

STAFF REPORT
Community Development Department
Petition Number: VAR-15-009

To: The Charlotte County Board of Zoning Appeals
From: Shaun Cullinan, Planning and Zoning Official
Prepared By: Ken Quillen, AICP, Planner III
Report Date: November 11, 2015 **BZA meeting date:** November 18, 2015

Requested Action/General Information:

Mr. Douglas Grissenger, Attorney for Timothy Robinson, Sarah Robinson and Gerry Ann Robinson, is requesting a variance to reduce the 25-foot front yard setback by 7.2 feet to allow a 17.8-foot front setback for a new wood deck and roof extension in the Bridgeless Barrier Island (BBI) zoning district. Subject property is located at **8918 Gulf Street on Little Gasparilla Island** in Englewood (see **Location Map**). The attached **Zoning Map** shows the zoning of this property, which is *Bridgeless Barrier Island (BBI)*. This property has a *Coastal Residential*, Future Land Use Map (FLUM) designation. The attached **Aerial Photograph** shows this regular shaped substandard, 5,000 sq. ft. (50' by 100') lot, which was created by the *Gasparilla Shores Subdivision* in 1959.

Staff has attached a copy of the **Bridgeless Barrier Island (Exhibit A)** zoning district regulations, which establishes a minimum front yard setback requirement of 25 feet. The existing 988 square foot single-family residence (26' by 38') was constructed in 1975 with a 28.7-foot front yard setback. The Robinson's purchased subject property in June of 2005. On October 10, 2012 a Code Compliance Officer performed an inspection on subject property and found work being done without permits, which included plumbing and electrical work and a new wood deck, stairway, and roof extension. A **Code Case, COD-12-02743 (Exhibit B)** was initiated and notices sent to the owners requesting that they restore the property to its original state or that permits be obtained and all work pass inspections to abate this violation. Because no action was taken by the property owners to correct this violation the Code Enforcement Board concluded on April 3, 2013, that the owners were in violation of the code and ordered the owners to correct the violation within 30 days or be fined. The violations were not corrected so on October 2, 2013 the owners were fined \$110.

On November 20, 2013 a Residential Mechanical permit was issued, which passed final inspection on December 4, 2013. A Residential Electrical permit was issued on February 6, 2014, which passed final inspection on July 17, 2014. On March 5, 2013 West Coast Construction submitted an application for a **Construction Permit #20130303011 (Exhibit C)**, for the wood deck, roof replacement and roof extension. The Zoning division rejected this permit on March 9, 2013, because there was no Site Plan showing setbacks submitted with the application.

On June 25, 2014 the Code Compliance Officer performed a follow-up inspection and found that the Construction Permit application had expired in September of 2013 and initiated another **Code Case, COD-14-01585 (Exhibit D)** against the owners and once again requesting that they make the necessary corrections to abate this violation. This code case was continued numerous times to give the owners time to abate this violation. On January 6, 2015 a Site Plan, showing existing and proposed setbacks, was finally submitted to the County; however, on February 2, 2015 the Zoning division rejected this Site Plan because the wood deck and roof extension do not meet the 25-foot front setback requirement. The owners finally submitted a **Variance Application (Exhibit E)** on September 30, 2015, as such, this Code Case has been continued until after the BZA has made a decision regarding the requested variance.

The applicant has submitted the attached **Boundary Survey** (Exhibit E-3), which was done on April 15, 2015, showing the existing structures located on subject property. The applicant has also submitted the attached **Narrative** (Exhibit E-2) explaining why the applicant believes this request for a variance should be granted. Staff has also attached two copies (each 11" by 17") of part of the **Building Plans** (Exhibit F) submitted by West Coast Construction for the Construction Permit.

A Community Development Department Environmental Specialist has performed a cursory environmental review and their comments are in the attached **Memorandum** (Exhibit-G) dated October 27, 2015.

Findings: The five standards for approval of a Variance according to Section 3-9-6.3 of the Charlotte County Zoning Code are as follows:

1. Unique or peculiar conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures.

Finding: This 5,000 (50' by 100') square foot lot, which was created by the Gasparilla Shores Subdivision in 1959, is substandard with regards to size; specifically lot area and lot width. However, these conditions are also applicable to all the other lots that were created with the same dimensions as over 60 other lots that were part of this subdivision plat.

2. The strict and literal enforcement of the zoning section of the Land Development Regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.

Finding: Strict and literal enforcement of the Zoning Code would create an undue hardship on the applicant because there is a handicapped family member. People who are physically able can easily use the stairs to go from the raised residence to the wood deck underneath the home. However, there is a family member who would like to participate in outdoor activities, but cannot use the stairs and must be assisted up and down the stairs. As such, the owners need to provide an outdoor area which is at the same elevation as the existing home and easily accessible from the residence.

3. The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.

Finding: The proposed 7.2-foot variance would be a variance of approximately 29%. Staff does not believe the proposed 17.8-foot front setback would be injurious to or incompatible with contiguous uses or detrimental to the public welfare of the surrounding properties.

4. The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant.

Finding: The structural conditions given rise to the requested variance have been created by the applicants, who are the current property owners. However, the physical conditions of a family member cannot reasonably be corrected or avoided by the applicant. The applicant would like to have an outdoor living space that is at the same level as the home.

5. The requested variance is the minimum modification of the regulation at issue that will afford relief.

Finding: The requested variance of 7.2 feet is the minimum modification that will afford relief, according to the applicant, because this is the present location of the wood deck and roof extension. This deck would allow reasonable use of this property and provide an outdoor space more accessible to all family members.

ANALYSIS AND CONCLUSIONS:

After review of the site and the application requesting a variance, to allow a wood deck and roof extension to extend 7.2 feet into the front yard, staff believes that the requested variance does not meet all five criteria for granting a variance. Specifically standard number 1 has not been met.

If the Board of Zoning Appeals decides to approve the requested variance staff recommends the following conditions be adopted, as conditions of approval, to ensure that this dock is in compliance with the purpose and intent of the Zoning Code. The recommended condition(s) are as follows:

1. The variance, as approved by the Board of Zoning Appeals, is to allow a wood deck and roof overhang with a reduced setback of 17.8 feet. This setback shall not apply to any roof overhang.
2. This variance shall only apply to the existing wood deck, roof overhang, and access stairway, as shown on the plans submitted with this application. If these structures are at a later date removed this variance shall expire and all future development must be constructed according to all applicable codes in existence at that time, unless a new variance is granted specific to the development proposed at that time.
3. The access stairway shall be allowed to project further into the front yard and may remain "as is".
4. As a condition of approval of this variance this wood deck shall remain open and shall not be enclosed with screening, windows or any other barrier of any kind.

Please be advised that the final decision regarding the petition rests with the Board of Zoning Appeals, and will be decided upon consideration of all the evidence introduced at the hearing.

Attachments: Staff Report (3), Location Map, Zoning Map, Aerial Photo, Section 3-9-52 (2), Code Case COD-12-02743 (10), Construction Permit 20130303011 (11), Code Case COD-14-01585 (6), Variance Application, Narrative, Boundary Survey, Building Plan Drawings (2), Environmental Specialist Memo



Community Development

CHARLOTTE COUNTY

Location Map for VAR-15-009

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.gov



15/42/20 West County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-S. Yancey-7264 Date Saved: 10/20/2015 11:49:01 AM

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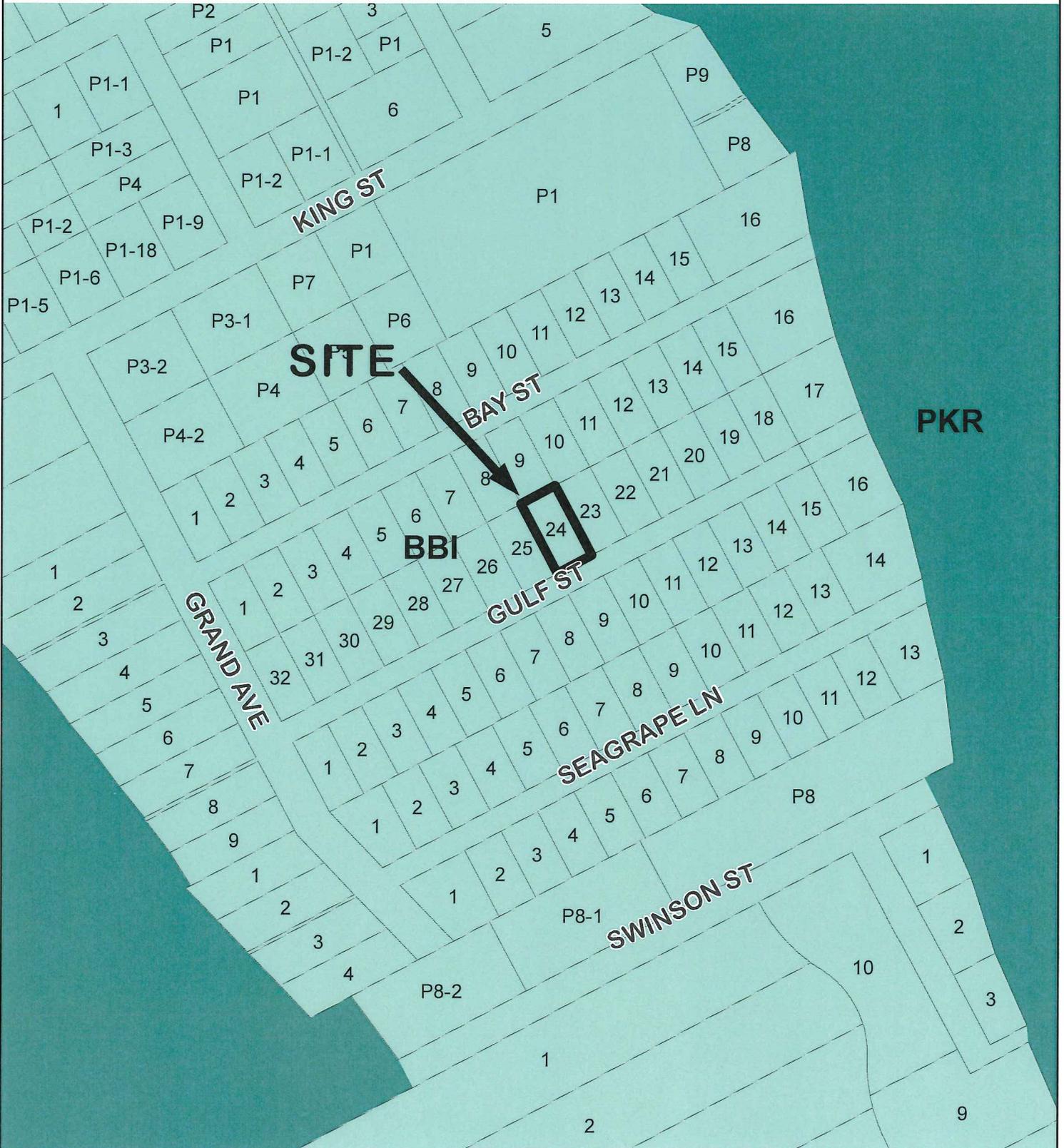
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CHARLOTTE COUNTY

Zoning Map for VAR-15-009



15/42/20 West County

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CHARLOTTE COUNTY

2014 Aerial View for VAR-15-009



15/42/20 West County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-S. Yancey 7264 Date Saved: 10/14/2015 3:22:30 PM



(NOT TO SCALE)

Section 3-9-51 Babcock Overlay Zoning District (BOZD).

