



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: February 6, 2023

TO: Yocelyn Galiano, ICMA, LEED-GA
Village Manager

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Kaan and Alexandra Kaleli Aguirre, 6841 SW 104 Street
Appeal of Zoning Board Decision to Deny Setback Variances – Existing
Shed and Generator

PETITION REQUEST

Kaan and Alexandra Kaleli Aguirre (Owner and Applicant) are appealing the decision of the Pinecrest Zoning Board to deny their request for a variance from the side street setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow an existing shed currently located 4.10 feet from the west (side street) property line to be located 5 feet from the west (side street) property line instead of 30 feet as otherwise required; and a variance from the requirements of Division 5.19 (j) of the Village's Land Development Regulations to allow placement of a generator forward of the corner side building line.

Pursuant to Division 3.9 of the Village's Land Development Regulations, the Village Council is required to conduct a de novo hearing and consider why the decision of the Zoning Board should or should not be sustained and/or modified. A copy of the staff report considered by the Zoning Board on November 16, 2022 is attached.

Setback Required/Proposed

Variance Requested

West (Side): 30 Feet/5 Feet

25 Feet



SITE LOCATION

The subject property is located at 6841 SW 104 Street, Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 22, Block 1, Van Haven Estates Subdivision; Folio # 20-5002-054-0020.



OWNER/APPLICANT

Kaan and Alexandra Kaleli Aguirre (Owners and Applicants)

BACKGROUND

The property owners have submitted a letter of intent that explains the circumstances related to their request for a variance (attached). When the owners moved into their home, there was an existing generator located on a trailer that was chained to a concrete block and covered with a tarp. Over the course of time, as the generator began to deteriorate in the elements, the owners constructed a shed in the location of the generator and moved the generator into the shed. While moving the existing generator into a new shed was intended to protect the generator and enhance the appearance of the installation, it was constructed without required building permits, in a location inconsistent with setback requirements of the Village’s Land Development Regulations. Additionally, the generator is located forward of the corner side building line, inconsistent with the requirements of Division 5.19 (j) of the Village’s Land Development Regulations (*“In no event shall a generator or above-ground fuel tank be placed forward of the front or corner side building line”*).

PUBLIC COMMENT

The Building and Planning Department has received correspondence from two (2) neighboring property owners in favor of the requested variance.

VARIANCE CRITERIA

Criteria for approval of a requested variance are provided in Division 3.5 of the Land Development Code. A copy of Division 3.5 is attached for the Village Council's consideration. Criteria include the following:

1. ***Variance consistent with authorized powers.*** *That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.*

The Village Council has the authority to consider the request. Pursuant to Division 3.9 (d) of the Village's Land Development Regulations, "*an appeal from any decision of the Zoning Board may be taken to the Village Council by any person who is aggrieved by such decision*".

2. ***Existence of special conditions or circumstances.*** *That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

There do not otherwise appear to be any special circumstances that are peculiar to the land, structure, or building that are not applicable to other properties in the EU1-1, Residential Estate zoning district.

3. ***Conditions not created by the applicant.*** *That special conditions and circumstances do not result from the actions of the applicant.*

The conditions and circumstances do result from the actions of the applicant. Although the generator was on the property at the time the applicants purchased their home, the applicants constructed the shed in its current location without a required building permit, and moved the generator into the shed.

4. ***Special privileges not conferred.*** *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land*

Development Code to other lands, buildings, or structures in the same zoning district.

Granting of the variance would allow the applicants to maintain a shed and generator in a location that is inconsistent with setback requirements of the Village's Land Development Regulations and would therefore confer a privilege on the applicant that is otherwise denied to others in the same zoning district.

5. ***Hardship conditions exist.** That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the Land Development Code would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Conformance with existing setback requirements would require relocation of the shed and generator to other areas of the property consistent with setback requirements but would not deprive the applicants of use of the property for residential purposes, and would not deprive them of the use of a generator.

6. ***Only the minimum variance granted.** That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

There is an established residence, swimming pool, and outdoor play area on the subject property. Reasonable use of the land and property will continue to be available to the applicant if the variance is denied.

7. ***Not injurious to the public welfare or intent of the land development code.** That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The purpose of the Land Development Regulations is "to establish comprehensive controls and management for the use of land and water within the Village; to preserve the unique Village character; and to protect, promote, and improve the public health, safety, comfort, order appearance, convenience, and general welfare of the people within the Village". The purpose of established setback requirements is to provide sufficient space and separation of uses from adjoining

properties, to prevent infringement on the space and rights of neighbors, to allow room for natural vegetation, and to provide sufficient area for infiltration and management of stormwater runoff. Encroachment into required property line setbacks would be contrary to these purposes.

STAFF RECOMMENDATION

The Building and Planning Department recommends that the requested variance be denied as the request does not meet all of the seven criteria required for approval.

In the event the Village Council considers granting the requested variance, the Board may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the Comprehensive Development Master Plan and the Land Development Regulations or any other duly enacted ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.

If the requested variance is approved, staff recommends the following conditions of approval:

1. The variance shall be limited to the existing shed. If the shed is demolished or removed, it shall be reconstructed in conformance with applicable zoning requirements of the Land Development Regulations.
2. Maintenance of the existing wall and trees between the shed and the east property line adjacent to SW 68 Court.
3. The owners shall obtain a building permit for the shed from the Village of Pinecrest Building and Planning Department.
4. The owners shall obtain an electrical permit for the generator from the Village of Pinecrest Building and Planning Department.



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

PUBLIC HEARING NOTICE

MEMORANDUM

PUBLIC HEARING NOTICE

Department of Building and Planning

On **Tuesday, February 14, 2023 at 7:00 p.m.**, the Village Council will conduct a quasi-judicial Public Hearing to consider an appeal of a decision of the Pinecrest Zoning Board at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida as described below.

OWNERS/APPLICANT(S): Kaan and Alexandra Kaleli Aguirre (Owners and Applicants)

ITEM: Accessory Shed Building and Generator –Setback and Placement Variances

LOCATION: The subject property is located at 6841 SW 104 Street, Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 22, Block 1, Van Haven Estates Subdivision; Folio # 20-5002-054-0020.

REQUEST: Kaan and Alexandra Kaleli Aguirre (Owner and Applicant) are requesting approval of a variance from side yard setback requirements of Division 4.2 (c) 5. g. of the Village’s Land Development Regulations to allow an existing shed to remain 5 feet from the west (side street) property line instead of 30 feet as otherwise required, and a variance from the requirements of Division 5.19 (j) of the Village’s Land Development Regulations to allow placement of a generator forward of the corner side building line.



The Village Council will conduct a de novo hearing and will consider why the decision of the Zoning Board should or should not be sustained and/or modified.



OVER

OVER

All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 4:30 p.m. on Monday, February 13, 2023.

Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the proposed ordinance and amendments are on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, 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 (F.S. 286.0105).

PUBLIC HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT:

MUNICIPAL CENTER

12645 PINECREST PARKWAY

ADDITIONAL
INFORMATION
CALL: 302

DEPARTMENT OF
BUILDING AND
PLANNING

The brochure contains several paragraphs of text, a small photograph of a building, and a logo on the right side that includes the word "EST".

PC

PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
12245 PINECREST PARKWAY

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CALL
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PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
12645 PINECREST PARKWAY

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PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
1224 G. PINECREST PARKWAY

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PUBLIC HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT:

MUNICIPAL CENTER

12645 PINECREST PARKWAY

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The document is a public hearing notice. It features a header with a logo and the title 'PUBLIC HEARING'. Below the title, there is a section for 'PROPERTY INFORMATION' which includes a map of the property and some text. To the right of the map, there is a section for 'PUBLIC HEARING INFORMATION' which includes details about the hearing date, time, and location. The document is partially obscured by the sign's border.

AP 2211-0001

Kaan Kaleli & Alexandra Kaleli Aguirre

November 25, 2022

6841 SW 104 st Pinecrest FL 33156

RE: Appeal of Zoning Variance decision

To Whom it may concern

I would like to appeal the variance decision of the zoning board of which I lost ~~3~~ 2 in votes. This was case CC22-0133 and was heard on November 16th 2022. I feel the decision by the board has left me in a difficult predicament and the shed on my property did not impact the city or my neighbors negatively in any way. There are only 4 houses on this street and two of my neighbors wrote letters supporting me and one showed up physically to voice his support. One of the board member specifically had objections based on structural and building issues. I had told him that these issues were already addressed and approved by the building department and structural department based on my submitted plans. The only hang up was by zoning because of the setback requirements.

Regards



Kaan Kaleli

Braille text at the bottom right of the page, consisting of two columns of dots.

CHAPTER 30 - LAND DEVELOPMENT REGULATIONS

ARTICLE 3. - DEVELOPMENT APPROVAL PROCEDURES

* * *

Div. 3.9. - Appeals.

- (a) *Exhaustion of remedies required; rendition of development appeals.* No person aggrieved by any decision of the administrative official, the zoning board or the village council pursuant relative to administration of the land development regulations may apply to the court for relief unless that person has first exhausted the remedies provided for in the land development code. Appeals of a final decision shall be filed in a court of competent jurisdiction.
- (b) *Copy of the record.* For the purposes of review by the court, the administrative official shall make available for public inspection and copying the record upon which each final decision of the village council is based. Prior to certifying a copy of any record or portion thereof, the administrative official shall make all necessary corrections in order that the copy is a true and correct copy of the record. The administrative official may make a reasonable charge commensurate with the cost of furnishing the record or any portion thereof.
- (c) *Regulatory takings; vested right.* It is the intent of the village council that no decision under this land development code shall constitute a temporary or permanent regulatory taking of private property ("taking") or an abrogation of vested rights ("vested rights abrogation").
 - 1. In the event that any court shall determine that a decision of the village council under this land development code constitutes a taking or vested rights abrogation, such decision of the village council is declared to be non-final and the court is hereby requested to remand the matter to the village council, which shall reconsider the matter in a properly noticed public hearing.
 - 2. In the event that a court fails to remand a matter to the village council after finding that a taking or vested rights abrogation has occurred, the administrative official is instructed to forthwith file an application to remedy such taking or vested rights abrogation, which application shall be heard directly by the village council in a properly noticed public hearing.
 - 3. The village council may elect to request that any remand or administrative official's application be deferred until a later point in the litigation, including the completion of any judicial appeals.
- (d) *Appeals from decisions of the zoning board.*
 - 1. An appeal from any decision of the zoning board may be taken to the village council by any person who is aggrieved by such decision. Any person desiring to appeal a decision of the zoning board shall, within 14 days from the date of such decision, file a written notice of appeal with the village clerk, whose duty it shall then become to schedule a public hearing for consideration of the appeal by the Village Council at a regular meeting following posting, publication, and mailing of the public hearing notice of such appeal to all persons previously notified by the zoning board. The matter shall then be heard by the village council at its next regular meeting following notification of the public hearing as required herein. An appeal shall stay all proceedings in the matter appealed from until the final disposition of the appeal by the village council.
 - 2. Upon the taking of an appeal, the village council shall conduct a de novo hearing and shall consider why the decision of the zoning board should or should not be sustained and/or modified. By resolution, the village council shall affirm, modify or reverse the decision of the zoning board by a majority vote of all members present.
 - 3. An appeal from any decision of the village council, after the final disposition of an appeal from the zoning board, shall be in accordance with the terms and conditions set forth in herein.



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: November 10, 2022

TO: Village of Pinecrest
Zoning Board

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Public Hearing #2022-1116-2. Kaan and Alexandra Kaleli Aguirre
6841 SW 104 Street
Setback Variance – Existing Shed and Generator

PETITION REQUEST

Kaan and Alexandra Kaleli Aguirre (Owner and Applicant) are requesting approval of a variance from side yard setback requirements of Division 4.2 (c) 5. g. of the Village’s Land Development Regulations to allow an existing shed to remain 5 feet from the west (side street) property line instead of 30 feet as otherwise required, and a variance from the requirements of Division 5.19 (j) of the Village’s Land Development Regulations to allow placement of a generator forward of the corner side building line.

