

**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*

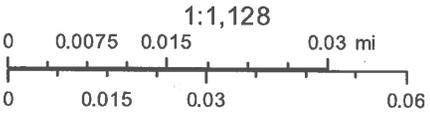
# Pinellas County DRS



## BA-1-12-16

October 19, 2016

- Parcels
- Site Address
- Zoning



Sources: Esri, HERE, DeLorme, Intermap, Incent 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

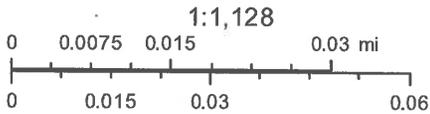
# Pinellas County DRS



October 19, 2016

Parcels

Site Address



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

# Pinellas County DRS

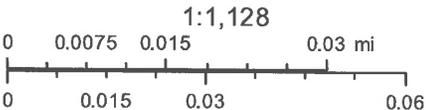


# BA-1-12-16

October 19, 2016

Parcels

Site Address



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

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: [Signature] Date 8-10-16

SUBJECT TO ENGINEERING

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received by: \_\_\_\_\_ Date Filed: \_\_\_\_\_

#### NOTICE TO APPLICANT

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

1. Owner: 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: \_\_\_\_\_

2. 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:  Variance or  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 with a 1.5 rear setback and a 2 ft. side set back

4. Location of Subject Property: 15272 <sup>Avalon</sup> 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 YMS Bishop installed an enclosure when home was moved to the property. Per Section 138-113 (1)-(2) are all applicable since no one will be harmed or injured.*

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

13. Date Property Acquired: 12/20/05

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

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

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

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

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

16. Have you been notified of a violation from?

Pinellas County Building? \_\_\_\_\_ Violation Number cc 16 02071 and cc 02070 \_\_\_\_\_

Pinellas County Environmental Management? \_\_\_\_\_ Violation Number \_\_\_\_\_

Other? \_\_\_\_\_ Violation Number \_\_\_\_\_

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

CERTIFICATION

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

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

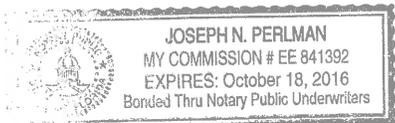
*Carmen Dimler*

Signature of Owner or Trustee  
\*(See note below)

Date: <sup>29</sup> JULY , 2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this <sup>29</sup> 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.



*Joseph N. Perlman*  
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

2

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:

*[Signature]*  
Witness: *Joseph N. Perlman*  
*[Signature]*  
Witness: *Andrew Schaefer*

*[Signature]*  
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

SI driver's license



*[Signature]*  
Notary

My commission expires:

WARRANTY DEED

85256529

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

Rec 5.00  
Doc 160.00  
H 165.00

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*  
*Carman Cacciarini* *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 4<sup>th</sup> day of December, 1985.

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Feb. 15, 1989  
Bonded thru Fidelity Insurance, Inc.

*J. O. Steele*  
NOTARY PUBLIC

0.6127 PAGE 408

14 14764161 72 1. 05DCS  
40 5.00  
41 160.00  
TOTAL 165.00 CHK

01 Cash 31 Chg  
40 Rec 5.00  
41 DS 160.00  
43 Int

Tot 165.00  
B

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

BURTON  
PROFESSIONAL  
ASSOCIATION  
ATTORNEYS AT LAW  
CLEARWATER, FL

DEC 5 2 56 PM '85

3070

40 Rec 500  
 41 St 37.15  
 42 Sur \_\_\_\_\_  
 43 Int \_\_\_\_\_  
 Tot 537.15

82146637

✓ HOLD FOR  
 ✓ Withheld by Knapp  
**FIDELITY TITLE COMPANY**  
 INSURANCE ON TITLES TO REAL ESTATE  
 414 Central Avenue  
 ST. PETERSBURG, FLORIDA 33711  
 82-387243

O.R. 8406 PAGE 1271

**Warranty Deed** (STATUTORY FORM — SECTION 689.02 F.S.)

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

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

19 1926862 76 000 27SE82  
 40 , grantor, 6480  
 41 39.15  
 42 15.00

**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 [Signature] Deputy Clerk

SEP 27 7 11 PM '82  
 CLERK CIRCUIT COURT  
 PINELLAS COUNTY, 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:

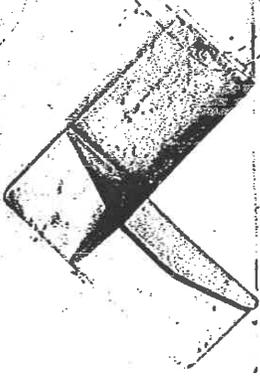
[Signature] Marjorie E. Aikman (Seal)  
 \_\_\_\_\_ (Seal)  
[Signature] \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

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. Aikman, an unmarried widow

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.  
 WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September 1982

My commission expires: 1/16/86

[Signature]  
 Notary Public



# 1989

TOTAL	ENCLOSURE	LAND	VALUE
-------	-----------	------	-------

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

RESIDENTIAL  
 APPRAISAL  
 CARD  
 PINELLAS COUNTY  
 JIM SMITH  
 PROPERTY APPRAISER

33	29	16	39402	005	0080
SEC	TRP	BLK	BLK	LOT	LOT
PARCEL IDENTIFICATION NUMBER					
DATE PRINTED			CARD NO. OF PARCEL		
15-DEC-89			01 of 1		
REPLACEMENT COST RECAP					
INS CURR			INS PARCEL		
31,360			31,360		
LAND			9,090		
TOTAL			40,450		

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  
 CNTRL DUCT  
 CENTRAL

6  
 4  
 6  
 1

BLDG SHAPE  
 7 TO 9  
 1

NO. OF UNITS	FACTOR	NO. OF UNITS	BASE RATE	ADJ. RATE	NO. OF UNITS	REPL. COST
BAS	1.00				1032	
SPU	.20				360	

TOTAL AREAS  
 ASK  
 0.10  
 0.7820

CODE	DESCRIPTION	DIMENSION	PRICE	UNITS	VALUE

NUMBER OF STONES 1.0  
 NUMBER OF FT. 3  
 NUMBER OF L.V. UNITS 1

PERMIT DATA  
 NUMBER DATE TYPE VALUE

PROPERTY USE CODE 210

QUALITY AVERAGE  
 NEB GRADE AVERAGE

MARKET DATA  
 DATE PRICE MOON PAGE TC  
 12890 30,000 6127408  
 91820 8,700 5404127

REVIEW BY 14  
 (M) DATE 15-MAR-88  
 REVIEW BY 46  
 (L) DATE 01-JUN-88  
 AREA # 15  
 NEIGHBORHOOD 31  
 CEN TRACT 245.00

LU	DESCRIPTION	FRONT	DEPTH	REAR	CORNER	UNIT PRICE	ADJ. UNIT PRICE	UNITS	VALUE	MT. NO.
01		50	135	101	100	180.00	187.80	50.00	9090	F

TOTAL ENCLOSURE LAND 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

RESIDENTIAL  
 APPRAISAL  
 CARD  
 PINELLAS COUNTY  
 JIM SMITH  
 PROPERTY APPRAISER

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

1990

33 29 16 39402 005 0080

D 15

1990 PAF 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

SEC	IMP.	PAGE	SWD	SLA	LOT
33	29	16	39402	005	0080

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  
 LAND 12,630  
 TOTAL 43,730

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

FOI UNITS	SHR	DR	ADJ UNITS	BASE RATE	ADJ BASE RATE	IMP TYP	ACT	EST
	FACTORS							
			110	83.00	86.30	01	5060	

AREA DESC	% OF RATE	ADJ'D SQ FOOT RATE	AREA RATE	NO OF SQ FEET	REPL COS NEW
BAS	1.00			1032	
SPU	.20			360	

TOTAL AREAS  
 AGE DEPRECIATION % COND REPLACEMENT COST NEW REPLACEMENT COST DEP  
 224 0 0.776

CODE	DESCRIPTION	CH	DI	PR	UN	VAL

QUALITY AVERAGE  
 REB GRADE AVERAGE

PROP ADDRESS 15272 AVALON AVE

LAND LINES	DIMENSIONS		FACTORS		UNIT PRICE	ADJ UNIT PRICE	UNITS	VALUE	MT NO
LU DESCRIPTION	FRONT	DEPTH	DEPTH	COND					
01	50	135	101	100	250.00	252.50	50.00	12625	F

TOTAL CALCULATED LAND VALUE

NUMBER OF STORES 1.0  
 NUMBER OF FLT. 3  
 NUMBER OF LIV UNITS 1  
 PROPERTY USE CODE 210

PERMIT DATA  
 NUMBER DATE TYPE VALUE

SITE DATA  
 SEAWALL N WATER VW N  
 GULF/BAY PARK VW N  
 RIVER/CANAL N GOLF VW N  
 LAKE FRI. N  
 GOLF FRI. N

MARKET DATA  
 DATE (B) PRICE BOOK PAGE TC REVIEW BY (B) DATE  
 12B50L 30,000 5127608 REVIEW BY 40 15-MAR-88  
 9 820L 8,700 54061271 (L) DATE 01-JUN-88  
 AREA # 14  
 NEIGHBORHOOD 27  
 CEN TRACT 245-05

33 29 16 39402 005 0090

E 15

PGC 188-0210

1991

33 29 16 39402 005 0080

C 01

1991 MAP FICHE STEELE, RAYMOND J. STEELE, CARMEN R. 15272 AVALON AVE. CLEARWATER, FL 34620		HIGHPOINT BLK 5, LOT 8 6,573		RESIDENTIAL APPRAISAL CARD PINELLAS COUNTY JIM SMITH PROPERTY APPRAISER		33 29 16 39402 005 0080 REC. TRP. AGE. BIRD. BUK. LOT	
FOUNDATION: CONT FOOT 2 FLOOR SYSTEM: SLB ON GD 1 EXT. WALL: RECLAD 1 ROOF FRAMING: GABLE-HIP 1 ROOF COVER: CMP SHNGL 3 FLOOR FINISH: CARPET 6 INT. FINISH: DRYWALL 6 HEATING: CENTRAL DUCT 6 COOLING: CENTRAL 6 BLDG. SHAPE: 7 TO 9 1				REPLACEMENT COST RECORD THIS CARD: 31,040 THIS PARCEL: 31,040 LAND: 12,630 TOTAL: 43,670 BASE = 27*32*3*8*21*8*3*32 1-SPU 15*24*		DATE PRINTED: 02-NOV-91 CARDS IN PARCEL: 01 OF 1 REPLACEMENT COST RECORD	
TOTAL AREAS: 11.11 ACRES AGE: 25 DIMENSION: 111' x 74'		AREA DESC: BAS SPU % OF ACRE: .20 ADJ TO SQ FOOT RATE: 1032 NO OF SQ FEET: 360		MARKET DATA DATE: 12/85 PRICE: 30,000 DATE: 9/82 PRICE: 8,700 BOOK: 6127408 PAGE: 54061271		SITE DATA SEAWALL: N WATER VIEW: N PARK VIEW: N GOLF VIEW: N RIVER/CANAL: N LAKE VIEW: N GOLF VIEW: N	
QUANTITY: AVERAGE REB GRADE: AVERAGE		PROPERTY USE CODE: 210		REVIEW BY: 14 REVIEW DATE: 15-MAR-88 REVIEW BY: 86 REVIEW DATE: 01-JUN-88 AREA #: 16 NEIGHBORHOOD: 27 GEN TRACT: 245.03		LAND LINES LOT: 01 DESCRIPTION: 50' x 135' FRONT: 50 DEPTH: 135 FACTORS: 10:1 COND: 100 UNIT PRICE: 250.00 ADJ UNIT PRICE: 252.50 UNITS: 50.00 VALUE: 12625 INT. NO: F	

PAC 149-10210

33 29 16 39402 005 0000





1994

33 29 16 39402 005 0080

H 13

1994 MAP FICHE STEELE, RAYMOND J. STEELE, CARMEN R. 15272 AVALON AVE CLEARWATER, FL		HIGHPOINT BLK 5, LOT 8		RESIDENTIAL APPRAISAL CARD PINELLAS COUNTY JIN SMITH PROPERTY APPRAISER		33 29 16 39402 005 0080	
34620		11.276		PARCEL IDENTIFICATION NUMBER		DATE PRINTED 04-NOV-94 CARDS IN PARCEL 01 OF 1	
FOUNDATION CONT FOOT 2		FLOOR SYSTEM SLB ON GD 1		REPLACEMENT COST RECAP		THIS CARD THIS PARCEL	
EXT. WALL RECLAD 1		ROOF FRAMING GABLE-HIP 1		INPRV 30,290		30,290	
ROOF COVER CMP SHNGL 3		FLOOR FINISH CARPET 6		LARD 12,630		42,920	
INT. FINISH DRYWALL 6		HEATING CNTRL DUCT 6		TOTAL		42,920	
COOLING CENTRAL 1		BLDG. SHAPE 7 TO 9 1		BASE - 27*32*3*8*21*8* 3*32 A-SPU 15*24*			
TOT UNITS		BASE RATE		NO OF SQ FEET		REPL COS	
AREA DESC		AREA RATE		NO OF SQ FEET		REPL COS	
BAS 1.00		1032		360			
SPU .20							
TOTAL AREAS		AGE		REPLACEMENT COST		REPLACEMENT COST DEP	
.273		0		0.727			
CODE DESCRIPTION		DIMENSION		PRICE		UNITS	
QUALITY AVERAGE		KFSB		0		NOTES	
NET GRADE AVERAGE		PROPERTY USE CODE 210		MARKET DATA		REVIEW BY 127	
PROP ADDRESS 15272 AVALON AVE		DATE 12/31/91		PRICE 30,000		BOOK PAGE 6127/408	
LAND LINES		FRONT 50		DEPTH 135		REVIEW BY 46	
LU DESCRIPTION		FACTORS 101 100		UNIT PRICE 250.00		REVIEW DATE 01-JUN-88	
TOTAL		CALCULATED		LARD		VALUE 12625	
						AREA 8 14	
						NEIGHBORHOOD 27	
						CEN TRACT 245.03	
						SITE DATA	
						SEAWALL N WATER VU N	
						PARK VU N	
						GULF/BAY N GOLF VU N	
						RIVER/CANAL N	
						LAKE FRT. N	
						GOLF FRT. N	

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 RECAP  
 THIS CARD THIS PARCEL  
 IMPRV 30,040 30,040  
 LAND 12,630  
 TOTAL 42,670

FOUNDATION CONT FOOT 2  
 FLOOR SYSTEM SLB ON GD 1  
 EXT. WALL RECLAD 9  
 ROOF FRAMING GABLE-HIP 1  
 ROOF COVER CMP SHVGL 3

FLOOR FINISH CARPET 6  
 INT. FINISH DRYWALL 4  
 HEATING CENTRL DUCT 6  
 COOLING CENTRAL 1

BLDG. SHAPE 2 TO 9

TOT UNITS	BASE RATE	ADJ UNITS	BASE RATE	ADJ UNITS	ACT UNITS
1032	1.00	360	0.20		

AREA DESC: BAS SPU

TOTAL AREA: 1032

AGE DEPRECIATION: 27.9

REPLACEMENT COST: 42,670

QUALITY: AVERAGE

NEB GRADE: AVERAGE

PROP ADDRESS: 15272 AVALON AVE

LAND LINES: 50 FRONT, 135 DEPTH, 101 FACTORS, 100 COND

UNIT PRICE: 250.00, ADJ UNIT PRICE: 252.50, UNITS: 50.00, VALUE: 12625

MARKET DATA: PRICE 30,000, BOOK PAGE 512/408, 8,700 54061271

REVIEW BY: 127 (B) DATE: 22-JAN-92

REVIEW BY: 46 (L) DATE: 01-JUN-88

AREA: 15, NEIGHBORHOOD: 25, GEN TRACT: 245.03

PERMIT DATA: NUMBER 3, DATE, TYPE, VALUE

SITE DATA: BEACH, WATER, GOLF, LAKE

DIAGRAM: Aerial view of the property with dimensions and area markers.

33 29 16 39402 005 0080



RESIDENTIAL

15272 AVALON AVE

Owner's Name and Address  
 STEELE, RAYMOND JOHN  
 DIMLER, CARMEN RAE  
 15272 AVALON AVE

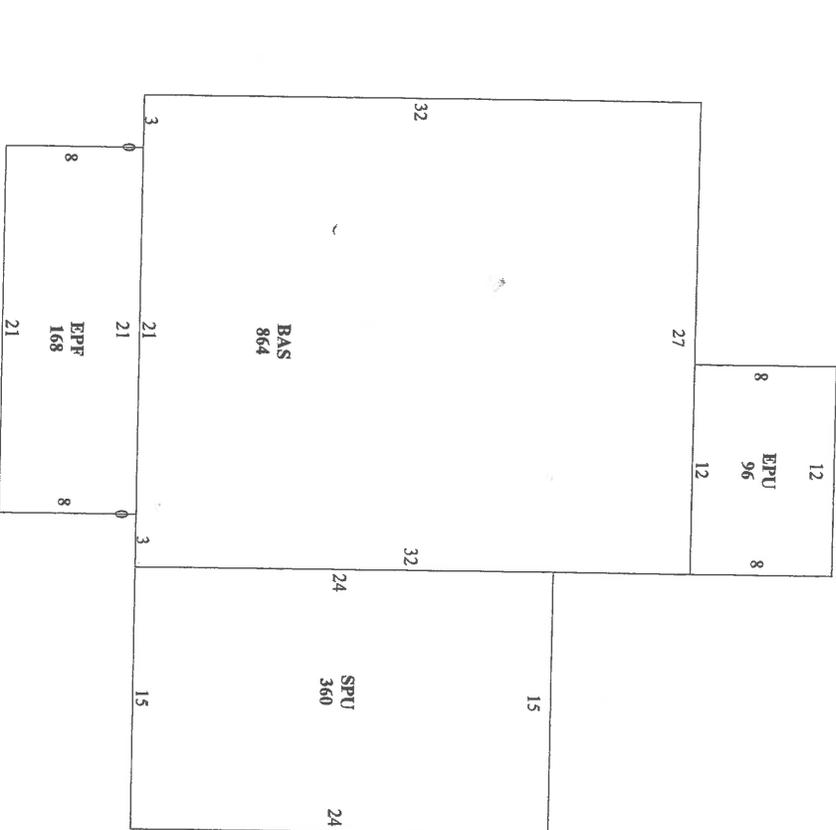
CLEARWATER FL 33760-2405

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

Reviewed 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: 210  
 Imprv Type: 08  
 Year Built: 1950  
 Effective Age: 35  
 Special Rate:  
 Mobile Hm Type:  
 Depreciation  
 Other: 0  
 Functional: 0  
 Economic: 0



STI  
 BAS 864  
 SPU 360  
 EPU 96  
 EPF 168

SPU .20 360  
 EPU .45 96  
 EPF .60 168  
 BAS 1.00 864

Code	Description	Cond	Dimensions	Value	Units	Year Built	Eff	Age	SOH Code	SOH Note	Entered:	Verified:																																																			
REAR EST.	Notes																																																														
<table border="1"> <thead> <tr> <th colspan="2">Cost Data</th> <th colspan="2">SOH Code</th> <th colspan="2">SOH Note</th> <th colspan="2">Short Legal</th> <th colspan="2">Market Data</th> <th colspan="2">Ratio Book</th> <th>Page</th> </tr> <tr> <th>This Card</th> <th>This Parcel</th> <th>Date</th> <th>Q/U</th> <th>V/I</th> <th>Price</th> <th>Date</th> <th>Q/U</th> <th>V/I</th> <th>Price</th> <th>Ratio</th> <th>Book</th> <th>Page</th> </tr> </thead> <tbody> <tr> <td>Imprv: 24,380</td> <td>24,380</td> <td>12 1985</td> <td>Q</td> <td>I</td> <td>30,000</td> <td>9 1982</td> <td>Q</td> <td>I</td> <td>8,700</td> <td>165</td> <td>6127</td> <td>408</td> </tr> <tr> <td>Land: Total:</td> <td>25,250 / 49,630</td> <td></td> <td>5406 1271</td> </tr> </tbody> </table>												Cost Data		SOH Code		SOH Note		Short Legal		Market Data		Ratio Book		Page	This Card	This Parcel	Date	Q/U	V/I	Price	Date	Q/U	V/I	Price	Ratio	Book	Page	Imprv: 24,380	24,380	12 1985	Q	I	30,000	9 1982	Q	I	8,700	165	6127	408	Land: Total:	25,250 / 49,630											5406 1271
Cost Data		SOH Code		SOH Note		Short Legal		Market Data		Ratio Book		Page																																																			
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Land: Total:	25,250 / 49,630											5406 1271																																																			

BLK 5, LOT 8

HIGHPOINT

LU	Front	Depth	Front	Depth	Site	Other	Unit Price	Units	Method	View:	Site Data	Number:	Permit Data
01	50	135	1.00	1.01	1.00	1.00	500.00	50.00	F	Frontage:	NONE	Date:	
										Seawall:	No	Type:	
												Value:	