(at a future date staff will insert text for this section here)

(Ord. No. 2006-058, § 1, 06-20-2006; Ord. No. 2014-077, § 1, 11-25-2014)

Section 3-9-51.1 Babcock Community Pattern Book.

(at a future date staff will insert text for this section here)

(Ord. No. 2006-058, § 1, 06-20-2006; Ord. No. 2014-077, § 1, 11-25-2014)

Section 3-9-52 Bridgeless Barrier Island (BBI).

- (a) *Intent.* The Bridgeless Barrier Island zoning district is intended to be used for residential dwellings and uses normally associated with residential dwellings. Some small commercial uses in support of the residential used may also be allowed by Special Exception. The BBI zoning district is only allowed on those bridgeless barrier islands identified in the Smart Charlotte 2050 Barrier Island Overlay District, which are Little Gasparilla Island, Don Pedro Island, Knight Island and Thornton Key.
- (b) *Permitted Principal Uses and Structures (P):* The following uses and structures are permitted in this district:
 - (1) Single-family dwellings excluding mobile homes.
 - (2) Nonprofit parks and playgrounds.
 - (3) Occupied single-family residences used as family day care homes.
- (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and clearly incidental to permitted principal uses and structures are also permitted in this district. All permitted accessory structures are subject to the yard setback requirements of this section. Permitted accessory structures include:
 - (1) Private garage and storage structures subject to the following standards:
 - a. Metal buildings are limited to 600 square feet.
 - b. Accessory buildings over 250 square feet must be compatible in appearance to the residence.
 - c. The total maximum coverage area of all accessory structures shall not exceed the greater of 1,000 square feet or one-half the footprint of the principal structure. Nothing herein shall be construed to permit lot coverage in excess of the 20 percent or 35 percent maximum lot coverage established in subsection (g) of this section.
 - (2) Greenhouses, growing of plants and horticultural specialties, provided no retail sales are made on the premises.
 - (3) Swimming pools.
 - (4) Tennis courts.
 - (5) Noncommercial boat docks.
- (d) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted by Special Exception, including but not limited to mobile homes, parking lots and private clubs, shall be unlawful in this district.

Section 3-9-52 Bridgeless Barrier Island (BBI). (continued)

- (e) *Special Exceptions (S)*: (For procedure see section 3-9-6.2 *Special Exceptions*)
 - (1) The following are special exceptions in this district:
 - a. Cluster houses and patio houses, provided a site plan is approved.
 - b. Houses of worship, in accordance with section 3-9-82, and community meeting halls.
 - c. Home occupations in accordance with section 3-9-74.
 - d. Child and adult day care facilities.
 - e. Essential services and emergency services.
 - f. The following *Special Exception* uses are permitted only within, and shall follow the development standards of, the LGI zoning district overlay:
 - (1) Golf cart rental, sales and service.
 - (2) Barge and ferry landing sites.
 - (3) Library.
 - (4) Structures for the enclosed storage of trucks and other equipment used to service the electric, telephone, or water utilities.
 - (5) Water utility treatment and distribution facilities.
- (f) Such other uses as determined by the *Zoning Official* or his/her designee to be:
 - (1) Appropriate by reasonable implication and intent of the district.
 - (2) Similar to another use either explicitly permitted in that district or allowed by *Special Exception*.
 - (3) Not specifically prohibited in that district.

The Board of Zoning Appeals shall review a favorable determination of the *Zoning Official* under this provision at the time the *Special Exception* application is presented to it. An unfavorable determination of the *Zoning Official* or his/her designee shall be appealable pursuant to section 3-9-6 Board of Zoning Appeals.

(g) Development Standards:

	BBI Lots legally created on or after October 22, 1990	BBI Lots legally created prior to October 22, 1990
Lot (minimum)		
Area (acres)	1	The minimum lot size required by the zoning district in effect at the time the lot was created.
Width (feet)	100	The minimum lot width required by the zoning district in effect at the time the lot was created.
Yards (minimum feet)		
Front	25	25
Side (interior)	20	7.5 or 5 if lot is 50 feet wide or less
Side (street)	20	15
Rear (interior)	20	15
Rear (street)	25	25
Rear (Gulf)	50	50
Rear (other water)	20	20
Bulk (maximum)		
Lot coverage	20%	35%
Height (feet)	35	35
Density (units/acres)	1	1 unit per lot

(Ord. No. 2013-022, § 1, 07-23-2013; Ord. No. 2014-041, § 1, 11-25-2014)

October 11, 2012

Timothy J. & Sarah J. Robinson
4607 Leona Street
Tampa, FL 33629

RE: Code Violations

**LOCATION: Gasparilla Shores, Block C, Lot 24: also known as: 8918 Gulf St.,
Placida, Florida**

Dear Mr. & Mrs. Robinson:

An inspection of the above listed property was conducted on October 10, 2012 this inspection resulted in finding a deck built, windows replace, roof added, air conditioning replaced, electric and plumbing all done on the property. A review of the Charlotte County permitting system on October 10, 2012 found a permit had not been applied for or issued regarding this work. This condition is in direct violation of **Florida Building Code 105.1 and Charlotte County Code Section 3-9-5(b)**. Copies of these sections are enclosed for your information.

It is requested that the violation be corrected within **thirty (30) days** from the date of this letter by applying for and obtaining the required permit, pass all final inspections; or hiring a licensed and insured contractor to obtain the required Building permit and complete the work and pass all required inspections; or by obtaining a demolition permit to restore the property to its original state, and pass all final inspections.

Your cooperation in correcting the violation, will avoid the necessity of forwarding a case to the Code Enforcement Board. If you have any questions, please contact me at 941.743.1547. Thank you.

Sincerely,

Darcie Nicolosi
Certified Code Compliance Officer

Enclosures

Case: COD-12-02743

**COD-12-02743
(Exhibit B-1)**

**COD-12-02743
(Exhibit B-2)**



Rent Itc
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8918 Gulf Street 10/10/12 DN

THE CODE ENFORCEMENT BOARD
IN AND FOR CHARLOTTE COUNTY, FLORIDA

Charlotte County,

Petitioner,

v.

Case: COD-12-02743

TIMOTHY J. ROBINSON
and SARAH J. ROBINSON,

Respondent(s)

NOTICE OF VIOLATION

1. An inspection on October 10, 2012, by a Certified Code Compliance Officer, of your property located at 8918 Gulf Street, Little Gasparilla Island, Placida, Florida, described and zoned as:

Lot 24, Block C, Gasparilla Shores, as per plat thereof, recorded in Plat Book 4, Page 71, of the Public Records of Charlotte County, Florida
RMF-T (Residential Multi-Family Tourist)

resulted in finding a deck built, windows replaced, roof added, air conditioning replaced, electric and plumbing work done on the residence, a violation order was placed on the property. A check of the Charlotte County Permitting Database on November 26, 2012, found a permit had not been submitted or issued for the work done on the residence.

2. This is a direct violation of Florida Building Code Section 105.1, and Charlotte County Zoning Code Section 3-9-5(b).

FLORIDA BUILDING CODE

SECTION 105.1 PERMITS

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

CHARLOTTE COUNTY ZONING CODE

SECTION 3-9-5. ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS.

B. APPLICATION. It shall be unlawful for any person to construct, alter, move, add onto, remove or demolish any building or structure on land or water, without first making

COD-12-02743

(Exhibit B-3)

application for a permit to the zoning official in such form as he may require and obtaining the proper permit. No existing use, new use or change of use in land or water of any building or structure or any part thereof shall be made except in conformance with this chapter.

3. You were previously notified of the violation of the Florida Building Code Section 105.1 and Charlotte County Code Section 3-9-5(b) by a Warning Letter dated October 11, 2012

4. You are hereby notified that you must clear the violations by applying for and obtaining the required Building Department permit for the work done on the property and by scheduling and passing all required inspections, or by obtaining a demolition permit and restoring the property to it's original condition.

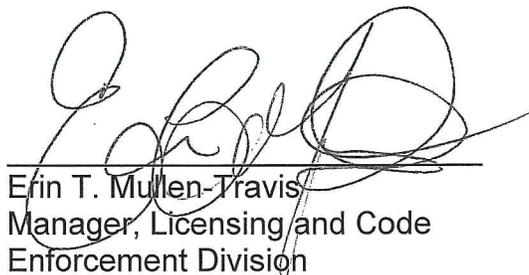
5. You will be allowed **ten (10) days** from your receipt of this Notice to correct this violation.

6. **Be advised that it is your responsibility to contact the Code Compliance Division, (941) 743-1547, to request an inspection to verify that the violation has been corrected.**

7. **Your failure to comply with the terms of this Notice will result in this matter being heard before Charlotte County Code Enforcement Board at the time and place shown on the attached Notice of Hearing.**



Darcie Nicolosi
Certified Code Compliance Officer
Community Development/Code
Enforcement Division
18400 Murdock Circle
Port Charlotte, FL 33948



Erin T. Mullen-Travis
Manager, Licensing and Code
Enforcement Division
Community Development
18400 Murdock Circle
Port Charlotte, FL 33948

Timothy J. Robinson
Sarah J. Robinson
4607 Leona Street
Tampa, FL 33629

COD-12-02743
(Exhibit B-4)

THE CODE ENFORCEMENT BOARD IN AND FOR CHARLOTTE COUNTY, FLORIDA

Charlotte County,

Petitioner,

v.

