NATIONAL TITLE
INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.



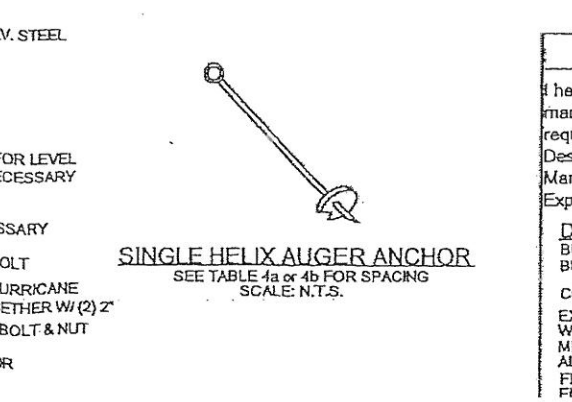
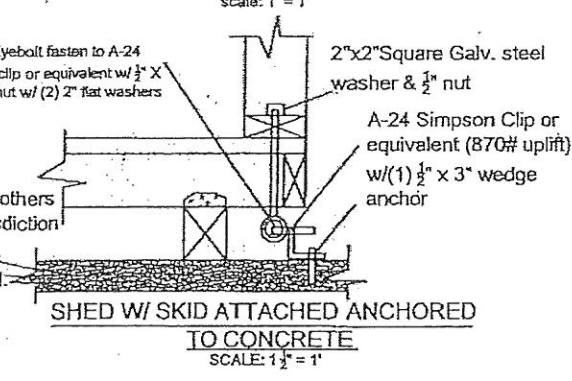
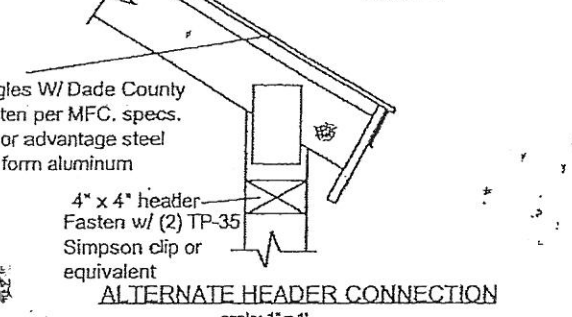
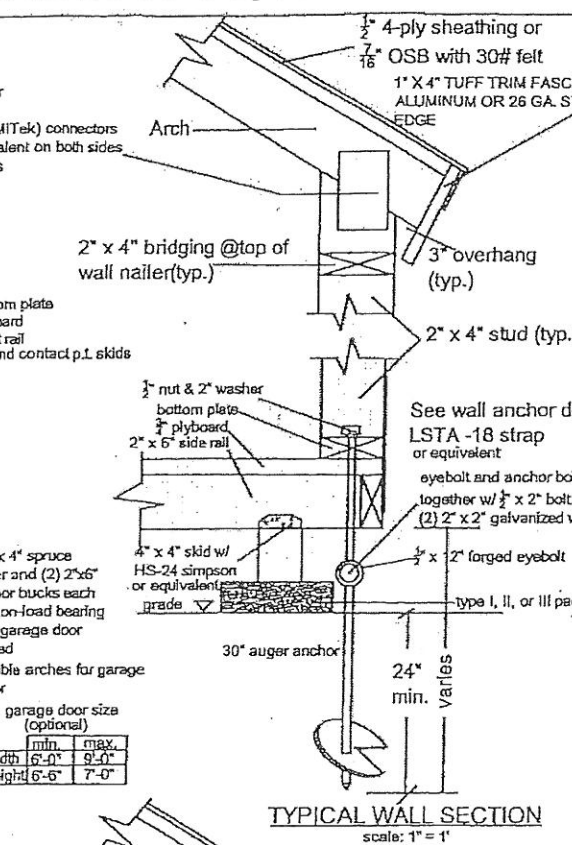
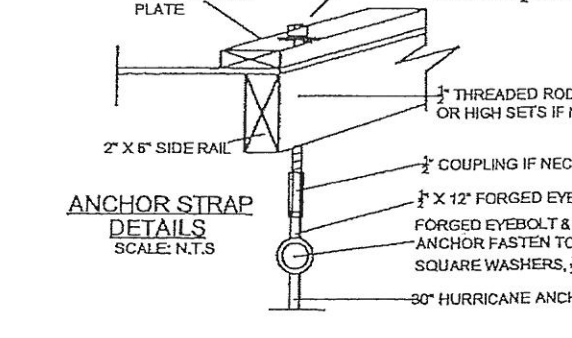
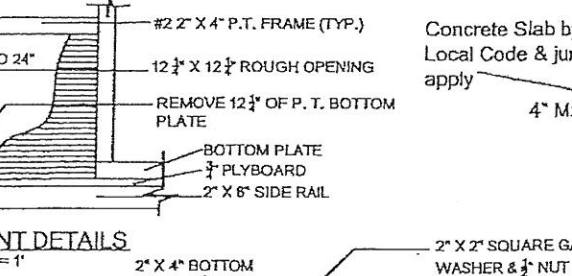
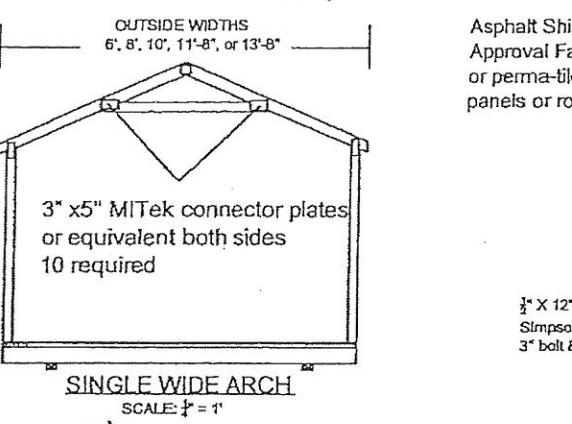