Setback Required/Proposed

Variance Requested

West (Side): 30 Feet / 5 Feet

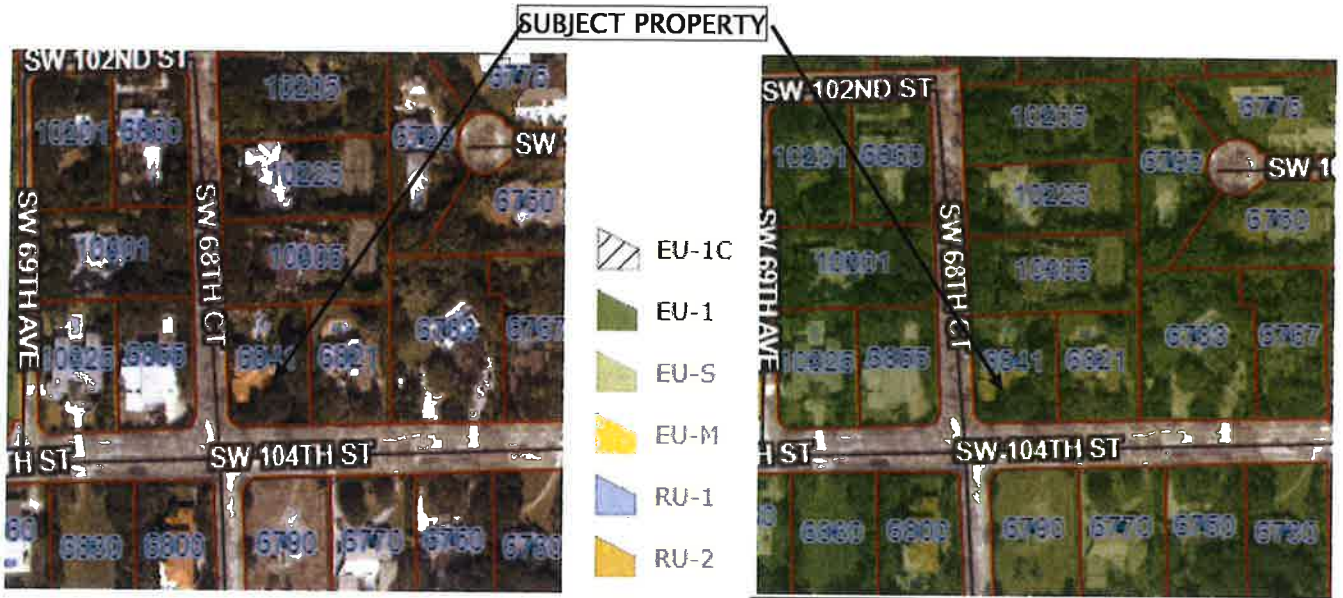
25 Feet

SITE LOCATION

The subject property is located at 6841 SW 104 Street, Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 22, Block 1, Van Haven Estates Subdivision; Folio # 20-5002-054-0020.

Accessory General less than 100' = 30' side street





OWNER/APPLICANT

Kaan and Alexandra Kaleli Aguirre (Owners and Applicants)

VILLAGE OF PINECREST
 PUBLIC HEARING FILE
 CASE # 2022-1116-2

BACKGROUND

The property owners have submitted a letter of intent that explains the circumstances related to their request for a variance (attached). When the owners moved into their home, there was an existing generator located on a trailer that was chained to a concrete block and covered with a tarp. Over the course of time, as the generator began to deteriorate in the elements, the owners constructed a shed in the location of the generator and moved the generator into the shed. While moving the existing generator into a new shed was done for obvious reasons to protect the generator and enhance the appearance of the installation, it was constructed without required building permits, in a location inconsistent with setback requirements of the Village’s Land Development Regulations. Additionally, the generator is located forward of the corner side building line, inconsistent with the requirements of Division 5.19 (j) of the Village’s Land Development Regulations (*“In no event shall a generator or above-ground fuel tank be placed forward of the front or corner side building line”).*

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence regarding the variance request.

VARIANCE CRITERIA

Criteria for approval of a requested variance are provided in Division 3.5 of the Land Development Code. A copy of Division 3.5 is attached for the Zoning Board's consideration. Criteria include the following:

1. *Variance consistent with authorized powers. That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.*

The Zoning Board has the authority to consider the request. Pursuant to Division 3.5(b) of the Village Land Development Regulations, a variance is authorized to be granted by the Zoning Board for setback lines; lot width; street frontage; lot depth; landscape or open space requirements; height limitations; yard regulations; fences and walls; signs, and other matters specifically permitted as variances.

2. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

Approval of the requested variances would allow for continuance of the existing shed and generator. There do not otherwise appear to be any special circumstances peculiar to the land that are not applicable to other properties in the EU-1 zoning district.

3. *Conditions not created by the applicant. That special conditions and circumstances do not result from the actions of the applicant.*

The conditions and circumstances do result from the actions of the applicant. Although the generator was on the property at the time the applicants purchased their home, the applicants arranged for construction of the existing shed in its current location, and moved the generator into the shed.

4. *Special privileges not conferred. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.*

Granting of the variance would confer a privilege on the applicant that is otherwise denied to others in the same zoning district.

5. *Hardship conditions exist. That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the Land Development Code would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. While literal interpretation of the Land Development Code would require relocation of the shed and generator, it would not deprive the applicants of use of the property for residential purposes.

6. *Only the minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

Reasonable use of the land and property will continue to be available to the applicant if the variance is denied.

7. *Not injurious to the public welfare or intent of the land development code. That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The purpose of the Land Development Regulations is "to establish comprehensive controls and management for the use of land and water within the Village; to preserve the unique Village character; and to protect, promote, and improve the public health, safety, comfort, order appearance, convenience, and general welfare of the people within the Village". The purpose of established setback requirements is to provide sufficient space and separation of uses from adjoining properties, to prevent infringement on the space and rights of neighbors, to allow room for natural vegetation, and to serve as filtration areas for stormwater runoff. Encroachment into required property line setbacks would be contrary to these purposes.

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

STAFF RECOMMENDATION

The Building and Planning Department recommends that the requested variance be denied as the request does not meet all of the seven criteria required for approval.

In the event the Zoning Board considers granting the requested variance, the Board may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the Comprehensive Development Master Plan and the Land Development Regulations or any other duly enacted ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.

If the requested variance is approved, staff recommends the following conditions of approval:

1. The variance shall be limited to the existing shed. If the shed is demolished or removed, it shall be reconstructed in conformance with applicable zoning requirements of the Land Development Regulations.
2. Maintenance of an opaque landscape buffer between the shed and the east property line adjacent to SW 68 Court.
3. The owners shall obtain a building permit for the shed from the Village of Pinecrest Building and Planning Department.
4. The owners shall obtain a building permit for the generator from the Village of Pinecrest Building and Planning Department.

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

On **Wednesday, November 16, 2022, at 7:00 p.m.**, the Pinecrest Zoning Board will conduct a quasi-judicial public hearing in Leslie Bowe Hall at Evelyn Greer Park, located at 8200 SW 124 Street, Pinecrest, Florida 33156 to consider the following:

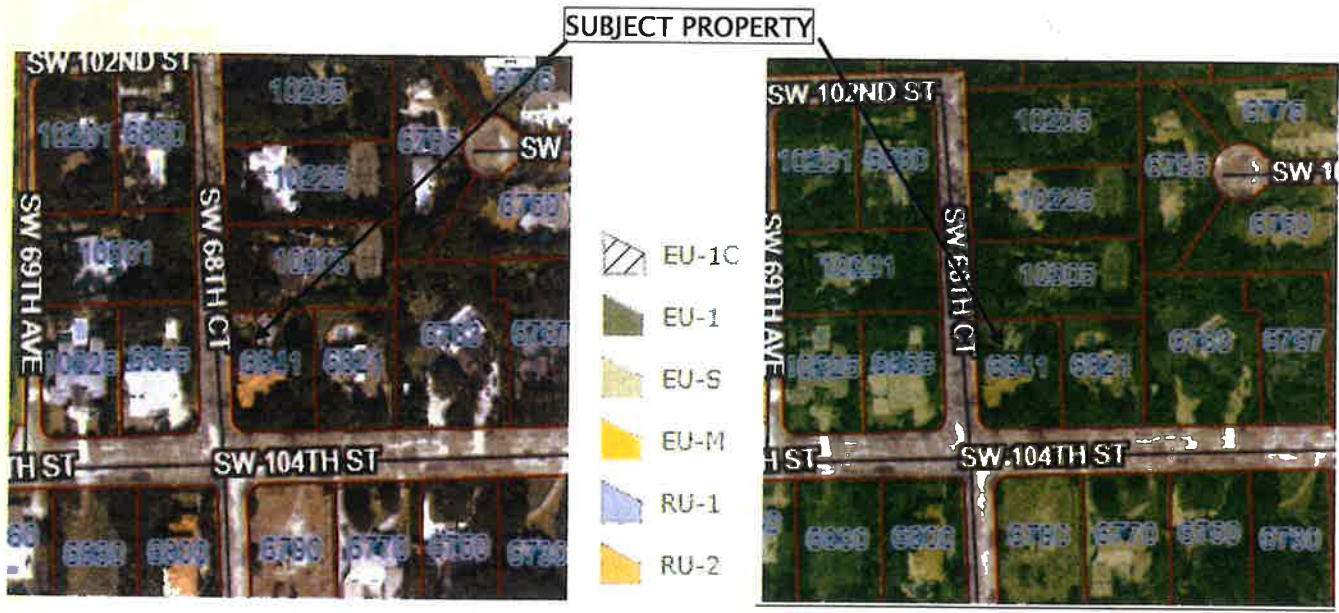
OWNERS/APPLICANT(S): Kaan and Alexandra Kaleli Aguirre (Owners and Applicants)

ITEM: Accessory Shed Building – Building Setback Variance

LOCATION: The subject property is located at 6841 SW 104 Street, Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 22, Block 1, The Haven Estates Subdivision; Folio # 20-5002-054-0020.

**VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2**

REQUEST: Kaan and Alexandra Kaleli Aguirre (Owner and Applicant) are requesting approval of a variance from side yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow an existing shed to remain 5 feet from the west (side street) property line instead of 30 feet as otherwise required, and a variance from the requirements of Division 5.19 (j) of the Village's Land Development Regulations to allow placement of a generator forward of the corner side building line.



All interested parties are urged to participate. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing the department at Village of Pinecrest, Building and Planning Department, 12645 Pinecrest Parkway, Pinecrest, FL 33156.

OVER

OVER



In accordance with the American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven business days prior to such proceeding.

Should any person decide to appeal any decision of the Zoning Board with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings and, for such purpose, 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 (F.S. 286.0105).

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-116-2

PUBLIC HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT:

MUNICIPAL CENTER

17645 PINECREST PARKWAY

ADD
INFOR
CALL: E
DEPA
BUI
PLA



PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
TO ALL INTERESTED PARTIES
ADD
INFO
CALL E
DEPA
BUS
PLA





VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION

Administrative Review Application

VILLAGE OF PINECREST

- Please check one:
- VILLAGE COUNCIL
 - PLANNING BOARD
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No. _____
Date Received: CASE # 2022-116-2

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|---------------------------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <i>Alexandra & Kaen Kaleli</i>		
Mailing Address <i>6841 SW 104 St.</i>	City, State, Zip <i>Pinecrest FL 33156</i>	Telephone <i>7/246 0996</i>
Name of Owner <i>Alexandra & Kaen Kaleli</i>		Email <i>KKaleli71@yahoo.com</i>
Mailing Address <i>Same</i>	City, State, Zip	Telephone <i>786 246 0996</i>
		Email <i>KKaleli71@yahoo.com</i>

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).
If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5007-054-0020

Address 6841 SW 104 St.

Lot(s) 2 Block 1 Section _____ Plat Book No. 113 Page No. 26

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD _____ ZONE _____

Revised 8/2016

B. ADDRESS (If number has been assigned) 6841 SW 104th St.
C. SIZE OF PROPERTY 142 ft. X 220 ft. = 31,363 sq. ft. .72 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.
Lot 2 Block 1, Van Haven Estates, Plat Book 113, Page 26

VILLAGE OF PINECREST
PUBLIC HEARING FILE

E. DATE SUBJECT PROPERTY WAS ACQUIRED 6/24/2011 CASE # 2022-1116-2

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)
Requesting a variance for a shed. The shed protects the emergency generator. The current guidelines would put the shed and generator close to the house and in a prominent space within the yard.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)
My generator began to erode due to the elements, so I protected it from further decay by surrounding it with a small shed. The shed also reduces the sound emitted by the generator.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No
Are there any existing structures on the property? Yes No
If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-116-2

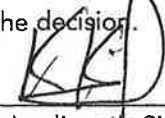
Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

7/11/22  Kaan Kalebli
Date Applicant's Signature Print Name

Date Applicant's Signature (if more than one) Print Name

I/We Kaan + Alexandra Kaleli as Owner(s) of Lot(s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 6841 SW 104th St. desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

do hereby authorize _____ to act on my/our behalf as the applicant.

will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Kaan Kaleli Signature [Signature] Date 7/1/2022

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name _____ Signature _____ Date _____

Notary to Applicant:

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

PUBLIC HEARING APPLICATION SUPPLEMENT

OPTIONAL

However, applicants are encouraged to contact neighbors regarding application.