Case: COD-12-02743

TIMOTHY J. ROBINSON
and SARAH J. ROBINSON,

Respondent(s).

NOTICE OF HEARING

1. YOU ARE HEREBY notified that the Charlotte County Community Development Department/Code Compliance Division has filed a Notice of Violation against you for the violations listed therein. A copy of this Notice of Violation is attached.

2. The Board will hear this matter on **February 6, 2013, at 9:00 a.m.**, or as soon thereafter as this case may be heard, in Room 119, Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, Florida.

3. If you have cleared the violations by the time stated in the Notice of Violation AND have received written notification from the Director of the Department or his/her authorized designee that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.

4. IT IS YOUR RESPONSIBILITY TO CONTACT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT/CODE COMPLIANCE DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT INTO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE CHARLOTTE COUNTY CODE.

5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.

6. If the Notice of Violation charges you with a Repeat Violation, the matter may be presented to the Board even if the repeat violation has been corrected prior to the Board hearing. If a violation is found to be a repeat violation, the Board may increase the fine to \$500.00 for each day the repeat violation.

COD-12-02743
(Exhibit B-5)

7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs of repairs that are required to bring the property into compliance pursuant to Section 162.09(1), F.S.

8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

9. If you wish to have witnesses subpoenaed, see the Clerk at once in Building Construction Services, 18400 Murdock Circle, Port Charlotte, Florida, for assistance.

10. If you wish, you may file a written answer denying the allegations of the complaint or the notice of violation or alleging substantial facts that would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the complaint or the notice of violation but shall bar the presentation of evidence of an affirmative defense.

11. If you decide to appeal any decision made by the Board, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

12. You may come with or without an attorney.

If you should have any question regarding this case, please refer to the enclosed Notice of Violation for the Code Inspector's telephone number.

In accordance with the Americans with Disabilities Act, person needing a special accommodation or an interpreter to participate in this proceeding should contact the Code Compliance Officer at least seven (7) days prior to the date of the hearing.

Dated at Port Charlotte, Charlotte County, Florida, on this 11th day of December, 2012.

Pattie Kuechmann

Pattie Kuechmann
Administrative Assistant I

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Notice of Violation and the Notice of Hearing was sent by Certified Mail, return receipt requested (7010 3090 0001 5274 2872), on this 11th day of December, 2012, to Timothy J. Robinson and Sarah J. Robinson, 4607 Leona Street, Tampa, FL 33629.

Pattie Kuechmann

Pattie Kuechmann
Administrative Assistant I

COD-12-02743
(Exhibit B-6)

THE CODE ENFORCEMENT BOARD IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

Case: COD-12-02743

TIMOTHY J. ROBINSON
and SARAH J. ROBINSON,

Respondent(s).

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This cause having been heard by the Charlotte County Code Enforcement Board (hereinafter referred to as the Board) on April 3, 2013, and upon due notice to the Respondents pursuant to Chapter 162 of the Florida Statutes and as adopted and codified within Charlotte County Codes of Laws and Ordinances.

The Respondents were found in violation of the following:

CHARGE 1

Charlotte County Code Section 3-9-5(b) – Administration and Enforcement; Building Permits - Application

CHARGE 2

Florida Building Code Section 105.1 - Permits

These charges relate to property located at 8918 Gulf Street, Little Gasparilla Island, Placida, Florida, described as:

PARCEL ID: 422015354020
SHORT LEGAL: GAS 000 000C 0024

COD-12-02743
(Exhibit B-7)

Upon consideration, it is ORDERED:

1. That the Respondents received, and were served with the Notice of Violation and Notice of Hearing in accordance with Chapter 162 of the Florida Statutes and as such, the Respondents have received the applicable procedural due process under Florida Law.
2. The allegations as set forth in the Notice of Violation are hereby approved in its entirety and are adopted and incorporated herein by reference as this Board's findings of fact. Furthermore, this Board accepts the credibility of the witnesses testimony presented in this matter and determines that such testimony, in

conjunction with all other evidence presented in this matter, amounts to a clear and substantial violation of the ordinances set forth.

3. That the Respondents have violated the above cited codes. As such, the Board determines that the alleged conclusions of law as set forth in the Notice of Violation are hereby approved and adopted by this Board and are herein incorporated. The Board further acknowledges that the correct law was applied in this proceeding.

UPON THESE FINDINGS, by a motion duly made and seconded, the BOARD FURTHER ORDERED that:

1. The Respondents are found to be in violation of the above code sections.
2. The Respondents have 30 days from the date of this Order to obtain all necessary permits.
3. Failure to comply with any of the provisions of this order shall be punished by a fine of \$100.00 for each day the violation is shown to exist past the time specified for compliance. A fine may become a lien on your property pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 24th day of April, 2013.

CODE ENFORCEMENT BOARD OF
CHARLOTTE COUNTY, FLORIDA


Alan L. LeBeau, Chairman

ATTEST:


Sandra Williamson, Code
Enforcement Board Clerk

Copy furnished to Timothy J. Robinson and Sarah J. Robinson, 4607 Leona Street, Tampa, FL 33629.

NOTICE OF RIGHT TO APPEAL

Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

COD-12-02743
(Exhibit B-8)

THE CODE ENFORCEMENT BOARD
IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY, FLORIDA,

Petitioner,

v.

Case No. COD-12-02743

TIMOTHY J. ROBINSON and
SARAH J. ROBINSON,

Respondent(s).

AFFIDAVIT OF NON COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared Darcie Nicolosi, who having been by me first duly sworn on oath, and based upon personal knowledge of the following facts and circumstances, states as follows:

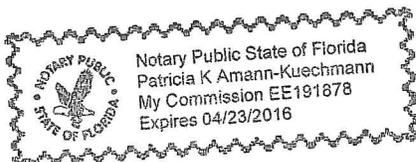
1. I am a Certified Code Compliance Officer with Charlotte County Code Compliance Department.
2. Respondent(s) have failed to comply with the Order of the Charlotte County Code Enforcement Board dated April 24, 2013.
3. The address of the property upon which the violation(s) exist(s) is: 8918 Gulf Street, Little Gasparilla Island, Placida, Florida. On August 20, 2013, I re-inspected the property and found that the Respondent(s) have not complied with the Order of the Board. The following violations continue to exist: Work done without permit issued
4. Pursuant to §162.09, Florida Statutes, I request the Charlotte County Code Enforcement Board enter an Order for a fine in the amount of \$ 100.00, the amount of which represents \$ 100.00 per day for one (1) day in the amount of \$ 100.00; for costs of recording the lien in the amount of \$10.00; and additional costs for abatement in the amount of \$ -0- for a **total amount of \$ 110.00**.

FURTHER AFFIANT SAYETH NAUGHT.

By: Darcie Nicolosi
Code Compliance Officer

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Sworn to and subscribed before me this 20th day of August, 2013 by Darcie Nicolosi, who is personally known to me, and who did take an oath.



Patricia K. Amann-Kuechmann
NOTARY PUBLIC

COD-12-02743
(Exhibit B-9)

#107

THE CODE ENFORCEMENT BOARD IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-12-02743

TIMOTHY J. ROBINSON
and SARAH J. ROBINSON,

Respondent(s).

ORDER IMPOSING PENALTY / LIEN

THIS CAUSE came before the Charlotte County Code Enforcement Board (hereinafter referred to as the Board) on October 2, 2013. Upon the County's Affidavit of Non-Compliance which stated that the Respondent(s) failed to comply with the Board's previous Order.

Violation: Work Done Without Permit Issued
Street Address: 8918 Gulf Street, Little Gasparilla Island, Placida, Florida,
PID and Short Legal: 422015354020 and GAS 000 000C 0024
Amount of Lien: \$110.00

It is the order of this Board that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 24th day of October, 2013.

CODE ENFORCEMENT BOARD OF
CHARLOTTE COUNTY, FLORIDA

Alan L. LeBeau, Chairman

ATTEST:

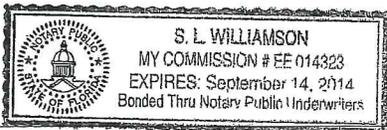
Pattie Kuechmann

Pattie Kuechmann
Administration Assistant I

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK 3816, PGS 1919-1919 1 pg(s)
INSTR # 2221753
Doc Type LN, Recorded 11/01/2013 at 10:03 AM
Rec. Fee: \$10.00
Cashiered By: NANCYLA Doc. #:29

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The forgoing instrument was acknowledged before me this 24th day of October, 2013, by Alan L. LeBeau and Pattie Kuechmann who are personally known to me.



S. L. Williamson
Notary Public

Copy furnished to Timothy J. Robinson and Sarah J. Robinson, 4607 Leona Street, Tampa, FL 33629.

COD-12-02743
(Exhibit B-10)

I certify this document to be a true and correct copy of the original on file in my office.

S. L. Williamson
Sandra L. Williamson, Clerk of the Code Enforcement Board, Charlotte County

Return to Building Construction Services
Sandra Williamson

This instrument was prepared by:

Charlotte County Community Development/
Code Compliance Department
18400 Murdock Circle
Port Charlotte, FL 33948-1094

COD-12-02743



Building & Growth Management Dept.

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: 941.743.1201 FAX: 941.743.1213
Zoning 941.743.1964 Fax: 941.743.1598

www.CharlotteCountyFL.com

"To exceed expectations in the delivery of public services"

For Office Use Only

Permit Number
2013 030 3011

Application Date
3-5-13

CSR Cul

Print Form

Form 1

Application for Construction Permit

Job Site Details

DARA

After The fact Code Case

Description of work to be done

New Deck, Extend Roof, Replace Existing Roof

Address:

8918 GOLF ST PLACING, FL 33946

Unit #

Number Name Type:(St, Dr, Pkwy., Blvd., etc.)

Tax Folio #

Lot

Block

Subdivision

Section

Township

Range

Wind Zone

Exposure

Flood Zone

This building will be used as

Vacation Home

Map Page

Zoning Class

Construction Cost (excluding lot but including labor)

15,000

Model Home Corner Lot Inside Lot Waterfront

Owner Information

Name

Timothy Robinson

Address

4607 Leona ST

City

Tampa

State

FL 33629

Phone No.

813-299-6619

Fax No.