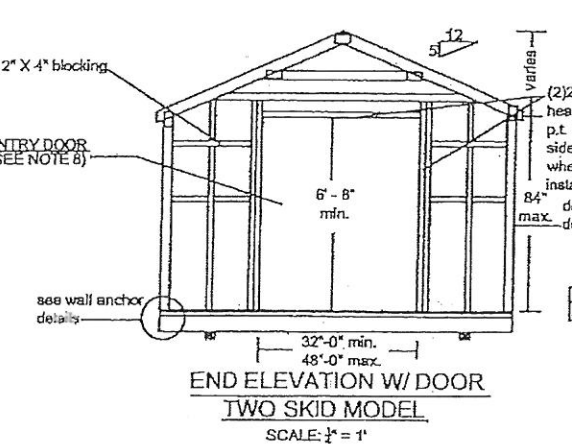
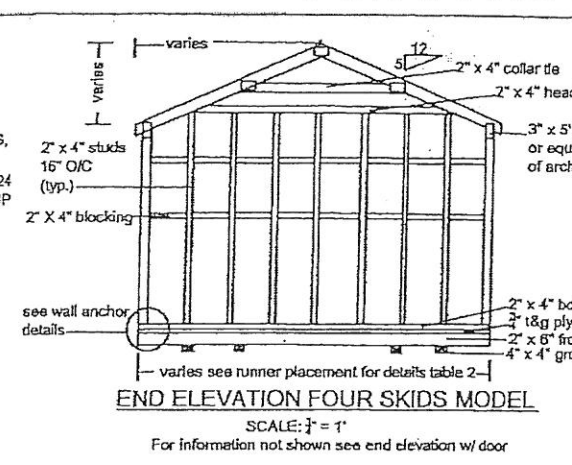
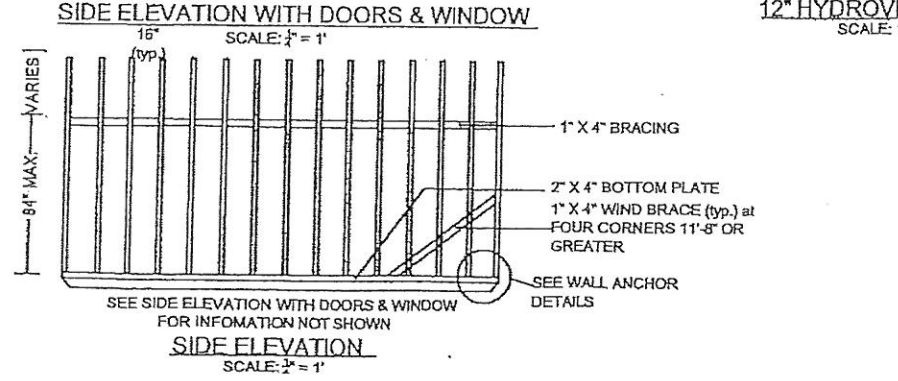
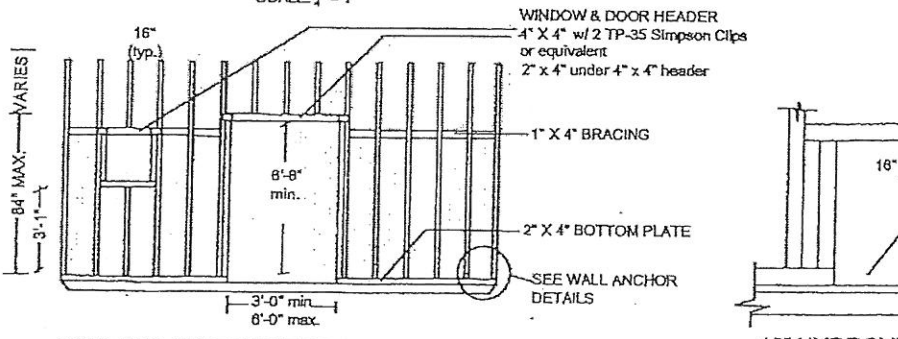
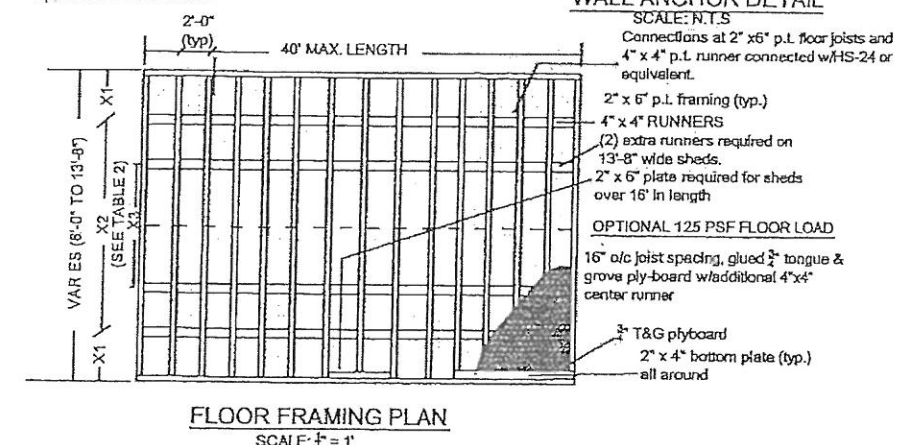
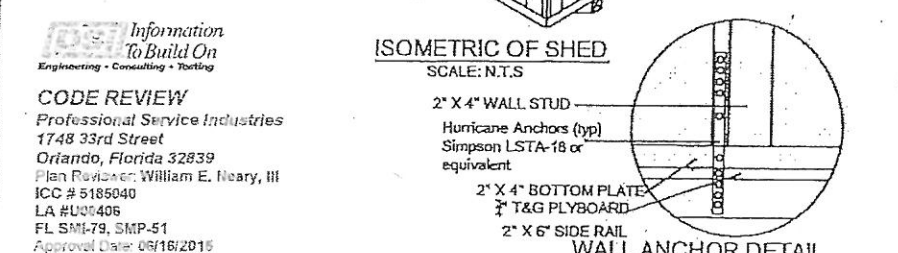
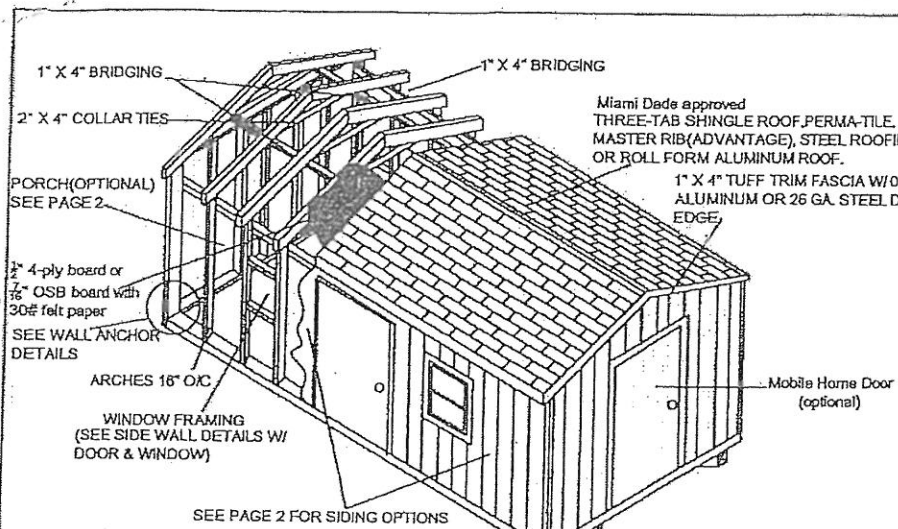
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BA-4.2-17