Jim Smith, CFA Pinellas County Property Appraiser



BA-1-12-16





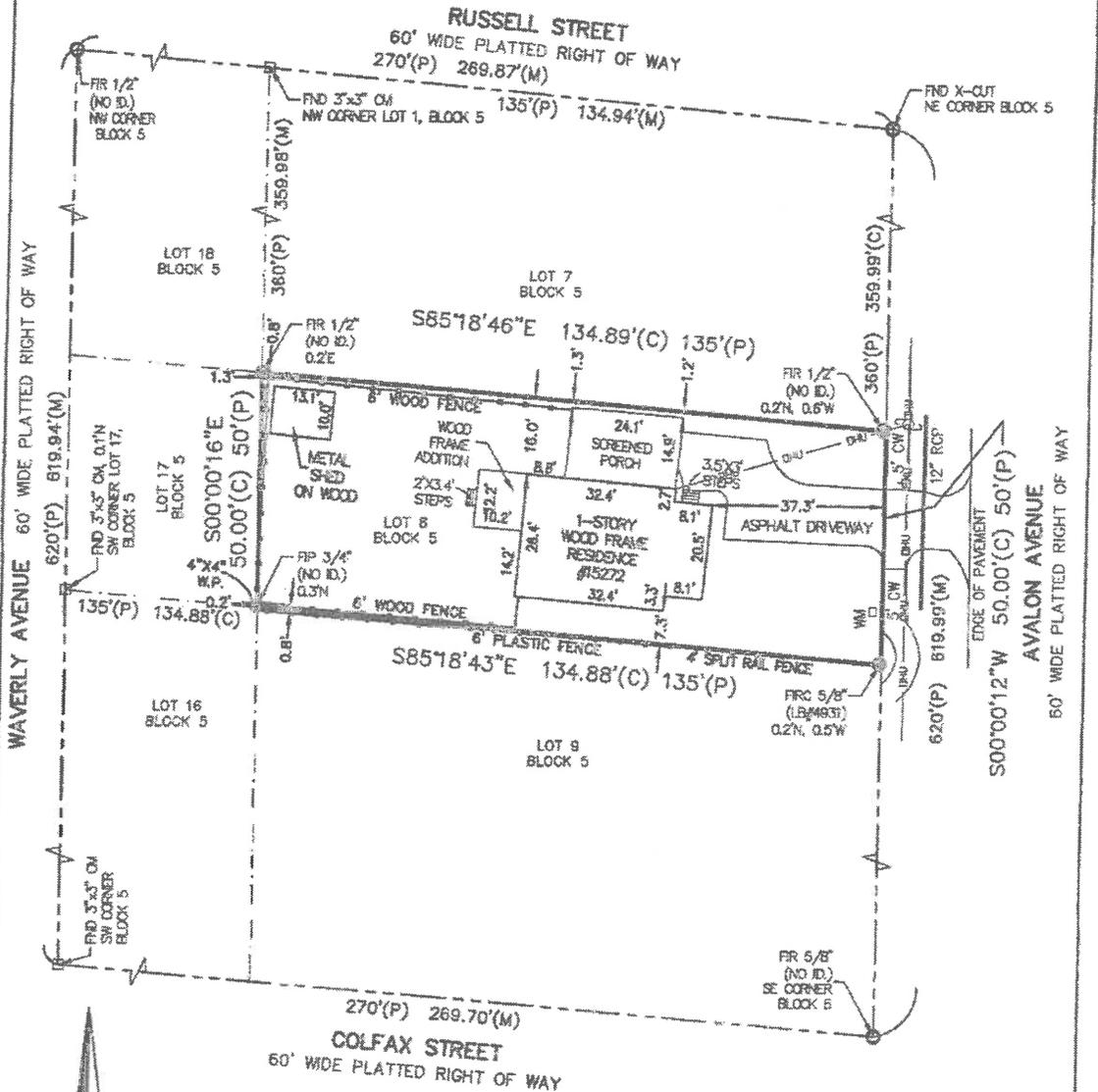






# BOUNDARY SURVEY

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:

- |                                   |                              |
|-----------------------------------|------------------------------|
| UTILITY POLE                      | OFFICIAL RECORDS BOOK        |
| FOUND CONCRETE MONUMENT           | FLOOD INSURANCE RATE MAP     |
| FOUND 1/2" IRON ROD & CAP L# 2247 | LICENSED BUSINESS            |
| DENOTES RADIUS                    | LICENSED SURVEYOR            |
| DENOTES DELTA ANGLE               | PERMANENT REFERENCE MONUMENT |
| DENOTES ARC LENGTH                | PERMANENT CONTROL POINT      |
| CHORD BEARING                     | POINT OF INTERSECTION        |
| RIGHT OF WAY LINE                 | POINT OF TANGENCY            |
| PER PLAT MEASURED FOUND           | POINT OF CURVATURE           |
| CONCRETE                          | CHAIN LINK FENCE             |
| CONCRETE COVERED                  | WOOD FENCE                   |
|                                   | TYPICAL                      |
|                                   | AIR CONDITIONER              |
|                                   | CONCRETE BLOCK WALL          |
|                                   | RADIUS POINT                 |
|                                   | OVERHEAD UTILITY LINE        |

I HAVE EXAMINED THE F.I.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 AVALON AVENUE BEING S00°00'12"W AND IS ASSUMED.

(FIELD DATE:) 08/16/2016

SCALE: 1" = 30 FEET

APPROVED BY: JDF

JOB NO. ASM\_DimierSurvey

DRAWN BY: GHF/JCB

REVISED:


## ASM

### AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6380  
 3191 MAGURE 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*

JAMES D. FLICK P.S. #6088

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

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**

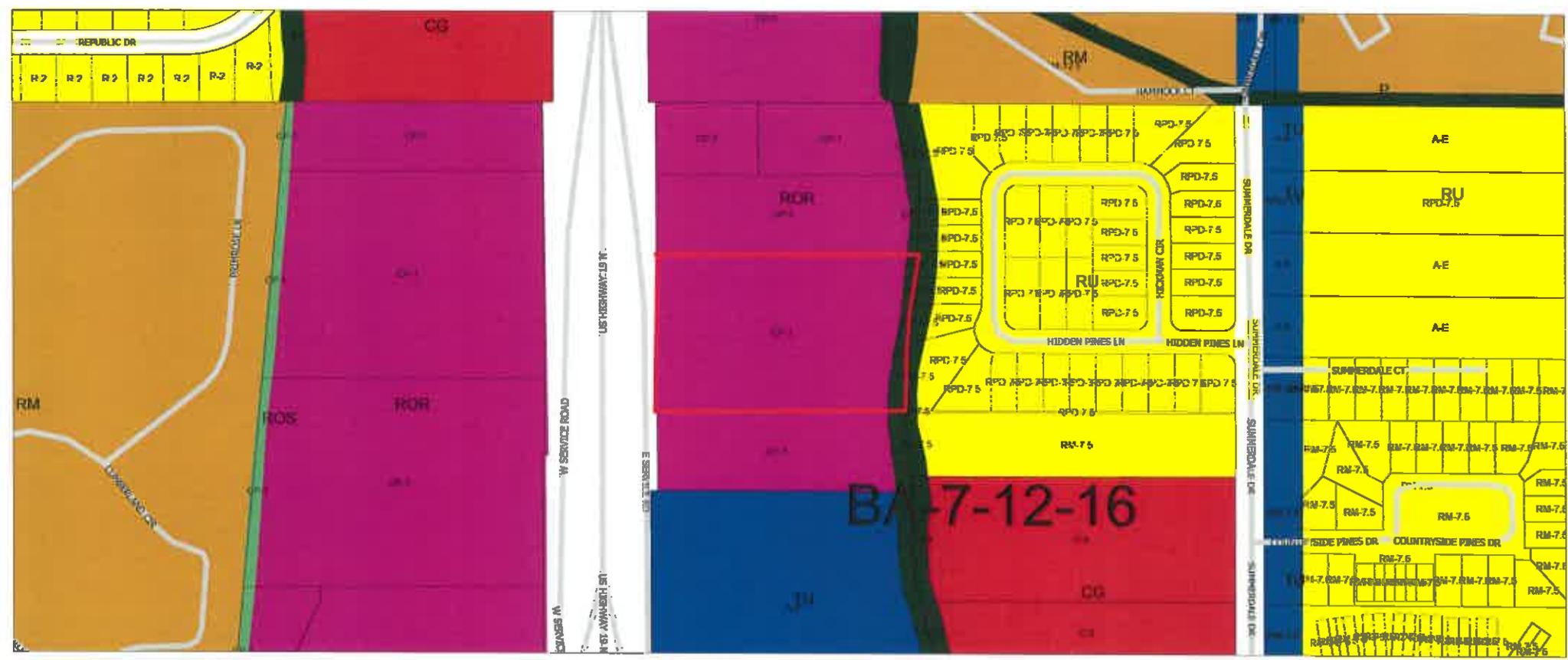
To whom it may concern,

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,



CHRISTOPHER P. WICKS II







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, 3<sup>rd</sup> 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 \_\_\_\_\_

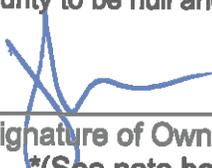
Pinellas County Code Enforcement? \_\_\_\_\_ Violation Number \_\_\_\_\_

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

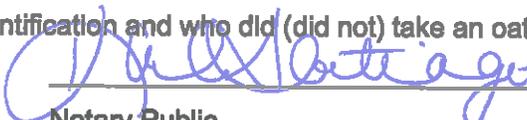
STATE OF FLORIDA; COUNTY OF PINELLAS

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

20 16 by John La Spina 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

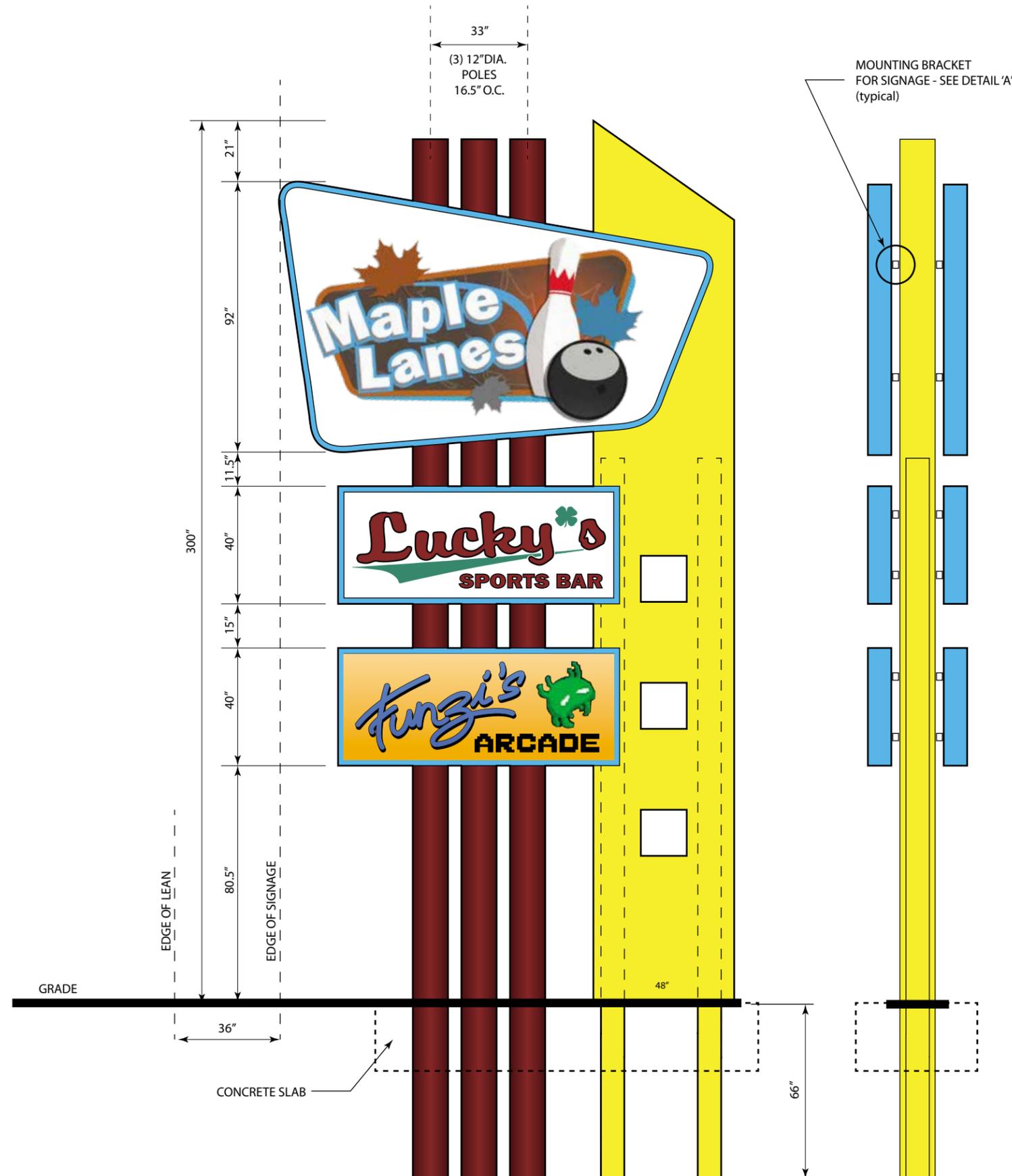
### POLE COVER:

- 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



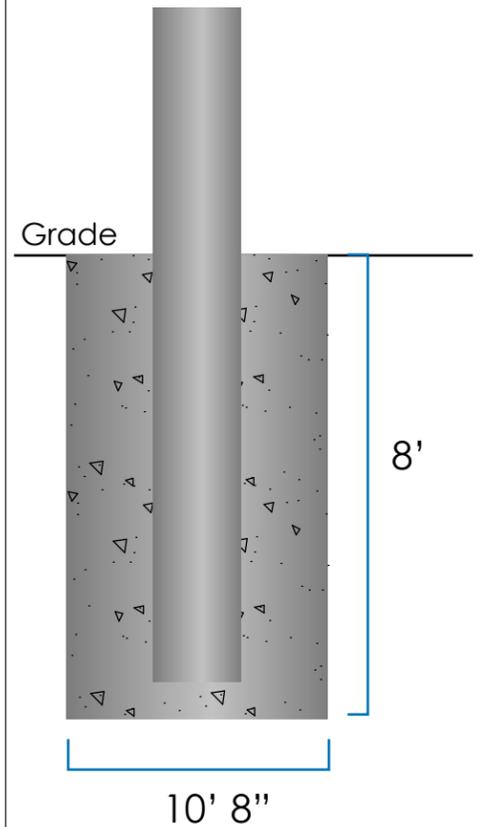
PROJECT INFO CENTER Date:

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\*

SIGNS CONFORM TO THE REQUIREMENTS 5TH EDITION (2014) FLORIDA BUILDING CODE SECTION 1609 AND ASCE 7 10 ULTIMATE DESIGN WIND SPEED V(ULT) = 150 MPH EXPOSURE CATEGORY = C RISK CATEGORY = I



PROJECT INFO CENTER Date: \_\_\_\_\_  
 Phone: 727.724.4169  
 Email: Chris@GlobalSignLight.com  
 Address: 1182 Kapp Dr.  
 Clearwater FL, 33765  
 Web: www.GlobalSignLight.com



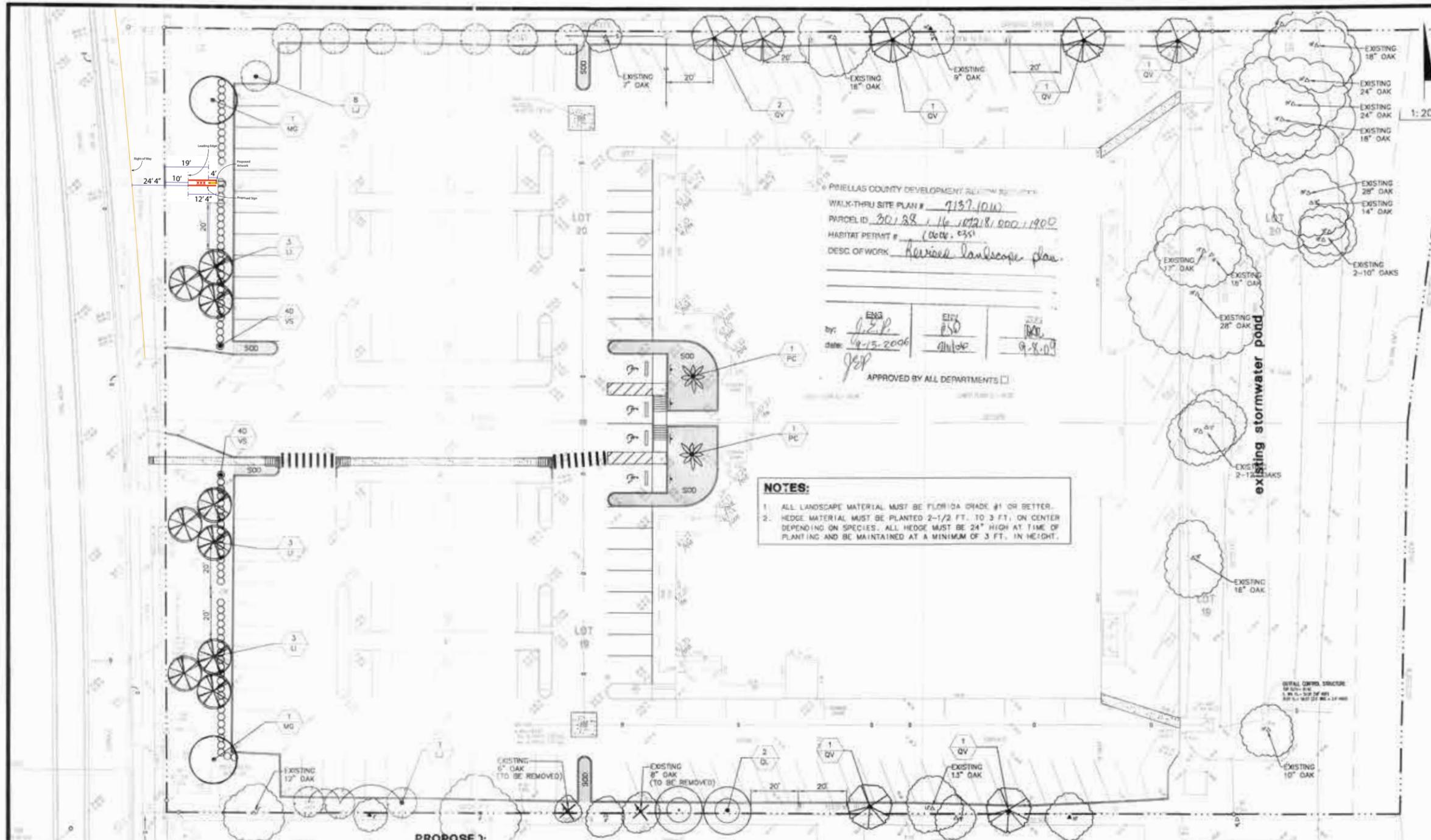
SUITABLE FOR WET LOCATION  
 This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code and or other applicable local codes.

CUSTOMER INFO  
 Customer: Maple Lanes-Clearwater  
 Project: Pylon Sign  
 Completion Date:  
 Installation Address: 27867 US Hwy 19  
 Clearwater, FL 33761

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

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

\_\_\_\_\_ Date  
 \_\_\_\_\_ Customer Signature\*



PINELLAS COUNTY DEVELOPMENT REVIEW  
 WALK-THRU SITE PLAN # 7137.10W  
 PARCEL ID 30138, 16, 10718, 000, 1900  
 HABITAT PERMIT # 10008, 051  
 DESC. OF WORK: Revised landscape plan.

by: ENG J.E.P. City: P.S.D. Date: 9-15-2006  
 date: 9-15-2006 gml 9-8-09  
 APPROVED BY ALL DEPARTMENTS

**NOTES:**  
 1. ALL LANDSCAPE MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER.  
 2. HEDGE MATERIAL MUST BE PLANTED 2-1/2 FT. TO 3 FT. ON CENTER DEPENDING ON SPECIES. ALL HEDGE MUST BE 24" HIGH AT TIME OF PLANTING AND BE MAINTAINED AT A MINIMUM OF 3 FT. IN HEIGHT.