Email

Total Outdoor maintenance @ Hotmail.com

Contractor Information

Name

West Coast Construction

Address

4412 W Bay Court Ave

Number

Name

Type:(St, Dr, Pkwy., Blvd., etc.)

City

Tampa

State

FL

Phone

813-299-6619

Fax No

Email

Contractors State Certification or Registration No.

6332938

Contractors Certificate of Competency Number

CBC 1252050

Permit #20130303011
(Exhibit C-1)

1 91 1
CALLED BY: _____ DATE: _____

PERMIT NUMBER: **20130303011**

PERMIT TYPE: Residential Remodel

APPLICATION DATE: 03/05/2013

JOB SITE ADDRESS: 8918 GULF ST, PLACIDA, FL 33946

PERMIT DESCRIPTION: To Satisfy --Cod-12-02743-- After The Fact Deck, Extend

BUSINESS NAME: Westcoast Construction Llc

LICENSE NUMBER: CBC1252050

LICENSE TYPE: C Building

CONTRACTOR NAME: Carey Maynell

EMAIL: westcoastconstructionllc@gmail.com

PHONE: 813.956.2264 FAX: _____

LICENSE EXP DATE: 8/31/2014

GL EXP DATE: _____

INTAKE REQUIREMENTS

NOC ~~NO~~ Received ✓

Owner Builder Affidavit Not Required

Signed Application Received

Sub Contractor Work Sheet Not Required

FEES PAID: \$206.00 FEES DUE FOR PICKUP: _____ IMPACT FEES: _____

REVIEW STOP	REVIEWER	DATE	RESULT
50 Percent Review	RBN	5-19-13 3-19-13	PA
Building			
Building Plans Review	RBN	5-19-13	PA
Zoning	DS	3/8/13	R

Called 3/8

Permit #20130303011
(Exhibit C-2)



County of Charlotte

Building Construction Services

Plans Examination

CHARLOTTE COUNTY ADMINISTRATION CENTER
18400 Murdock Circle
Port Charlotte, Florida 33948-1094
Telephone (941) 743-1201 FAX (941) 764-4905

BUILDING PLAN REVIEW CORRECTION LIST

Review Date: 3/19/2013

Plans Examiner: Hoyie (Chip) Hague

Telephone: 941/623/1080 FAX: 941/764-4905

Project Name:

Permit#: 20130303011

Job Address: 8918 Gulf St.

Contractor; west Coast Construction

Architect:

Phone; 813-299-6619 Fax; Email:

THE REVIEW FOR THE PERMIT APPLICATION HAS BEEN COMPLETED. THE FOLLOWING ITEMS NEED TO BE RESOLVED:

1. Plans indicate a design for wind zone 150 MPH Exposure D. the structure is in wind zone 160 MPH exposure D. Please revise plans accordingly.
2. Added deck and roof is supported by existing structure and therefor the lowest horizontal structural member must be no lower than the lowest horizontal structural member of the existing structure. Because the Deck is attached to the existing structure, the piling depth must be the same as the existing structure.
3. Provide a completed 50% rule form, or provide an elevation certificate that indicates that the lowest horizontal structural member is at or above the required base flood elevation.
4. Code Compliance report and photos indicates more work done without permits that has not been included on this permit. Provide costs of ALL work performed on this structure for the 50% review.

Do NOT Resubmit by fax, or Email.

ALL CORRECTIONS MUST BE MADE PRIOR TO RE-SUBMITTAL TO THE BUILDING DEPARTMENT.
PLEASE BE ADVISED THAT THE PLANS EXAMINERS ARE AVAILABLE FOR APPOINTMENTS OR
TELEPHONE BETWEEN THE HOURS OF 9:00 AM TO 4:00 PM DAILY.

Permit #20130303011
(Exhibit C-3)



Building Construction Services

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: (941) 743-1201 FAX: (941)743-1213
Zoning (941) 743-1964
Toll Free from Englewood (697-2919)
www.charlottecountyfl.com

"To exceed expectations in the delivery of public services"

For Office Use Only

Permit Number
2013 030 3011

Application Date
8-29-13

CSR
C4

Print Form

Form 4 (c)

Request for Change to Content of Permit Package

The approved copy of this form must be on the job site at the time of inspection.
If this permit is in issued or inspect status, the contractor copy of the drawings must be part of this application.

Plans Change Current Permit Status: Apply Issued Inspect Expired

Permit Number: 2013 030 3011

Job Site Address: 8918 Gulf St

Current Contractor: West Coast

Phone Number for Pick up: 813-299-6619

Additional Information (P-Doc) Elevation Certificate Termite Certificate Inspection Report
 Other (Please Specify)

Corrections to Rejections

If Corrections Required - Please indicate areas requiring corrections below. Only resubmittals satisfying ALL required corrections will be accepted.

Corrections Required as detailed by reviewers.

- ROW
- Addressing
- Zoning
- Natural Resources
- Building Plans *Chip*
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

OFFICE USE ONLY - Corrections Submitted

CSR's check Computer to verify ALL corrections answered

- ROW
- Addressing
- Zoning
- Natural Resources
- Building Plans
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

**Permit #20130303011
(Exhibit C-4)**

Description of Change

For Office Use Only (Reviewer please initial)

	Reviewer	Date	A/R		Reviewer	Date	A/R
ROW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Plans	<input checked="" type="checkbox"/> <i>WES</i>	<i>7-4-13</i>	<i>Reject</i>
Addressing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans (Commercial Only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Plans (Commercial Only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing Plans (Commercial Only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				



County of Charlotte
Building Construction Services
Plans Examination

CHARLOTTE COUNTY ADMINISTRATION CENTER
18400 Murdock Circle
Port Charlotte, Florida 33948-1094
Telephone (941) 743-1201 FAX (941) 764-4905

BUILDING PLAN REVIEW CORRECTION LIST

Review Date: 9/4/2013

Plans Examiner: Chip Hague

Telephone: 941/623/1080 FAX: 941/764-4905

Project Name:

Permit#: 20130303011

Job Address: 8918 Gulf St.

Contractor: West Coast Construction

Architect:

Phone; 813-299-6619

Fax;

Email: *westcoastconstructionllc@gmail.com*

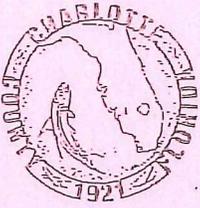
THE REVIEW FOR THE PERMIT APPLICATION HAS BEEN COMPLETED. THE FOLLOWING ITEMS NEED TO BE RESOLVED:

1. Foundation plans to meet the requirements of ASCE 24. Include all work done without permits. Including converting the porch to living space, adding windows and door, reroofing,
2. 50% form is not complete. You must include all work done without permits. It appears that the original porch was enclosed and windows and door installed. Interior made into living space. When completing the 50% form include all materials and labor and Include Profit and Overhead no matter who performed the work.

Do NOT Resubmit by fax, or Email.

ALL CORRECTIONS MUST BE MADE PRIOR TO RE-SUBMITTAL TO THE BUILDING DEPARTMENT.
PLEASE BE ADVISED THAT THE PLANS EXAMINERS ARE AVAILABLE FOR APPOINTMENTS OR
TELEPHONE BETWEEN THE HOURS OF 9:00 AM TO 4:00 PM DAILY.

Permit #20130303011
(Exhibit C-5)



Building Construction Services

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: (941) 743-1201 FAX: (941)743-1213
Zoning (941) 743-1964
Toll Free from Englewood (697-2919)
www.charlottecountyfl.com

"To exceed expectations in the delivery of public services"

Request for Change to Content of Permit Package

For Office Use Only

Permit Number
20130303011

Application Date
JUL 14 2014

CSR
[Signature]

Print Form

Form 4 (c)

The approved copy of this form must be on the job site at the time of inspection.

If this permit is in issued or inspect status, the contractor copy of the drawings must be part of this application.

Plans Change Current Permit Status: Apply Issued Inspect Expired

Permit Number: 20130303011
Job Site Address: 8918 Gulf Street Placida FL
Current Contractor: West Coast Construction LLC Phone Number for Pickup: (813) 299-6619
Tim Robinson

Additional Information (P-Doc) Elevation Certificate Termite Certificate Inspection Report
 Other (Please Specify)

Corrections to Rejections
If Corrections Required - Please indicate areas requiring corrections below. Only resubmittals satisfying ALL required corrections will be accepted.

Corrections Required as detailed by reviewers.

- ROW
- Addressing
- Zoning **David**
- Natural Resources
- Building Plans **Chip**
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

OFFICE USE ONLY - Corrections Submitted

CSR's check Computer to verify ALL corrections answered

- ROW
- Addressing
- Zoning
- Natural Res
- Building Plans
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

**Permit #20130303011
(Exhibit C-6)**

Description of Change: 50% Rule Paperwork. 3 copies of Plans Enclosed

For Office Use Only (Reviewer please initial)

	Reviewer	Date	A/R		Reviewer	Date	A/R
ROW <input type="checkbox"/>				Building Plans <input checked="" type="checkbox"/>	[Signature]	7-17-14	Reject
Addressing <input type="checkbox"/>				Mechanical Plans (Commercial Only) <input type="checkbox"/>			
Zoning <input checked="" type="checkbox"/>	[Signature]	7/21	R	Electrical Plans (Commercial Only) <input type="checkbox"/>			
Natural Resources <input type="checkbox"/>				Plumbing Plans (Commercial Only) <input type="checkbox"/>			
Fire <input type="checkbox"/>							



County of Charlotte

Building Construction Services

Plans Examination

CHARLOTTE COUNTY ADMINISTRATION CENTER
18400 Murdock Circle
Port Charlotte, Florida 33948-1094
Telephone (941) 743-1201 FAX (941) 764-4905

BUILDING PLAN REVIEW CORRECTION LIST

Review Date: 7/17/2014

Plans Examiner: Chip Hague

Telephone: 941/623/1080

FAX: 941/764-4905

Project Name:

Permit#: 20130303011

Job Address: 8918 Gulf St.

Contractor: West Coast Construction

Architect:

Phone; 813-299-6619

Fax;

Email: westcoastconstructionllc@gmail.com

THE REVIEW FOR THE PERMIT APPLICATION HAS BEEN COMPLETED. THE FOLLOWING ITEMS NEED TO BE RESOLVED:

Do NOT Resubmit by fax, or Email unless requested by me.