Kaan & Alexandra Kaleli

Name of Applicant

has applied to the Village of Pinecrest for a variance,

which will affect the property located at 6841 SW 104 St. as follows:

Property Address

To permit

A shed to protect my generator 5 ft from side property line

The Village Council Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

<p>Parcel 1</p> <p>Owner Name</p> <p>Address</p> <p>Signature</p> <p>Date</p>	<p>Parcel 2</p> <p><u>Rond Lindo Fieldstone</u> Owner Name</p> <p><u>10305 SW 68 Ave</u> Address</p> <p>Signature</p> <p>Date</p>	<p>Parcel 3</p> <p>Owner Name</p> <p>Address</p> <p>Signature</p> <p>Date</p>
<p>Parcel 4</p> <p><u>Centro Giacomo & Giuditta Castello</u> Owner Name</p> <p><u>6855 SW 104 St.</u> Address</p> <p>Signature</p> <p>Date</p>	<p>VILLAGE OF PINECREST PUBLIC HEARING FILE CASE # 2022-1116-2</p> <p>SUBJECT PROPERTY</p> <p>Please indicate the NORTH direction. (Circle one)</p> <p>W ← (N) ↓ → E S</p>	<p>Parcel # <u>2022-1116-2</u></p> <p><u>Tyler & Elizabeth Connelly</u> Owner Name</p> <p><u>6821 SW 104 St.</u> Address</p> <p>Signature</p> <p>Date</p>
<p>STREET / AVENUE / TERRACE / ROAD / COURT <u>104 St.</u></p>		
<p>Parcel 6</p> <p><u>10400 SW 68 Ave</u> Owner Name <u>Sebastes</u></p> <p><u>Eduardo & Isabel</u> Address</p> <p>Signature</p> <p>Date</p>	<p>Parcel 7</p> <p><u>Scott Moradian</u> Owner Name</p> <p><u>6790 SW 104 St.</u> Address</p> <p>Signature</p> <p>Date</p>	<p>Parcel 8</p> <p><u>Osceola & Fernando Naves Del Prado</u> Owner Name</p> <p><u>6770 SW 104 St.</u> Address</p> <p>Signature</p> <p>Date</p>

08/31/2022

Kaan & Alexandra Kaleli Aguirre

6841 SW 104 St. Pinecrest FL 33156

RE: Requesting set back variance

To Whom it may concern:

We would like to apply for a variance for our shed. This shed was placed there to protect our existing generator in 2018-19. We purchased this house in 2011, including the same generator and in the same spot as it sits now. The generator is a large Kubota diesel and one that supports the entire house of 5100 sq ft. The generator was originally on a trailer and secured by chains attached to an inground concrete block on both sides with hooks. This was all covered by a blue tarp. After 7-8 years a tree fell on top of the generator and damaged it during one of the big storms. The generator was slightly damaged, soon thereafter the generator shell began to rust. To protect this generator, I put a shed over it.

The benefit of the shed was many. The generator is not rusting anymore and muted much of the noise generated when turned on. It is now safer and easier to work, maintain and fill it with diesel during harsh weather conditions. It is also made that corner of the yard more appealing. The wire running from the generator to the house was exposed before and frequently cut and destroyed by the landscapers. We put the current wires underground in a pvc pipe and have not had an issue since. The reason I need the shed on that side is because that is where the generator hooks up to the house. The FPL electrical outlets and generator hook ups are on this side including all the pool equipment. According to the setback rules of 30 ft, it would put the shed in a more visible and centered position in the yard. Putting a shed that size 30 ft in would make me lose the functionality of the yard on that side.

The shed has been there for 3-4 years, and so far, no one has complained. I spoke with my neighbors, and they are all ok with it. The shed is not very visible from the street and meets the criteria of the city shed rules as far as size and dimensions. I will do whatever you recommend making it more appealing, for instance by adding more foliage, shrubs and or trees. There are only 4 houses on that street, and it is a street not used very often. I did not know I needed a permit for a shed on my property until I pulled permits to install a 6 ft. tall wall to separate me from my two neighbors. As soon as I found out this was an issue I applied for the permit. After I applied, I found out that the shed does not meet the setback requirements. The zoning department met with me and were very understanding and helpful. They could not do anything but said that as per rules their hands were tied but I could try for a variance. The shed does not have a negative impact on my neighbors or the city on the contrary it muffles the sound. Most importantly the shed is always locked, the windows open, and I keep the generator key in the house, so no one gets hurt. Hopefully, if approved I will finish the permit process for the shed and the building approval as required. Any consideration on the matter would be greatly appreciated.

Regards,

Kaan Kaleli

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

Carolina Rojas (BPD)

From: Giuditta <giuditta.castello@gmail.com>
Sent: Wednesday, November 16, 2022 4:16 PM
To: Carolina Rojas (BPD)
Cc: kkaleli71@yahoo.com
Subject: Accessory Shed Building 6841 SW 104th St

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pinecrest-fl.gov<mailto:gwilson@pinecrest-fl.gov>

To whom it might concern.

This letter is to inform you that the variance requested by our neighbors, Alexandra and Kaan Kaleli at 6841 SW 104th St, is of our liking. The Accessory Shed Building doesn't bother us at all as we can't see it. We hope you can approve the variance as per their request.

Kind regards,
Giuditta Castello
6855 SW 104th St

Sent from my iPhone

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

Carolina Rojas (BPD)

From: Fieldstone, Ronald R. <ronald.fieldstone@saul.com>
Sent: Wednesday, November 16, 2022 10:42 AM
To: Carolina Rojas (BPD)
Cc: Kaan Kaleli
Subject: Accessory Shed Building



CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pinecrest-fl.gov<mailto:gwilson@pinecrest-fl.gov>

Please be advised that I am the neighbor directly to the north of the applicant and the party most affected by the variance request . My wife Linda and myself have lived at 10305 Sw 68th Ct since 1980.

The applicants are ideal neighbors and have done everything possible to comply with all legal requirements . The Accessory Shed Building is really a major benefit since it hides from view the generator and/ or whatever is in the shed . Furthermore with the tree planting we really do not even notice it .

Please accept this email as confirming our total support for the variance request and that it would actually work to our detriment if it is not granted .

I am available to discuss if any questions .

Thanks for your consideration .

Ronald R. Fieldstone, Esq.
Saul Ewing Arnstein & Lehr LLP
Attorney at Law
701 Brickell Avenue, 17th Floor
Miami, Florida 33131-2395<x-apple-data-detectors://1/0>
Phone: 305.428.4500<tel:305.428.4500>
Direct: 305.428.4521<tel:305.428.4521>
Mobile: 305.206.8448<tel:305.206.8448>
Fax: 305.374.4744<tel:305.374.4744>
Ronald.Fieldstone@Saul.com

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

"Saul Ewing LLP

(https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fsaul.com&c=E,1,exkLCnj0dzDeY35rl_5uU1hjyl40dRTm0ch94yeq4RZe2OxF4RiyJZWzj4Su6OJ4_vmDCMsJWgWz30fD9kweCtkMD9qTIL6vxin7geER7WY2Zg,,&typo=1) " made the following annotations:

+~~~~~+

Superior Sheds, Inc. - Orange City, Florida

Serial # 116737 Size 8x12 Date of Mfg. 7/10/14

Mod. Code # BFT-113 DRPR OR # 34614

Date of Alteration N/A Number of Modules Const. Type VB

Occupancy, Use Classification Manufactured Storage Building

Agency Plan # S.B.I.R.C. 3rd Plan Approval # Base

3rd Floor Load Live 75 LB SF Dead 8 LB SF

Optional Floor Load Live 125 LB SF Dead 8 LB SF

Roof Load Live 20 LB SF Dead 5 LB SF

Wind Velocity Rating 180 MPH ASCE 7-10

1st Floor Rating Floor N/A Wall N/A Roof N/A

Approved Floor / Use Usage Pressure Treated Lumber & Hydrostatic Walls Added
 Third Party Agency Top Line Engineering, LLC, FL

Signature of Third Party Plan Approval: _____

Must be completed in accordance with the Florida Manufactured Building Act and Rules.

my State of Florida

Insignia #: **1275405**

Plan Tracking #: _____

Manufacturer: **Superior Sheds, Inc.**

Inspection Agency: **Top Line Engineering, LLC**

Occupancy: **GROUP S**

Number of Modules: **1**

Date of Manufacture: **07/14/2014**

This insignia certifies that this structure is in compliance with the Florida Manufactured Building Act (Chapter 626, Part I FS), Formulated and Issued Under the Florida

Florida Department of Business & Professional Regulation

VILLAGE OF PINECREST
 PUBLIC HEARING FILE
 CASE # 2022-1116-2

February 8, 2021

Mr. Thomas Campbell
Florida Department of Business and Professional Regulation
2601 Blair Stone Road, Building C
Tallahassee, Florida 32399-6563

**RE: Plan Approval
Superior Sheds
Plan # BUNG-HVHZ-20**

Dear Mr. Campbell,

Pursuant to the requirements of the Department of Business & Professional Regulation, the above referenced documents have been reviewed for compliance with:

**2020 Florida Building Code, 7th Edition
2017 National Electrical Code (NFPA-70)
Florida Product Approval Rule 61G20-3.006 (FAC)**

All mandatory comments have been satisfied and plans are approved for construction by a currently approved modular building manufacturer.

These documents were reviewed for only what is to be constructed in the factory. Any work performed at the site, such as the foundation, is under the authority and jurisdiction of the local Building Official.

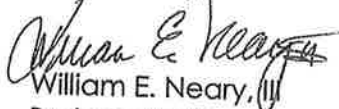
Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved, and constructed under the State of Florida's Manufactured (Modular) Building Program to make the building, code compliant, for the intended use.

A signed and sealed set of plans are maintained on file with Top Line Engineering, LLC.

If you require my assistance in any way, please do not hesitate to contact me.

Thank you.

Respectfully,



William E. Neary, III
Business Partner
Top Line Engineering, LLC
BILL.TLE@yahoo.com

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

***** Please note: Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.**

Halsey Beshears, Secretary

Ron DeSantis, Governor

August 07, 2019

Alex Martens

Superior Sheds, Inc.
2323 S. Volusia Ave
Orange City, FL 32763

RE: Manufacturer Certification, ID MFT-113; Expiration Date: August 07, 2022

Dear Alex Martens

It is my pleasure to inform you that Superior Sheds, Inc., located at 2323 S. Volusia Ave, Orange City, FL 32763, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, to manufacture Storage Sheds, Manufactured Buildings for installation in Florida.

Construction or modification on a manufactured building cannot begin until the Third Party Agency has approved the plans in accordance with the current Florida Building Code. Your Third Party Agency is a contractor for the Department and has statutory authority and responsibilities that must be met to maintain approved status. You may expect and demand quality plans review and inspections.

Each Code change will make your plans obsolete until they have been reviewed, approved and indicated [on the cover page of the plans] for compliance with the Code by your Third Party Agency for plans review. Please ensure that your plans are in compliance and are properly posted on our website. All site-related installation issues are subject to the local authority having jurisdiction.

The Department's contractor will make unannounced monitoring visits at least once each year. You must grant complete access to your manufacturing facility and records to remain in compliance with the rules and regulations of this program.

Your certification is approved for three years from this date. You will receive a renewal notice by Email generated by the BCIS (www.floridabuilding.org) for online renewal. If you have questions you may contact Robert Lorenzo at 850-717-1835 or our FAX at 850-414-8436.