**LANDSCAPE DATA:**

**PERMITTED:**

PREVIOUS PINELLAS COUNTY FINAL SITE PLAN APPROVAL: JULY 15, 1989  
 PERMITTED LANDSCAPE PLAN SHOWS:  
 NORTH: 7 LAUREL OAKS  
 SOUTH: 8 LAUREL OAKS  
 EAST (BACK): 14 LAUREL OAKS; 1 PINK ISLANDS (MIDDLE); 0 WEST (FRONT); 9 LAUREL OAKS AND HEDGES  
 ISLANDS (MIDDLE): 10 LAUREL OAKS AND HEDGES  
 TOTAL TREES PERMITTED: 49

**EXISTING:**

NORTH: 3 LAUREL OAKS  
 SOUTH: 4 LAUREL OAKS  
 EAST (BACK): 15 LAUREL OAKS  
 WEST (FRONT): 0  
 ISLANDS (MIDDLE): 0  
 TOTAL EXISTING: 22 LAUREL OAKS  
 TO BE REMOVED: 2 LAUREL OAKS (SOUTH)  
 TOTAL EXISTING TO REMAIN: 20 LAUREL OAKS

**PROPOSED:**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
11	LA	LIGUSTRUM JAPONICA	TREE FORM LIGUSTRUM	6' MINIMUM HEIGHT; MULTI-STEM; MINIMUM 1-1/2" CALIPER; SPACING AS SHOWN
9	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	6' MINIMUM HEIGHT; MULTI-STEM; MINIMUM 1-1/2" CALIPER; SPACING AS SHOWN
2	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	MINIMUM 6' HEIGHT; MINIMUM 1-1/2" CALIPER; SPACING AS SHOWN
2	DL	QUERCUS LAURIFOLIA	LAUREL OAK	MINIMUM 6' HEIGHT; MINIMUM 1-1/2" CALIPER; SPACING AS SHOWN
2	QV	QUERCUS VIRGINIANA	LIVE OAK	MINIMUM 6' HEIGHT; MINIMUM 1-1/2" CALIPER; SPACING AS SHOWN
2	PC	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	MINIMUM 2' CLEAR TRUNK
80	VS	VIURNUM SUSPENSUM	SANDANKWA VIURNUM	MINIMUM 3 GALLON; SPACING 36" ON CENTER
2,100 SF	300	PASPALUM NOTATUM "ARGENTINE"	ARGENTINE BAHIA	NO GAPS, STAGGERED JOINTS, FIRMLY MATTED ROOTS
TOTAL PROPOSED TREES: 33				
TOTAL PROPOSED TREES PLUS EXISTING TREES: 33 + 20 = 53 TREES				

**LEGEND**

- SITE BOUNDARY LINE
- [Hatched Area] PROPOSED BAHIA 300 AREA
- [Dotted Area] PROPOSED CONCRETE ACCESS
- [Circle with Dashed Line] PROPOSED SOUTHERN MAGNOLIA
- [Circle with Solid Line] PROPOSED LAUREL OAK
- [Circle with X] PROPOSED LIVE OAK
- [Circle with Diagonal Lines] PROPOSED CRAPE MYRTLE
- [Circle with Dotted Line] EXISTING TREE CANOPY
- [Circle with Dotted Line] PROPOSED SANDANKWA VIURNUM

**SOCIA ENTERPRISES**

**COUNTRYSIDE LANES BOWLING ALLEY**

**LANDSCAPE PLAN**

Sheet No. **L-1**

Project No. 02024139-00  
 Scale 1" = 20'  
 Date 8-25-2006

Design: [Signature]  
 Checked/DC: [Signature]  
 Drawn: [Signature]

**TBE GROUP, INC.**  
 Civil Engineering/Transportation/Urban/Environmental Planning  
 License No. 3843  
 365 Park Ave., Suite 1215  
 St. Petersburg, FL 34701  
 www.tbegroup.com

**TBE GROUP**

**PROJECT INFO CENTER** Date: \_\_\_\_\_  
 Phone: 727.724.4169  
 Email: Chris@GlobalSignLight.com  
 Address: 1182 Kapp Dr. Clearwater FL, 33765  
 Web: www.GlobalSignLight.com



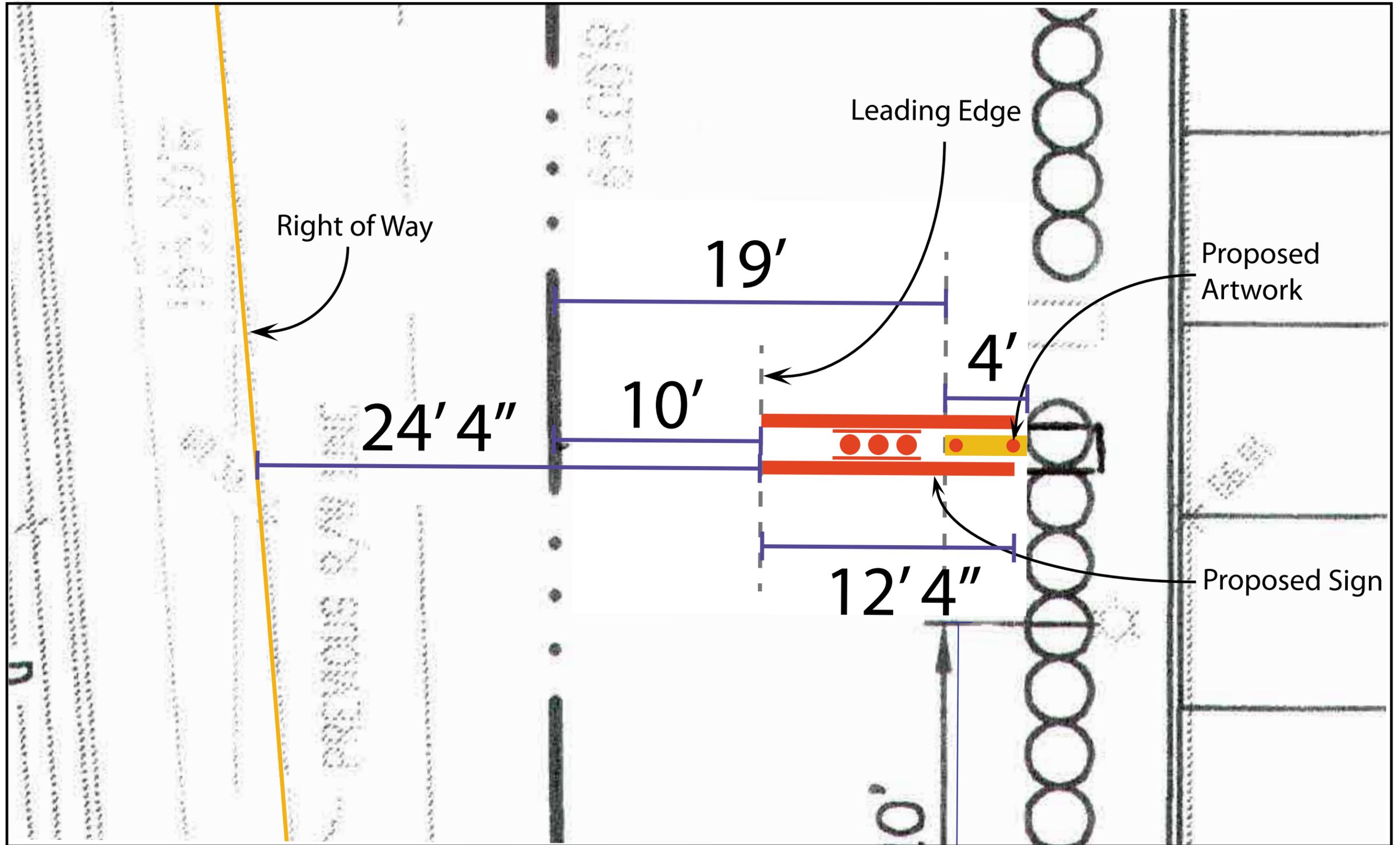
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Date \_\_\_\_\_  
 Customer Signature \_\_\_\_\_



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.

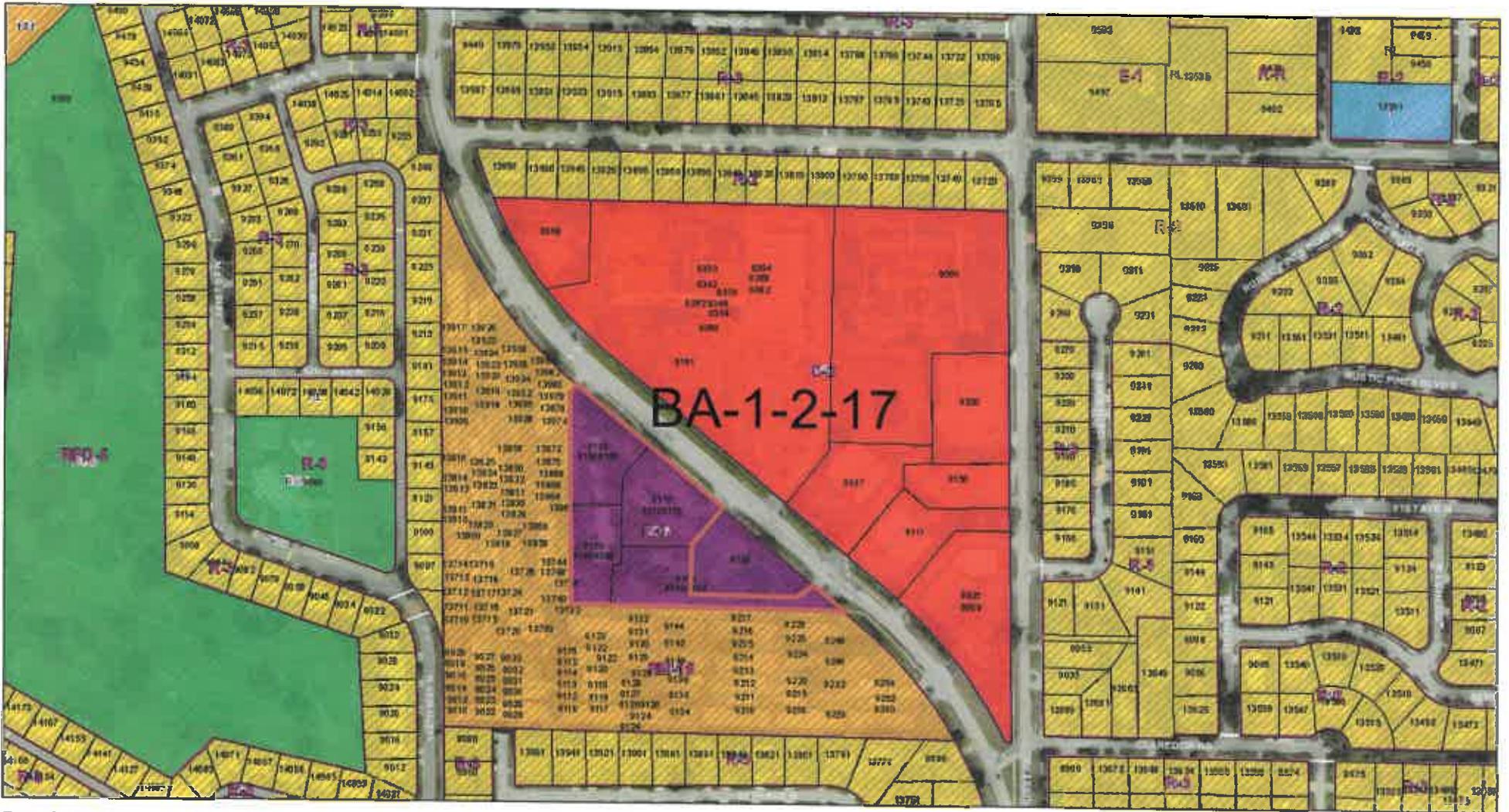
PARCEL ID: 19/30/15/16804/000/0001

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

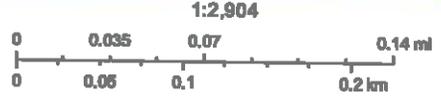
**Reference #:BA16-00059**

# Pinellas County DRS



December 6, 2016

- Parcels
- Site Address
- Zoning



Use of this PARCEL MAP is subject to terms of use at [http://www.pcopa.org/Terms\\_of\\_Use.html](http://www.pcopa.org/Terms_of_Use.html)

# Pinellas County DRS

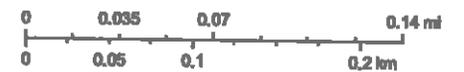


December 6, 2016

Parcel

Site Address

1:2,904



Use of this PARCEL MAP is subject to terms of use at:  
[http://www.pcpao.org/Terms\\_of\\_Use.html](http://www.pcpao.org/Terms_of_Use.html)

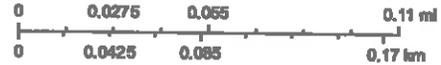
# Pinellas County DRS



December 6, 2016

Parcels  
Site Address

1:2,257



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

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, 3<sup>rd</sup> 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@iuhlsign.com

2. Representatives Name: WILLIAM H. GRIPPIN  
Mailing Address: 10831 CANAL ST City: LARGO  
State: FL Zip Code: 33777 Telephone No: 727 541-5573 x 3032  
Daytime Phone: 727 541-5573 x 3032 Fax No. 727 544-7745 Email: WGRIPPIN@INTERSIG.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 expense 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.

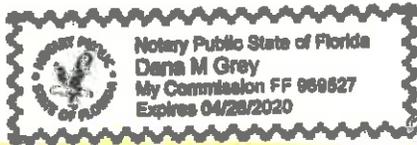
*James F. Armstrong*  
Signature of Owner or Trustee  
\*(See note below)

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.



*Dana M Grey*  
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](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
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 )

<a href="#">Mortgage Letter</a>	<a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>
<b>Exemption</b>	<b>2016</b>	<b>2017</b>
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 \(TRIM Notice\)](#)

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

### 2016 Interim Value Information

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	\$0	\$0	\$0	\$0	\$0

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

<b>Year</b>	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
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
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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

<p align="center"><b>2016 Tax Information</b></p> <p><a href="#">Click Here for 2016 Tax Bill</a> Tax District: <b>STF</b>  <small>Tax Collector Mails 2015 Tax Bills October 31</small></p> <p>2016 Final Millage Rate 20.1101</p> <p>2016 Est Taxes w/o Cap or Exemptions \$0.00</p> <p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>	<p align="center"><b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a></p> <p><b>Sale Date Book/Page Price <a href="#">Q/U</a> <a href="#">V/I</a></b></p> <p align="center">No recent sales on record</p>
--	--

2016 Land Information						
Seawall: No	Frontage: None		View:			
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
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
<a href="#">CB270678</a>	ROOF	07 Mar 2003	\$20,720



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
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- [Tax Collector Home Page](#)
- [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**

<b>Document Number</b>	754759
<b>FE/EIN Number</b>	59-2051555
<b>Date Filed</b>	10/21/1980
<b>State</b>	FL
<b>Status</b>	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**

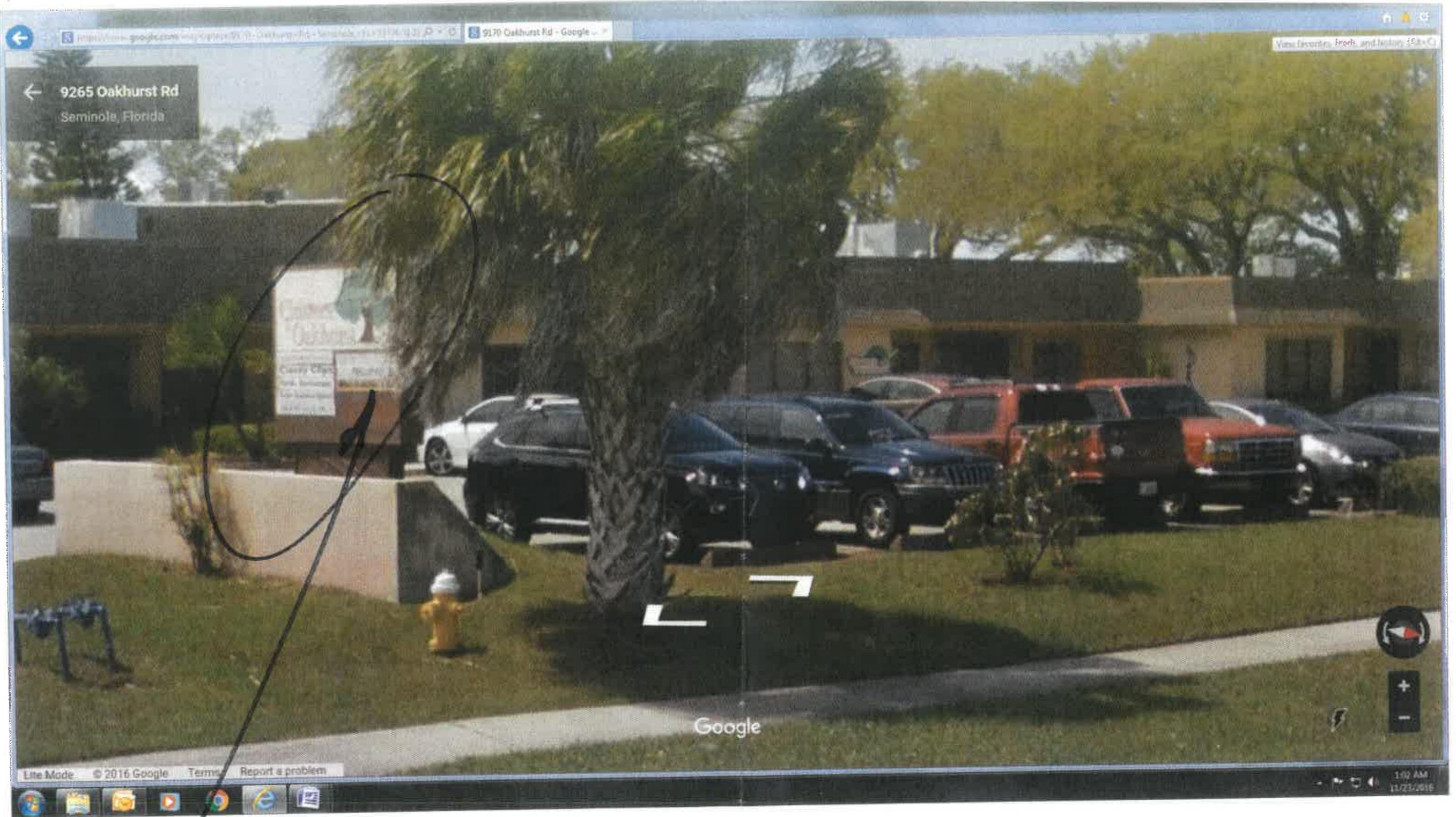
Kinzler, Bill  
 901 N Hercules Ave  
 Suite A  
 Clearwater, FL 33765

**Annual Reports**

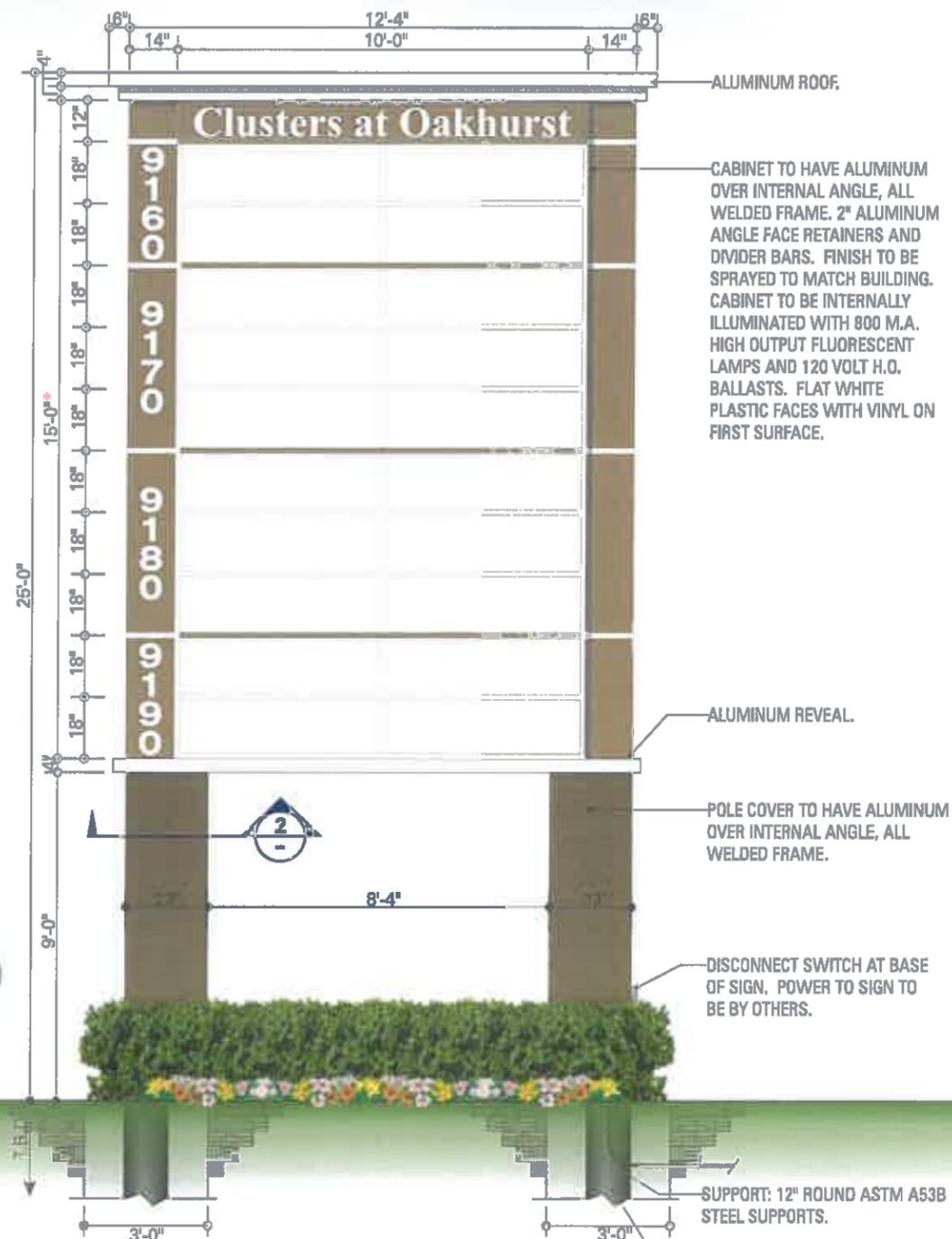
Report Year	Filed Date
2014	01/30/2014
2015	01/22/2015
2016	04/25/2016

**Document Images**

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



Remove



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

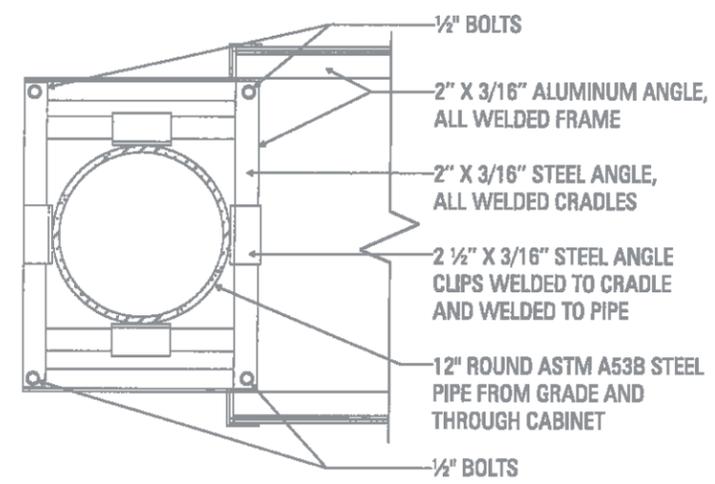
ONE (1) DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN.  
150.0 SQUARE FEET.