1. 50% form still does not include all work performed on structure. Each further rejection will be charged \$50.00 for the same items being rejected.
The entire house was covered with siding. The drywall, and painting, and fixtures, and flooring were not priced on the form. This submittal is to include ALL work done to this structure.
2. Plans do not indicate how the pilings for the living area were installed and how it was determined how deep they need to be. This is a V Zone structure and the revised plans do not indicate how the structure meets the requirements of ASCE 24-05 for foundations in a V zone.
3. Provide a Geo-technical report for this structure indicating how the pilings should be installed and then a certification form the engineer of record that they were in fact installed correctly.

ALL CORRECTIONS MUST BE MADE PRIOR TO RE-SUBMITTAL TO THE BUILDING DEPARTMENT. PLEASE BE ADVISED THAT THE PLANS EXAMINERS ARE AVAILABLE FOR APPOINTMENTS OR TELEPHONE BETWEEN THE HOURS OF 9:00 AM TO 4:00 PM DAILY.

Permit #20130303011
(Exhibit C-7)



Building Construction Services

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: (941) 743-1201 FAX: (941) 743-1213
Zoning (941) 743-1964
Toll Free from Englewood (897-2919)
www.charlottecountyfl.com

"To exceed expectations in the delivery of public services"

Request for Change to Content of Permit Package

For Office Use Only

Permit Number
20130303011

Application Date
1-6-15

CSR
EM

Print Form

Form 4 (c)

The approved copy of this form must be on the job site at the time of inspection.

If this permit is in issued or inspect status, the contractor copy of the drawings must be part of this application.

Plans Change Current Permit Status: Apply Issued Inspect Expired

Permit Number: 20130303011

Job Site Address: 8918 Gulf Street Placida

Current Contractor: Tim Robinson

Phone Number for Pick up: (813)-299-6619

Additional Information (P-Doc) Elevation Certificate Termite Certificate Inspection Report
 Other (Please Specify)

Corrections to Rejections

If Corrections Required - Please indicate areas requiring corrections below. Only resubmittals satisfying ALL required corrections will be accepted.

Corrections Required as detailed by reviewers.

- ROW
- Addressing
- Zoning
- Natural Resources
- Building Plans **Chip**
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

OFFICE USE ONLY - Corrections Submitted
CSR's check Computer to verify ALL corrections answered

- ROW
- Addressing
- Zoning
- Natural Resources
- Building Plans
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

**Permit #20130303011
(Exhibit C-8)**

Description of Change

Report
Geotechnical Reperwork-Engineers letter- 50% Rule

For Office Use Only (Reviewer please initial)

	Reviewer	Date	A/R		Reviewer	Date	A/R
ROW <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Plans <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addressing <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans (Commercial Only) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Plans (Commercial Only) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Resources <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing Plans (Commercial Only) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				



Building Construction Services

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: (941) 743-1201 FAX: (941) 743-1213
Zoning (941) 743-1264
Toll Free from Englewood (897-2919)
www.charlottecurtil.com

"To exceed expectations in the delivery of public services"

For Office Use Only

Permit Number
20130303011

Application Date
1-6-15

CSR
CM

Print Form
Form 4 (c)

Request for Change to Content of Permit Package

The approved copy of this form must be on the job site at the time of inspection.
If this permit is in issued or inspect status, the contractor copy of the drawings must be part of this application.

Plans Change Current Permit Status: Apply Issued Inspect Expired

Permit Number: 20130303011

Total Outdoor Maintenance Hotma
co

Job Site Address: 8918 GOLF ST Placida, FL 33946

Current Contractor: West Coast Construction

Phone Number for Pickup: 813-299-6619

Additional Information (P-Doc) Elevation Certificate Termite Certificate Inspection Report
 Other (Please Specify) Site Plan

Corrections to Rejections
If Corrections Required - Please indicate areas requiring corrections below. Only resubmittals satisfying ALL required corrections will be accepted.

Corrections Required as detailed by reviewers.

- ROW
- Addressing
- Zoning
- Natural Resources
- Building Plans
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

OFFICE USE ONLY - Corrections Submitted

CSR's check Computer to verify ALL corrections answered

- ROW
- Addressing
- Zoning
- Natural Re
- Building Plans
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

**Permit #20130303011
(Exhibit C-9)**

Description of Change Site Plan

For Office Use Only (Reviewer please initial)

	Reviewer	Date	A/R		Reviewer	Date	A/R
ROW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addressing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans (Commercial Only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Plans (Commercial Only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing Plans (Commercial Only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

permit # 20130303011

LOT 9
BLOCK C
(OCCUPIED)

D. ROD
S 3889
I. ROD
2904
7' S.W.'LY

FND. 5/8"
IRON ROD

LOT 2.
BLOCK
(VACANT)

N.59°55'15"E. 49.99'(M)
N.60°00'00"E. 50'(P)

LOT 24
BLOCK C
±5,000 S.F.

N.30°03'26"W.
N.30°00'00"W.

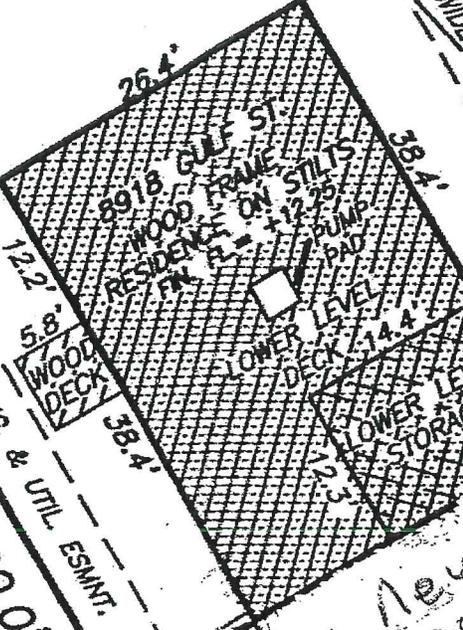
100.14'(M)
100'(P)

N.30°00'00"W.
N.29°57'22"W.

99.92'(M)
100.0'(P)

LOT 25
BLOCK C
(VACANT)

Original
setback



FLOOD ZONE AE (1%)
FLOOD ZONE VE (1%)

FND. 3/4"
IRON PIPE

STAIRS

New Porch

Side
Setback

Exist. Structure

New Porch

Side Set Backs
Remain Constant
with Exist. STR.

GULF STREET
30' WIDE PUBLIC R/W

New Porch
Set Back

Permit #20130303011
(Exhibit C-10)

BEARING BASIS
200.00'(P) 200.09'(M)
N.60°00'00"E.



Building Construction Services

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: (941) 743-1201 FAX: (941) 743-1213
Zoning (941) 743-1964
Toll Free from Englewood (887-2919)
www.charlottecountyfl.com

"To exceed expectations in the delivery of public services"

Request for Change to Content of Permit Package

For Office Use Only

Permit Number

20130303011

Application Date

JAN 27 2015

CSR

W. Wells

Print Form

Form 4 (c)

The approved copy of this form must be on the job site at the time of inspection.

If this permit is in issued or inspect status, the contractor copy of the drawings must be part of this application.

Plans Change Current Permit Status: Apply Issued Inspect Expired

Permit Number: 20130303011

Total Outdoor Maintenance @ Hotmail.com

Job Site Address: 8918 GOLF ST Placida, FL 33946

Current Contractor: West Coast Construction

Phone Number for Pickup: 813-299-6619

Additional Information (P-Doc) Elevation Certificate Termite Certificate Inspection Report

Other (Please Specify) Site Plan

Corrections to Rejections

If Corrections Required - Please indicate areas requiring corrections below. Only resubmittals satisfying ALL required corrections will be accepted.

Corrections Required as detailed by reviewers.

- ROW
- Addressing
- Zoning
- Natural Resources
- Building Plans
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

OFFICE USE ONLY - Corrections Submitted

CSR's check Computer to verify ALL corrections answered

- ROW
- Addressing
- Zoning
- Natural Resou
- Building Plans
- Mechanical Plans (Commercial Only)
- Electrical Plans (Commercial Only)
- Plumbing Plans (Commercial Only)
- Fire

**Permit #20130303011
(Exhibit C-11)**

Description of Change Site Plan

For Office Use Only (Reviewer please initial)

	Reviewer	Date	A/R		Reviewer	Date	A/R
ROW <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Plans <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addressing <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans (Commercial Only) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning <input checked="" type="checkbox"/>	<i>mf</i>	<i>2/15</i>	<input checked="" type="checkbox"/>	Electrical Plans (Commercial Only) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Resources <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing Plans (Commercial Only) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

BEFORE THE CODE ENFORCEMENT SPECIAL
MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA

Charlotte County,

Petitioner,

v.

CASE NO. COD-14-01585

TIMOTHY J. ROBINSON and SARAH J. ROBINSON,

Respondent(s)

NOTICE OF VIOLATION

1. An inspection on June 25, 2014, by a Certified Code Compliance Officer, of your property located at 8918 Gulf Street, Placida, Florida, described and zoned as:

Parcel ID: 422015354020
Bridgeless Barrier Island

resulted in finding an exterior remodel of the residence, a check of the Charlotte County Permitting Database on June 25, 2014 and July 2, 2014 found permit #20130303011 for a deck, roof had expired on September 1, 2013 while in rejection by the Building and Zoning Departments.

2. This is a direct violation of Charlotte County Zoning Code Section 3-9-5(b) and Florida Building Code Section 105.1.

Charlotte County Zoning Code

Section 3-9-5. Administration and Enforcement; Building Permits

b. **Application** - It shall be unlawful for any person to construct, alter, move, add onto, remove or demolish any building or structure on land or water, without first making application for a permit to the zoning official in such form as he may require and obtaining the proper permit. No existing use, new use or change of use in land or water of any building or structure or any part thereof shall be made except in conformance with this chapter.

Florida Building Code

Section 105.1 Permits - Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

3. You were previously notified of the violations of the Florida Building Code Sections 105.4 and 109.3, by one Warning Letter dated March 19, 2014.

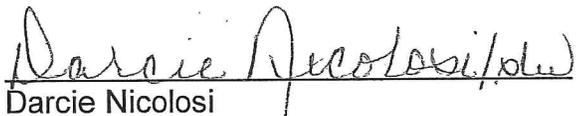
**COD-12-01585
(Exhibit D-1)**

4. You are hereby notified that you must clear the violations by hiring a licensed and insured contractor to obtain the required building department permit and to correct the rejections by the Building and Zoning Departments; pass all required inspections; or by obtaining a demolition permit and restoring the property to its original condition.