SET UP AND INSTALLATION OF SINGLE WIDE SHED

1. BUILDING IS PLACED IN REQUESTED LOCATION ON SCHEDULE 40 PVC TO ALLOW FOR MOVEMENT TO PLUMB OR SQUARE UNIT TO HOUSE, FENCE, PROPERTY LINE, ETC.
2. ONCE UNIT IS SQUARE AND THE HIGH SPOT OF THE GROUND IS ESTABLISHED THE BUILDING IS BLOCKED ON THE HIGH SPOT AND LEVELLED. THE OTHER END OF THE BUILDING IS BROUGHT UP TO LEVEL AND BLOCKED, THEN THE CENTER OF THE BUILDING IS BROUGHT UP TO LEVEL, BLOCKED AND SHIMMED.
3. AFTER THE BUILDING IS LEVEL MORE BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING.
4. ANCHOR PLACEMENT IS ESTABLISHED BY THE WIDTH OF THE BUILDING. HOLES ARE DRILLED THROUGH THE 2\"/>

GENERAL NOTES & SPECIFICATIONS FOR AUGER ANCHORS

1. Building anchors shall be "mobile home" type #30 single helix eye anchor manufactured by Home Pride of Bristol, VA. The average holding power is not less than 4,900#.
2. Anchoring system to ground per local building code. (by dealer) Local anchors per Table 4.
3. Anchors shall be placed through the bottom plate and floor system.

Table 1 Shed Anchoring to concrete slab				Table 2 Runner Spacing			
Shed Width	# of Skids	Shed Size	Max. anchor spacing	Shed Width	X1	X2	X3
13'-8"	280 # / LF	13'-8" x 11'-8"	3'-6"	13'-8"	1'-10"	1'-10"	6'-2"
11'-8"	240 # / LF	11'-8" x 11'-8"	3'-6"	11'-8"	2'-8"	6'-4"	
10'	200 # / LF	10' x 11'-8"	3'-6"	10'	1'-7"	6'-10"	
8'	160 # / LF	8' x 11'-8"	3'-6"	8'	1'-0"	6'-6"	
6'	120 # / LF	6' x 11'-8"	3'-6"	6'	1'-0"	6'-6"	

Values from end of joist to center of (2) 4 x 4 skids only. 13'-8" wide sheds have (4) sets of skids.

Table 3 Support Footing Pad Spacing For Single or Double Wide Sheds			
Shed Description	Pad	Max. Spacing	End Pad
13'-8" SW/DW	4.15' / 332"	0' to 6"	8'-0"
11'-8" SW	5.00' / 400"	0' to 6"	8'-0"
10' SW	5.00' / 400"	0' to 6"	8'-0"
8' SW	4.00' / 320"	0' to 6"	8'-0"
6' SW	3.00' / 240"	0' to 6"	8'-0"

Notes:

1. Pad spacing is end to center of pad
2. Spacing other than end pad spacing is center to center
3. Use same maximum spacing for interior runners.

Shed Description	Pad	Max. Spacing	End Pad
13'-8" SW/DW	4.15' / 332"	0' to 6"	8'-0"
11'-8" SW	5.00' / 400"	0' to 6"	8'-0"
10' SW	5.00' / 400"	0' to 6"	8'-0"
8' SW	4.00' / 320"	0' to 6"	8'-0"
6' SW	3.00' / 240"	0' to 6"	8'-0"

Notes:

1. Hollow or solid concrete blocks may be stacked on pads for high sets up to 48" with out reinforcing.
2. ABS pad required on 11'-8" & 13'-8" wide buildings only.

Shed Size	1 W*	Uplift PLF	End Anchor**	Max. Interior Spacing**
13'-8"	7.00'	243	0' to 3'-0"	10'-0"
11'-8"	6.00'	208	0' to 3'-0"	10'-0"
10'	5.00'	174	0' to 3'-0"	10'-0"
8'	4.00'	139	0' to 3'-0"	10'-0"
6'	3.00'	104	0' to 3'-0"	10'-0"

Notes:

1. Anchor spacing is based on ASCE 7-10 for a Category 1: Enclosed Building, Exp. "C"
2. All measurement above are center to center of anchors.
3. The minimum number of anchor is (4). One @ each corner of shed for sheds less in length than the maximum.
4. The minimum edge distance for expansion bolts is 8 diameters or 5" for 3" expansion bolt.
5. Anchors shall be on side walls except when shed is placed next to an existing building. In which case anchors can be placed on end wall as close as possible to side walls.

SHED DESIGN LOAD REQUIREMENTS FOR THE: 2014 FBC 5th Edition, 2011 NEC, 2014 FFPC

I hereby certify that I have review these plans along with all building and component used in the manufacturing of the sheds. The material and components either have a Florida Product Approval as required by the Florida Building Commission Rule(9N-3) or were analyzed using the Vult Stress Design. All material and components comply with the 2014 Florida Building Code, the Florida Manufactured Building Act and Rules, and the 2011 N.E.C. for a Category 1 "Enclosed Building, Exposure "C" with a wind velocity of 180 M.P.H. (3 second gust)

DESIGN CRITERIA		DESIGN PRESSURE	
BUILDING CATEGORY	1	FLOOR LIVE LOAD = 75 PSF	Roof
BUILDING TYPE: ACCESSORY		OPTIONAL LIVE LOAD = 125 PSF	Wall
CONSTRUCTION TYPE	VB	FLOOR DEAD LOAD = 8 PSF	Roof
EXPOSURE	"C"	ROOF LIVE LOAD = 20 PSF	Wall
WIND VELOCITY	180 m.p.h.	ROOF DEAD LOAD = 5 PSF	Roof
MEAN HEIGHT	8.43 ft.	INTERNAL PRESSURE COEFFICIENT = +1.0, -1.8	Wall
ALLOWABLE # OF FLOORS	1		
FIRE RATING	N/A		
ENCLOSURE CLASSIFICATION	ENCLOSURE		

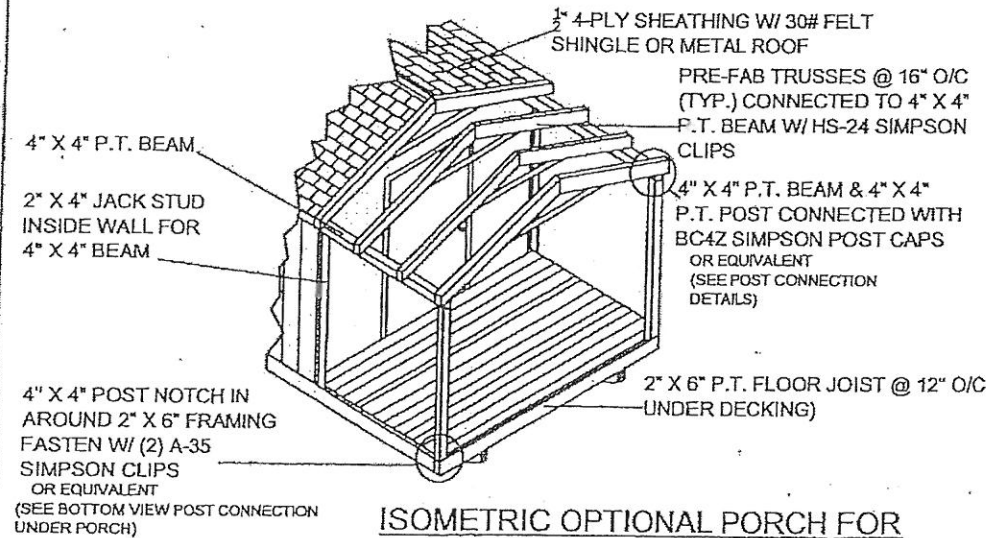
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02-29-2012
03-08-2012
05-27-2015