Please visit our website at www.floridabuilding.org to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,



Robert Lorenzo
Manufactured Buildings Program

cc: Top Line Engineering, LLC

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

GENERAL NOTES

- Foundation plans are not part of this plan set and are governed by local jurisdiction.
- Buildings are approved for residential lawn storage only.
- This building is exempt from the FECC per sections R101.4.2.4, R402.1.
- Refer to tie down details for proper installation requirements to meet code.
- All lumber for construction will be #2 SYP except as noted.
- Gutters shall be site installed per the local authority having jurisdiction and permitting requirements.
- All windows and doors to meet the minimum specifications per the approved plans and the Florida Building Code.
- In accordance with FBC 1609.1.2, "Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory windborne debris impact standards of this code".
- In accordance with FBC 1010.1.1, exception (10.) Buildings that are 400 sq-ft or less and that are intended for use in conjunction with one- and two-family residences are not subject to the door height and width requirements of this code. Structures 400 sq-ft or more shall have an 80" minimum door.
- In accordance with Florida Statute 553.80 (1)(d), lawn storage buildings and storage sheds bearing the insignia of approval of the department are not subject to 553.842, (Florida product approvals) but shall meet the design wind load requirements of the 2020 FBC 7th edition.
- Flat metal straps can be bent around structural members of wall studs, trusses, chords, etc. To help secure these members, provided that the added bend does not interfere with any of the existing breaks/bends in the strap.
- As per FBC section 1626.1 exception (f); storage sheds that are not designed for human habitation and that have a floor area of less than 720 square feet or less are not required to comply with the mandatory windborne debris impact standards of this code.
- Components/Cladding are in compliance with the 2020 FBC 7th Edition.
- Sheds located in flood hazard areas must comply with the local flood zone regulations.
- If a wall is framed for future HVAC units that shall be approved by the AHJ and shall comply with local requirements for permitting.
- Windows and doors installed by the customer that shall be approved by the AHJ and shall comply with local requirements for permitting.
- HVHZ components for sheds require that installation per manufacturer's instructions)

HVHZ APPROVED



2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

LISTING AGENCY APPROVAL: TOP LINE ENGINEERING, LLC.

BUILDING CODE	FBC, 7TH EDITION, (2020)
RESIDENTIAL CODE	FRBC, 7TH EDITION (2020)
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE
BUILDING TYPE	RESIDENTIAL LAWN STORAGE SHED
MANUFACTURER	SUPERIOR SHEDS, LLC
AGENCY	TOP LINE ENGINEERING, LLC
PLAN NUMBER	BUNG-20-HVHZ
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NO
FIRE SUPPRESSION SYSTEM	NO
OCCUPANCY	UTILITY
ALLOWABLE # OF STORIES	1
WIND VELOCITY	170 MPH, EXPOSURE C
FIRE RATING OF EXTERIOR WALLS	0
FLOOR LIVE LOAD - STANDARD	75 PSF
FLOOR LIVE LOAD - OPTIONAL	125 PSF
FLOOR DEAD LOAD	10 PSF
ROOF LIVE LOAD	30 PSF
ROOF DEAD LOAD	10 PSF
MIN. RATING OF FLOOR, WALL, & ROOF	N/A
NUMBER OF BUILDING	1
SQUARE FOOTAGE	719 SQ/FT. MAX.
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
HVHZ APPROVED	YES

TOP LINE ENGINEERING, LLC

DESIGN PRESSURES	
DOORS (by EGAN)	+/-30 PSF
WINDOWS (by CRGT)	+/-40-10 PSF
DIP INFO PROVIDED BY MANUFACTURER	

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
PMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

APPROVED FOR HVHZ

Digitally signed by Julio Orbegoso
Date: 2021.02.09 15:09:36 -05'00'

MODULAR STRUCTURE FOR:
SUPERIOR SHEDS
(877) 439-7433
2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763



MODULAR PLANS DESIGN, CO.

OFFICE: 2200 BIRCH BLVD. SUITE 105
ORANGE CITY, FLORIDA 32763
TEL: 407-241-4400 FAX: 407-241-4400

STRUCTURAL LOAD LIMITATIONS

WIND LOAD CRITERIA

1. 132 Vasd/170 Wvt
2. I
3. II
4. ENCLOSED
5. GCpl = 0.18
6. C
7. 0.85
8. Pr = -93.0 PSF
9. COMPONENT & CLADDING LOAD (ROOF)
Pr = ZONE 1: -35.63 PSF, ZONE 2: -35.63 PSF, ZONE 3: -65.26 PSF (WALL)
PW = ZONE 4: -39.14 PSF, ZONE 5: -46.89 PSF

10. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD: N/A

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECT TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL. SHEDS LOCATED IN FLOOD HAZARD AREAS MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.

DRAWING INDEX

C1	COVER SHEET
A1	FLOOR PLAN
A2	SIDEWALL FRAMING
A3	FLOOR FRAMING
A4	ROOF FRAMING
A5	CROSS SECTIONS
A6	ENDWALL FRAMING
A7	SCHEDULES

CONSULTING ENGINEER
JULIO ORBEGOSO
FLORIDA
PE LICENSE #38769

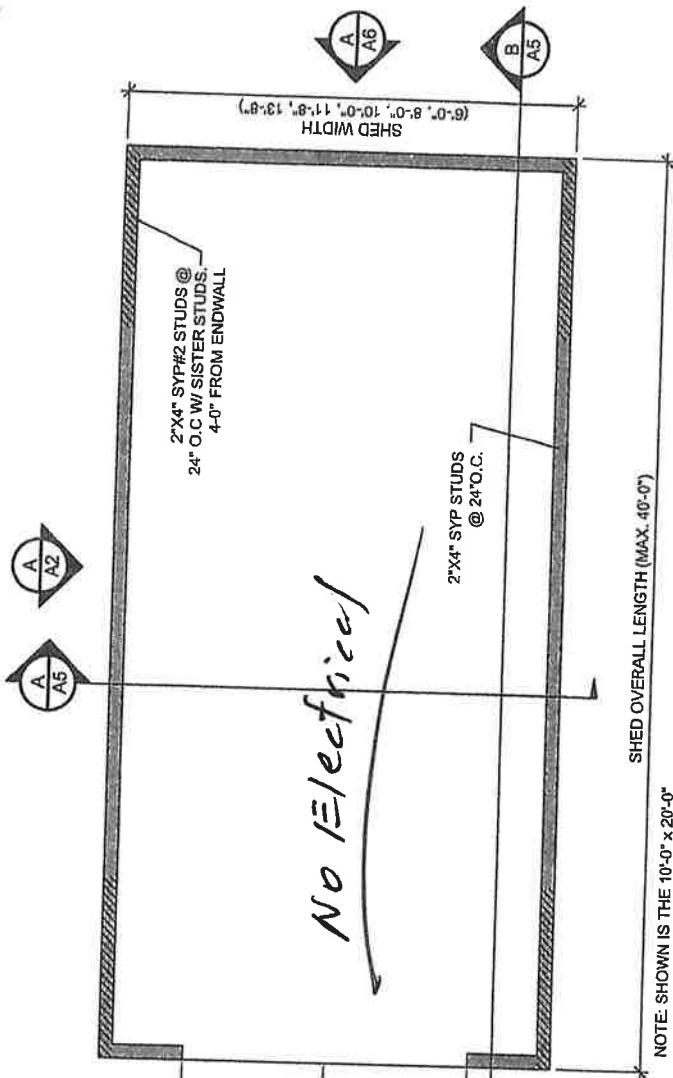
DATE: 02-05-2021
DRAWN: R.L.S.
JOB: S530-BU-HVHZ
SHEET NO. C1

BUNGALOW SHED - HVHZ

TOP LINE ENGINEERING, LLC

2021-02-08 TOP LINE ENGINEERING APPROVAL PLAN # BUNG-HVHZ-20 *** HVHZ APPROVED

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-116-2



NOTE: SHEDS TO HAVE A MAXIMUM OF 5 DOORS AND 10 WINDOWS

FLOOR PLAN
SCALE: 3/8" = 1'-0"

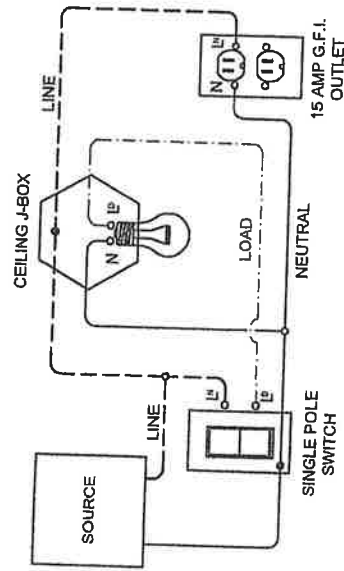
CONSULTING ENGINEER
JULIO ORBEGOSO
FLORIDA
PE LICENSE # 358769

DATE: 02-05-2021
DRAWN: R.L.G.
JOB: SS20-BU-HVHZ
SHEET NO. A1

BUNGALOW SHED - HVHZ

MODULAR STRUCTURE FOR:
SUPERIOR SHEDS
(877) 435-7433
2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763
MODULAR PLANS DESIGN, CO.

OFFICE: 2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763
PHONE: (877) 435-7433
FAX: (407) 321-1111
WWW.MDPDESIGN.COM



ELECTRICAL NOTES & OPTIONS:

- AS PER NEX ARTICLE 330.30(B) SECURING OF MC TYPE CABLE. UNLESS OTHERWISE PROVIDED, CABLES SHALL BE SECURED AT INTERVALS NOT EXCEEDING 8FT. CABLES CONTAINING FOUR OR FEWER CONDUCTORS SIZED NO LARGER THAN 10 AWG SHALL BE SECURED WITHIN 12 IN. OF EVERY BOX, CABINET, FITTING, OR OTHER CABLE TERMINATION.

- ALL WIRING SHALL BE 14 GAUGE 3-WIRE MC CABLE.

- ENCASE IN ALL METAL BOXES.

MAXIMUM NO. OF OUTLETS: 7

MAXIMUM NO. OF LIGHTS: 8

ELECTRICAL WIRING DIAGRAM
SCALE: NOT TO SCALE

NOTE:
1. MIN. GRADE STUDS: 2"x4" STUDS TO BE F5
= 1200 PSI OR GREATER
2. MIN. ROOF SHEATHING: 28GA CORRUGATED METAL
3. MIN. FLOOR SHEATHING: 3/4" PLYWOOD
4. MIN. WALL SHEATHING: D4 ALUMINUM SIDING

NOTE:
23' SECTIONS OF 28GA CORRUGATED METAL SIDING
FASTENED W/ #8 HEX HEAD W/ WASHER SELF
TAPPING SCREWS @ 6" ON EDGE & 12" IN FIELD.