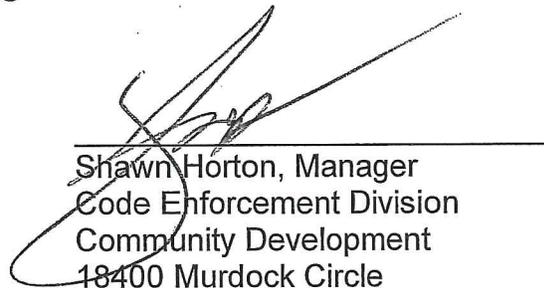
5. You will be allowed **ten (10) days** from your receipt of this Notice to correct this violation.

6. Be advised that it is your responsibility to contact the Code Compliance Division to request an inspection to verify that the violation has been corrected.

7. Your failure to comply with the terms of this Notice will result in this matter being heard before Charlotte County Code Enforcement Special Magistrate at the time and place shown on the attached Notice of Hearing.



Darcie Nicolosi
Certified Code Compliance Officer
Code Enforcement Division
Community Development
18400 Murdock Circle
Port Charlotte, FL 33948
Phone: 941.743.1547
Email: Darcie.Nicolosi@charlottefl.com



Shawn Horton, Manager
Code Enforcement Division
Community Development
18400 Murdock Circle
Port Charlotte, FL 33948

Timothy J. Robinson
Sarah J. Robinson
4607 Leona Street
Tampa, FL 33629

COD-12-01585
(Exhibit D-2)

BEFORE THE CODE ENFORCEMENT SPECIAL
MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-14-01585

TIMOTHY J. ROBINSON and SARAH J. ROBINSON,

Respondent(s)

NOTICE OF HEARING

1. YOU ARE HEREBY notified that the Charlotte County Community Development Department/Code Compliance Division has filed a Notice of Violation against you for the violations listed therein. A copy of this Notice of Violation is attached.

2. The Code Enforcement Special Magistrate (hereinafter "CESM") will hear this matter on **October 1, 2014, at 9:00 a.m.**, or as soon thereafter as this case may be heard, in Room 119, Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, Florida.

3. If you have cleared the violations by the time stated in the Notice of Violation and have received written notification from the Director of the Department or his/her authorized designee that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.

4. IT IS YOUR RESPONSIBILITY TO CONTACT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT/CODE COMPLIANCE DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT INTO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE CHARLOTTE COUNTY CODE.

5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner and a lien being recorded against your property. Violations may be fined at the rate of \$250.00 per day of violation.

6. If the Notice of Violation charges you with a Repeat Violation, the matter may be presented to the CESM even if the repeat violation has been corrected prior to the hearing. If a violation is found to be a repeat violation, the Special Magistrate may increase the fine to \$500.00 for each day the repeat violation.

7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs of repairs that are required to bring the property into compliance pursuant to Section 162.09(1), F.S.

8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

9. If you wish to have witnesses subpoenaed, see Construction Services, 18400 Murdock Circle, Port Charlotte, Florida,

COD-12-01585

(Exhibit D-3)

10. If you wish, you may file a written answer denying the allegations of the complaint or the notice of violation or alleging substantial facts that would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the complaint or the notice of violation but shall bar the presentation of evidence of an affirmative defense. You may come with or without an attorney

11. If you decide to appeal any decision made by the CESM, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you should have any question regarding this case, please refer to the enclosed Notice of Violation for the Code Inspector's telephone number.

In accordance with the Americans with Disabilities Act, person needing a special accommodation or an interpreter to participate in this proceeding should contact the Code Compliance Officer at least seven (7) days prior to the date of the hearing.

Dated on this 13th day of August, 2014.

Pattie Kuechmann

Pattie Kuechmann
Administrative Assistant I

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Notice of Violation and the Notice of Hearing was sent by Certified Mail, return receipt requested, on this 13th day of August, 2014, (7010 3090 0001 5276 5158) to Timothy J. Robinson and Sarah J. Robinson, 4607 Leona Street, Tampa, FL 33629.

Pattie Kuechmann

Pattie Kuechmann
Administrative Assistant I

**COD-12-01585
(Exhibit D-4)**



Charlotte County Government
Community Development

CODE CASE DETAIL

Code Case No. **COD-14-01585**

Permit Type / Sub-Type : Code Enforcement / NA / NA

Case Status : Continuance

Description of Case : EXPIRED PERMIT

Location : **8918 Gulf St, Placida, Fl, 33946**

Section : 15

Township : 42

Range : 20

Folio # : 422015354020

Legal Description : GASPARILLA SHORES BLK C I

Owner of Record : ROBINSON TIMOTHY J & SARAH J
4607 Leona St
Tampa, Fl, 33629

WORKFLOW STATUS/COMMENTS

Action Date	Task	Status	Comment	By
06/25/2014	Inspections	Founded		NICOLOSID
06/25/2014	Intake	Sufficient		NICOLOSID
08/06/2014	NOV Preparation	Complete		KUECHMANNP
08/13/2014	Notice of Hearing	Complete		KUECHMANNP
09/23/2014	Notice of Hearing	Complete		KUECHMANNP
09/23/2014	Hearing	Continuance		KUECHMANNP
11/21/2014	Hearing	Continuance		KUECHMANNP
01/07/2015	Hearing	Continuance		KUECHMANNP
01/23/2015	Hearing	Continuance		KUECHMANNP
02/20/2015	Hearing	Continuance		KUECHMANNP
07/22/2015	Hearing	Continuance	Hearing was 08/05/15 moved to 09/02/15	FROSTK

GENERAL APPLICATION COMMENTS

**COD-12-01585
(Exhibit D-5)**

INSPECTIONS

Date	Inspector	Comment	Status
03/19/2014	Darcie Nicolosi	REVIEW OF DATABASE FOUND PERMIT 20130303011 HAD EXPIRED ON SEPTEMBER 1, 2013 WITHOUT FINAL INSPECTIONS CONDUCTED. LETTER SENT TO OWNER GIVING 30 DAYS TO COMPLY	Founded
06/25/2014	Darcie Nicolosi	REINSPECTION OF PROPERTY FINDING CONDITIONS REMAIN THE SAME AND A REVIEW OF DATABASE FOUND PERMIT STILL EXPIRED. PHOTOS	Not in Compliance
09/23/2014	Darcie Nicolosi	MR. ROBINSON SENT AN EMAIL REQUESTING A CONTINUANCE OF THE CASE TO ALLOW TIME FOR UNIVERSAL ENGINEERING DO A GEO TECHNICAL SURVEY ON THE PILINGS. CASE CONTINUED TO NOVEMBER MEETING	Not in Compliance
10/29/2014	Darcie Nicolosi	RECEIVED ANOTHER EMAIL FROM MR. ROBINSON, HAVING TROUBLE GETTING THE DRILLING COMPANY OVER TO DO THE TEST. CASE CONTINUED TO DECEMBER MEETING	Not in Compliance
11/20/2014	Darcie Nicolosi	RECEIVED AN EMAIL FROM TIM. GEO SURVEY COMPLETED - TWO WEEKS FOR ENGINEER TO COMPLETE PLANS FOR RESUBMIT. CASE CONTINUED TO JANUARY MEETING	Not in Compliance



Charlotte County Government
Community Development

CODE CASE DETAIL

12/30/2014	Darcie Nicolosi	REVIEW OF DATABASE FOUND PERMIT STILL EXPIRED	Not in Compliance
01/06/2015	Darcie Nicolosi	ALL RESUBMITTALS HAVE BEEN TURNED FOR REVIEW. CONTINUE CASE TO FEBRUARY	Not in Compliance
01/22/2015	Darcie Nicolosi	PERMIT IS THRU PLANS BUT HELD UP IN ZONING - CONTINUE CASE TO APRIL MEETING	Not in Compliance
02/19/2015	Darcie Nicolosi	CASE CONTINUED TO JUNE - PENDING BZA HEARING FOR VARIANCE.	Not in Compliance
05/27/2015	Darcie Nicolosi	RECEIVED A CONTINUANCE REQUEST FROM ATTY GRISSINGER - TO ALLOW TIME FOR VARIANCE TO BE COMPLETED. CONTINUED TO AUGUST	Not in Compliance
07/21/2015	Darcie Nicolosi	SPOKE WITH ATTY GRISSINGER AND HE HAS FINALLY GOTTEN THE SURVEY FOR THE VARIANCE. SHOULD BE SUBMITTING IT FOR REVIEW NEXT WEEK. CONTINUE CASE TO OCTOBER TO ALLOW TIME FOR THE VARIANCE.	Not in Compliance
09/25/2015	Darcie Nicolosi	Date: 9/25/2015 TRIP TO ISLAND CANCELLED BY SHERIFF'S DEPT.	Not in Compliance

CONDITIONS

Condition Type	Description	Status	Date	Severity	By
CC PERMIT	Open Record at Same Address	Met	06/25/2014		Darcie Nicolosi
Comment : Another permit of the same type already exists at this location, and is currently active.					

ACTIVITIES

Date	Staff	Activity Name	Description

**COD-12-01585
(Exhibit D-6)**



Community Development Department

Current Planning and Zoning Division

18400 Murdock Circle Port Charlotte FL 33948-1094
Phone: (941) 743-1956 or (941) 743-1964 / Fax: (941) 743-1598

www.charlottecountyfl.gov

"Leading the Way in Defining Community Development"

Variance Application

File Number: VAR-15-009 Invoice Number: 230528
 Date Submitted: 9-30-2015 Date of BZA Meeting: November 18, 2015
 (above for office use only)

Incomplete applications will not be accepted.

1. Name of Applicant: Tim Robinson/SARAH Robinson / Gerry Robinson
8918 GULF ST PLACIDA FL 33946
 (Address) 4607 LEONA ST. (City) TAMPA, FL 33629 (State) (Zip + four)
813-299-6619 / (Phone Number) (Fax Number) TotalOutdoorMaintenance@hotmail.com (E-mail Address)

2. Name of Local Agent: Mellor + GRUSSINGER (Doug GRUSSINGER)
13801-D TAMiami TRAIL NORTH PORT, FL 34286
 (Address) (City) (State) (Zip + four)
941-426-4923 / 426-5413 / DOUG@NORTHPORTLAW.COM
 (Phone Number) (Fax Number) (E-mail Address)

3. Owner of Record: Tim SARAH + Gerry Robinson
4607 W. LEONA ST Tpa FL 33629
 (Address) (City) (State) (Zip + four)
813-299-6619 / (Phone Number) (Fax Number) SAME (E-mail Address)

4. Owners Authorization: If the applicant is not be the owner of subject property the applicant must attach a notarized Property Owner's Consent giving the applicant permission to submit this application.