COUNTRY INN MODEL
SSI-2222

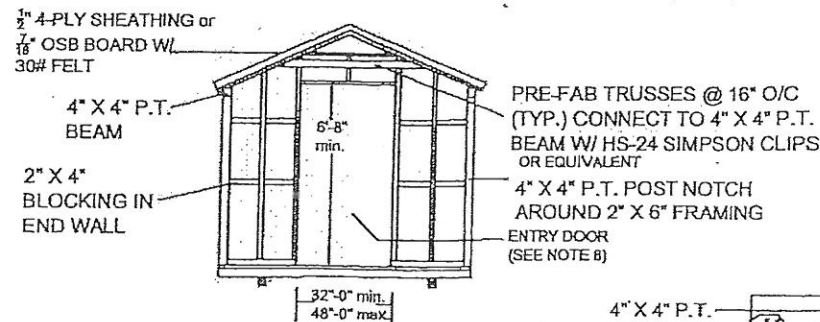
SUPERIOR SHEDS INC.
2323 South Volusia Ave.
Orlando, Florida 32813
385-774-9861
www.superiorsheds.com

These plans comply with:
2014 FBC, 5th Edition
2014 NEC
2014 Florida Fire Prevention Code

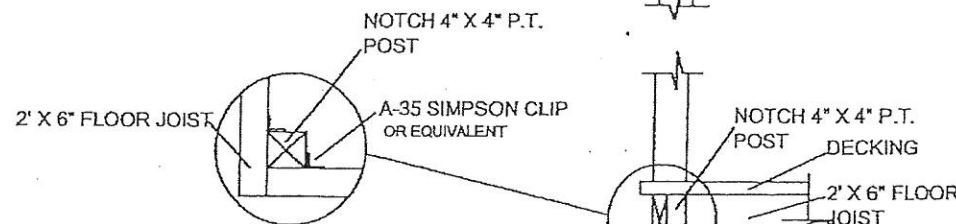
BA-422-17



ISOMETRIC OPTIONAL PORCH FOR COUNTRY INN MODEL SHEDS
SCALE: N.T.S.

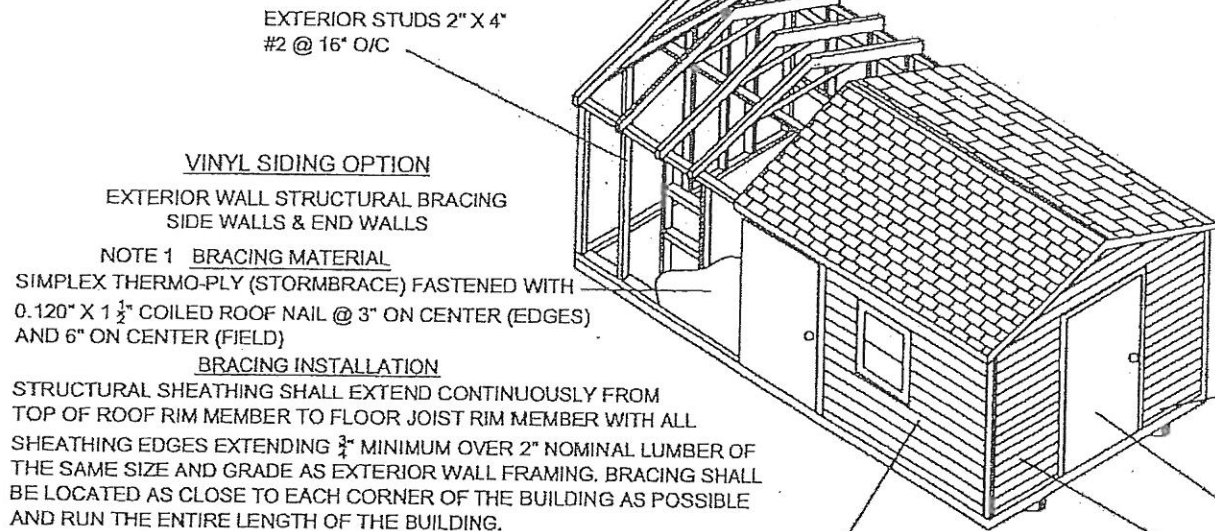


FRONT ELEVATION
OPTIONAL PORCH
SCALE: 1/2" = 1'-0"

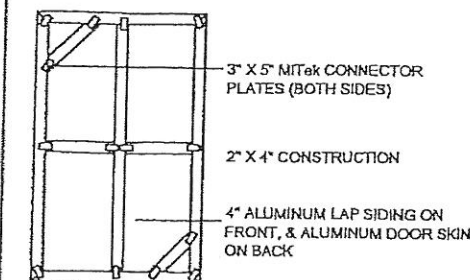


BOTTOM VIEW POST CONNECTION UNDER PORCH
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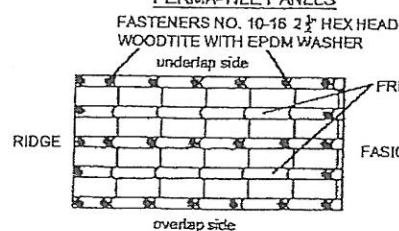
POST CONNECTION DETAILS
SCALE: N.T.S.



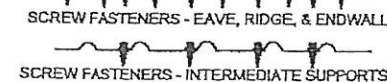
SHED SIDING OPTIONS
SCALE: N.T.S.



DETAIL 1
PERMA-TILE PANELS



DETAIL 2
MASTER-RIB
ADVANTAGE PANEL
FASTENING PATTERNS



NOTE 1 BRACING MATERIAL
SIMPLEX THERMO-PLY (STORMBRACE) FASTENED WITH 0.120" X 1 1/2" COILED ROOF NAIL @ 3" ON CENTER (EDGES) AND 6" ON CENTER (FIELD)

BRACING INSTALLATION
STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUSLY FROM TOP OF ROOF RIM MEMBER TO FLOOR JOIST RIM MEMBER WITH ALL SHEATHING EDGES EXTENDING 3/4" MINIMUM OVER 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE LOCATED AS CLOSE TO EACH CORNER OF THE BUILDING AS POSSIBLE AND RUN THE ENTIRE LENGTH OF THE BUILDING.