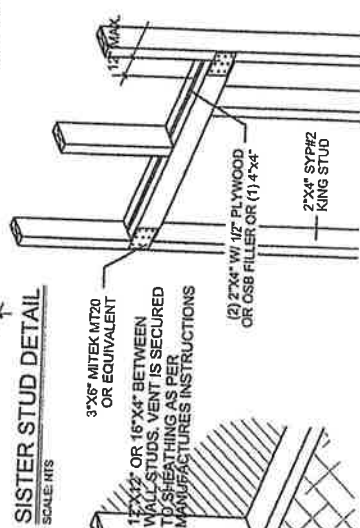
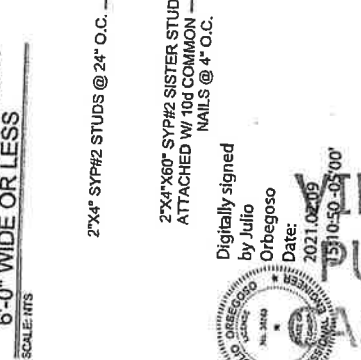
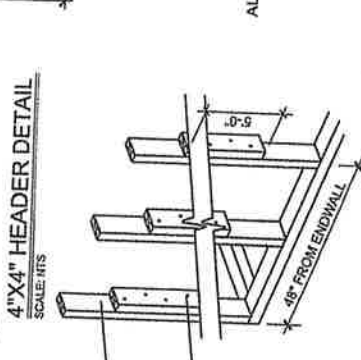
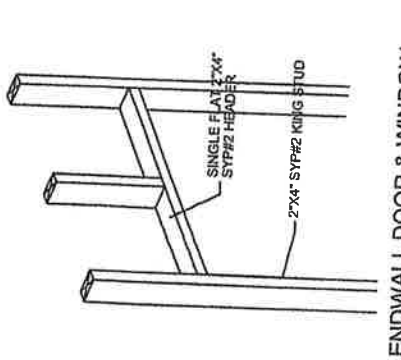
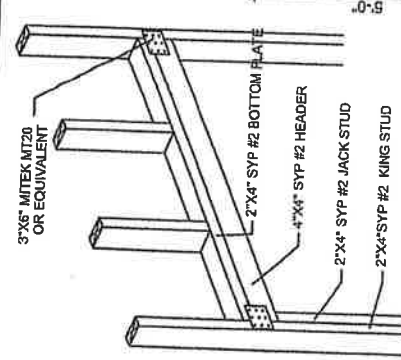
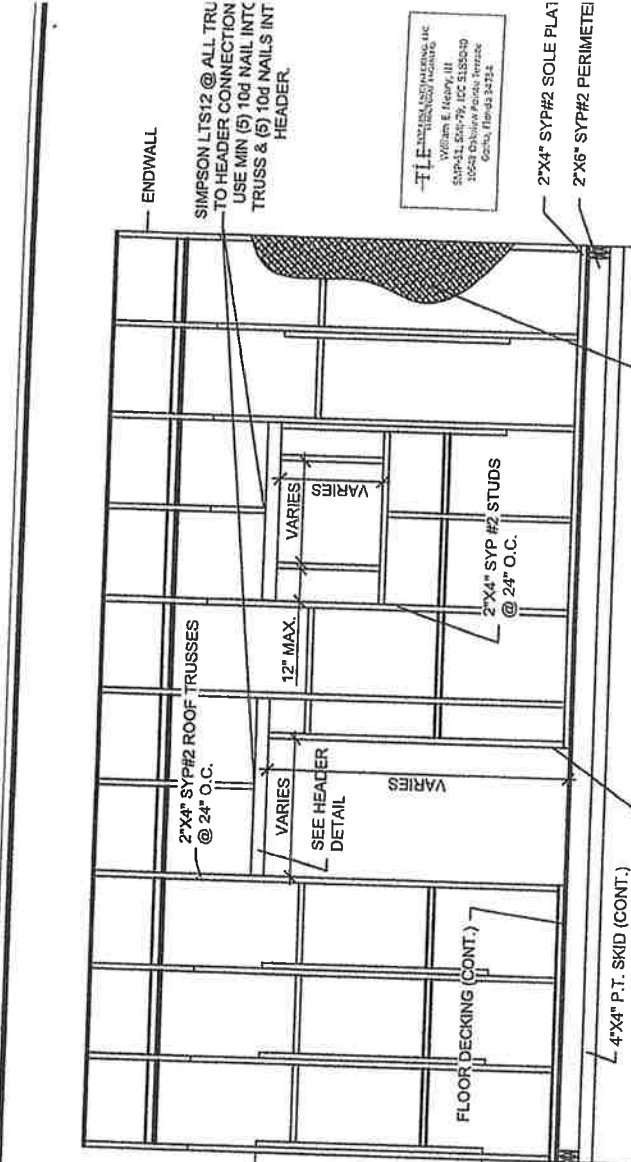
TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

Digitally signed
by Julio
Orbegoso
Date: 2021.02.09
15:10:26 -05'00'

MODULAR PLANS DESIGN, CO.



2021-02-08 TOP LINE ENGINEERING APPROVAL PLAN # BUNG-HVHZ-20 HVHZ APPROVED



ENDWALL

SIMPSON LTS12 @ ALL TRU TO HEADER CONNECTION USE MIN (5) 10d NAIL INTO TRUSS & (6) 10d NAILS INTO HEADER

2"x4" SYP#2 ROOF TRUSSES @ 24" O.C.

12" MAX.

VARIES

2"x4" SYP #2 STUDS @ 24" O.C.

VARIES

SEE HEADER DETAIL

VARIES

FLOOR DECKING (CONT.)

4"x4" P.T. SKID (CONT.)

SHED LENGTH (MAX. 40'-0")

ALL STUDS SECURED TO SOLE PLATE AND FLOOR FRAMING W/ SIMPSON LTS16 STRAP W/ 5-10d NAILS ON TOP INTO STUD, SECURING INTO RIM JOIST ON BOTTOM W/ 5-10d NAILS (TYPICAL)

WALL SHEATHING OPTIONS:

- 7/8" OSB OR SHEATHING EQUIV. OR BETTER
- CORRUGATED ALUMINUM
- D4 ALUMINUM SIDING
- 1/2" OR 5/8" T-11 SIDING
- JAMES HARDIE PANEL OR EQUIV.
- JAMES HARDIE HOBIZ SIDING LAP OR EQUIV.
- 29 GA CORRUGATED STEEL METAL SIDING (RUN ANY DIRECTION)
- THERMO-PLY BLUE (0.135 THICK) W/ VINYL SIDING

NOTE:

WALL FRAMING MEMBERS ARE CONTINUOUS FROM FOUNDATION SILL TO ROOF AND SECURED TO ENSURE A CONTINUOUS LOAD PATH. WHERE WALL MEMBERS ARE NOT CONTINUOUS, SHEET METAL CLAMPS, TIES, OR CLIPS SHALL BE FORMED OF GALVANIZED STEEL OF NOT LESS THAN 0.040" NOMINAL THICKNESS.

WALL SHEATHING OPTIONS:

- 7/8" OSB OR SHEATHING EQUIV. OR BETTER
- CORRUGATED ALUMINUM
- D4 ALUMINUM SIDING
- 1/2" OR 5/8" T-11 SIDING
- JAMES HARDIE PANEL OR EQUIV.
- JAMES HARDIE HOBIZ SIDING LAP OR EQUIV.
- 29 GA CORRUGATED STEEL METAL SIDING (RUN ANY DIRECTION)
- THERMO-PLY BLUE (0.135 THICK) W/ VINYL SIDING

NOTE:

WALL FRAMING MEMBERS ARE CONTINUOUS FROM FOUNDATION SILL TO ROOF AND SECURED TO ENSURE A CONTINUOUS LOAD PATH. WHERE WALL MEMBERS ARE NOT CONTINUOUS, SHEET METAL CLAMPS, TIES, OR CLIPS SHALL BE FORMED OF GALVANIZED STEEL OF NOT LESS THAN 0.040" NOMINAL THICKNESS.

CONSULTING ENGINEER

JULIO ORBEGOSO

FLORIDA

PEL LICENSE #38769

DATE: 03-05-2022

DRAWN: R.L.G.

JOB: S510-BU-HVHZ

SHEET NO.:

BUNGALOW SHED - HVHZ

MODULAR STRUCTURE FOR:

SUPERIOR SHEDS

(877) 439-7433

2323 S. VOLLUSIA AVE. ORANGE CITY, FL 32763

MODULAR PLANS DESIGN, CO.

MODULAR PLANS DESIGN, CO.

700 W. WINDY RIDGE, SUITE 100
LAKELAND, FLORIDA 33811

OFFICE: 888.888.1004
CONSTRUCTION ASSOCIATION

2"x4" SYP#2 SOLE PLATE

2"x6" SYP#2 PERIMETER

SCALE: 3/8" = 1'-0"

A2

2021-02-08 TOP LINE ENGINEERING APPROVAL PLAN # BUNG-HVHZ-20 HVHZ APPROVED

Digitally signed by Julio Orbegoso Date: 2021.03.05 13:10:50 -05'00'

VILLAGE OF PINELAKE PUBLIC HEARING FILE CASE # 2022-116-2

STOP SOLE PLATE FOR VENTING

2"x4" SYP#2 STUDS @ 24" O.C.

EXTERIOR SHEATHING

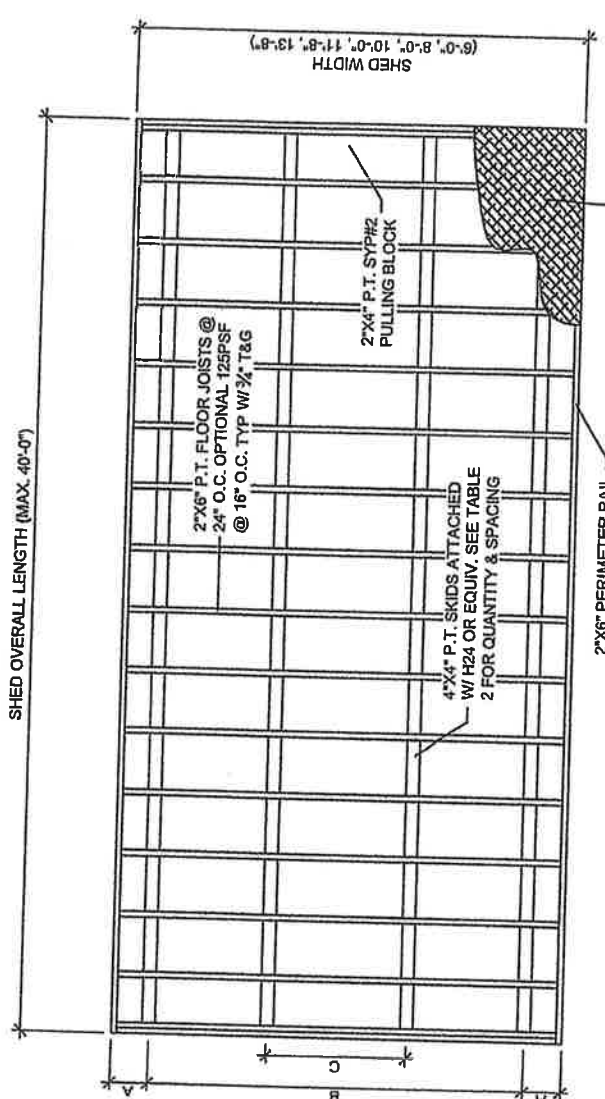
SCALE: NTS

OPTIONAL-HYDROVENT DETAIL

SCALE: NTS

MODULAR PLANS DESIGN COMPANY

SHED OVERALL LENGTH (MAX. 40'-0")



SKID RUNNER SPACING*	
WIDTHS	6'-0" 8'-0" 10'-0" 11'-8" 13'-8"
A	0'-3" 1'-7" 2'-8" 1'-10.5"
B	6'-6" 6'-10" 6'-4" 1'-10.5"
C	- - - 1'-10.5"

*VALUES ARE FROM END OF JOIST TO CENTERS OF (2) 4"x4" SKIDS ONLY. 13'-8" WIDE SHEDS HAVE (4) SKIDS.

TLL TOP LINE ENGINEERING, LLC
 STRUCTURAL ENGINEERS
 William E. Neary, III
 SMP-51, SMI-79, ICC 5185040
 10649 Oakview Pointe Terrace
 Gotha, Florida 34734

FLOOR FRAMING PLAN
 SCALE 3/8" = 1'-0"



Digitally signed
 by Julio
 Orbegoso
 Date: 2021.02.09
 15:11:10 -05'00'

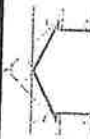
BUNGALOW SHED - HVHZ

CONSULTING ENGINEER
 JULIO ORBEGOSO
 FLORIDA
 PE LICENSE #38768

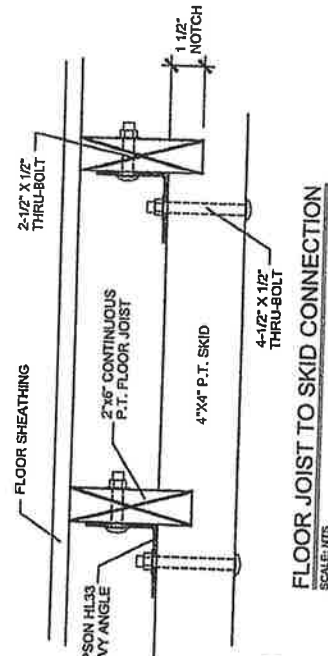
DATE: 02-09-2021
 DRAWN: R.L.G.
 JOB: S510-BU-HVHZ
 SHEET NO.