CABINET TO HAVE ALUMINUM OVER INTERNAL ANGLE, ALL WELDED FRAME. 2" ALUMINUM ANGLE FACE RETAINERS AND DIVIDER BARS. FINISH TO BE SPRAYED TO MATCH BUILDING. CABINET TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLASTS. FLAT WHITE PLASTIC FACES WITH VINYL ON FIRST SURFACE.

ALUMINUM REVEAL.  
POLE COVER TO HAVE ALUMINUM OVER INTERNAL ANGLE, ALL WELDED FRAME.  
DISCONNECT SWITCH AT BASE OF SIGN. POWER TO SIGN TO BE BY OTHERS.

SUPPORT: 12" ROUND ASTM A53B STEEL SUPPORTS.

CONCRETE FOUNDATION. SIZE TO BE DETERMINED BY STATE CERTIFIED ENGINEER.



**2 CRADLE SECTION**  
SCALE: NOT TO SCALE



**3 CABINET SECTION**  
SCALE: NOT TO SCALE

INTERNATIONAL C & C CORPORATION  
DBA: SIGN X-PRESS  
**INTERNATIONAL Sign**  
10831 Canal Street  
Largo, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
[www.IntlSign.com](http://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: \_\_\_\_\_  
Date: \_\_\_\_\_

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

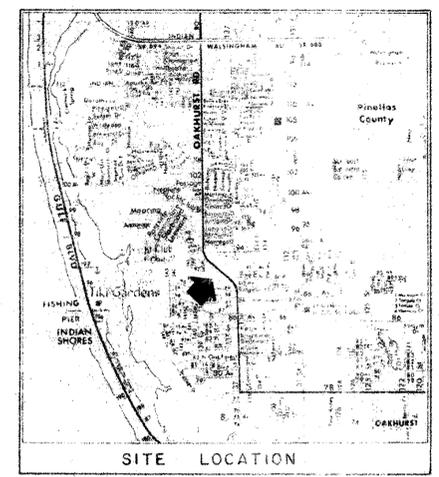
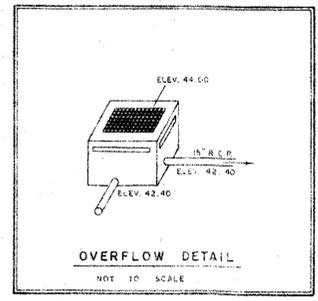
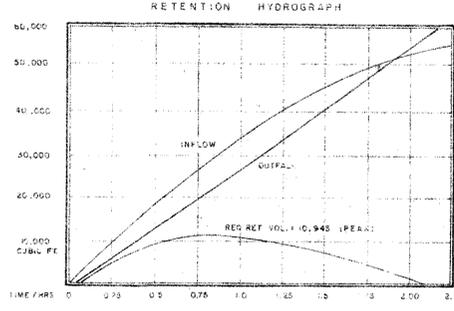
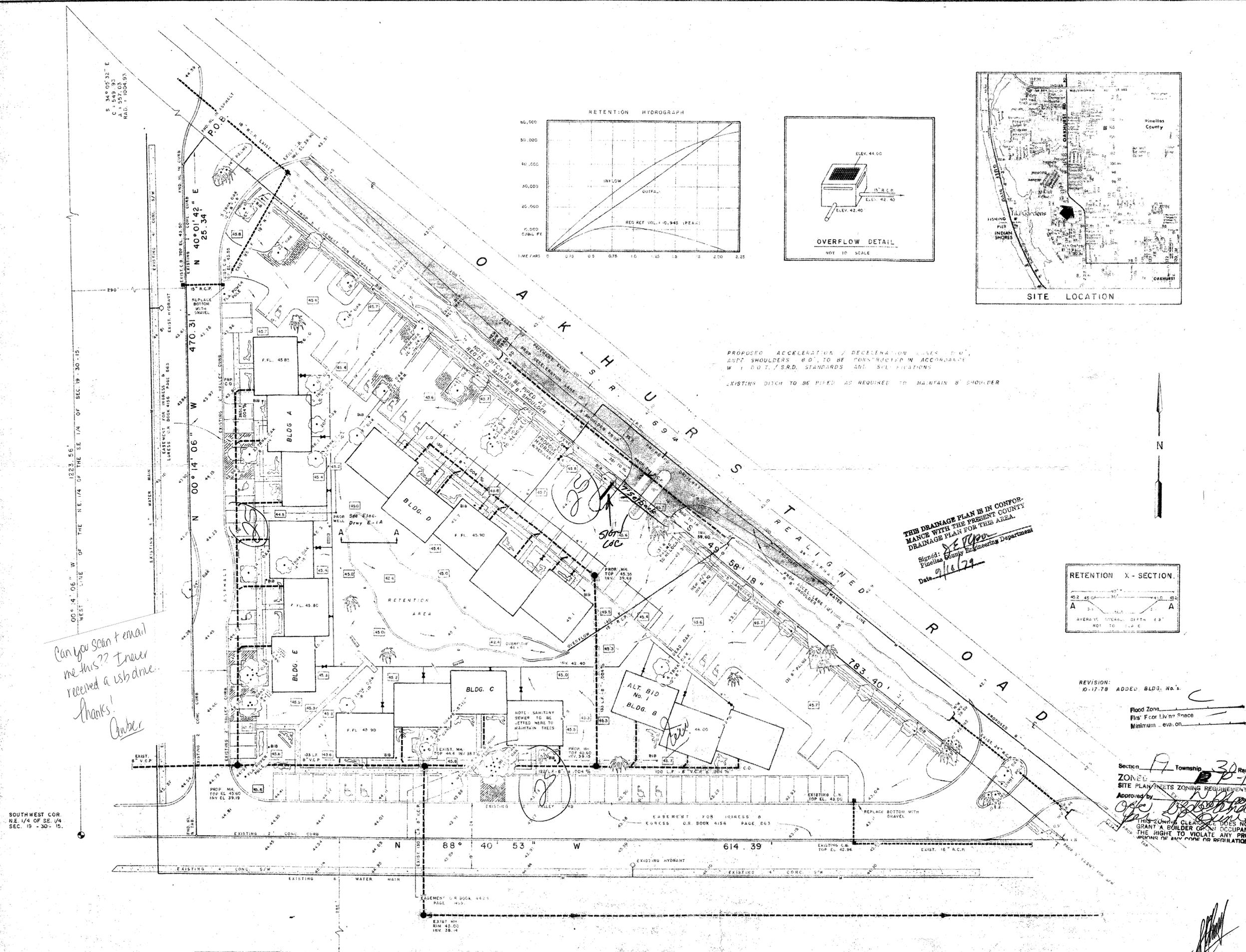
THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

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.

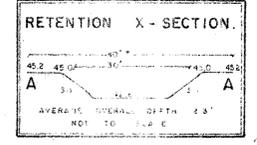
SHEET NO. 101

BA-1-2-17



PROPOSED ACCELERATION / DECELERATION VALUES 0.0' AND SHOULDERS 8.0' TO BE CONSTRUCTED IN ACCORDANCE WITH D.O.T. / S.R.D. STANDARDS AND SLOPE RATIOS  
 EXISTING DITCH TO BE REPAIRED 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  
 Firs' For Liv'g Space  
 Minimum Elev. on: \_\_\_\_\_

Section: 19 Township: 30 Range: 15  
 ZONE: P-1  
 SITE PLAN MEETS ZONING REQUIREMENTS  
 Approved by: *[Signature]*

**SITE CONDITIONS**

PROPOSED	59,000	100.0
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 HOSE BIBS OR SPRINKLER HEADS NO MORE THAN 50' FROM LANDSCAPED AREAS.  
 ALL LANDSCAPED AREAS TO BE SEEDED OR SOUDED 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  
 $F = 175,280 \times 0.911 \times (79,069 \times 0.22) / 104,349$   
 REQUIRED VOL. = 1,054  
 $F = 154,349 \times 0.54 \times 0.416 \times 0.33$   
 = 11,442 FT.<sup>3</sup>  
 PROVIDED RET. VOL. = 5,000 x 2.3 (AVE. DEPTH) = 11,500 FT.<sup>3</sup>

THE PRECEDING CALCULATIONS BASED ON THE RATIONAL FORMULA C.O. 2.0 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.V.C. DATUM BENCHMARK SEM-5 ELEV. 86.00 SET T.B.M. 30' OAK 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, 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 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  
 ZONE: P-1  
 SITE PLAN MEETS ZONING REQUIREMENTS  
 Approved by: *[Signature]*  
 REVISION: 12/5/78  
**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: 8/25/78  
 DRAWN BY: *[Signature]* APPROVED BY: LRP

Can you scan & email me this?? I never received a subdme. Thanks! Amber

BA-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**

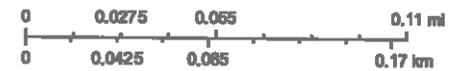
# Pinellas County DRS



December 8, 2016

- Parcels
- Site Address
- Zoning

1:2,257



Use of this PARCEL MAP is subject to terms of use at:  
[http://www.pcpac.org/Terms\\_of\\_Use.html](http://www.pcpac.org/Terms_of_Use.html)



# Pinellas County DRS



December 8, 2016

Parcels  
Site Address



Sources: Esri, HERE, DeLorme, Intermap, Incentiv 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

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 # 16-31-116-00000-340-D100 <sup>-0110</sup>

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, 3<sup>rd</sup> 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: 1111 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 No. in Landman.

4. Location of Subject Property: 4112 74th St N St Pete FL 33709  
(Street Address)

5. Legal Description of Subject Property:  
**LEGAL DESCRIPTION:** one-half (1/2) acre (+/-) of vacant land, as shown in Exhibit "A" located to the South of the Church, whose legal description is: W 1/4 of NW 1/4 of SE 1/4 of SW 1/4 tying E of 74<sup>th</sup> St N R/W, less N 125 ft Cont 3.86 AC

6. Lot Size: approximately 1/2 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.

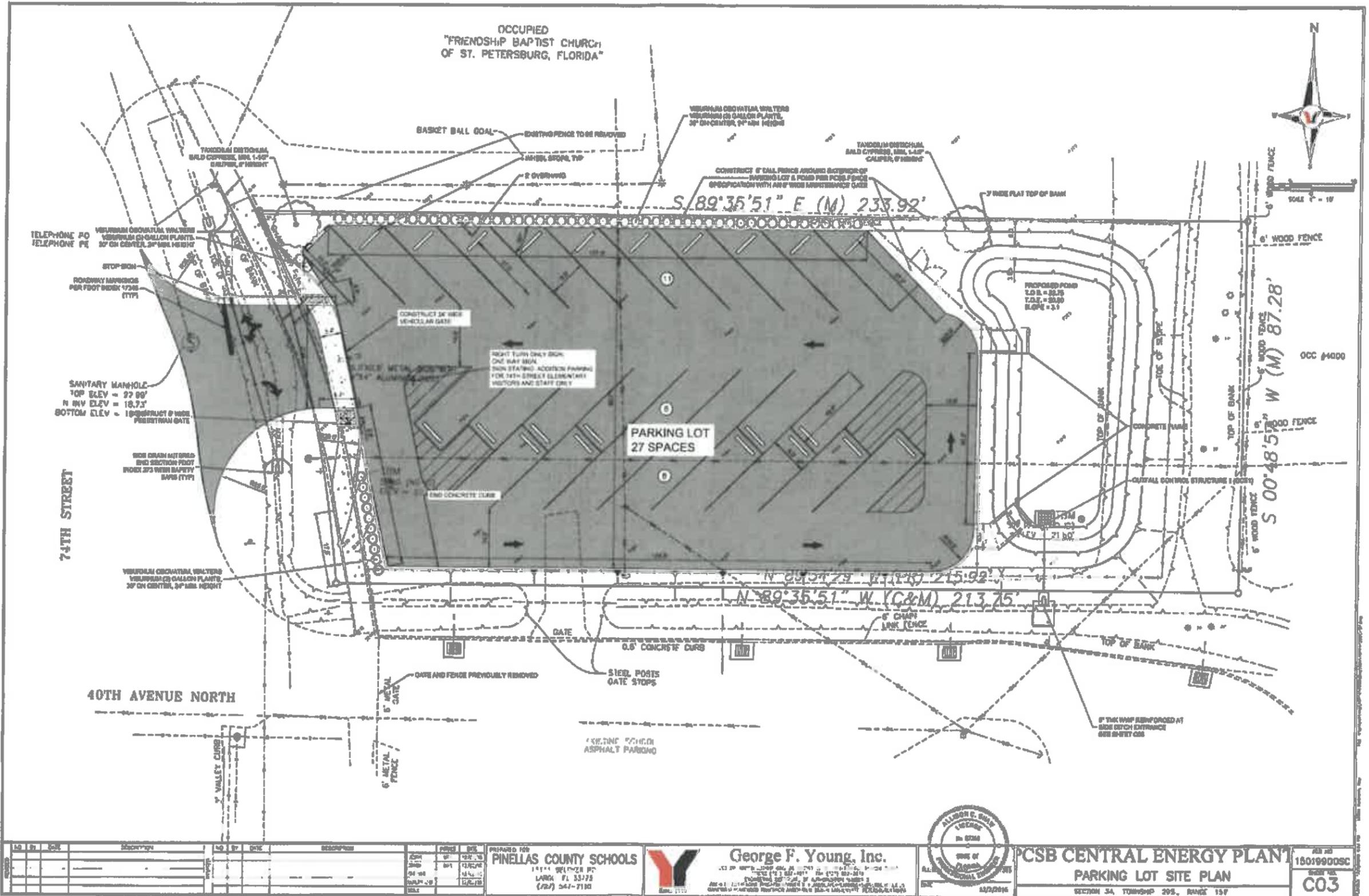
16. Have you been notified of a violation from? N/A  
Pinellas County Building? \_\_\_\_\_ Violation Number \_\_\_\_\_  
Pinellas County Code Enforcement? \_\_\_\_\_ Violation Number \_\_\_\_\_  
Other? \_\_\_\_\_ Violation Number \_\_\_\_\_  
If there is no violation, what prompted you to file this application? \_\_\_\_\_











OCCUPIED  
"FRIENDSHIP BAPTIST CHURCH"  
OF ST. PETERSBURG, FLORIDA



SCALE 1" = 10'

NO.	BY	DATE	DESCRIPTION

PREPARED FOR  
**PINELLAS COUNTY SCHOOLS**  
14111 BELTNER RD  
LARGO, FL 33778  
(727) 241-7100

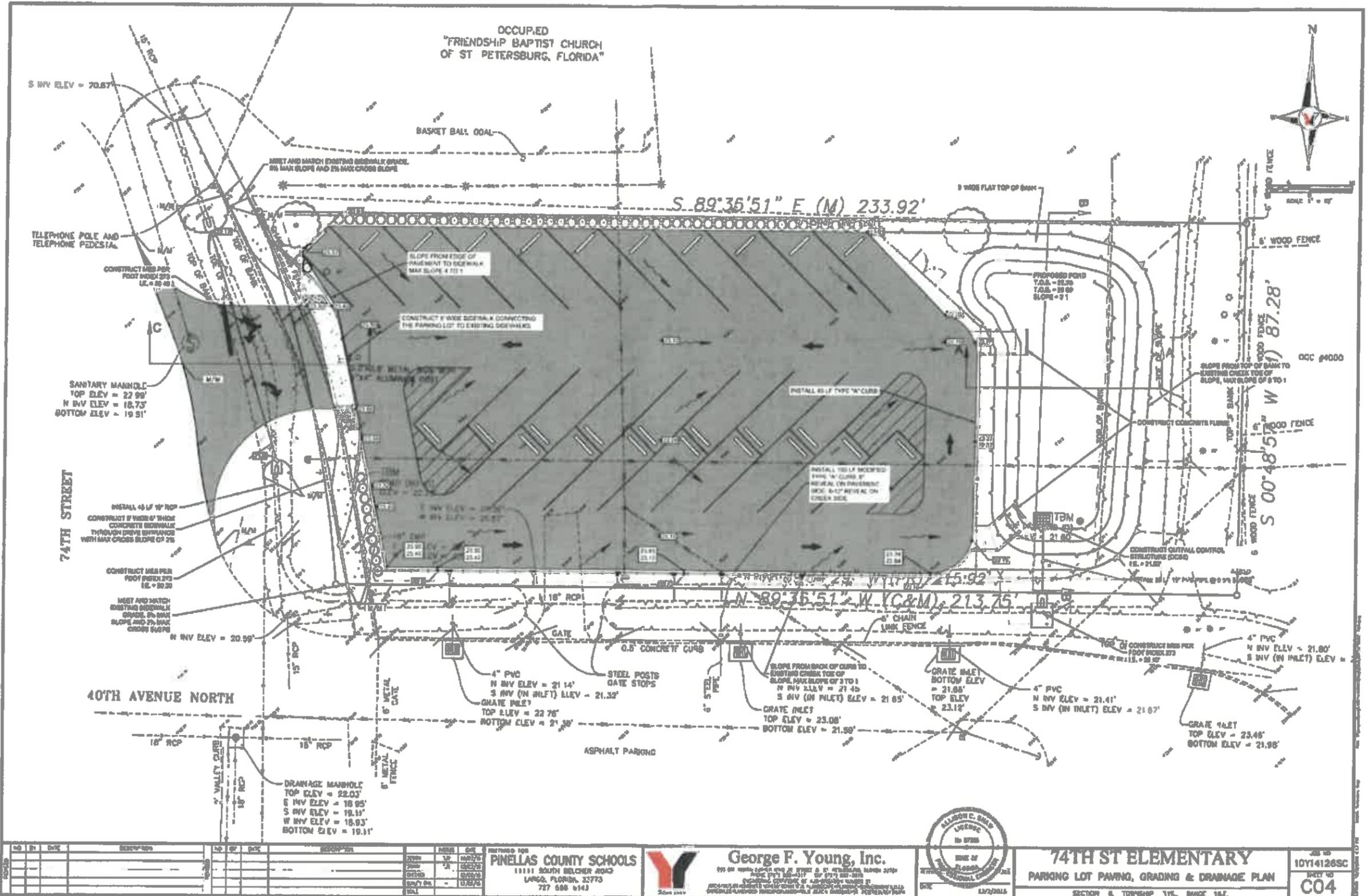


**George F. Young, Inc.**  
1111 BELTNER RD  
LARGO, FL 33778  
(727) 241-7100



**PCSB CENTRAL ENERGY PLANT**  
PARKING LOT SITE PLAN  
SECTION 34, TOWNSHIP 29S, RANGE 15E

FILE NO.  
15019900SC  
C03



NO	BY	DATE	DESCRIPTION

NO	BY	DATE	DESCRIPTION

PINELLAS COUNTY SCHOOLS  
 11111 SOUTH BELCHER ROAD  
 LARGO, FLORIDA 33773  
 727 688 6143

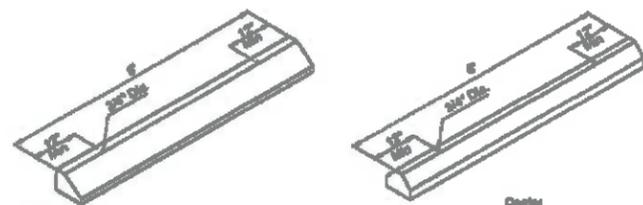


**George F. Young, Inc.**  
 9900 W. GULF BLVD. SUITE 200  
 TAMPA, FL 33611  
 (813) 833-8811  
 (813) 833-8812  
 (813) 833-8813  
 (813) 833-8814  
 (813) 833-8815  
 (813) 833-8816  
 (813) 833-8817  
 (813) 833-8818  
 (813) 833-8819  
 (813) 833-8820

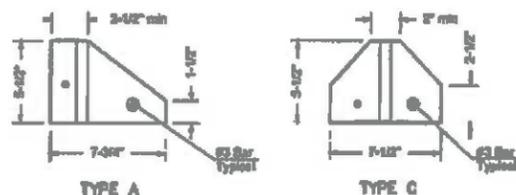


**74TH ST ELEMENTARY**  
 PARKING LOT PAVING, GRADING & DRAINAGE PLAN  
 SECTION 4, TOWNSHIP 31S, RANGE 16E

SHEET NO. 10Y14126SC  
 DATE 04/20/11  
**C04**



NOTE:  
CONCRETE TO BE 3,000 PSI WITH FIBER MESH REINFORCING.

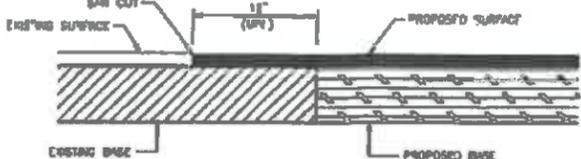


NOTES:

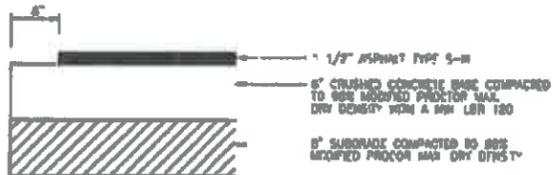
1. WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE, CENTERED IN THE PARKING STALL.
2. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.

**WHEEL STOPS REINFORCED CONCRETE**

REVISED 04/10/10  
1 OF 1  
N/A



**EXIST. TO PROPOSED ASPHALT TIE-IN**



**STANDARD DUTY PAVEMENT SECTION**

07/10

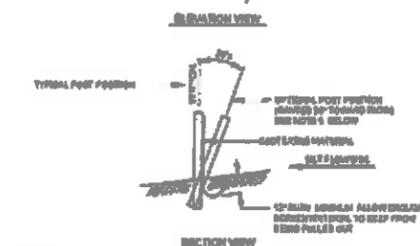
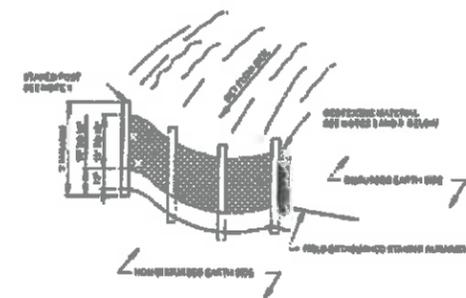


NOTES:

1. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE COUNTY OF PINELLAS, FLORIDA.
2. THE SURFACE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
3. THE CURB SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
4. THE SLOPE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
5. THE SUBGRADE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
6. THE CONCRETE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
7. THE ASPHALT SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
8. THE CURB SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
9. THE SLOPE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
10. THE SUBGRADE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
11. THE CONCRETE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
12. THE ASPHALT SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
13. THE CURB SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
14. THE SLOPE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
15. THE SUBGRADE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.