5. Full Property Address: 8918 GULF ST PLACIDA 33946
 (Address) (City) (Zip + four)

6. Parcel Identification Number(s): 422015354020

7. Legal description: Lot(s): 24 Block(s): C
 Subdivision: Gasparilla Shores Unit or Sub-section: _____
 Parcel (P) or Tract (T): _____
 Section(s): 15; Township: 42 (South); Range: 20 (East)

8. Total Land Area: (in square feet or acres) 100' x 50' = 5,000 sq ft

9. Current Zoning Classification: BBI and LG1ZDO

10. Current Future Land Use Map (FLUM) Designation: Residential Coastal Residential

(Return completed form to the Zoning Office)

Variance Application
(Exhibit E-1)

APPLICANT NARRATIVE

Applicant purchased the property in 2005. It obtained a permit for remodeling improvements to an existing structure at 8919 Gulf St., Little Gasparilla Island.

The permitted work included interior and exterior improvements.

During the course of the project, applicant decided to modify the improvements, in a manner he inadvertently considered minor, to accommodate access for use of the property by a permanently highly disabled family member who is bed ridden with physical and neurological impairment.

The modification to permitted improvements was to add/widen a deck on the street side of the home. The constructed improvement 10.8 feet total causes a setback encroachment of several feet by the deck and stairs which remain however well within the lot (> 10 feet) with the deck almost 18 feet from the front lot line.

1. The issue arises due to the unique or peculiar conditions which relate to the location, size, and characteristics of the original structure, and not generally applicable to other structures.
2. The strict and literal enforcement of the zoning section of the Land Development Regulations would create an undue hardship more than mere inconvenience to the owners and disabled family member. The hardship includes a severe impediment and diminution of use by a physically handicapped family member.
3. Granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.
4. The condition giving rise to the requested variance is the site setting of the original dwelling structure for which applicant is not responsible, and the conditions cannot reasonably be otherwise corrected or avoided by applicant to allow access and use by the severely disabled family member.
5. The requested variance is the minimum modification of the regulation at issue that will afford relief.

As per County Code Section 3-9-6.3(i)

Narrative
(Exhibit E-2)

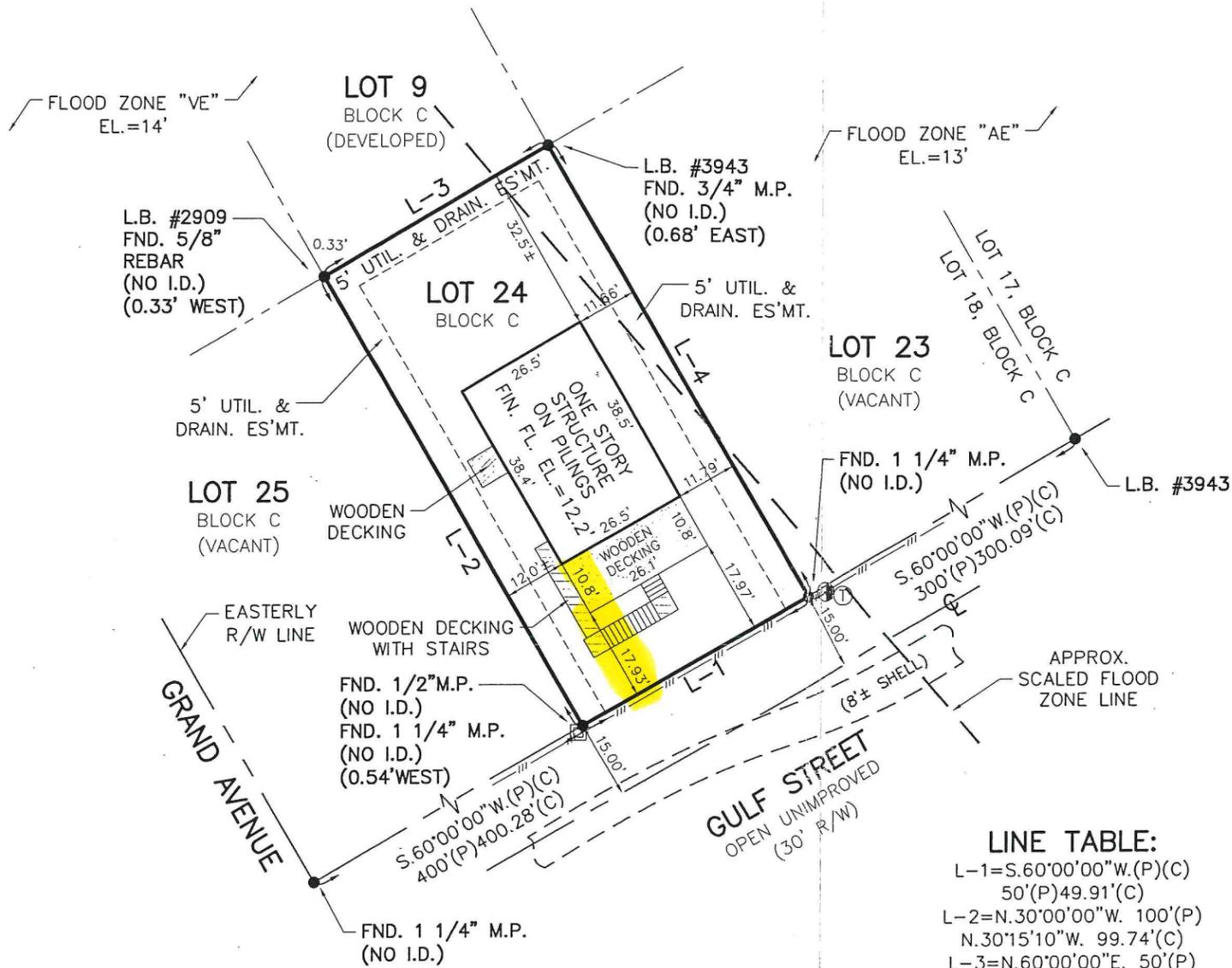
ABBREVIATIONS:

A.=Arc
 Alum.=Aluminum
 Approx.=Approximate
 B.M.=Bench Mark
 (C)=Calculated data
 C.=Chord dimension
 C.B.=Chord Bearing
 C.M.=Concrete Monument
 Conc.=Concrete
 (D)=Deed data, Description data
 D.E.P.=Department of Environmental Protection
 D.N.R.=Department of Natural Resources
 D.O.T.=Department of Transportation
 Drain.=Drainage
 El.=Elevation
 Es'mt=Easement
 (F)=Field data
 Fin. Fl.=Finished Floor
 Fnd.=Found
 Gar. Fl.=Garage Floor
 Inv.=Invert
 L.B.=Land Surveying Business
 L.S.=Land Surveyor
 (M)=Measured data
 M.H.W.L.=Mean High Water Line
 M.P.=Metal Pipe
 M.R.=Metal Rod
 N.A.V.D.=North American Vertical Datum 1988
 N.G.V.D.=National Geodetic Vertical Datum 1929
 O.R.=Official Records
 (P)=Plot data
 P.C.=Point of Curvature
 P.C.C.=Point of Compound Curvature
 P.C.P.=Permanent Control Point
 P.I.=Point of Intersection
 P.K.=PARKER-KALON
 P.L.S.=Professional Land Surveyor
 P.O.B.=Point of Beginning
 P.O.C.=Point of Commencement
 P.O.L.=Point on Line
 P.O.T.=Point of Terminus
 P.R.C.=Point of Reverse Curvature
 P.R.M.=Permanent Reference Monument
 P.S.M.=Professional Surveyor and Mapper
 P.T.=Point of Tangency
 R.=Radius
 R/W=Right-of-Way
 S.F.=Square Feet
 Sta.=Station
 Struc.=Structure
 T.B.M.=Temporary Bench Mark
 Typ.=Typical
 (U)=Unrecorded data
 U.S.G.S.=United States Geodetic Survey
 Util.=Utility
 Wit. Cor.=Witness Corner
 WTWY=Waterway
 ⊕ =Centerline
 ⊞ =Property Line

LEGEND:

- = Found 4"x4" Concrete Monument (number noted if any)
 - = Found 5/8" Rebar (I.D. noted if any)
 - ▲ = Found P.K. Nail and Disc (I.D. noted if any)
 - ⊙ = Spot Elevation
 - = Set 4"x4" Concrete Monument with Cap L.B. #3943
 - = Set 5/8" Rebar with Cap L.B. #3943
 - △ = Set Mag. Nail and Disc L.B. #3943
 - ⊗ = Utility Box
 - ⊙ = Utility Pole
 - = Guy Wire Anchor
 - ⊠ = Water Meter
 - ⊞ = Water Valve
 - ⊕ = Fire Hydrant
 - //— = Overhead Utility Line
 - x—x— = Barb Wire or Wire Fence
 - o—o— = Chain Link Fence
 - = Wood Privacy Fence
 - Ⓣ = Telephone Riser
- Legend symbols are not to scale and are for graphic I.D. only.