A3

MODULAR STRUCTURE FOR:
SUPERIOR SHEDS
 (877) 439-7453
 2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763



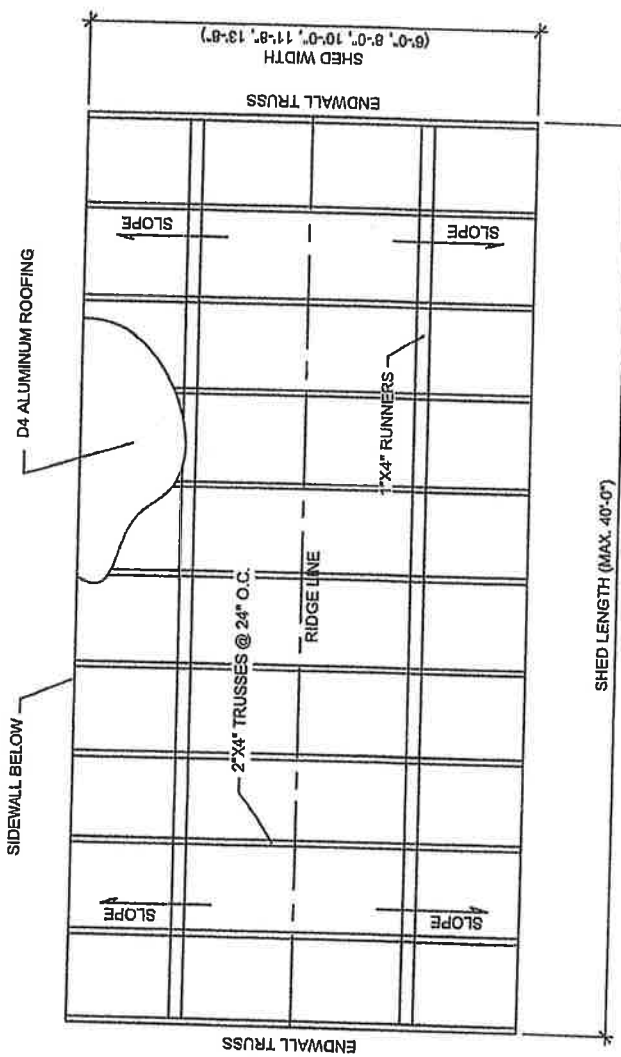
MODULAR PLANS DESIGN, CO.
 2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763
 OFFICE: 407-838-1111
 FAX: 407-838-1111
 COLLEGE: 407-838-1111



VILLAGE OF PINECREST
 PUBLIC HEARING FILE
 CASE # 2022-116-2

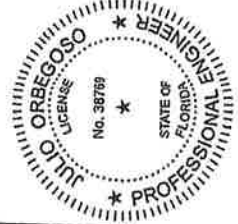
2021-02-08 TOP LINE ENGINEERING APPROVAL PLAN # BUNG-HVHZ-20 HVHZ APPROVED

NOTE: INSTALLATION FOR ALL ROOF SHEATHING OPTIONS AS PER MANUFACTURER INSTRUCTIONS



ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734



Digitally signed
by Julio Orbegoso
Date: 2021.02.09
15:11:26 -05'00'

BUNGALOW SHED - HVHZ

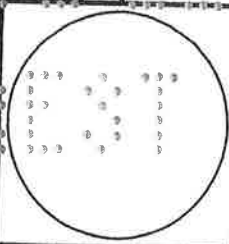
MODULAR STRUCTURE FOR:
SUPERIOR SHEDS
(877) 439-7433
2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763
MODULAR PLANS DESIGN, CO.



MODULAR PLANS DESIGN, CO.
2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763
OFFICE: 407-833-1111
CELL: 407-833-1111
FAX: 407-833-1111
CORPORATE: 407-833-1111

CONSULTING ENGINEER
JULIO ORBEGOSO
FLORIDA
PE LICENSE #83769

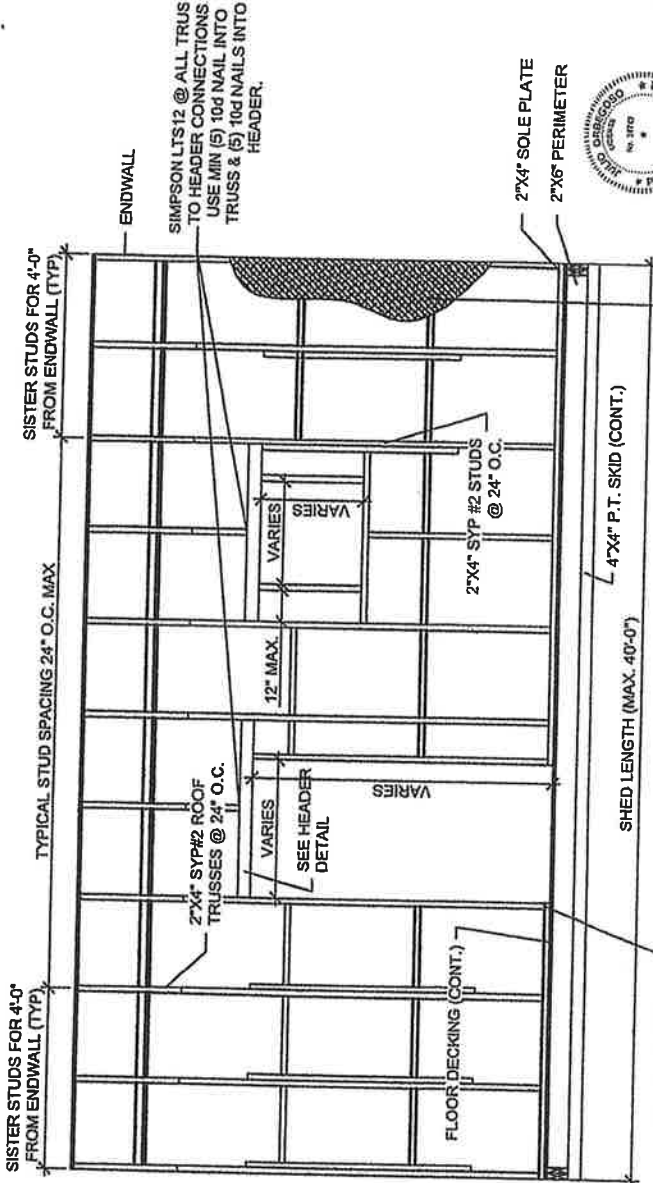
DATE: 02-09-2021
DRAWN: R.L.S.
JOB: S52-BU-HVHZ
SHEET NO.



A4

2021-02-08 TOP LINE ENGINEERING APPROVAL PLAN # BUNG-HVHZ-20 HVHZ APPROVED

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # **2022-1116-2**



ALL STUDS SECURED TO SOLE PLATE AND FLOOR FRAMING W/ SIMPSON LSTA12 STRAP W/ 5-10d NAILS ON TOP INTO STUD, SECURING INTO RIM JOIST ON BOTTOM W/ 5-10d NAILS (TYPICAL)

WALL SHEATHING OPTIONS:
 - 7/16" OSB OR SHEATHING EQUIV. OR BETTER
 - CORRUGATED ALUMINUM
 - D4 ALUMINUM SIDING
 - 1/2" OR 5/8" T-11 SIDING
 - JAMES HARDIE PANEL OR EQUIV.
 - 29 GA CORRUGATED STEEL METAL SIDING
 (RUN ANY DIRECTION)
 - THERMO-PLY BLUE (0.135 THICK) W/ VINYL SIDING

CROSS SECTION 'B'
 SCALE: 3/8" = 1'-0"

CROSS SECTION 'A'
 SCALE: 3/8" = 1'-0"

NOTE:
 2x4x STUDS TO BE Fb = 1200 PSI OR GREATER

NOTE:
 WALL FRAMING MEMBERS ARE CONTINUOUS FROM FOUNDATION TO ROOF AND SECURED TO ENSURE A CONTINUOUS LOAD PATH. WHERE WALL MEMBERS ARE NOT CONTINUOUS, SHEET METAL CLAMPS, TIES, OR CLIPS SHALL BE FURNISHED OF GALVANIZED STEEL OF NOT LESS THAN 60x10 NOMINAL THICKNESS.

DATE: 02-05-2021
 DRAWN: R.L.G.
 JOB: 3S-D-BU-HVHZ
 SHEET NO. A5

CONSULTING ENGINEER
 JULIO ORBEGOSO
 FLORIDA
 PE LICENSE # 38769

MODULAR STRUCTURE FOR:
SUPERIOR SHEDS
 (877) 438-7433
 2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763

MODULAR PLANS DESIGN, CO.
 10649 Oakview Pointe Terrace
 Gotha, Florida 34734

THE TOP LINE ENGINEERING, LLC
 STRUCTURAL ENGINEERS
 William E. Neary, III
 SMP-51, SMI-79, ICC 51850/40
 10649 Oakview Pointe Terrace
 Gotha, Florida 34734

PROFESSIONAL ENGINEER
 JULIO ORBEGOSO
 No. 38769
 PE LICENSE # 38769

2021-02-08 TOP LINE ENGINEERING APPROVAL PLAN # BUNG-HVHZ-20 HVHZ APPROVED

2022-1116-2

GENERAL NOTES & SPECIFICATIONS FOR AUGER ANCHORS

- BUILDING ANCHORS SHALL BE "MOBILE HOME" TYPE HP-1 SINGLE WEDGE OR AUGER ANCHORS BY HOME PRIDE OF BRISTOL, VA, OR EQUIVALENT. AVERAGE HOLDING STRENGTH SHALL BE NOT LESS THAN 4,725 LBS.
- ANCHORING SYSTEM TO GROUND SHALL BE LOCAL BUILDING CODE (BY DEALER). LOCATE ANCHORS PER TABLE 4A OR 4B.
- THREADED ROD WITH EYEBOLTS SHALL BE PLACED THRU THE BOTTOM PLATE OR SYSTEM AND ATTACHED TO ANCHOR. THESE CAN BE EXCISED WITH THESE ANCHORS STRAPS WITH EQUAL OR GREATER STRENGTH FOR ELEVATED PORTIONS OF SHEDS ON LEVELING BLOCKS.

TABLE 4A
30" AUGER ANCHOR SPACING - SINGLE WIDE

SHED WIDTH	LW*	UPLIFT (PLF) END ANCHOR**	MAX. INTERIOR SPACING**
13'-6"	7.00	243	0'-0" TO 3'-0"
11'-6"	6.00	208	0'-0" TO 3'-0"
10'-0"	5.00	174	0'-0" TO 3'-0"
8'-0"	4.00	133	0'-0" TO 3'-0"
6'-0"	3.00	104	0'-0" TO 3'-0"

TABLE 4B
30" AUGER ANCHOR SPACING - DOUBLE WIDE

SHED WIDTH	LW*	UPLIFT (PLF) END ANCHOR**	MAX. INTERIOR SPACING**
20'-0"	10.00	400	0'-0" TO 3'-0"

- ** LOAD WITH UPLIFT ON RUNNER
*** LOCATION OF ANCHORS IN WALL OF AUGER ANCHOR
**** MAXIMUM SPACING BETWEEN ANCHORS
- NOTES:**
- ANCHOR SPACING IS DESIGNED AS PER ASCE 7
 - ALL MEASUREMENTS ARE CENTER-TO-CENTER
 - THE MINIMUM NUMBER OF ANCHORS PER SHED IS (1) ANCHOR PER EACH CORNER, BETWEEN ANCHORS.
 - ANCHORS SHALL BE ON SIDE WALLS EXCEPT WHEN THE SHED IS PLACED NEXT TO AN EXISTING BUILDING IN WHICH ANCHORS CAN BE PLACED ON THE END WALLS AS CLOSE TO THE SIDE AS POSSIBLE.

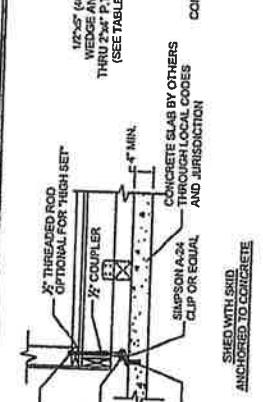
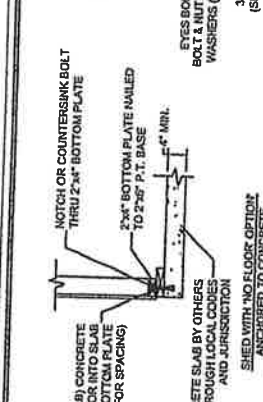
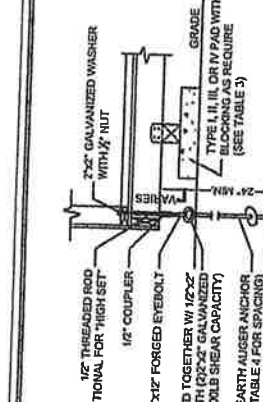
FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.

THIS BUILDING IS EXEMPT FROM THE FRC (FLORIDA REVENUE CONSERVATION CODE PER SECTION 190.001) AND REFER TO THE LOCAL DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.