NOTE 2 WOOD PANEL SIDING
FASTENERS FOR ATTACHING SIDING SHALL BE ON-STAINING BOX, SIDING OR CASING NAILS. FOR PANELS 1/2" (12.7mm) THICK OR LESS USE 6d NAILS AND 8d NAILS FOR THICKER PANELS. PANEL SIDING APPLIED DIRECTLY TO STUDS, SPACED IN ACCORDANCE WITH THE SPAN RATING AND FASTENED WITH 6d GALVANIZED BOX NAILS OR EQUIVALENT, SPACED 6" (304.8mm) ON CENTER AT INTERMEDIATE STUDS, IS AN ALTERNATIVE TO THE WOOD STRUCTURAL PANEL SHEATHING CONSTRUCTION SPECIFIED IN THE CODE FOR WALL BRACING.

NOTE 3 COMPOSITE CONCRETE BOARD
1/2" FIBER CEMENT PANEL CAN BE INSTALLED DIRECTLY ON BRACED WOOD STUDS CONSTRUCTION SPACED AT A MAXIMUM OF 24" O/C. CORROSION RESISTANT FASTENERS, SUCH AS HOT-DIPPED GALVANIZED NAILS ARE RECOMMENDED. FASTEN PANELS A MAXIMUM 6" O/C ON ALL PANELS HORIZONTAL AND VERTICAL EDGES. POSITION FASTENERS AT INTERMEDIATE FRAMING NO GREATER THAN 12" O/C. FASTEN AT ALL STUD LOCATIONS.

FASTEN SCHEDULES			
2" x 6" pt	floor framing	3" x 131 full round head	(4) wood to wood
2" x 4"	arches and framing	3" x 131 full round head	(3) wood to wood
1" x 4"	bridging and bracing	3" x 131 full round head	(2) every 2'
1" x 4" trim board	fascia	3" x 131 full round head	(2) every 2'
4" x 4"	headers	3" x 131 full round head	(4) at each end of header
2" x 6" plywood	floor decking	2" x 131 full round head	(6) border & seams 8" field
A-35 clips	post to post	1" x 131 full round head	(4) each side of clip
HS-24 clips	post to studs	1" x 131 full round head	(8) in 1x4 stud (8) in 2x6 post
LS1A-18 clips	hurricane straps to arch	2" x 131 full round head	(5) lower portion (5) upper portion
TP-35 clips	header to studs	2" x 131 full round head	(4) each side of clip
BC42 clips	1" x 4" clips	1" x 131 full round head	(8) in post (8) in beam
4 PLY sheathing	roof sheathing	2" x 131 full round head	(6) seams & field
30# felt paper	underlayment	1" x 131 full round head	(3) nails on every rafter
shingles	roof cover	1" x 131 full round head	(5) per shingles
metal roof	roof cover	10-14x23" or 10x13" wood binder	see details 1 & 2
thermo-ply	structural panel	1" x 131 full round head	3" o/c edges 6" o/c edges
vinyl	exterior panels	1" x 131 full round head	at every 16" o/c stud
wood panel siding	exterior panels	2" x 131 full round head	6" o/c at intermediate studs
concrete board siding	exterior panels	2" x 131 full round head	6" o/c edges 12" o/c field
lap concrete board	exterior panels	2" x 131 full round head	at every 16" o/c stud
aluminum panels	exterior panels	9-15 x 1" metal to wood screw	(3) every 2'

SET UP AND INSTALLATION OF SINGLE WIDE SHED

- BUILDING IS PLACED IN REQUESTED LOCATION ON SCHEDULE 40 PVC TO ALLOW FOR MOVEMENT TO PLUM OR SQUARE UNIT TO HOUSE, FENCE, PROPERTY LINE, ETC.
- ONCE UNIT IS SQUARE AND THE HIGH SPOT OF THE GROUND IS ESTABLISHED THE BUILDING IS BLOCKED ON THE HIGH SPOT AND LEVELED. THE OTHER END OF THE BUILDING IS BROUGHT UP TO LEVEL AND BLOCKED, THEN THE CENTER OF THE BUILDING IS BROUGHT UP TO LEVEL, BLOCKED AND SHIMMED.
- AFTER THE BUILDING IS LEVEL MORE BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING.
- ANCHOR PLACEMENT IS ESTABLISHED BY THE WIDTH OF THE BUILDING. HOLES ARE DRILLED THROUGH THE 2" X 4" BOTTOM PLATE WITH A 1/2" AUGER BIT AND THE EYEBOLT IS FASTENED INTO PLACE. THE HOLE IS DUG FOR A 30" EARTH ANCHOR AND BACKFILLED. THE EYEBOLT AND ANCHOR ARE FASTENED WITH A 1/2" X 2" BOLT AND NUT.
- IF THE UNIT IS TO BE ATTACHED TO CONCRETE SLAB THE BUILDING IS SET ON THE CONCRETE SLAB AND SHIMMED UP TO LEVEL. A 1/2" HOLE IS DRILLED WITH A HAMMER DRILL INTO CONCRETE SLAB 1 1/2" OFF RIM JOIST. THE EYEBOLT IS FASTENED THROUGH THE BOTTOM PLATE AND (A) A-24 SIMPSON CLIP IS PLACED OVER THE 1/2" WEDGE ANCHOR. A 1/2" X 2" BOLT AND NUT IS THEN USED TO FASTEN THE EYEBOLT AND A-24 SIMPSON CLIP.

GENERAL NOTES & SPECIFICATIONS FOR AUGER ANCHORS

- Building anchors shall be "mobile home" type #30 single helix eye anchor manufactured by Home Pride of Bristol, VA. The average holding power is not less than 4,900#.
- Anchoring system to ground per local building code (by dealer) Locate anchors per Table 4.
- Anchors shall be placed through the bottom plate and floor system.

Table 1 Shed Anchoring to concrete slab			
Shed Width	#Units/End of Shed	Anchor Spacing/End	Anchor Spacing/Field
13'-8"	240 #1 LF	3'-6"	3'-6"
11'-8"	240 #1 LF	3'-6"	3'-6"
10'	200 #1 LF	3'-6"	3'-6"
8'	160 #1 LF	3'-6"	3'-6"
6'	120 #1 LF	3'-6"	3'-6"

Table 2 Runner Spacing			
Shed Width	X1	X2	X3
13'-8"	1'-10"	10'	6'-2"
11'-8"	2'-8"	6'-4"	
10'	1'-7"	6'-10"	
8'	9'	6'-6"	
6'	0'-10"	5'-1"	

Table 3 Support Footing Pad Spacing For Single or Double Wide Sheds			
Shed Description	Pad	Max. Spacing	End Pad
13'-8" SWDW 4.15'x32'	0' to 6"	6'-0"	1936#
11'-8" SWDW 6.00'x48'	0' to 6"	6'-0"	2558#
10' SWDW 5.00'x40'	0' to 6"	6'-0"	2400#
8' SW 4.00'x32'	0' to 6"	6'-0"	2029#
6' SW 3.00'x24'	0' to 6"	6'-0"	1658#

Notes:
1. Pad spacing is end to center of pad.
2. Pads other than end pad spacing is center to center.
3. Use same maximum spacing for interior runners.