**SITE DEVELOPMENT AND/OR CONSTRUCTION STAGING SITE EROSION CONTROL DETAIL**

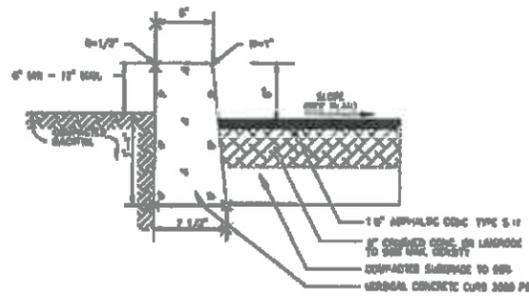
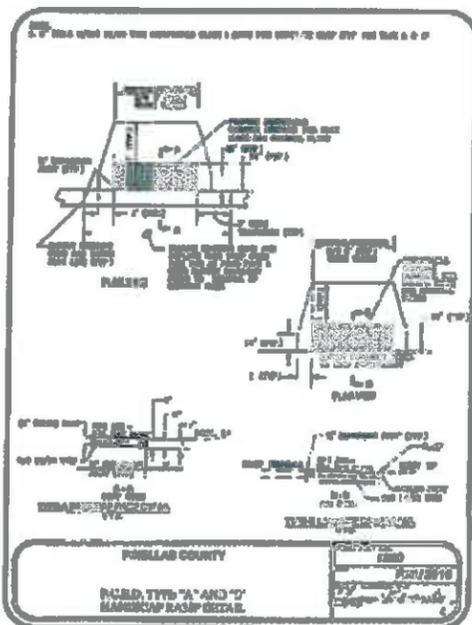
01/08



- NOTES:
1. POST SHALL BE 1" DIA. 1/2" DIA. AT 6' ON CENTER.
  2. POSTS SHALL BE 1" DIA. 1/2" DIA. AT 6' ON CENTER.
  3. POSTS SHALL BE 1" DIA. 1/2" DIA. AT 6' ON CENTER.
  4. POSTS SHALL BE 1" DIA. 1/2" DIA. AT 6' ON CENTER.

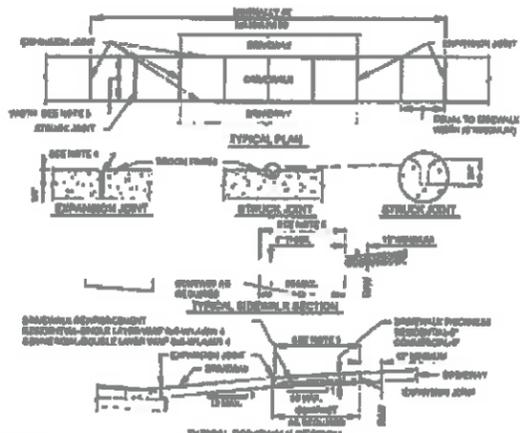
**STAKED SILT BARRIER DETAIL**

04/08



**MODIFIED TYPE 'A' CURB AND TYPICAL PAVEMENT SECTION**

07/10



- NOTES:
1. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE COUNTY OF PINELLAS, FLORIDA.
  2. THE SURFACE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  3. THE CURB SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  4. THE SLOPE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  5. THE SUBGRADE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  6. THE CONCRETE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  7. THE ASPHALT SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  8. THE CURB SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  9. THE SLOPE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  10. THE SUBGRADE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  11. THE CONCRETE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
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  13. THE CURB SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  14. THE SLOPE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.
  15. THE SUBGRADE SHALL BE FINISHED TO A FINISH GRADE OF 1/2" BELOW THE FINISH GRADE OF THE ADJACENT PAVED SURFACE.

**SIDEWALK AND DRIVEWAY CONSTRUCTION DETAIL**

03/02

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07/10	ISSUED FOR PERMITS			
2	07/10	REVISED			
3	07/10	REVISED			
4	07/10	REVISED			

PREPARED FOR  
**PINELLAS COUNTY SCHOOLS**  
1111 SOUTH BELCHER ROAD  
LARGO, FLORIDA 33773  
727-608-6143

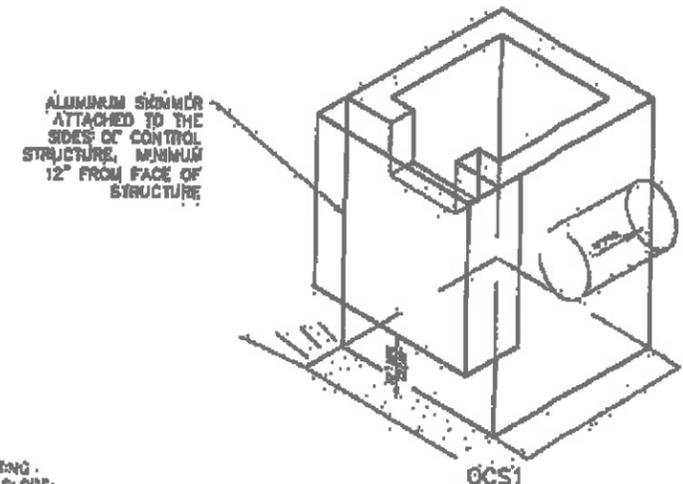
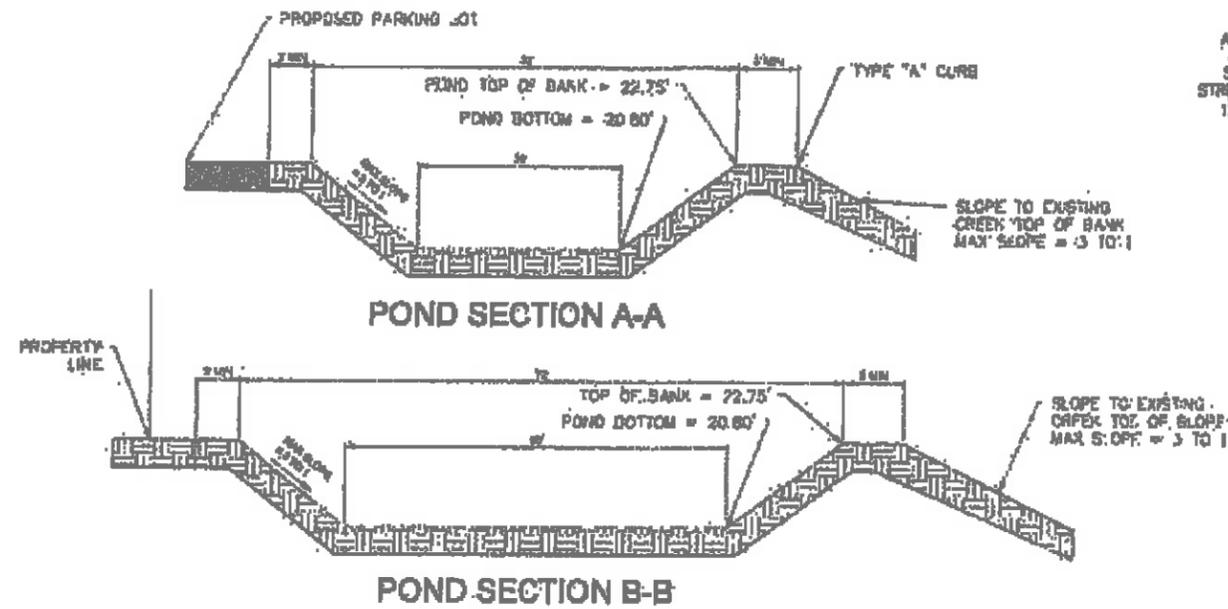


**George F. Young, Inc.**  
1111 SOUTH BELCHER ROAD  
LARGO, FLORIDA 33773  
727-608-6143



**74TH ST ELEMENTARY  
PARKING LOT DETAILS**

JOB NO.  
10Y141286C  
SHEET NO.  
**C05**



**DATA (ALL ELEVATIONS ARE IN NAVD 88):**

PROPOSED STRUCTURE ELEVATION FROM TOP OF STRUCTURE WITH 6\"/>

PROPOSED TOP OF BANK ELEV. = 22.75' (MIN)

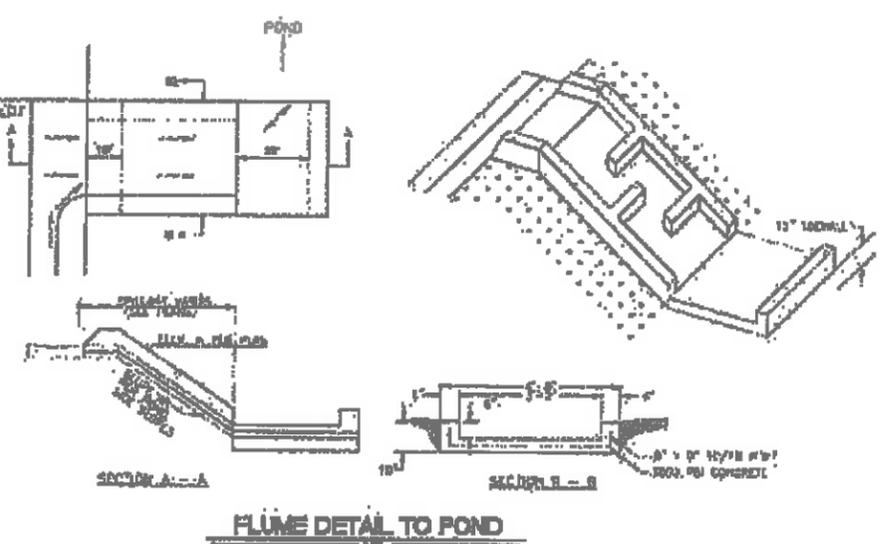
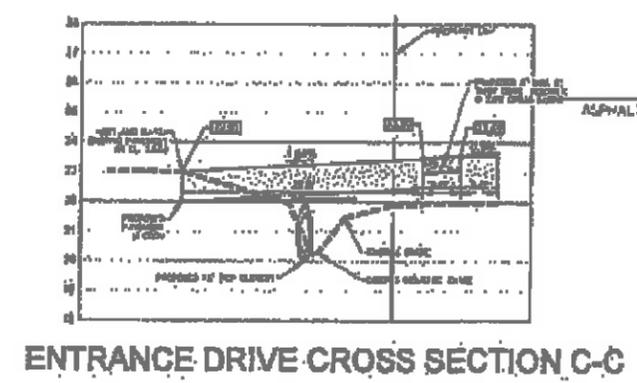
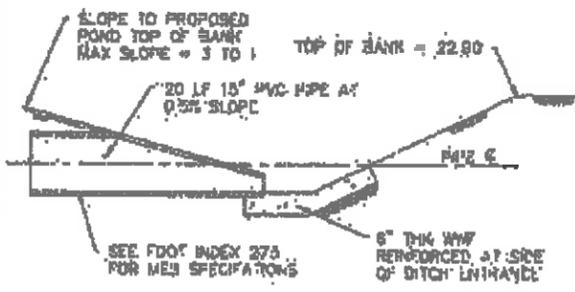
PROPOSED TOP OF SIDEWALK ELEV. = 22.50' (MIN)

PROPOSED SIDEWALK WIDTH = 3'

PROPOSED SOURCE ELEVATION ELEV. = 21.27'

PROPOSED TOP OF SHIMMER OCS1 = 22.50'

PROPOSED BOTTOM OF STRUCTURE ELEV. = 20.27'



NO.	REV.	DATE	DESCRIPTION	BY	CHECKED	DATE	PROJECT	CLIENT	PROJECT NO.	DATE	SCALE	PROJECT	DATE	SCALE	PROJECT	DATE	SCALE

PREPARED FOR  
**PINELLAS COUNTY SCHOOLS**  
21511 70TH BELLEGLIE ROAD  
LINDA, FLORIDA 33752  
727-480-6143

**George F. Young, Inc.**  
1710 W. WINDY HILL ROAD, SUITE 100  
TALLAHASSEE, FLORIDA 32304  
TEL: 904-833-1111  
FAX: 904-833-1112  
WWW.GEORGEFYOUNG.COM

**74TH ST ELEMENTARY**  
**PARKING LOT DETAILS**  
SECTION - A TOWNSHIP 10N, RANGE 12E

DATE: 10/1/06  
PROJECT NO.: 10Y1-41289C  
SHEET NO.: **C06**

STORMWATER POLLUTION PREVENTION PLAN		STORM WATER MANAGEMENT		NON-STORM WATER DISCHARGES		SPILL CONTROL PRACTICES	
<b>PROJECT NAME</b> JOHN B. HANCOCK <b>POST BY</b> JEFFREY L. HANCOCK <b>1100 74TH STREET NORTH</b> <b>ST. PETERSBURG, FL 33708</b> <b>APPLICANT'S ADDRESS</b> <b>PINELLAS COUNTY SCHOOLS</b> <b>1100 SOUTH BELCHER ROAD</b> <b>LARGO, FLORIDA 34725</b> <b>727-588-6143</b>		<b>1100 74TH STREET NORTH</b> <b>ST. PETERSBURG, FL 33708</b> <b>APPLICANT'S ADDRESS</b> <b>PINELLAS COUNTY SCHOOLS</b> <b>1100 SOUTH BELCHER ROAD</b> <b>LARGO, FLORIDA 34725</b> <b>727-588-6143</b>		<b>IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:</b> <ul style="list-style-type: none"> <li>• WASH FROM ASPHALT PAVING</li> <li>• WASH FROM CONCRETE PAVING</li> <li>• WASH FROM ASPHALT DRIVEWAYS</li> <li>• WASH FROM ASPHALT DRIVEWAYS</li> <li>• WASH FROM ASPHALT DRIVEWAYS</li> </ul>		<b>IN ADDITION TO THE GOOD MAINTENANCE AND MATERIAL MANAGEMENT PRACTICES DESCRIBED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE ADDED FOR SPILL PREVENTION AND CONTROL:</b> <ul style="list-style-type: none"> <li>• MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE OBTAINED AND KEPT ON SITE.</li> <li>• SPILL CLEANUP EQUIPMENT WILL BE OBTAINED AND KEPT ON SITE.</li> <li>• SPILL CLEANUP EQUIPMENT WILL BE OBTAINED AND KEPT ON SITE.</li> <li>• SPILL CLEANUP EQUIPMENT WILL BE OBTAINED AND KEPT ON SITE.</li> </ul>	
<b>THE PROJECT WILL CONSIST OF:</b> CONSTRUCTION OF A NEW PARKING LOT AND STORMWATER POND.		<b>CONSTRUCTION MATERIALS:</b> ALL CONSTRUCTION MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL CONSTRUCTION MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL CONSTRUCTION MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>INVENTORY FOR POLLUTION PREVENTION PLAN:</b> THE MATERIALS OR SUBSTANCES LISTED BELOW ARE KEPT ON SITE, BUT NOT INTENDED TO BE PRESENT ON-SITE DURING CONSTRUCTION.		<b>SPILL CONTROL PRACTICES:</b> ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER OCCURRENCE.	
<b>SEQUENCE OF MAJOR ACTIVITIES:</b> 1. INITIAL EROSION CONTROL MEASURES PER PERMITS PARKING LOT AND STORMWATER POND. 2. CLEARING AND GRUBBING. 3. CONSTRUCTION OF STORMWATER FACILITIES. 4. CONSTRUCTION OF BUILDINGS AND PARKING GARAGE. 5. AS PAVING AND SOIL / LANDSCAPE REHABILITATION AREA.		<b>OFFSITE VEHICLE TRACKING:</b> TRACKING OF VEHICLES WILL BE PROVIDED TO HELP REDUCE OFFSITE TRACKING OF SOIL AND SEDIMENT.		<b>NON-STORM WATER DISCHARGES:</b> THE FOLLOWING ARE THE MATERIALS MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OF HAZARDOUS MATERIALS AND SUBSTANCES TO ADJACENT AREAS.		<b>NOTICE OF TERMINATION:</b> A NOTICE OF TERMINATION WILL BE SUBMITTED TO EPA AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS BEEN RESTORED TO ORIGINAL OR BETTER CONDITION.	
<b>CONSTRUCTION MATERIALS:</b> ALL CONSTRUCTION MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL CONSTRUCTION MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL CONSTRUCTION MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>HAZARDOUS MATERIALS:</b> ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>GOOD MAINTENANCE:</b> THE FOLLOWING ARE THE MAINTENANCE PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OF HAZARDOUS MATERIALS AND SUBSTANCES TO ADJACENT AREAS.		<b>POLLUTION PREVENTION PLAN CERTIFICATION:</b> I CERTIFY UNDER PENALTY OF LAW THAT THE INFORMATION AND DATA CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	
<b>EROSION AND SEDIMENT CONTROL STABILIZATION PRACTICES:</b> PROTECTION OF EXISTING STORM SEWER SYSTEMS - DURING CONSTRUCTION ALL STORM SEWER SYSTEMS WILL BE PROTECTED BY...		<b>HAZARDOUS MATERIALS:</b> ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>HAZARDOUS MATERIALS:</b> ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>CONTRACTOR'S CERTIFICATION:</b> I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL POLLUTION PREVENTION PLAN.	
<b>EROSION AND SEDIMENT CONTROL STABILIZATION PRACTICES:</b> PROTECTION OF EXISTING STORM SEWER SYSTEMS - DURING CONSTRUCTION ALL STORM SEWER SYSTEMS WILL BE PROTECTED BY...		<b>HAZARDOUS MATERIALS:</b> ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>HAZARDOUS MATERIALS:</b> ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>CONTRACTOR'S CERTIFICATION:</b> I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL POLLUTION PREVENTION PLAN.	
<b>EROSION AND SEDIMENT CONTROL STABILIZATION PRACTICES:</b> PROTECTION OF EXISTING STORM SEWER SYSTEMS - DURING CONSTRUCTION ALL STORM SEWER SYSTEMS WILL BE PROTECTED BY...		<b>HAZARDOUS MATERIALS:</b> ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>HAZARDOUS MATERIALS:</b> ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP. ALL HAZARDOUS MATERIALS WILL BE STORED IN A COVERED AREA OR UNDER A TARP.		<b>CONTRACTOR'S CERTIFICATION:</b> I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL POLLUTION PREVENTION PLAN.	

PREPARED FOR: <b>PINELLAS COUNTY SCHOOLS</b> 11111 SOUTH BELCHER ROAD LARGO, FLORIDA 34725 727-588-6143	<b>George F. Young, Inc.</b> 1100 74TH STREET NORTH ST. PETERSBURG, FL 33708 727-588-6143		<b>74TH ST ELEMENTARY</b> SURFACE WATER POLLUTION PREVENTION PLAN SECTION 4, TOP SHEET 310, REVISED 10/7/08	JOB NO: <b>10Y14126SC</b> SHEET NO: <b>C08</b>
---	--	--	---	---

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)

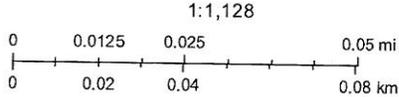
**Reference #:BA16-00062**

# BA-3-2-17



December 20, 2016

- Parcels
- Site Address
- Zoning



Use of this PARCEL MAP is subject to terms of use at: [http://www.pcpao.org/Terms\\_of\\_Use.html](http://www.pcpao.org/Terms_of_Use.html)

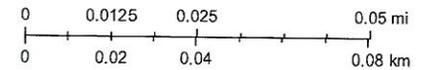
# BA-3-2-17



December 20, 2016

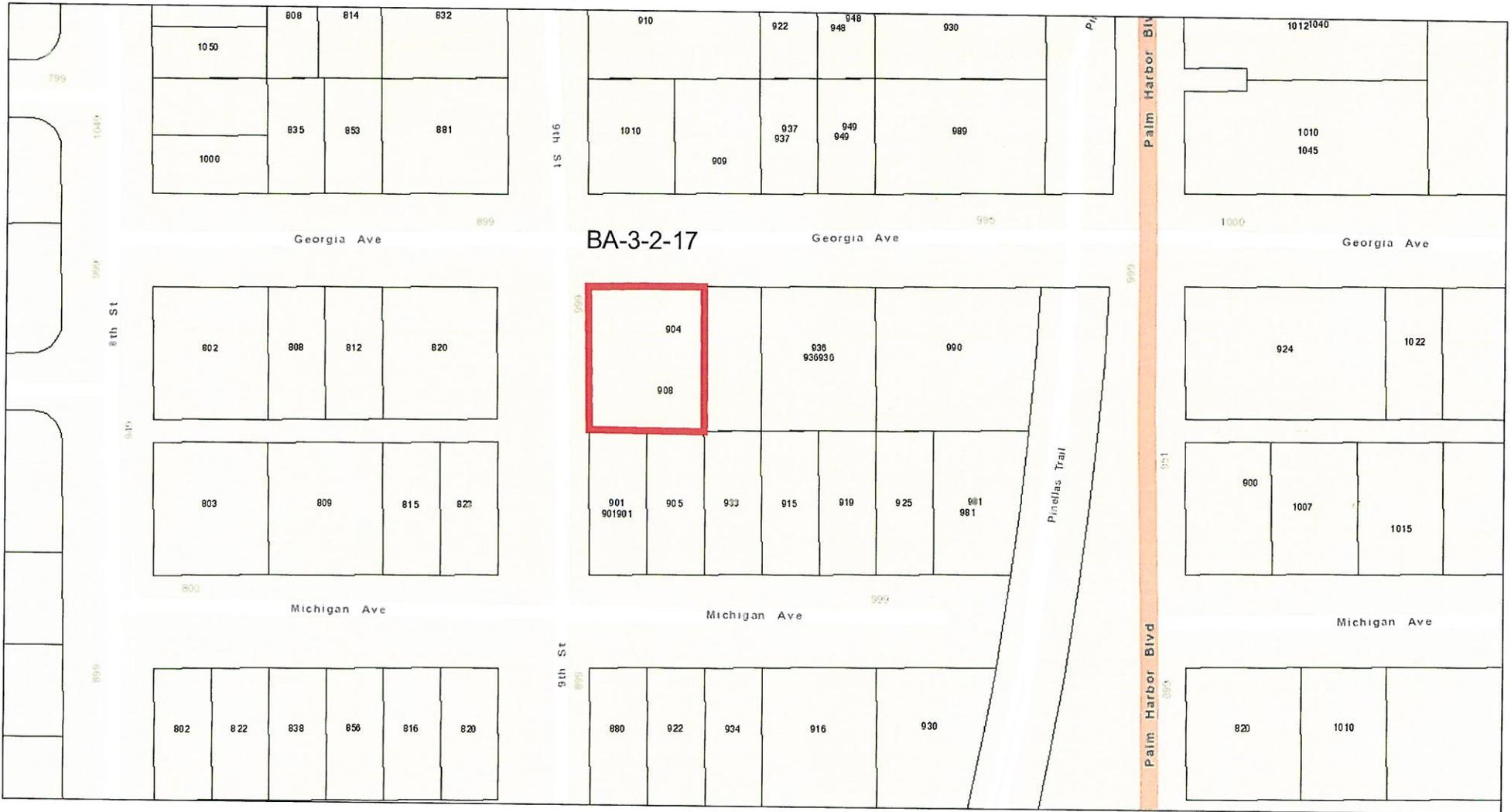
Parcels  
Site Address

1:1,128



Use of this PARCEL MAP is subject to terms of use at:  
[http://www.pcpao.org/Terms\\_of\\_Use.html](http://www.pcpao.org/Terms_of_Use.html)

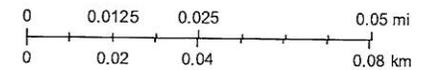
# BA-3-2-17



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

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, 3<sup>rd</sup> 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: Craig J & Dawn A Knarich <sup>FYI</sup> \* 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  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.