Digitally signed by
Julio Orbegoso
Date: 2021.02.01
16:42:51 -05'00'

CONSULTING ENGINEER
JULIO ORBEGOSO
FLORIDA
PE LICENSE #38769

DATE: 01/22/2021
DRAWN: P.L.Gr
JOB: 2020-116-2 FOUNDATION
SHEET NO. A1



SETUP AND INSTALLATION OF DOUBLE WIDE SHED

- BUILDING IS PLACED IN REQUESTED LOCATION. THE FIRST SECTION OF THE DOUBLE WIDE IS PLACED ON THE HIGHEST LOCATION OF GROUND AND IS LEVELLED UP.
- BLOCKS ARE THEN PLACED AT THE END, CENTER, AND OTHER END TO LEVEL. ONCE THE BLOCKS ARE LEVEL, BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING (SEE TABLE 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" BOLT AND NUT. THE SECTIONS ARE THEN LEVELLED AND THE OTHER BOLT HOLES ARE LINED UP AND BOLTED TOGETHER. THE REST OF THE SHED IS THEN COMPLETED. THIS PROCEDURE IS REPEATED FOR MULTIPLE SECTION SHEDS UNTIL ALL SECTIONS ARE IN PLACE.
- GROUND ANCHORS ARE THEN ADDED (SEE TABLE 4B).
- REMAINING BUILDING IS PROPERLY BLOCKED AND BOLTED TOGETHER. THE SUPPORT BRACING IS ATTACHED TO THE BOTTOM PLATE FOR DOORS AND DOORWAYS WITH NO ANCHORS ARE NOT REQUIRED IN THE BOTTOM PLATE FOR DOORS AND DOORWAYS WITH NO FOOTER (GARAGE ROOMS FOR EXAMPLE). HEADER DESIGN TRANSFERS THESE LOADS.

SETUP AND INSTALLATION OF SINGLE WIDE SHED

- BUILDING IS PLACED IN REQUESTED LOCATION ON SCHEDULED PADS TO ALLOW FOR CONCRETE TO CURE AND THE HIGH SPOT OF THE GROUND IS ESTABLISHED. THE BUILDING IS Brought UP TO THE HIGHEST SPOT OF THE GROUND AND LEVELLED. THE OTHER END OF THE BUILDING IS Brought UP TO LEVEL. MORE BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING (SEE TABLE 3).
- AFTER THE BUILDING IS LEVEL, MORE BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING.
- ANCHOR HOLES ARE ESTABLISHED BY THE WIDTH OF THE BUILDING. HOLES ARE DRILLED THRU THE 2"x4" BOTTOM PLATE. 1/2" EYEBOLT OR OPTIONAL 1/2" THREADED ROD (FOR A HIGH SET) IS SECURED IN THE BOTTOM PLATE FOR DOORS AND DOORWAYS WITH NO ANCHORS ARE NOT REQUIRED IN THE BOTTOM PLATE FOR DOORS AND DOORWAYS WITH NO FOOTER (GARAGE ROOMS FOR EXAMPLE). HEADER DESIGN TRANSFERS THESE LOADS.
- IF THE UNIT HAS A FLOOR, EITHER A HOLE IS DRUG FOR THE 30" AUGER ANCHOR. BACKING IS PLACED UNDER THE BOTTOM PLATE TO SUPPORT THE ANCHOR. A 1/2" HOLE IS DRILLED INTO THE CONCRETE 1/2" OFF THE END OF THE EYEBOLT IS FASTENED THRU THE BOTTOM PLATE AND A SIMPSON A-24 (OR EQUAL) IS SECURED. ANCHOR WITH 1/2"x5" WEDGE ANCHOR THRU THE 2"x4" BOTTOM PLATE.

CODE INFORMATION

CODE VERSION	FRC 2018 EDITION (2015, 2017, 2018)
MANUFACTURER	SUPERIOR SHEDS
BUILDING TYPE	MANUF. SHED
CONSTRUCTION	V-8
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	NONE
ALLOWABLE NO. OF STORES	STORAGE
BASIC WIND SPEED	180 MPH (MULT)
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEF.	-1.0/0.18
WIND UPLIFT FACTOR	1.15
ROOF DEAD LOAD	10 PSF
FLOOR DEAD LOAD	20 PSF OR 30 KILBS
FLOOR LIVE LOAD	8 PSF
R- RATING (WALL, FLOOR, ROOF)	75 PSF / 25 PSF
HURRICANE PROTECTION USAGE	N/A
HURRICANE SHED USE	NO
SQUARE FOOTAGE	LESS THAN 720 S.F.

TABLE 3A
PAD TYPES

TYPE	PAD DIMS	MAX. LOAD*	MATERIAL
I	2'-8"x16"	1778 LBS	CONC. BLOCK CUMULY
II	4'-0"x16"	3500 LBS	CONC. BLOCK CUMULY
III	16"x16"	3950 LBS	ABS BLOCK PADS
IV	6'-0"x16"	1800 LBS	CONC. BLOCK CUMULY

* BASED ON 2000 PSF SOIL BEARING CAPACITY (8000 PSF IS TYPICAL)

NOTES:

- HOLLOW OR SOLID CONCRETE BLOCKS (8"x8"x16") MAY BE STACKED TO INCREASE HEIGHT SETS UP TO 4" WITHOUT REINFORCING.
- ABS PADS REQUIRED ON 11'-6" AND 13'-6" WIDE SHEDS ONLY.

TABLE 2
SKID RUNNER SPACING*

SHED WIDTH	X1	X2	X3
13'-6"	1'-10"	1'-10"	1'-10"
11'-6"	2'-0"	6'-4"	-
10'-0"	1'-7"	6'-10"	-
8'-0"	0'	6'-6"	-
6'-0"	10"	5'-1"	-

* VALUES ARE FROM END OF JOINT TO CENTERS OF (2) 4"x4" ANCHORS.

NOTES:

- HOLLOW OR SOLID CONCRETE BLOCKS (8"x8"x16") MAY BE STACKED TO INCREASE HEIGHT SETS UP TO 4" WITHOUT REINFORCING.
- ABS PADS REQUIRED ON 11'-6" AND 13'-6" WIDE SHEDS ONLY.

TABLE 1
ANCHORING TO CONCRETE

SHED WIDTH	LW* (PLF)	ANCHOR SPACG
20'-0"	400	3'-6"
18'-0"	280	3'-6"
11'-6"	240	3'-6"
10'-0"	200	3'-6"
8'-0"	180	3'-6"
6'-0"	120	3'-6"

SHED STRUCTURE FOR:
SUPERIOR SHEDS
(877) 439-7433

2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763

MODULAR PLANS DESIGN, CO.

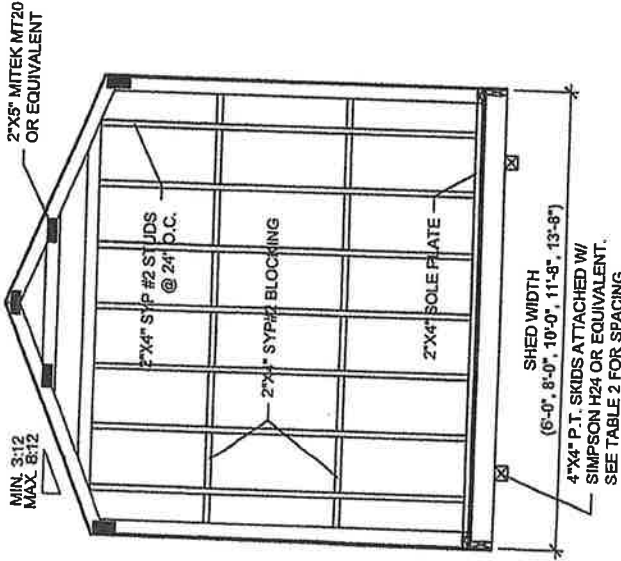
MODULAR PLANS DESIGN, CO.

VILLAGE OF PINE CREEK
PUBLIC HEARING FILE # 2022-116-2

TABLE 3
SUPPORT FOOTING PAD SPACING FOR RUNNER BLOCKING FOR SINGLE & DOUBLE WIDE SHEDS

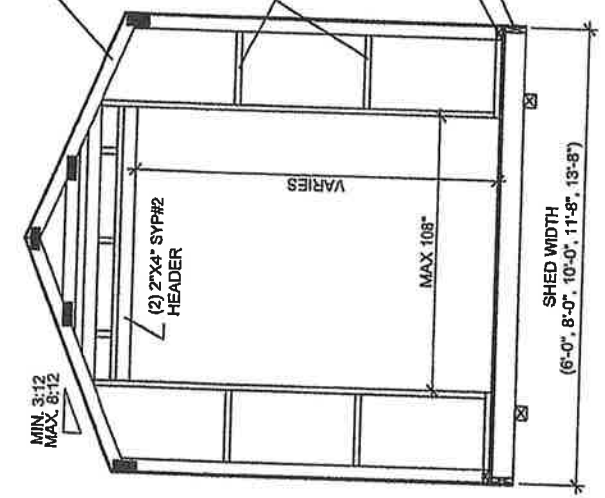
SHED DESCRIPTION	PAD	MAX. SPACING	END PAD	MAXIMUM LOAD AND PAD TYPE	INTERIOR PAD TYPE	SIDE RUNNER PAD TYPE
13'-6" SWDOW	4-15232	0' TO 6"	1836 LB	I, II, III, OR IV	1979 LB	I, II, III, OR IV
11'-6" SWDOW	6-00460	0' TO 6"	2529 LB	I, II, III, OR IV	2550 LB	I, II, III, OR IV
10'-0" SWDOW	5-00100	0' TO 6"	2400 LB	I, II, III, OR IV	2400 LB	I, II, III, OR IV
8'-0" SW	4-00620	0' TO 6"	2029 LB	I, II, III, OR IV	2133 LB	I, II, III, OR IV
6'-0" SW	3-00240	0' TO 6"	1858 LB	I, II, III, OR IV	1866 LB	I, II, III, OR IV

- NOTES:**
- LOAD WIDTH OF UPLIFT ON RUNNER
 - PAD SPACING IS END TO CENTER OF PAD
 - PADS OTHER THAN END PADS SPACING IS CENTER TO CENTER
 - USE SAME MAXIMUM SPACING FOR INTERIOR SPACING

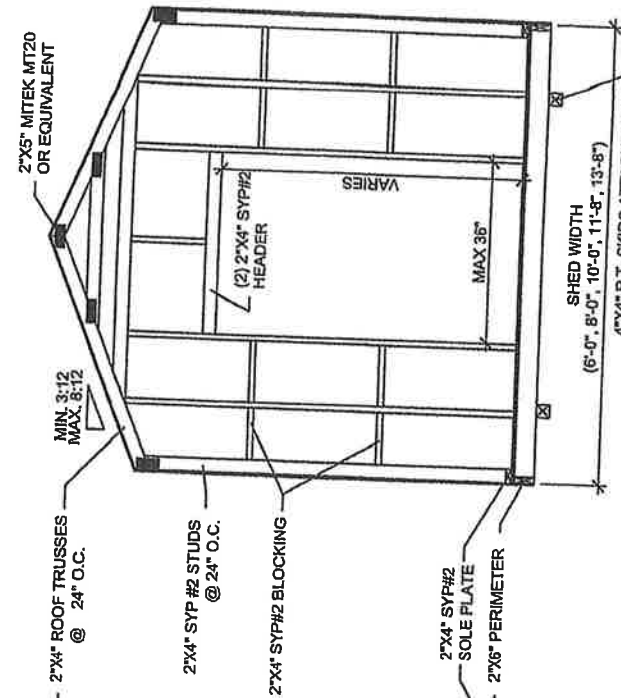


A
ENDWALL FRAMING
SCALE: 3/8" = 1'-0"

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Nearty, III
SMP-51, SMI-79, ICC 5185040
11649 Oakview Pointe Terrace
Gotha, Florida 34734



B
ENDWALL FRAMING
SCALE: 3/8" = 1'-0"



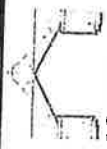
B
ENDWALL FRAMING
SCALE: 3/8" = 1'-0"

Digitally signed by Julio Orbegoso
Date: 2021.02.09 15:12:06 -05'00'



BUNGALOW SHED - HVHZ

MODULAR STRUCTURE FOR:
SUPERIOR SHEDS
(877) 435-7433
2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763



MODULAR PLANS DESIGN, CO.

MODULAR PLANS DESIGN, CO.
2323 S. VOLUSIA AVE. ORANGE CITY, FL 32763

CONSULTING ENGINEER
JULIO ORBEGOSO
FLORIDA
PE LICENSE # 38769

DATE: 02-05-2021
DRAWN: R.L.G.
JOB: SS20-BU-HVHZ
SHEET NO.