Table 4a Anchor Spacing of Auger Type Anchor For Single Wide Sheds			
Shed Size	1" W/ Uplift PLF	End Anchor	Max. Interior Spacing
13'-8"	7,000	243	0' to 3'-0"
11'-8"	5,000	208	0' to 3'-0"
10'	5,000	174	0' to 3'-0"
8'	4,000	139	0' to 3'-0"
6'	3,000	104	0' to 3'-0"

Table 4b Anchoring Spacing of Auger Type Anchor For Double Wide Sheds			
Shed Size	1" W/ Uplift PLF	End Anchor	Max. Interior Spacing
20'-0"	10,000	400	1'-0" to 3'-0"

ANCHOR NOTES
1. Anchor spacing is based on ASCE 7-10 for a category 1: Enclosed Building, Exposure "C".
2. All measurement above are center to center of anchors.
3. The minimum number of anchor is (4). One @ each corner of shed for sheds less in length than the maximum.
4. The minimum edge distance for expansion bolts is 8 diameters or 5" for 1/2" expansion bolts.
5. Anchors shall be on side walls except when shed is placed next to an existing building. In which case anchors can be placed on end wall as close as possible to side walls.

GENERAL NOTES
1. All building from 0 sq.ft. to 720 sq.ft. are exempt from wind-borne-debris standard per FL Statutes.
2. All building from 0 sq.ft. to 400 sq.ft. for use with one and two family residences are exempt from door height requirements per F.B.C.
3. All commercial buildings as well as residential building 401 sq.ft. or greater must comply with the 6'-8" door height and the min. and max. width requirements.
4. All buildings 400 sq.ft. or less with 72" door height are accessories to residential structures.
5. This plan was designed per the F.B.C., F.B.C.R. and the ASCE 7-10.
6. Fasteners for roof and walls shall be Scots@TrueGrip metal to wood fasteners and shall be 9-15 x 1" or equal, w/ 1" (min.) thread penetration (typ.).
7. Gutters to installed on site by others through local codes.

SHED DESIGN LOAD REQUIREMENTS FOR THE: 2014 FBC-5th Edition, 2011 NEC, 2014 FPEC

I hereby certify that I have review these plans along with all building material and components used in the manufacturing of the sheds. The material and components either have a Florida Product Approval as required by the Florida Building Commission Rule (9N-3) or were analyzed using the Valt Stress Design. All materials and components comply with the 2014 Florida Building Code, the Florida Manufactured Building Act and Rules, and the 2011 N.E.C. for a Category 1: Enclosed Building, Exposure "C" with a wind velocity of 180 M.P.H. (3 second gust)

DESIGN CRITERIA
BUILDING TYPE ACCESSORY STRUCTURE
BUILDING CATEGORY VB
CONSTRUCTION TYPE VB
EXPOSURE C
WIND VELOCITY 180 M.P.H.
MEAN HEIGHT 8.43 FT.
ALLOWABLE # OF FLOORS 1
SIDE DRAINING N/A

DESIGN PRESSURE
FLOOR LIVE LOAD = 75 PSF
OPTIONAL FLOOR LOAD = 125 PSF
FLOOR DEAD LOAD = 8 PSF
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 5 PSF
INTERNAL PRESSURE COEFFICIENT +/- 0.18

Main Wind Force Resisting Systems
Sheet 2 of 2
Frank J. ...

01-01-2012
02-29-2012
03-08-2012
05-27-2015

COUNTRY INN MODEL
SSI-2222

SUPERIOR SHEDS INC.
2323 South Volusia Ave.
Orlando, FL 32763
386-774-8881
www.superiorsheds.com

Day & Chaston Engineering, Inc.
230 West Virginia Road, Suite 1000
Orlando, FL 32719
407-630-2853

These plans comply with:
2014 FBC, 5th Edition
2011 NEC
2014 Florida Fire Prevention Code

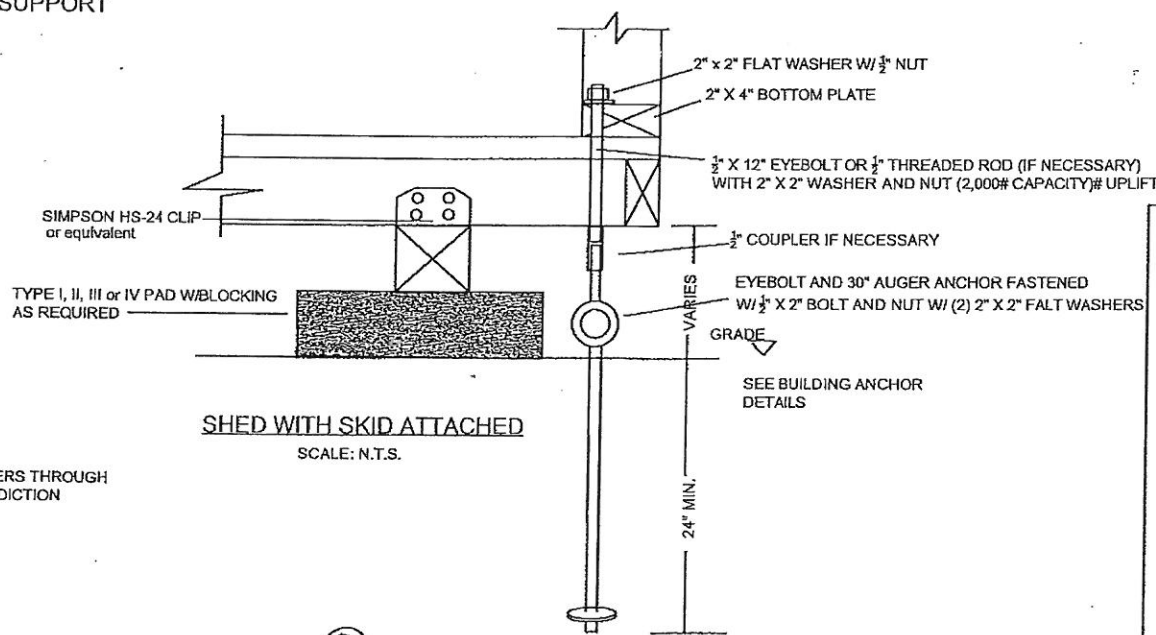
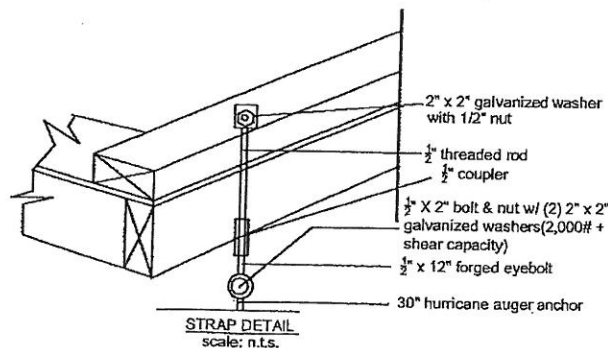
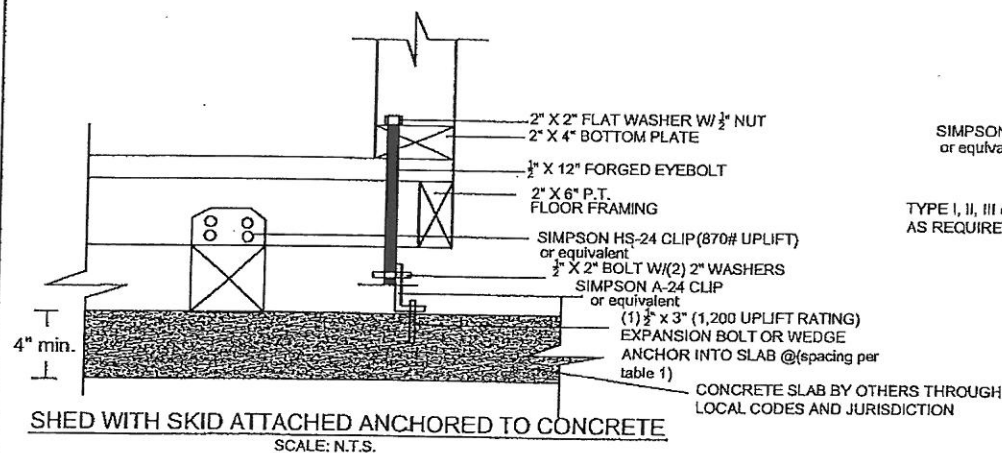
BA-42.17