Craig + Dawn Knarich

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,

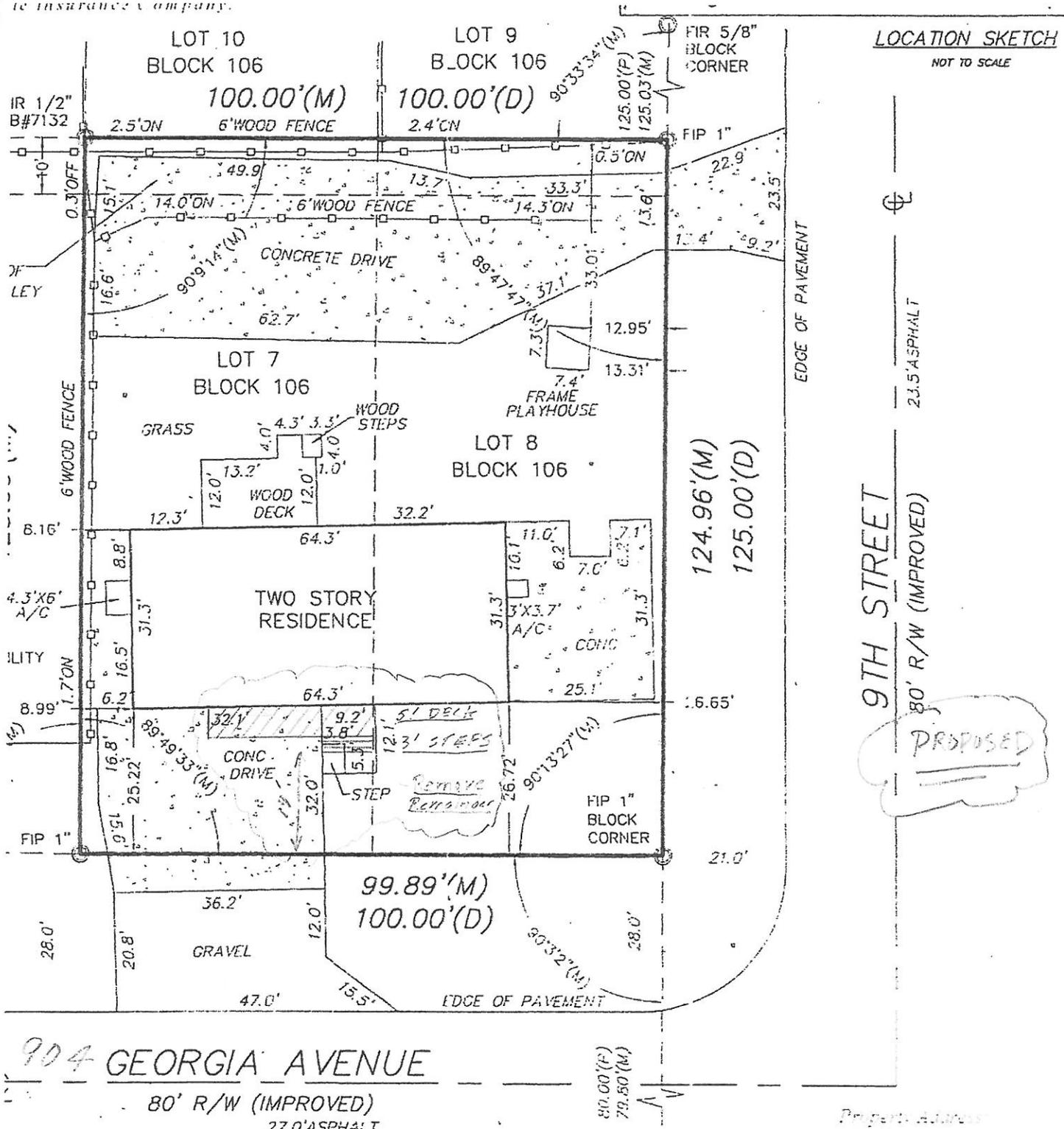
20 16 by Craig + Dawn Knarich who is known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Katharine R. Tapp

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

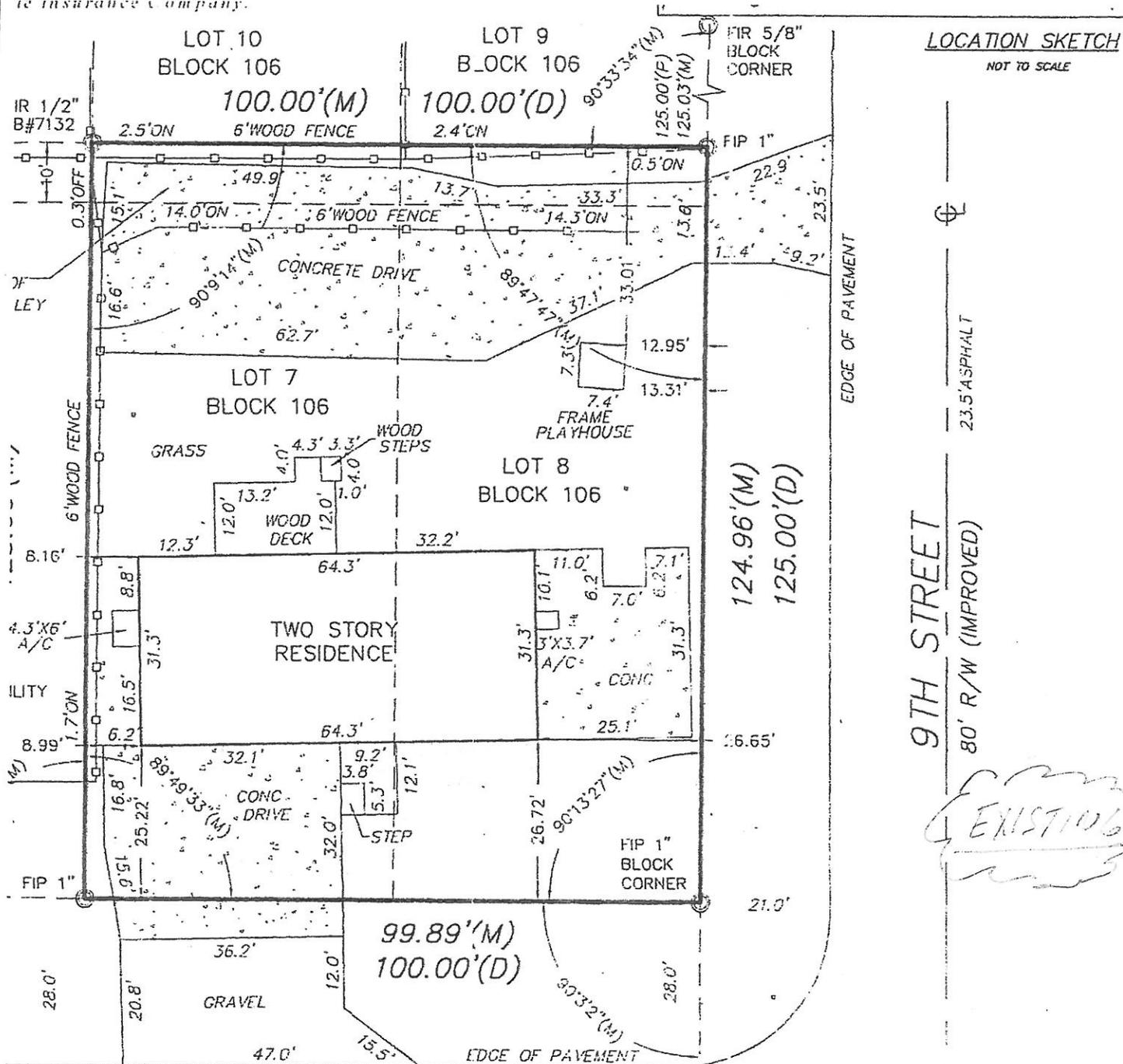
FIR 1/2"

Property Address:  
1794 Georgia Avenue  
Palm Harbor, FL 34642

Survey number: SL 17246

**GENERAL NOTES**

This plat is a true and correct copy of the original survey as shown on the original survey map. It is not to be used for any other purpose. The surveyor is not responsible for any errors or omissions in this plat.



LOCATION SKETCH  
NOT TO SCALE

9TH STREET  
80' R/W (IMPROVED)  
23.5' ASPHALT

904 GEORGIA AVENUE

80' R/W (IMPROVED)  
27.0' ASPHALT

Property Address:  
904 Georgia Avenue  
Palm Harbor, FL 34683

Survey number: SL 17346

hereof are not valid  
the original raised  
surveyor and mapper.

**BA-3-2-17**

FCM 4"x4"  
BLOCK CORNER

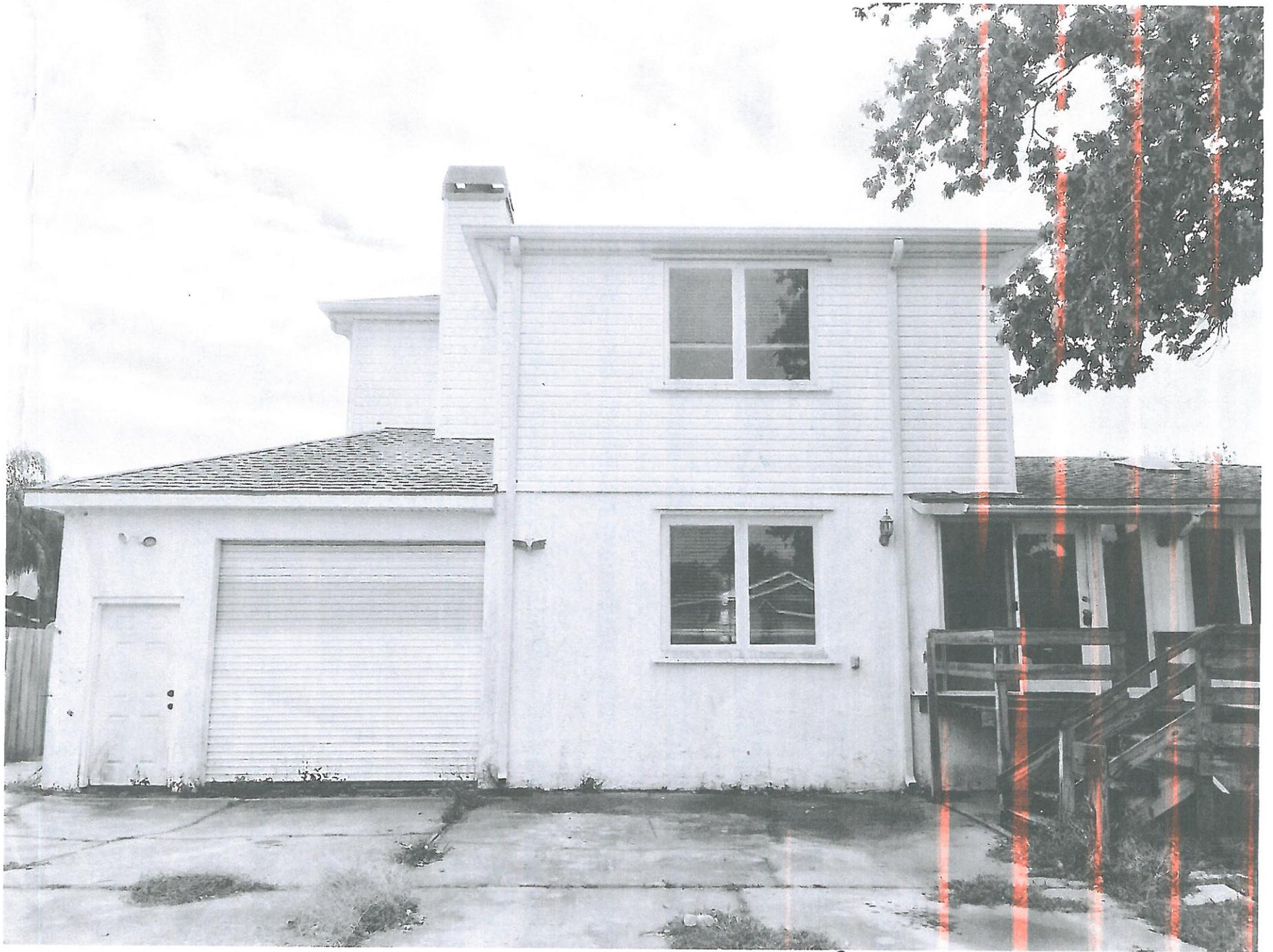
FIR 1/2"

GENERAL NOTES

This plat was prepared by the Surveyor and Mapper, and is subject to the provisions of the Surveyor and Mapper's Standard Conditions of Contract, which are hereby incorporated by reference into this plat. The Surveyor and Mapper's Standard Conditions of Contract are available for review at the Surveyor and Mapper's office, and are also available on the Surveyor and Mapper's website. The Surveyor and Mapper's Standard Conditions of Contract are available at the following website: [www.surveyorandmapper.com](http://www.surveyorandmapper.com). The Surveyor and Mapper's Standard Conditions of Contract are also available in the Surveyor and Mapper's office, and are also available on the Surveyor and Mapper's website. The Surveyor and Mapper's Standard Conditions of Contract are available at the following website: [www.surveyorandmapper.com](http://www.surveyorandmapper.com).



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 – 1<sup>st</sup> Floor, Planning Conf Room

BOA HEARING: February 1, 2017 @ 9:00 AM – 5<sup>th</sup> 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.

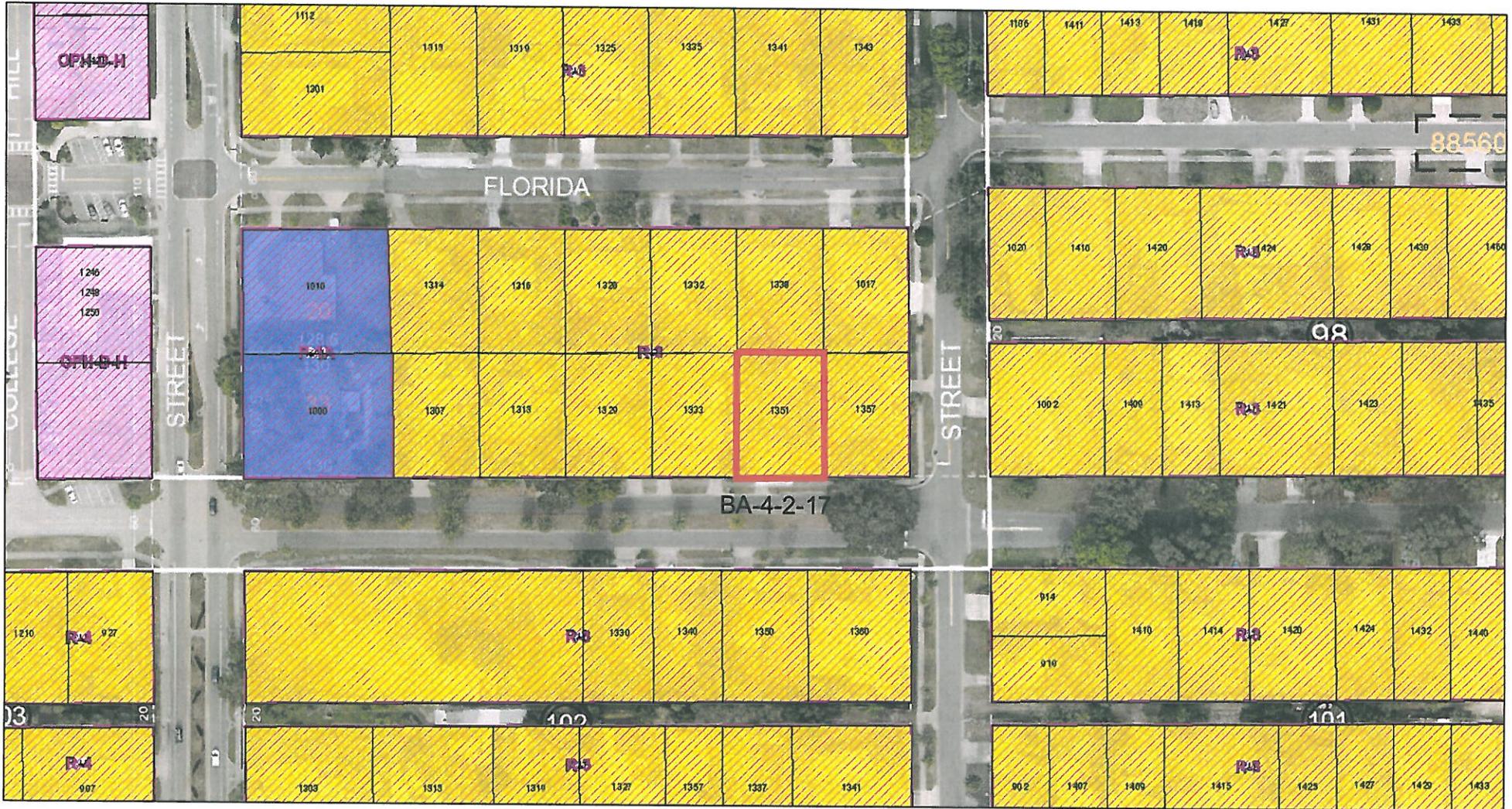
PARCEL ID: 01/28/15/17244/000/0280

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

DISCLOSURE: N/A

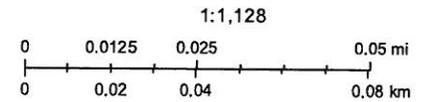
**Reference #:BA16-00061**

# BA-4-2-17



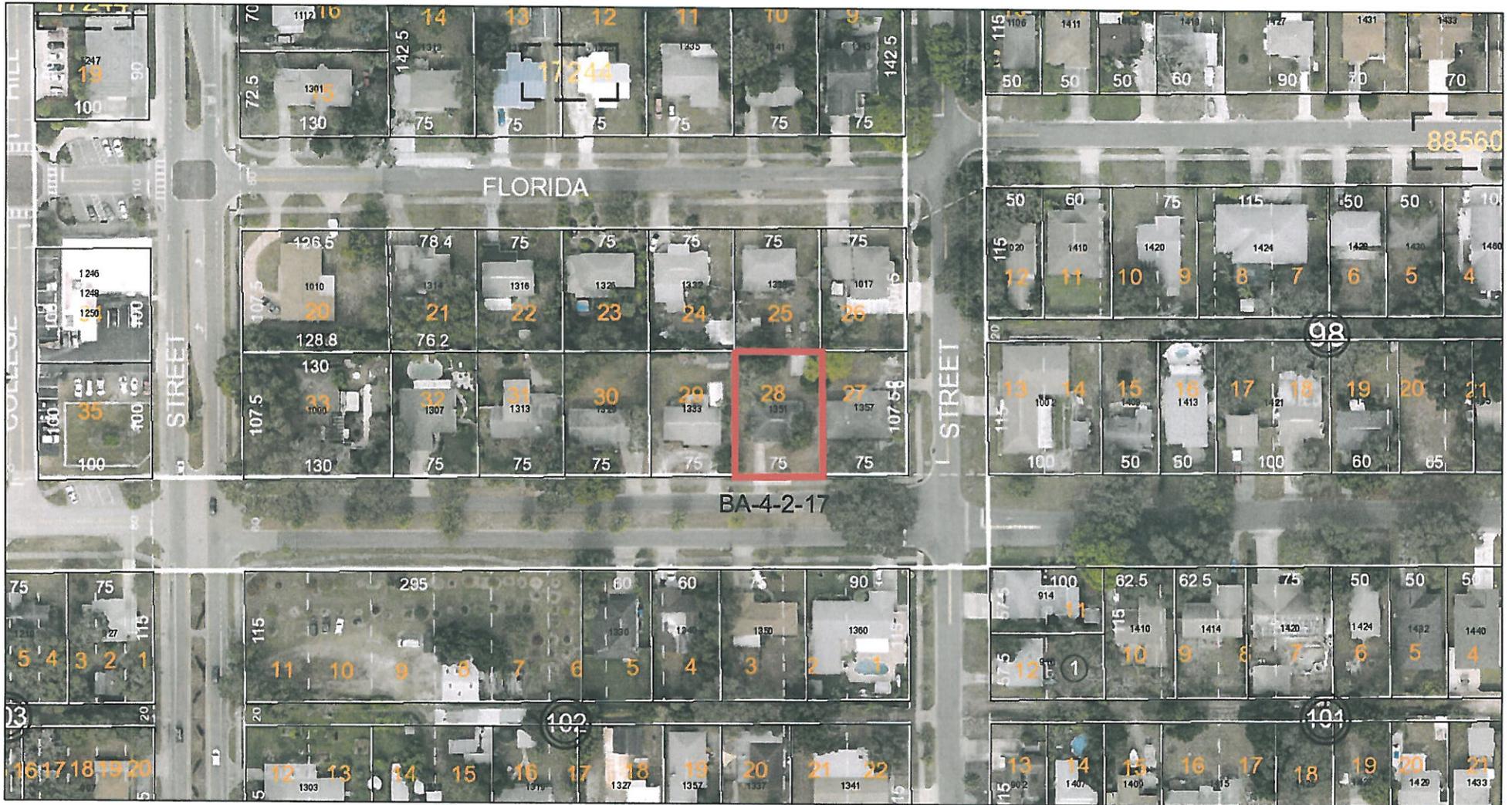
December 21, 2016

- Parcels
- Site Address
- Zoning



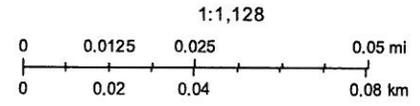
Use of this PARCEL MAP is subject to terms of use at:  
[http://www.pcpao.org/Terms\\_of\\_Use.html](http://www.pcpao.org/Terms_of_Use.html)