A6

2021-02-08 TOP LINE ENGINEERING APPROVAL PLAN # BUNG-HVHZ-20 HVHZ APPROVED

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2



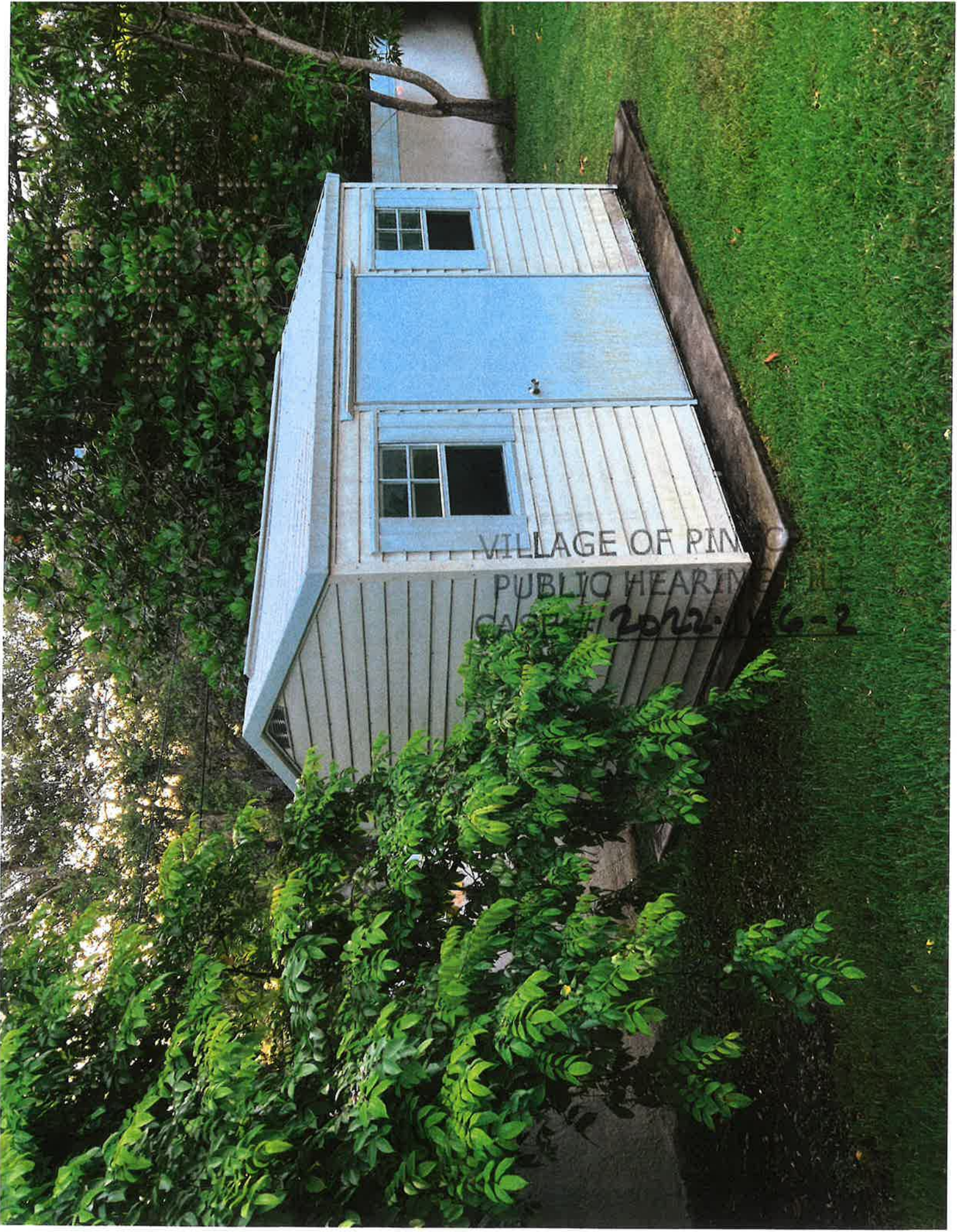
VILLAGE OF PINE BLUFF
PUBLIC HEARING
CASE # 2022-1116-2



VILLAGE OF PINECONE
PUBLIC HEARING
CASE # 2022-1116-2



VILLAGE OF PINECREEK
PUBLIC HEARING
CASE # 2022-1116-2



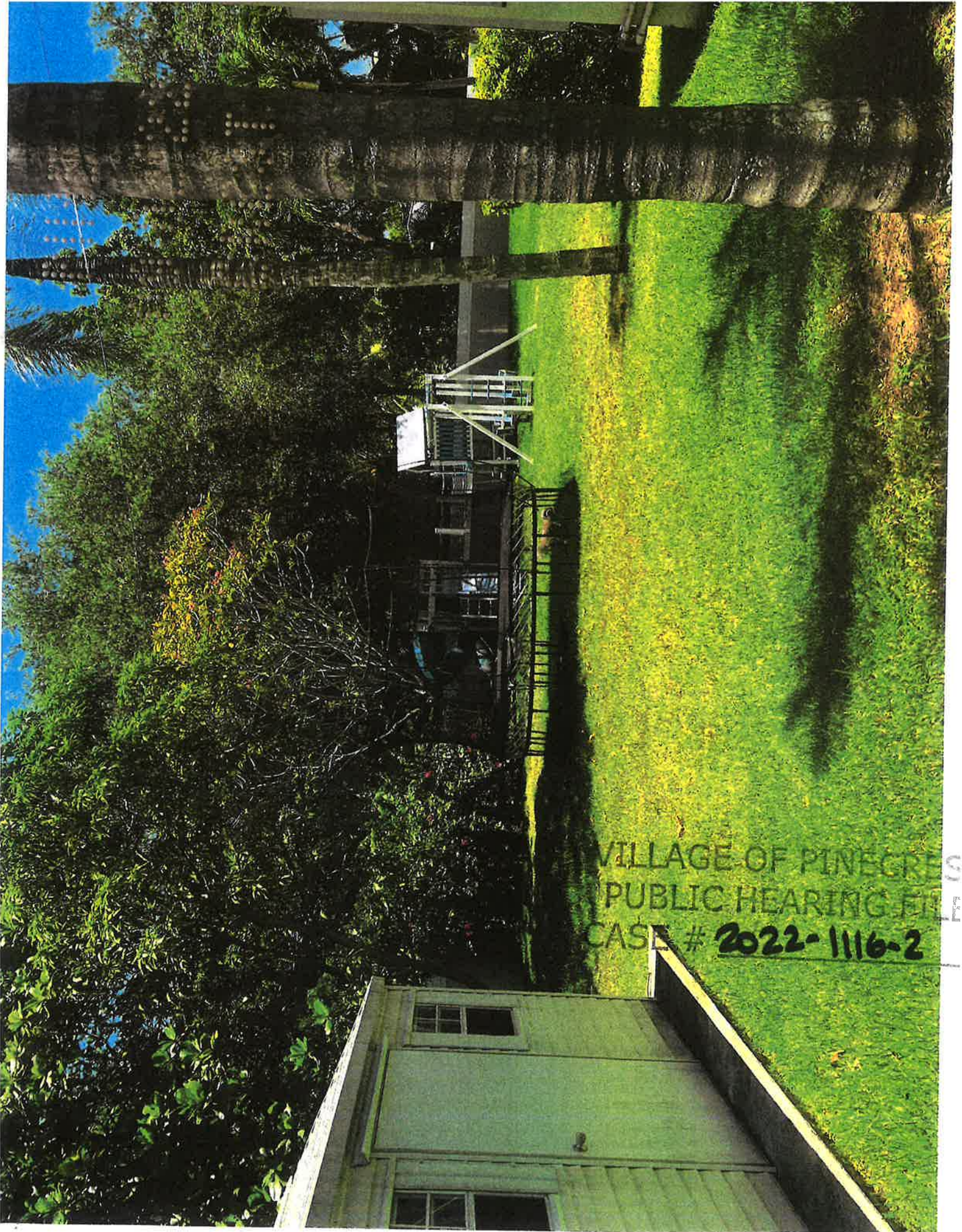
VILLAGE OF PINEVILLE
PUBLIC HEARING
CASE # 2022-06-2

VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-117

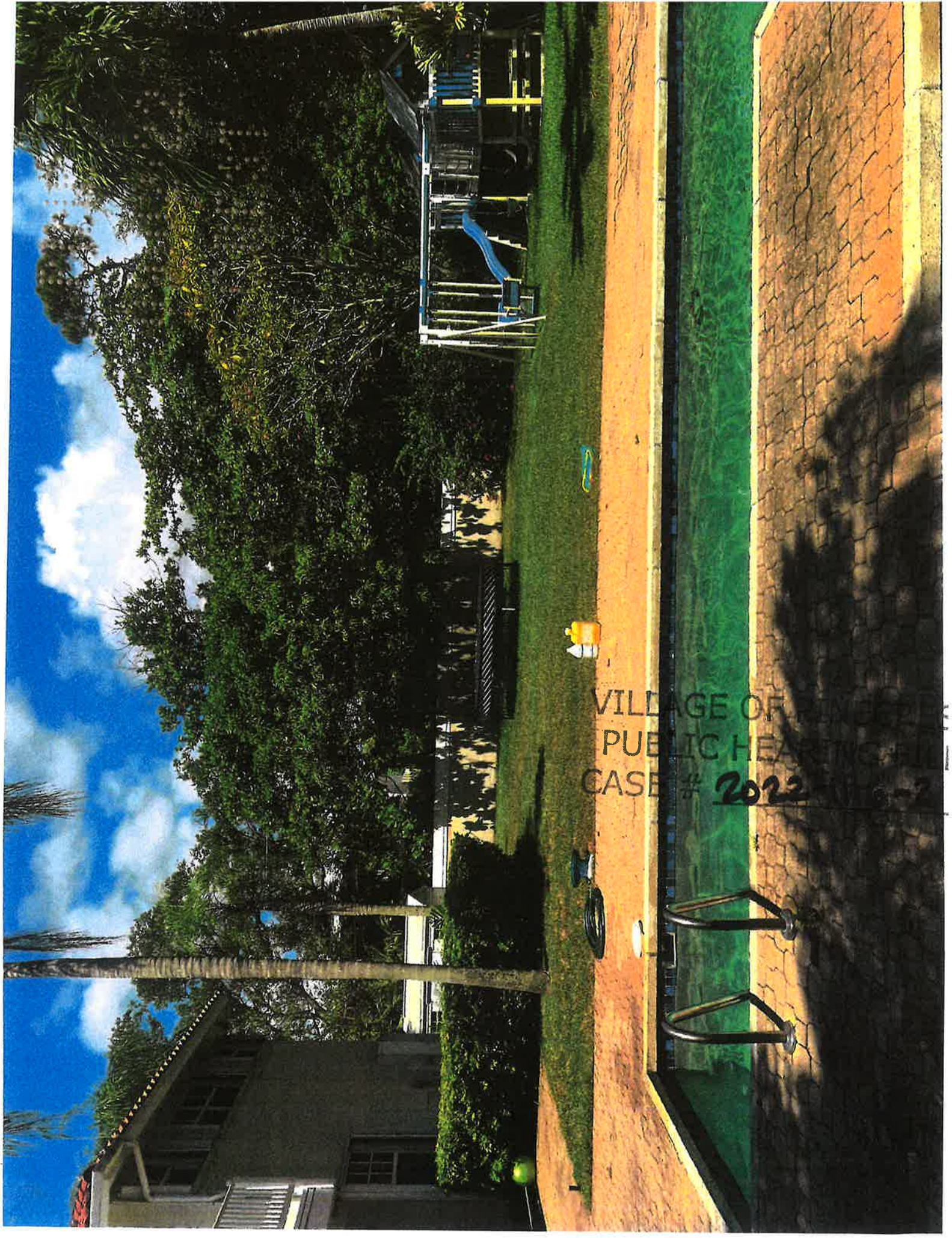




PUBLIC HEARING
CASE # 2022-1116.2



VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2



VILLAGE OF
PUBLIC HEALTH
CASE # 2022



VILLAGE OF PT
PUBLIC HEALTH
CASE # 2022-110-2

A photograph showing a concrete sidewalk leading towards a gated area. The sidewalk is in the foreground, with a metal gate visible in the middle ground. To the left of the gate is a large, dense green bush. In the background, there is a yellow building with a tiled roof and palm trees. The sky is overcast. The text "VILLAGE OF PINE BLUFF PUBLIC HEARING CASE # 2022-1116-2" is printed on the sidewalk in the lower right corner.

VILLAGE OF PINE BLUFF
PUBLIC HEARING
CASE # 2022-1116-2

VILLAGE OF
PUBLIC HEARING
CASE # 2022-116



VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2



VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-1116-2

VILLAGE
PUBLIC
CASE # 2022-110