SURVEY PURPOSE: FINANCE



LINE TABLE:

- L-1=S.60°00'00"W.(P)(C) 50'(P)49.91'(C)
- L-2=N.30°00'00"W. 100'(P) N.30°15'10"W. 99.74'(C)
- L-3=N.60°00'00"E. 50'(P) N.60°00'55"E. 50.03'(C)
- L-4=S.30°00'00"E. 50'(P) S.30°10'57"E. 99.72'(C)

DESCRIPTION:

LOT 24, BLOCK C, GASPARILLA SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 71, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

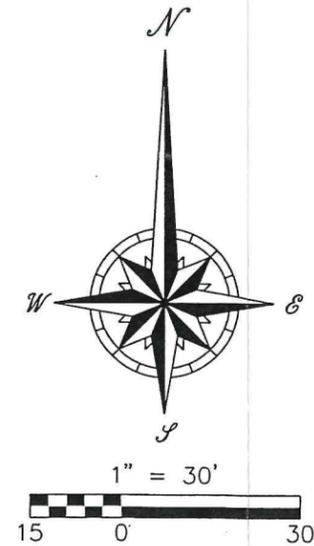
SURVEYOR'S NOTATIONS:

1. FLOOD ZONE: SCALED AS SHOWN FROM FLOOD INSURANCE RATE MAPS, COMMUNITY No. 120061, MAP No. 12015C, PANEL No. 0358F, DATED 05/05/2003.
2. BASE BENCHMARK: COASTAL CONSTRUCTION CONTROL LINE MARKER 01-82-A26, BEING ELEVATION 8.75'
3. ELEVATIONS ARE BASED ON N.G.V.D. 1929.
4. BEARINGS ARE BASED ON RECORD PLAT DATA, BEING REFERENCED TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GULF STREET, BEING S.60°00'00"W.
5. ALL DISTANCES ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
6. THE SUBJECT PARCEL LIES LANDWARD OF THE CHARLOTTE COUNTY COASTAL CONSTRUCTION CONTROL LINE.

PREPARED FOR THE EXCLUSIVE USE:

TIMOTHY J. & SARAH J. ROBINSON.

Boundary Survey (Exhibit E-3)



SURVEYOR'S CERTIFICATE:

This sketch of survey represents the results of a field survey prepared under my direction, is true and correct to the best of my knowledge and belief and has only been prepared to comply with Minimum Technical Standards effective the date of this survey as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes. Subject to all notes and notations shown hereon.

DMK ASSOCIATES, INC.

04/15/15

DATE OF FIELD SURVEY

04/28/15

DATE OF SIGNATURE

BY: *Warren McLeod*
 WARREN (BARRY) McLEOD
 Professional Surveyor and Mapper
 Florida Licensed Surveyor No. 4855
 Land Surveying Business No. 3943
 File No. 15-0094

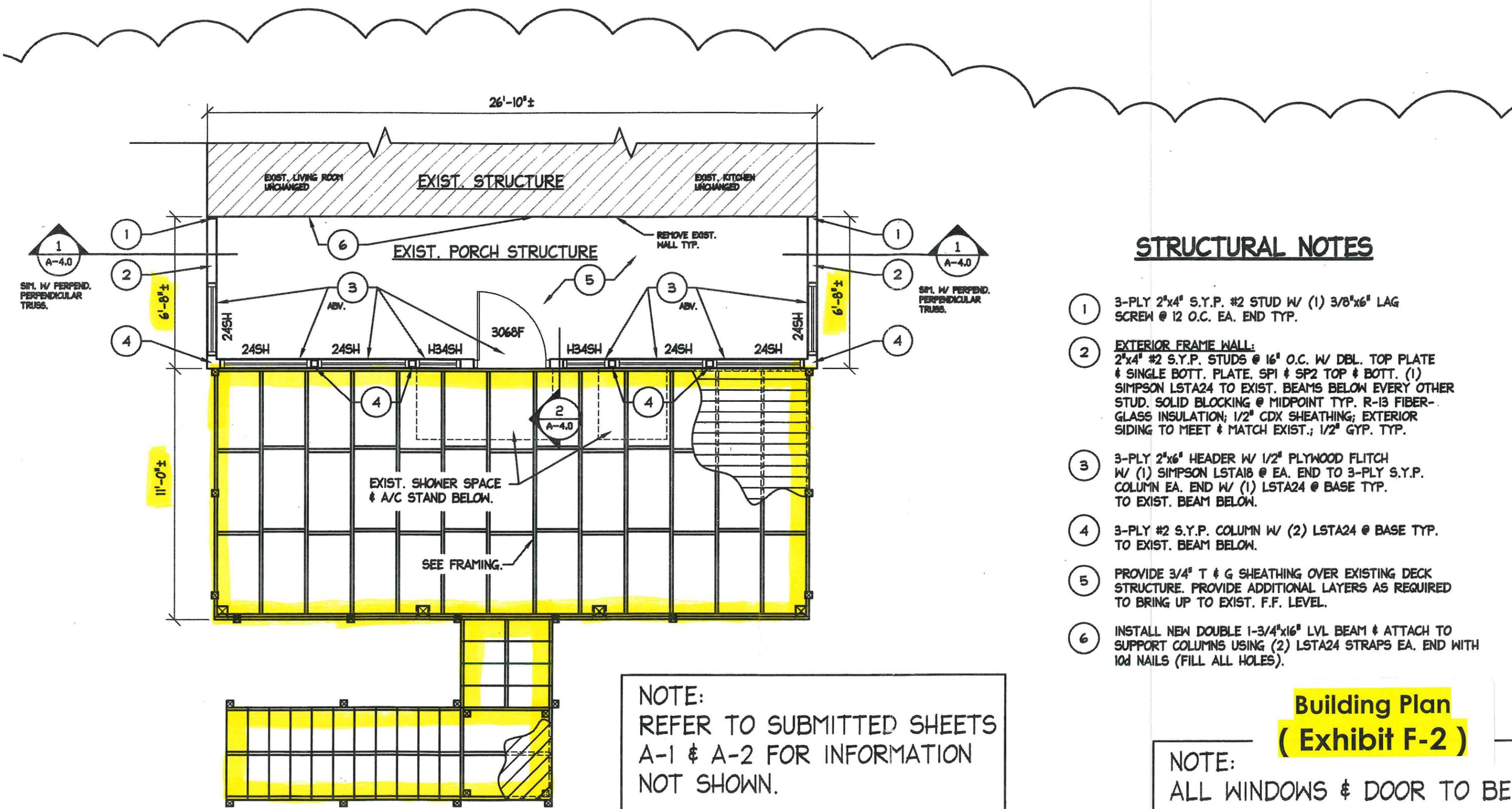
DMK ASSOCIATES
 ENGINEERS ■ SURVEYORS
 4315 S. Access Road
 Englewood, FL 34224
 TEL: (941) 475-6596
 FAX: (941) 475-1881

TYPE OF SURVEY: BOUNDARY	
ACCURACY STANDARD: SUBURBAN	
JOB NO.: 15-0094	REVISIONS:
DATE: 04/17/15	FIELD BOOK: 15-01
PAGE: 11-12	DRWN BY: CHK'D BY: TDM WAM

NOTE: The undersigned and DMK Associates, Inc. do not guarantee or assume any liability for any easements, flood zones, rights-of-way, setbacks, reservations, restrictions, agreements, or similar matters which are not physically visible on-site, shown on record plat, or provided matters of Title. Unless otherwise noted subsurface structures, utilities and jurisdictional wetlands, if any, have not been located. Unless otherwise noted this survey was prepared without benefit of Abstract or commitment of Title. All matters of Title should be referred to an Attorney of Law. No liability will be taken for usage of this survey by any party not specifically named hereon.

NOTE: "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper". Additions, Deletions, or Reproductions of this survey is prohibited without the written consent of DMK Associates, Inc.





STRUCTURAL NOTES

- 1 3-PLY 2"x4" S.Y.P. #2 STUD W/ (1) 3/8"x6" LAG SCREW @ 12 O.C. EA. END TYP.
- 2 **EXTERIOR FRAME WALL:**
2"x4" #2 S.Y.P. STUDS @ 16" O.C. W/ DBL. TOP PLATE & SINGLE BOTT. PLATE. SPI & SP2 TOP & BOTT. (1) SIMPSON LSTA24 TO EXIST. BEAMS BELOW EVERY OTHER STUD. SOLID BLOCKING @ MIDPOINT TYP. R-13 FIBER-GLASS INSULATION; 1/2" CDX SHEATHING; EXTERIOR SIDING TO MEET & MATCH EXIST.; 1/2" GYP. TYP.
- 3 3-PLY 2"x6" HEADER W/ 1/2" PLYWOOD FLITCH W/ (1) SIMPSON LSTA18 @ EA. END TO 3-PLY S.Y.P. COLUMN EA. END W/ (1) LSTA24 @ BASE TYP. TO EXIST. BEAM BELOW.
- 4 3-PLY #2 S.Y.P. COLUMN W/ (2) LSTA24 @ BASE TYP. TO EXIST. BEAM BELOW.
- 5 PROVIDE 3/4" T & G SHEATHING OVER EXISTING DECK STRUCTURE. PROVIDE ADDITIONAL LAYERS AS REQUIRED TO BRING UP TO EXIST. F.F. LEVEL.
- 6 INSTALL NEW DOUBLE 1-3/4"x16" LVL BEAM & ATTACH TO SUPPORT COLUMNS USING (2) LSTA24 STRAPS EA. END WITH 10d NAILS (FILL ALL HOLES).

NOTE:
REFER TO SUBMITTED SHEETS
A-1 & A-2 FOR INFORMATION
NOT SHOWN.

Building Plan (Exhibit F-2)

NOTE:
ALL WINDOWS & DOOR TO BE
IMPACT RATED OR PROVIDE
HURRICANE PANELS PER MANU
SPECIFICATIONS AT EA.
WINDOW & DOOR OPENING TYP

ENCLOSED PORCH FLOOR PLAN DETAIL

1/4" = 1'-0"

INDICATES EXIST. STRUCTURE.



MEMORANDUM

Date: October 27, 2015
To: Ken Quillen, Planner III
From: Susie Derheimer, Environmental Specialist
Subject: VAR-15-009, Variance for Wood Deck, 8918 Gulf St., Little Gasparilla Island

The Zoning Environmental Review Section has conducted a cursory review (additional wildlife or environmental reviews may be required by state or federal agencies) of the above referenced petition for compliance with Environmental, Tree and Landscaping codes or ordinances and offers the following comments:

- ❖ A GIS aerial review was conducted by staff. The property consists of an existing single family home located on a highly sensitive coastal island community. The property is located partially in the Charlotte County Sea Turtle Lighting review area.

If this petition is approved, the following conditions will be reviewed for compliance upon Site Plan Review (if required) and the issuance of any county permit or land improvement activities:

- ❖ All applicable county, state and federal authorization or permits, and mitigation (if necessary) will be required.
- ❖ If this proposal moves forward, it will be reviewed for compliance with:
Chapter 3-5:
Article IV *CLEARING, FILLING AND SOIL CONSERVATION*,
Article XII *SEA TURTLE PROTECTION*,

If there are any questions pertaining to this review please feel free contact me at (941) 743-1290.

SD

(Exhibit G)