# BA-4-2-17



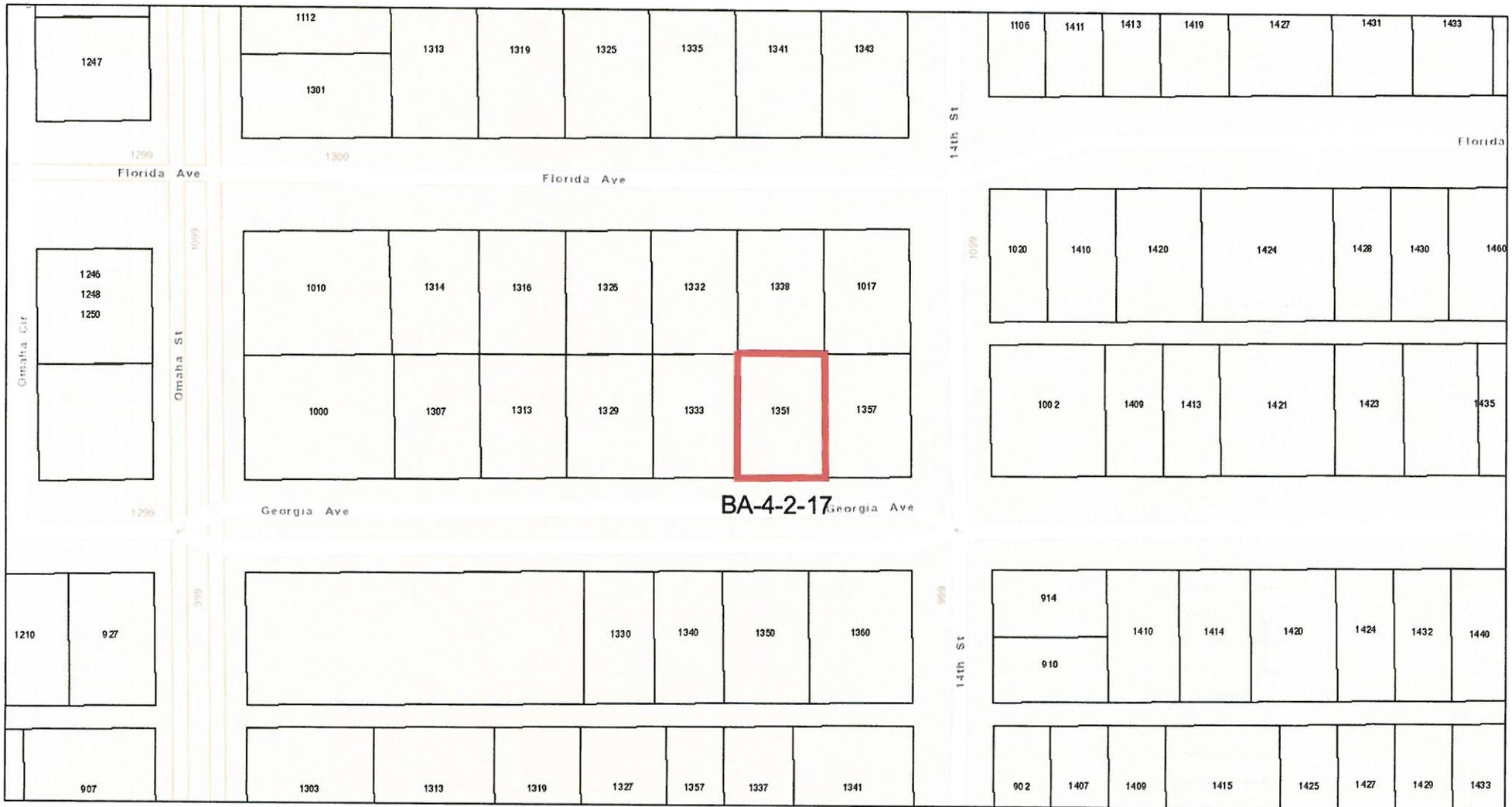
December 21, 2016

Parcels  
Site Address



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[http://www.pcpao.org/Terms\\_of\\_Use.html](http://www.pcpao.org/Terms_of_Use.html)

# BA-4-2-17

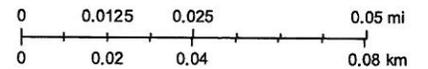


December 21, 2016

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

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: AM Date 12-21-16  
SUBJECT TO ENGINEERING  
Approved: Structure can/does meet code \_\_\_\_\_ Denied: Engineering/Improvements Req'd \_\_\_\_\_  
Applicant's Signature: Chris Hall Date: 12-21-2016  
Received by: Nikki Yang 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, 3<sup>rd</sup> 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  
9285
  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' SITE 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: 12-21-16

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December,

20 16 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

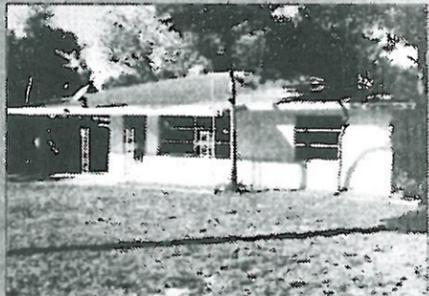
\*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

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)

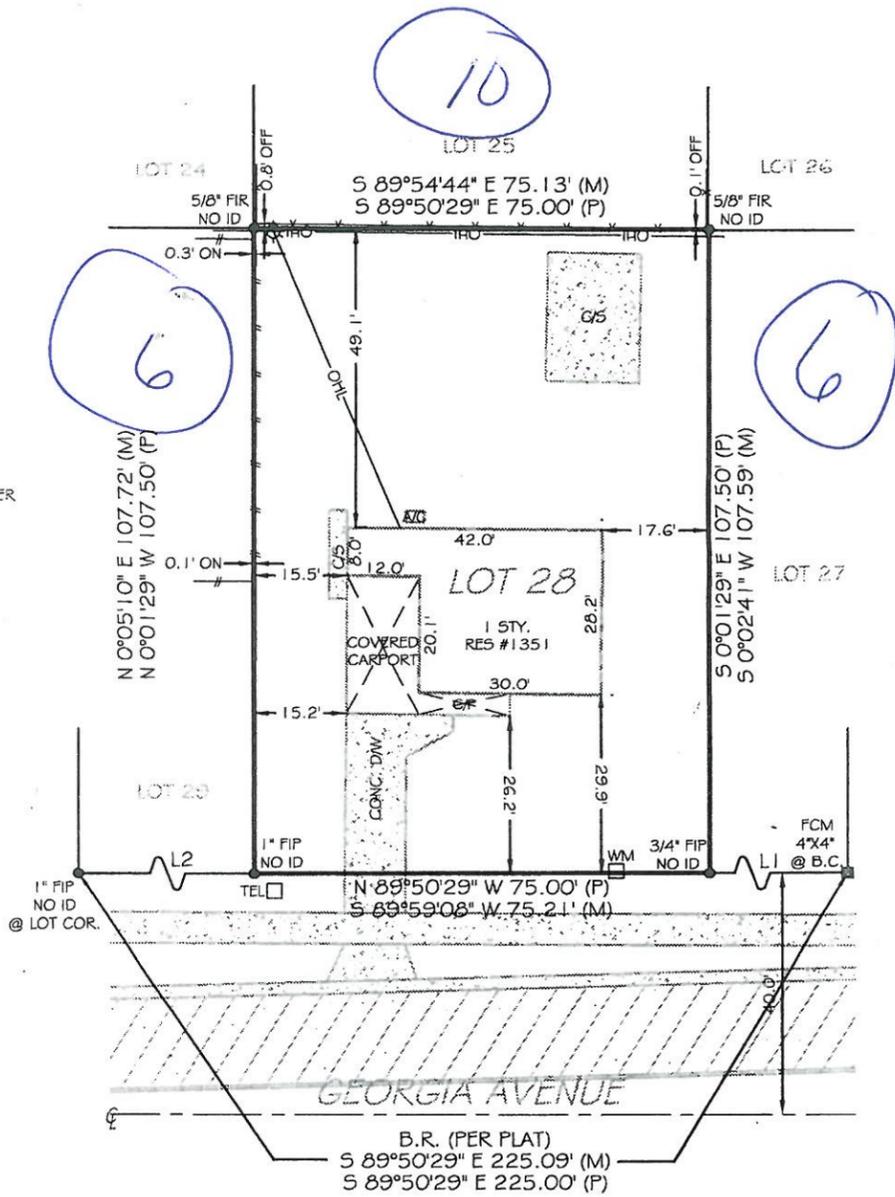
1512.3173  
BOUNDARY SURVEY  
PINELLAS COUNTY

TABLE:

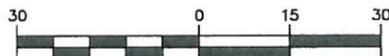
- L1 N 89°50'29" W 75.00' (P)
- N 89°58'10" W 75.13' (M)
- L2 S 89°50'29" E 150.00' (P)
- S 89°45'16" E 149.88' (M)

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 hereon 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:

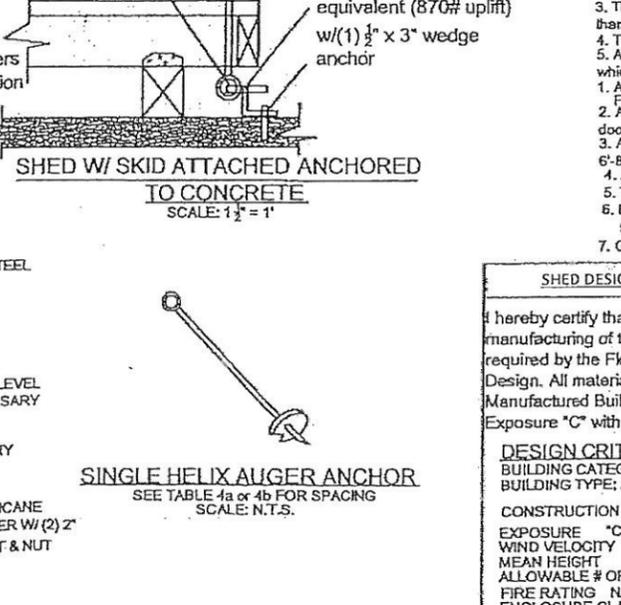
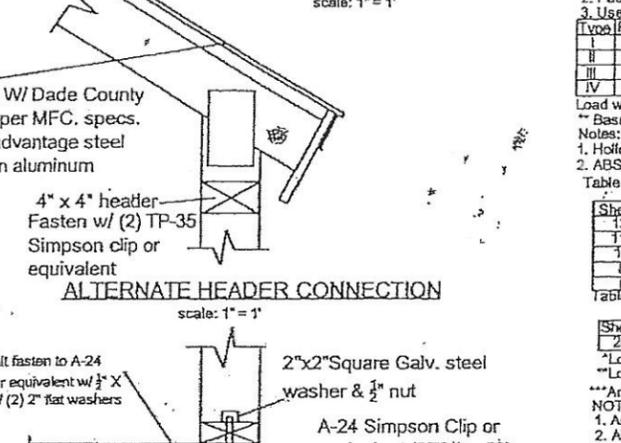
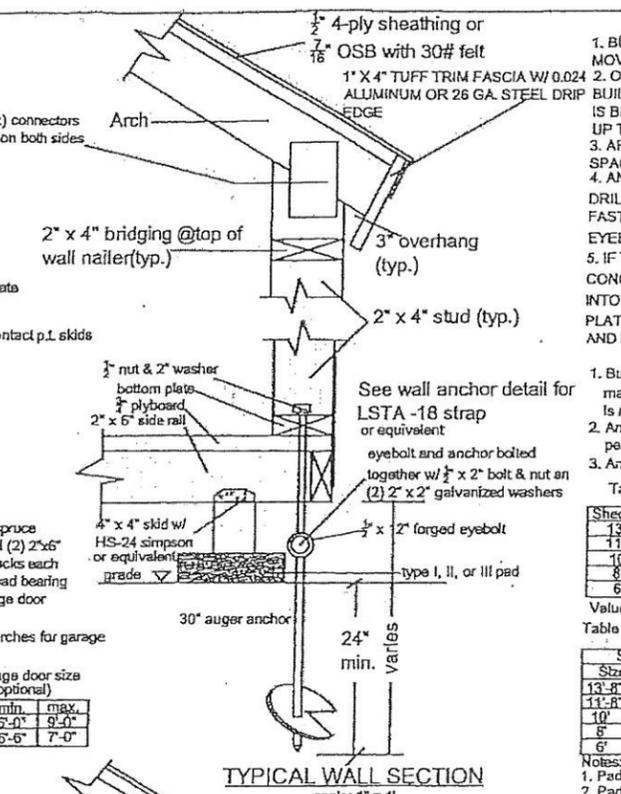
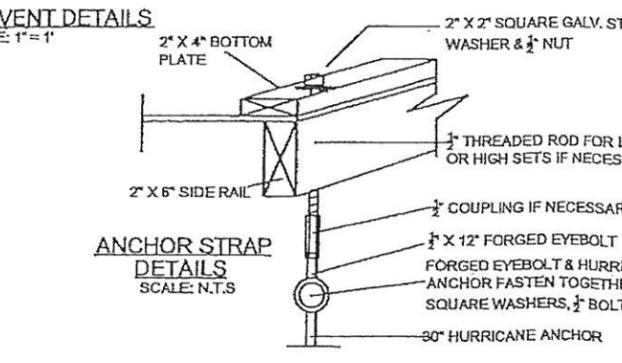
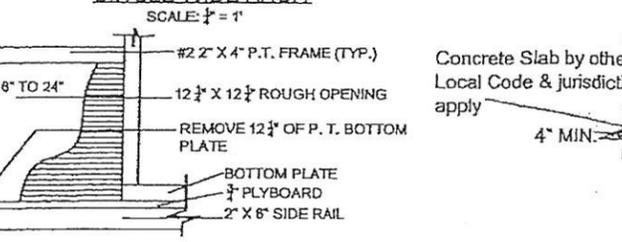
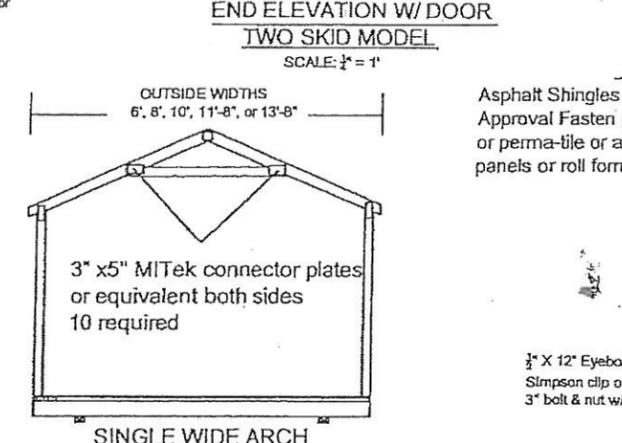
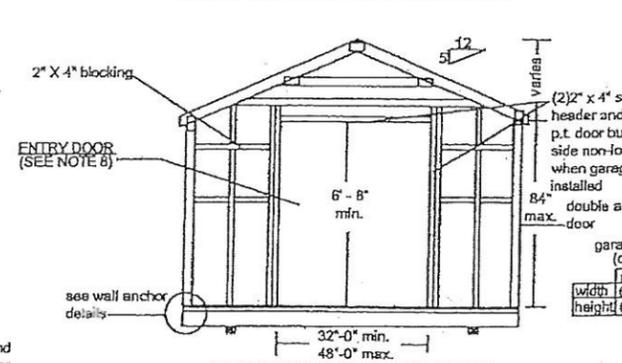
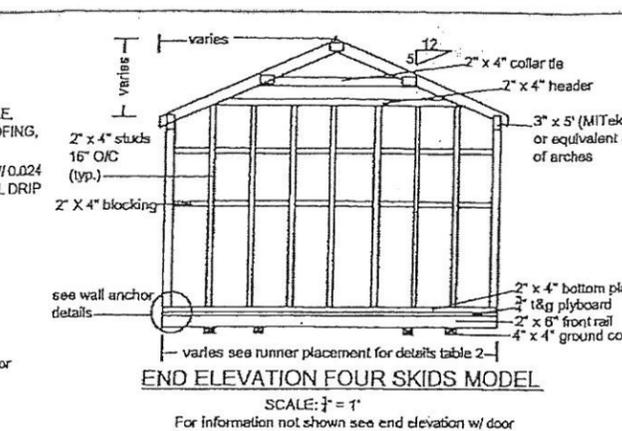
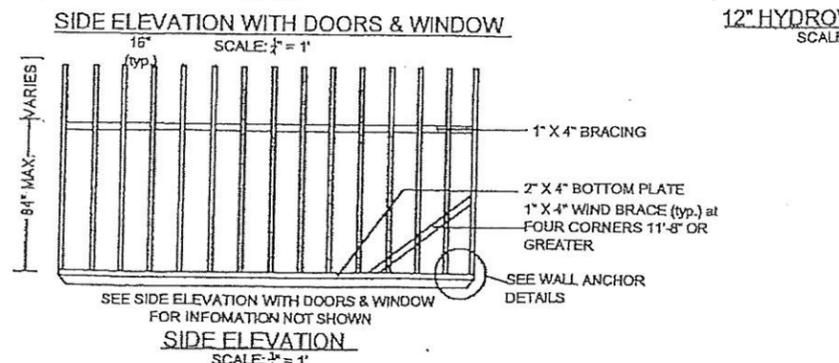
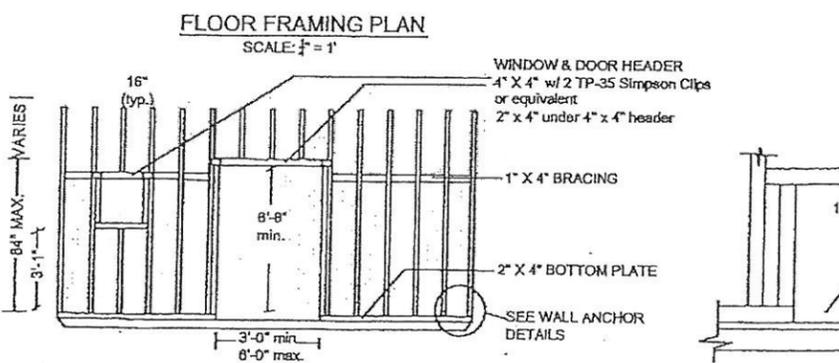
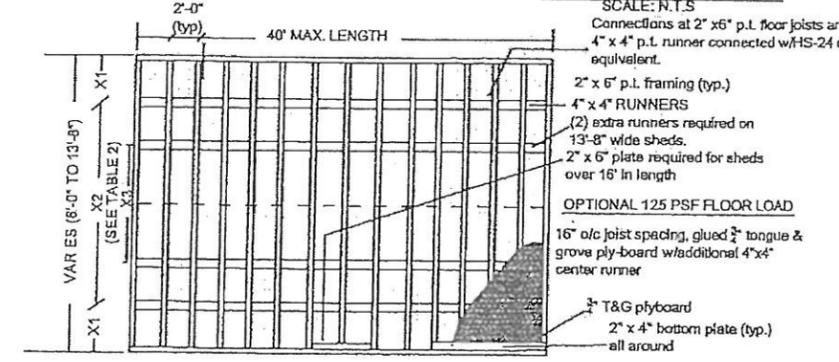
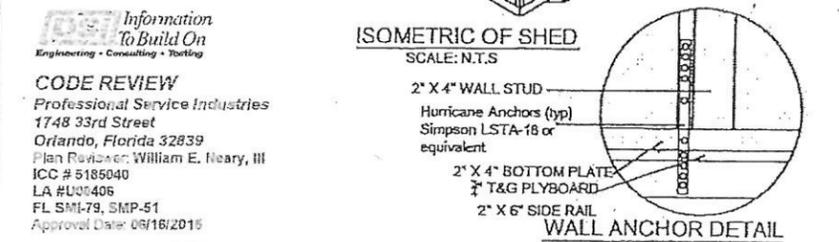
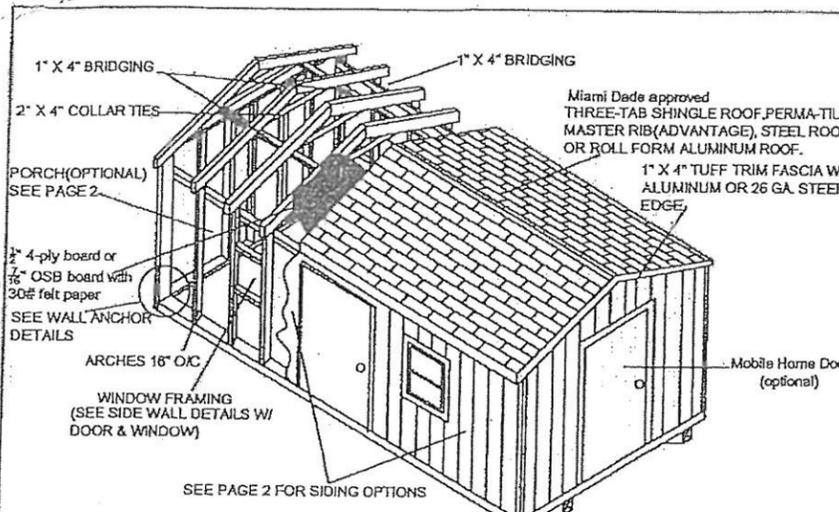
CERTIFIED TO: LISA AND CHRISTOPHER HALL; TITLE & ABSTRACT AGENCY OF AMERICA, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY

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



**EXACTA**  
Land Surveyors, Inc.  
www.exactaland.com  
P866-735-1916 • F866-744-2882  
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913  
LB# 7337

BA-4-2-17



**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 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.
- 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\"/>

**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) Local anchors per Table 4.
- Anchors shall be placed through the bottom plate and floor system.