SET UP AND INSTALLATION OF SINGLE WIDE SHED

1. BUILDING IS PLACED IN REQUESTED LOCATION ON SCHEDULE 40 P.V.C. TO ALLOW FOR MOVEMENT TO PLUM OR SQUARE UNIT TO HOUSE, FENCE, PROPERTY LINE, ETC.
2. ONCE UNIT IS SQUARE AND THE HIGH SPOT OF THE GROUND IS ESTABLISHED THE BUILDING IS BLOCKED ON THE HIGH SPOT AND LEVELED. THE OTHER END OF THE BUILDING IS BROUGHT UP TO LEVEL AND BLOCKED, THEN THE CENTER OF THE BUILDING IS SUPPORTED TO LEVEL, BLOCKED, AND THEN SHIMMED.
3. AFTER THE BUILDING IS LEVEL MORE BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING.(see table 3)
4. ANCHOR PLACEMENT IS ESTABLISHED BY THE WIDTH OF THE BUILDING. HOLES ARE DRILLED THROUGH THE 2" X 4" BOTTOM PLATE WITH AN $\frac{1}{2}$ " AUGER BIT AND THE EYEBOLT(OR $\frac{1}{2}$ " threaded rod) IS FASTENED INTO PLACE. THE HOLE IS BUG FOR THE 30" EARTH ANCHOR AND BACKFILLED.(per manufacture guideline). THE EYEBOLT AND AUGER ANCHOR ARE FASTENED TOGETHER WITH A $\frac{1}{2}$ " X 2" BOLT & NUT, AND (2) 2" X 2" GALVANIZED WASHERS.
5. IF UNIT IS TO BE ATTACHED TO A CONCRETE SLAB, THE BUILD IS SET ON THE SLAB SHIMMED UP TO LEVEL. A $\frac{1}{2}$ " HOLE IS DRILL INTO CONCRETE 1 $\frac{1}{2}$ " OFF OF RIM OF JOIST. THE EYEBOLT IS FASTENED THROUGH BOTTOM PLATE AND A A-24 SIMPSON BRACKET OR EQUIVALENT IS PLACED OVER THE $\frac{1}{2}$ " WEDGE ANCHOR. A $\frac{1}{2}$ " X 2" BOLT AND NUT W/(2) 2" X 2" GALVANIZED WASHERS ARE USED TO ATTACH THE EYEBOLT AND A-24 BRACKET TOGETHER.

SET UP AND INSTALLATION OF DOUBLE WIDE SHED

1. BUILDING IS PLACED IN REQUESTED LOCATION. THE FIRST SECTION OF THE DOUBLE WIDE IS PLACED ON THE HIGHEST LOCATION OF GROUND AND IS LEVELED UP.
2. BLOCKS ARE THEN PLACED AT THE END, CENTER, AND OTHER END TO LEVEL. ONCE THE BUILDING IS LEVEL. BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING. (see table 3)
3. THE NEXT SECTION OF THE SHED IS BACKED INTO PLACE AND UNLOADED PARALLEL WITH THE FIRST SECTION. THE TWO SECTIONS ARE CONNECTED AT THE LOWER CORNER WITH (1) $\frac{1}{2}$ " X 4 $\frac{1}{2}$ " BOLT AND NUT. THE SECOND SECTION IS THEN LEVELED AND THE OTHER BOLT HOLES ARE LINED UP AND THE BOLTS ARE PLACED AND TIGHTENED. THE REST OF THE BLOCKING IS THEN COMPLETED. THIS PROCEDURE IS REPEATED, FOR MULTIPLE SECTION SHEDS, UNTIL ALL SECTIONS ARE IN PLACE.
4. GROUND ANCHORS ARE THEN ADDED.(see table 4b)
5. ONCE BUILDING IS PROPERLY BLOCKED AND BOLTED TOGETHER, THE SUPPORT BRACING IS REMOVED.



GENERAL NOTES & SPECIFICATIONS FOR AUGER ANCHOR

1. Building anchors shall be "mobile home" type HP-1 single helix eye auger anchor manufactured by Home Pride of Bristol, VA. Average holding power is not less than 4,900#.
2. Anchoring system to ground per local building code(by dealer). Locate anchors per Table 4a or 4b.
3. Eyebolts shall be placed through the bottom plate(floor system) and attached to anchor.