Shed Width	# of Anchors	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"

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

Shed Description	Pad	Maximum Load & Pad Type			
		End Pad	Interior Pad	Side Runner	Interior Side Runner
13'-8" SW/DW	4.15'x33"	0' to 6"	6'-0"	1936#	I, II, III or IV
11'-8" SW	5.00'x48"	0' to 6"	6'-0"	2532#	I, II, III or IV
10' SW	5.00'x40"	0' to 6"	6'-0"	2402#	I, II, III or IV
8' SW	4.00'x28"	0' to 6"	6'-0"	2025#	I, II, III or IV
6' SW	3.00'x24"	0' to 6"	6'-0"	1658#	I, II, III or IV

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"

Shed Size	1 W*	Uplift PLF	End Anchor**	Max. Interior Spacing***
20'-0"	10.00'	400	0' to 3'-0"	5'-0"

**NOTES:**

- Anchor spacing is based on ASCE 7-10 for a Category 1: Enclosed Building, Exp. "C"
- All measurement above are center to center of anchors.
- The minimum number of anchor is (4). One @ each corner of shed for sheds less in length than the maximum.
- The minimum edge distance for expansion bolts is 8 diameters or 5" for 1/2" expansion bolt. 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.
- All buildings from 0 sq. ft. to 720 sq. ft. are exempt from wind-borne-debris impact standard per Florida Statutes.
- 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.
- All commercial buildings as well as residential building 400 sq. ft. or greater must comply with the 6'-8" door height and the min. and max. width requirements.
- All building 400 sq. ft. or less with 72" door height are accessory to residential structures.
- This plan was designed per the F.B.C., F.B.C.R. and ASCE 7-10.
- Fasteners for roof and walls shall be Scots@TriGrip metal to wood fasteners and shall be 9-15 x 1" or equal, w/ 1" (min.) thread penetration (typ.)
- Gutters to installed on site by others through local codes.

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

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 Manufacture 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	Main Wind Force Resisting System	
	Roof	Wall
BUILDING CATEGORY	1	1
BUILDING TYPE; ACCESSORY	1	1
CONSTRUCTION TYPE	VB	VB
EXPOSURE	C	C
WIND VELOCITY	180 m.p.h.	180 m.p.h.
MEAN HEIGHT	8.43 ft.	8.43 ft.
ALLOWABLE # OF FLOORS	1	1
FIRE RATING	NA	NA
FNCI OSURE CI ASSIFICATION	ENCLOSED	ENCLOSED

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

Frank J. Clancy, Jr., P.E.

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

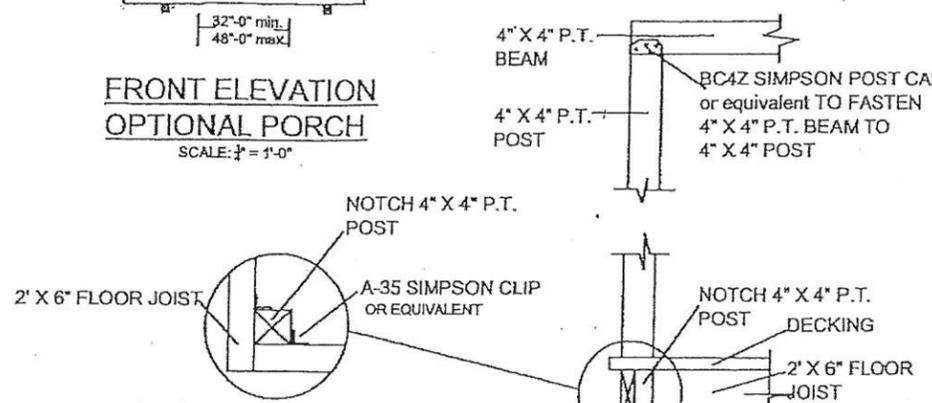
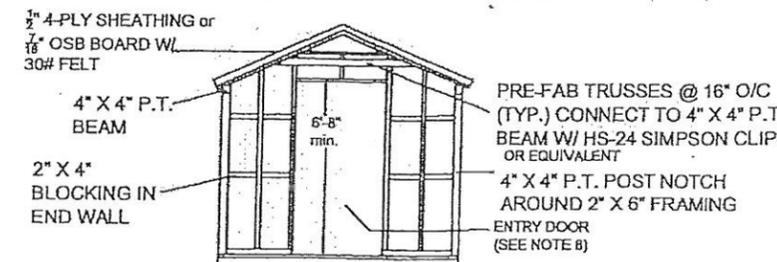
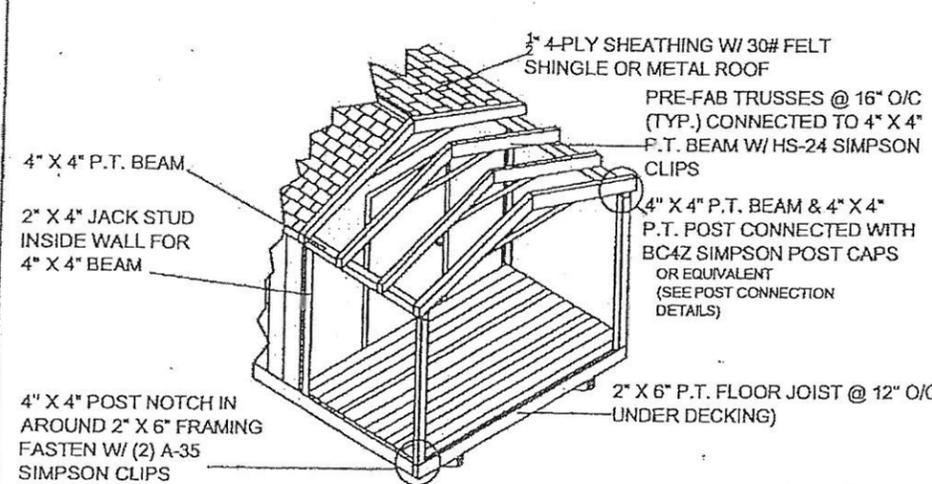
COUNTRY INN MODEL  
 SSI-2222

SUPERIOR SHEDS INC.  
 2323 South Yolusia Ave.  
 Orange City, Florida 32763  
 386-774-9881  
 www.superiorsheds.com

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

BA-42-17

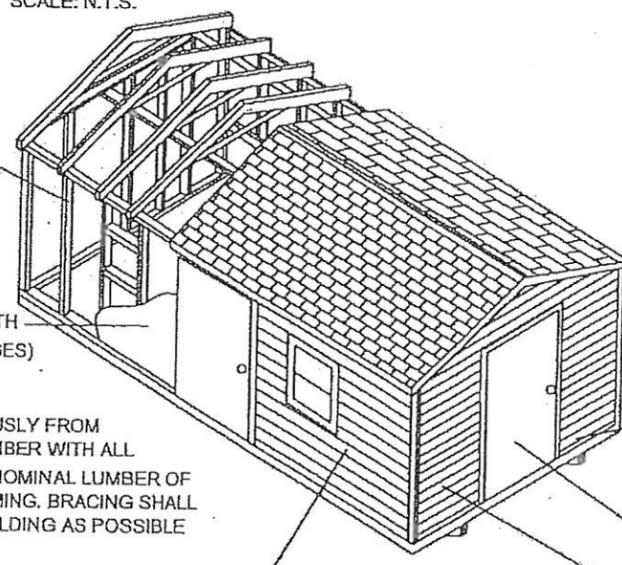
PSI APPROVAL 2015-06-16



**VINYL SIDING OPTION**  
EXTERIOR WALL STRUCTURAL BRACING SIDE WALLS & END WALLS

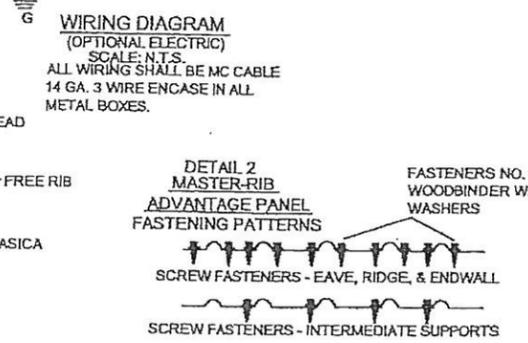
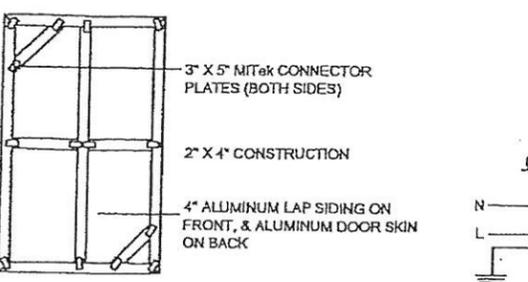
**NOTE 1 BRACING MATERIAL**  
SIMPLEX THERMO-PLY (STORMBRACE) FASTENED WITH 0.120" X 1 1/2" COILED ROOF NAIL @ 3" ON CENTER (EDGES) AND 6" ON CENTER (FIELD)

**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 3/4" (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**  
3/8" 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 hot dip galvanized	(4) wood to wood
2" x 4"	arches and framing	3" x 131 full round head	(3) wood to wood
1" x 4"	bracing and bracing	3" x 131 full round head	(2) every 2'
1" x 4" trim board	fascia	3" x 131 hot dip galvanized	(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" hot dip galv. ring shank	6" border & seams 8" field
A-35 clips	post to post	1 1/2" x 131 full round head	(4) each side of clip
HS-24 clips	joist to joist	1 1/2" x 131 full round head	(8) in 4x4 stud (8) in 2x6 joist
LSA-18 clips	hurricane straps to arch	2" hot dip galv. ring shank	(5) lower portion (5) upper portion
TP-35 clips	header to studs	1 1/2" x 131 full round head	(4) each side of clip
BC4Z clips	4" x 4" clips	1 1/2" x 131 full round head	(8) in post (8) in beam
4-PLY sheathing	roof sheathing	2" x .099 full round galv shank	6" seams & field
30# felt paper	under lavment	1" plastic cap nails	(3) nails on every rafter
shingles	roof cover	1" x 120 electro galv nails	5 per shingles
metal roof	roof cover	10-14x23" or 10x13" wood binder	see details 1 & 2
thermo-ply	structural panel	1 1/2" x 131 full round head	3" o/c edges 6" o/c edges
vinyl	exterior panels	1 1/2" x 131 full round head	at every 16" o/c stud
wood panel siding	exterior panels	2" x .089 full round galv shank	6" o/c at intermediate studs
concrete board siding	exterior panels	2" x .089 full round galv shank	6" o/c edges 12" o/c field
lap concrete board	exterior panels	2" x .089 full round galv shank	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 FASTEN 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/Side of Shed	Anchor Spacing/Side
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"

**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'	

**Table 3 Support Footing Pad Spacing For Single or Double Wide Sheds**

Shed Description	Pad	Maximum Load & Pad Type
13'-8" SWDW	4.15' / 32	0' to 6" 1936# I, II, III or IV
11'-8" SWDW	6.00' / 480	0' to 6" 2568# I, II, III or IV
10' SWDW	5.00' / 400	0' to 6" 2400# I, II, III or IV
8' SW	4.00' / 320	0' to 6" 2029# I, II, III or IV
6' SW	3.00' / 240	0' to 6" 1658# I, II, III or IV

**Table 4a Anchor Spacing of Auger Type Anchors For Single Wide Sheds**

Shed Size	LW	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"

**Table 4b Anchoring Spacing of Auger Type Anchor For Double Wide Sheds**

Shed Size	LW	Uplift PLF	End Anchor	Max. Interior Spacing
20'-0"	10.00'	400	1'-0" to 3'-0"	5'-0"

**ANCHOR NOTES**

- Anchor spacing is based on ASCE 7-10 for a category 1: Enclosed Building, Exposure "C"
- All measurement above are center to center of anchors
- The minimum number of anchor is (4). One @ each corner of shed for sheds less in length than the maximum.
- 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**

- All building from 0 sq.ft. to 720 sq.ft. are exempt from wind-borne-debris standard per FL Statutes.
- 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.
- 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.
- All buildings 400 sq.ft. or less with 72" door height are accessories to residential structures.
- This plan was designed per the F.B.C., F.B.C.R. and the ASCE 7-10
- Fasteners for roof and walls shall be Scots@TriGrip metal to wood fasteners and shall be 9-15 x 1" or equal, w/ 1" (min.) thread penetration (typ.)
- Gutters to installed on site by others through local codes.

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

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 RATING 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

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.  
Orange City, Florida 32783  
386-774-8881  
www.superiorsheds.com

Dayle & Cleaton Engineering, Inc.  
280 W. Lake Springs Road, Suite 1000  
Lansdale, PA 19382  
407-530-2533

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

BA.4.2.17

### 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 1/2" AUGER BIT AND THE EYEBOLT (or 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 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 1/2" HOLE IS DRILL INTO CONCRETE 1 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 1/2" WEDGE ANCHOR. A 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) 1/2" X 4 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"

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"	---

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

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

Shed Description	Type	LW*-PLF	Pad				Maximum Load & Pad Type			
			End Pad	Max. Spacing	End Pad	Side Runner Pad Type	Interior Pad	Side Runner Pad Type		
13'-8"	SW/DW	4.15* / 332	0" - 6"	6'-0"	1936#	I, II, III or IV	1879#	I, II, III or IV	I, II, III or IV	
11'-8"	SW/DW	6.00* / 480	0" - 6"	6'-0"	2558#	I, II, III or IV	2558#	I, II, III or IV	I, II, III or IV	
10'	SW/DW	5.00* / 400	0" - 6"	6'-0"	2400#	I, II, III or IV	2400#	I, II, III or IV	I, II, III or IV	
8'	SW	4.00* / 320	0" - 6"	6'-0"	2029#	I, II, III or IV	2133#	I, II, III or IV	I, II, III or IV	
6'	SW	3.00* / 240	0" - 6"	6'-0"	1658#	I, II, III or IV	1866#	I, II, III or IV	I, II, III or IV	

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

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

Table 4b

Anchor Spacing of Auger Type Anchors for Double Wide Sheds

Shed Size	LW*	Uplift PLF	30" Eye Auger Anchor	
			End Anchor**	Max. Interior Spacing***
20'-0"	10.00*	400	1'-0" to 3'-0"	5'-0"

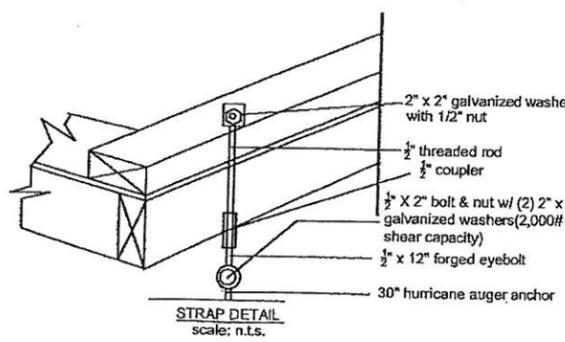
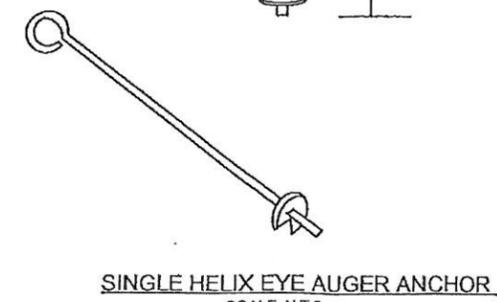
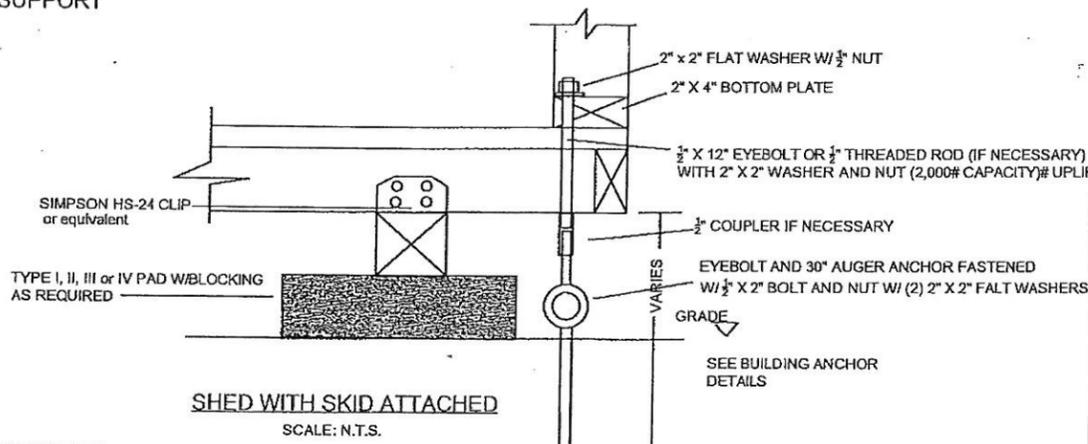
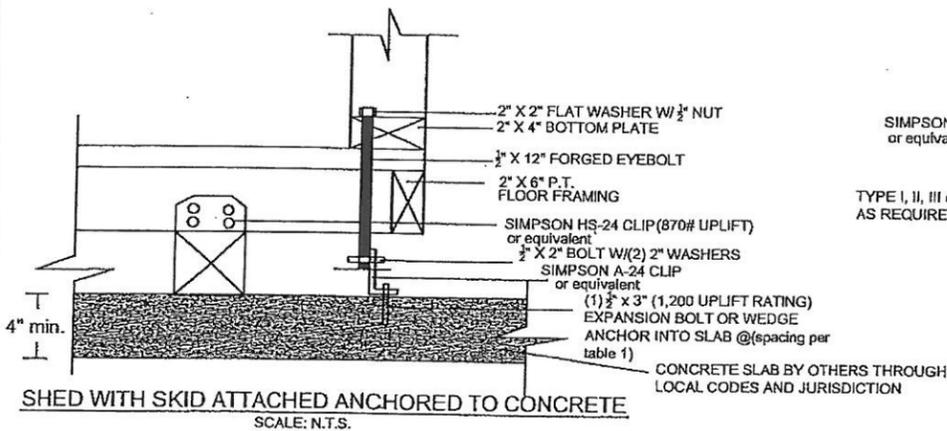
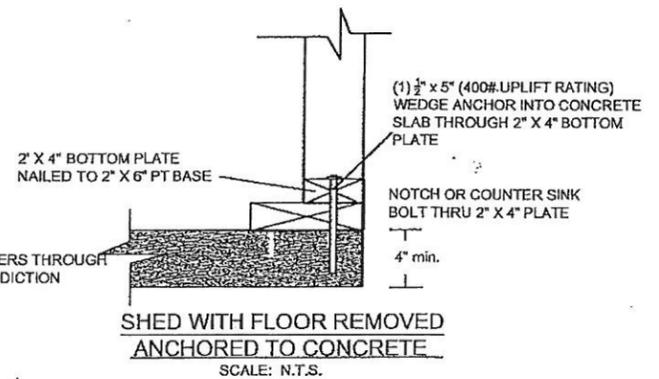
\*Load width of uplift on runner

\*\* Location of end auger anchor or slab anchor

\*\*\* Anchor spacing example: 30" auger anchor or 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 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

#### 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

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

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

Frank A. Cleaton, Jr. P.E.  
 FL PE #25816

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

SUPERIOR SHEDS, INC.  
 2323 SOUTH VOLusia AVE.  
 ORANGE CITY, FLORIDA 32763  
 386-774-9885  
 WWW.SUPERIORSHEDS.COM

INSTALLATION GUIDE  
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DAVIS & CLEATON ENGINEERING, INC.  
 260 WEKIVA SPRINGS ROAD, SUITE 1060  
 LONGWOOD, FLORIDA 32779  
 407-538-2363

BA.4.2.17

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