TABLE 1 Shed Anchoring to Concrete Slab

Shed Width	#Uplift / Side of Shed	max anchor spacing
13'-8"	280# / LF	3' - 6"
11'-8"	240# / LF	3' - 6"
10'	200# / LF	3' - 6"
8'	160# / LF	3' - 6"
6'	120# / LF	3' - 6"

Values from end of joist to centers of (2) 4" x 4" skids only. 13'-8" wide sheds have (4) set of skids

TABLE 2 Runner Spacing

Shed Width	X1	X2	X3
13'-8"	1'-10 1/2"	9'-11"	6'-11"
11'-8"	2' - 8"	6' - 4"	---
10'	1' - 7"	6' - 10"	---
8'	9"	6' - 6"	---
6'	10"	5' - 1"	---

TABLE 3 Support Footing Pad Spacing for Runner Blocking for Single Wide(SW) or Double Wide Sheds(DW)

Shed Description		Pad		Maximum Load & Pad Type			
Shed Width	Type	LW* PLF	End Pad	Max. Spacing	End Pad	Side Runner Pad Type	Interior Pad Type
13'-8"	SW/DW	4.15" / 332	0" - 6"	6'-0"	1936#	I, II, III or IV	1879#
11'-8"	SW/DW	6.00" / 480	0" - 6"	6'-0"	2558#	I, II, III or IV	2558#
10'	SW/DW	5.00" / 400	0" - 6"	6'-0"	2400#	I, II, III or IV	2400#
8'	SW	4.00" / 320	0" - 6"	6'-0"	2029#	I, II, III or IV	2133#
6'	SW	3.00" / 240	0" - 6"	6'-0"	1658#	I, II, III or IV	1886#

Notes:

1. Pad spacing is end to center of pad
2. Pads other than end pads spacing is center to center.
3. Use same max. spacing for interior spacing.

Type	Pad Dimensions	Max. Load**	Material
I	2' x 8' x 16"	1,778#	concrete block quality cement & sand mix
II	4' x 8' x 16"	3,500#	concrete block quality cement & sand mix
III	16' x 16"	3,950#	ABS Pads
IV	8' x 8' x 16"	1,900#	concrete block quality cement & sand mix

*Load width on runner.

**Based on 2,000 PSF Soil Bearing Capacity (2,000 PSF is typ.)

NOTES:

1. Hollow or solid concrete blocks may be stacked on pads for high sets up to 48" max. without reinforcing.
2. Pads required on 11'-8" & 13'-8" wide sheds only.

Table 4a

Anchor Spacing of Auger Type Anchors for Single Wide Sheds

30" Eye Auger Anchor			
Shed Width	LW*	Uplift PLF	End Anchor**
13'-8"	7.00'	243	1'-0" to 3'-0"
11'-8"	6.00'	208	1'-0" to 3'-0"
10'-0"	5.00'	174	1'-0" to 3'-0"
8'-0"	4.00'	139	1'-0" to 3'-0"
6'-0"	3.00'	104	1'-0" to 3'-0"

Table 4b

Anchor Spacing of Auger Type Anchors for Double Wide Sheds

30" Eye Auger Anchor			
Shed Size	LW*	Uplift PLF	End Anchor**
20'-0"	10.00'	400	1'-0" to 3'-0"

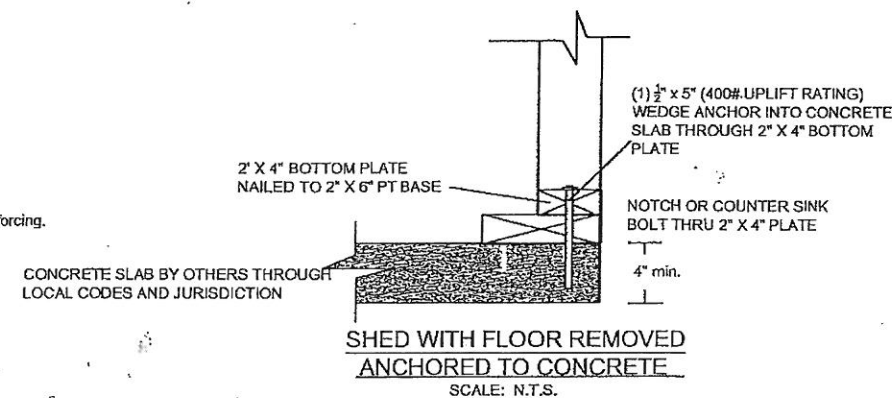
*Load width of uplift on runner

** Location of end auger anchor or slab anchor

*** Anchor spacing example: 30" auger anchor or $\frac{1}{2}$ " x 3" expansion bolts.

Notes:

1. Anchor spacing is based on a 3 second gust at 180 M.P.H. for a Exposure "C" Enclosed Building per ASCE 7-10.
2. All measurements listed above are center to center of anchors.
3. The minimum number of auger anchors is (4). (1) @ each corner of shed for sheds less in length than the maximum.
4. The minimum edge distance for expansion bolts is 8 diameters or 5" for $\frac{1}{2}$ " expansion bolts.
5. Anchors shall be on side walls except when shed is placed next to existing building, in which anchors can be placed on end walls as close to sides as possible.



SHED DESIGN LOAD REQUIREMENTS FOR THE 2014 FLORIDA BUILDING CODE

I hereby certify that I have review these plans along with all building materials and components used in the manufacturing of the sheds. The materials and components either have a Florida Product Approval as required by the Florida Building Commission Rule (9N-3) or were analyzed using the Vult Stress Design. All materials and components comply with the 2014 Florida Building Code, the Florida Manufactured Building Acts and Rule for a Category 1: Enclosed Building, Exposure "C", with a wind velocity of 180 M.P.H.(SW) & 190 M.P.H. (DW) (3 second gust)

DESIGN CRITERIA

BUILDING CATEGORY	1
CONSTRUCTION TYPE	VB
BUILDING TYPE	ACCESSORY STRUCTURE
EXPOSURE	"C"
WIND VELOCITY	SW 180 M.P.H. (DW 190 M.P.H.)
MEAN HEIGHT	9.85 ft
ALLOWABLE # OF FLOORS	1
ENCLOSURE CLASSIFICATION	ENCLOSED
FIRE RATING	N/A

WIND LOADS	
Roof	Wall
(+) (-)	(+) (-)
4.30 56.45	41.95 34.08

WIND LOADS	
Roof	Wall
(+) (-)	(+) (-)
19.97 48.94	41.62 48.34

DESIGN PRESSURE

FLOOR LIVE LOAD = 75 PSF
OPTIONAL FLOOR LOAD = 125 PSF
FLOOR DEAD LOAD = 8 PSF
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 5 PSF
INTERNAL PRESSURE COEFFICIENT = +/- 0.18

Frank A. Cleaton, Jr. P.E.
FL PE #25815

01/01/2012
02-23-2012
02-29-2012
04-02-2012
05-02-2012
06-18-2015

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INSTALLATION GUIDE
FOR SINGLE & DOUBLE WIDE SHEDS

DAVIS & CLEATON ENGINEERING, INC.
280 WEEVA SPRINGS ROAD, SUITE 1060
LONGWOOD, FLORIDA 32779
407-539-2553

SHEET
1

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