



STAFF REPORT
City of New Port Richey, FL
Land Development Review Board
December 19, 2024

APPLICATION INFORMATION

Case: VAR-24-10-0022
Applicant: Victor A. Santiago Soto
Address: 5326 Carlton Road
Request: Variance to reduce the front yard (Astor Drive) setback from 25 feet to 8 inches, a variance to reduce the rear yard (south) setback from 10 feet to 0 feet, and a variance to increase the maximum impervious surface ratio from 60% to 67%
Staff Contact: Robert Tefft, CNU-A, Senior Planner; tefft@cityofnewportrichey.org

STATEMENTS OF FACT

Property Location: Southeast corner of Carlton Road and Astor Drive
Zoning: Multi-Family Low-Medium Residential (MF-10) District
Future Land Use: Low Medium Density Residential-10
Existing Use: Single-Family Detached Dwelling
Code References: Land Development Code (LDC) Sections 5.03.00, 7.04.00, and 7.22.02

ANALYSIS

Existing Conditions:

The 0.16-acre subject property was originally platted as a part of the Jasmin Terrace subdivision in 1956. In 2002, a 1,199 square foot single-family dwelling with 445 square foot attached garage (total 1,644 square feet) was constructed. The surrounding properties to the north, south, east, and west each consist of single-family dwellings.

It is noted that as a part of the subdivision plat for Jasmin Terrace, a five-foot utility easement was reserved along the rear of the lot. While this easement is reflected on the survey provided by the applicant, the proposal would appear to ignore its existence as the proposed garage addition would be built atop this easement.

Proposal:

The applicant is proposing to construct a 28' x 70' garage addition along the west side of the existing dwelling immediately adjacent to Astor Drive.

For all single-family dwellings located in the MF-10 District, the R-3 District regulations shall apply. Accordingly, pursuant to LDC Section 7.03.03, a 25-foot side yard setback along Astor Drive, and 10-foot rear yard (south) setback are required. The applicant is proposing to locate the garage eight inches from the side yard property line, and zero feet from the rear yard property line and therefore is requesting a variance of 24 feet – four inches from the side yard setback and 10 feet from the rear yard setback.

Variance Criteria:

Pursuant to LDC Section 5.03.03, in order to authorize any variance from the terms of an ordinance, positive findings must be made with regard to each of the following criteria:

- 1. *That special conditions or circumstances that 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.***

The written responses provided by the applicant to this criterion are that the “lot is on [a] corner,” and that “flooding zone area needs to be built to protect property and assets.” While these are generally accurate statements, these are by no means something which is peculiar to the land as hundreds of other parcels in the city are also corner lots or are located in flood prone areas.

- 2. *That the special conditions and circumstances do not result from the actions of the applicant.***

The written response provided by the applicant to this criterion was “city code” – likely meaning that the city code is the reason for the special circumstances on the property; however, while “city code” does establish the setbacks applicable to the property from which the variance is being requested, it does so for every parcel in the city.

Additionally, the applicant also responded that the “property is in a low flood zone, water levels rise 4.5 feet during hurricane. Due to corner lot there is no other location to build.” Again, while these are generally accurate statements, the extent of the variances being requested are still very much due to the proposal being made by the applicant.

- 3. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.***

The written responses provided by the applicant to this criterion are that “multiple properties [have been] built to [the] edge of [the] property, multiple garages, multiple driveways,” and that “there are houses that have these same conditions and construction.” The applicant has not provided any evidence to support these statements, and an analysis of the surrounding properties has not revealed any circumstance where a garage has been built with an eight-inch setback from the front of the property, or a zero-foot setback from the rear of the property, or that a parcel has been approved with a 7% increase above the maximum impervious surface ratio.

- 4. *That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance would work unnecessary and undue hardships on the applicant.***

The written responses provided by the applicant to this criterion are that this “has been done before,” and that “yes, I would be subject to more hurricane damages and other home

have similar request or properties.” Staff would again note that the applicant has not provided any evidence to support these statements, and that there would not appear to be any circumstance where a garage has been built with an eight-inch setback from the front of the property, or a zero-foot setback from the rear of the property.

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

The written responses provided by the applicant to this criterion are that “for the space needed this would be the most accommodating,” and that “due to the available size and shape this would be the most reasonable request.” While the applicant may believe that the development proposal will provide them with the “space needed,” staff does not believe that the resulting development, if approved, would be reasonable, but rather would be excessive for the subject property, the surrounding area, and the city as a whole. Furthermore, the resulting development would exceed the established impervious surface ratio (ISR) of 60% for residential development in the city with a figure of roughly 67.7% and the applicant does not appear to have met any reasonable justification to exceed this established maximum.

6. That the grant of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The written responses provided by the applicant to this criterion are that their “neighbors agree on construction design,” that the proposal “improves” the neighborhood, and that “all agree would raise property values”. The applicant has not provided any evidence to support these statements, and it is the opinion of staff that a variance reducing an established 25-foot front setback to an essentially irrelevant eight inches would be severely detrimental to the subject property, as well as the neighborhood, and the city as a whole. Furthermore, such a severe reduction for a garage will likely result in an unsafe situation for vehicles taking ingress and egress to and from the subject property and the general public traversing Astor Drive.

General District Regulations:

Pursuant to LDC Section 7.22.01, Easements, unless otherwise provided for in this land development code, no structure can be constructed or erected on or within a recorded easement, exclusive of portable items which can easily be removed such as, but not limited to, playground equipment and lawn furniture. The subject property has an existing five-foot wide utility easement at the southern end of the property, which was established via plat in 1956. No evidence has been provided that would indicate this easement has having been abandoned or vacated, and it is reflected on the current survey provided by the applicant as a part of this variance application. It is noted, however, that the applicant proposes to construct the addition associated with this variance application within this existing easement in conflict with the above referenced provision of the LDC, which cannot occur. Consequently, it is not possible to grant the requested variance to reduce the rear setback from ten feet to zero feet.

Tree Protection:

Pursuant to LDC Section 8.02.03(1), on platted lots or tracts of land less than one acre in area where a valid certificate of occupancy is in effect, it shall be unlawful for any person to remove

or cause to be removed, any tree with a trunk diameter of four inches or more, said diameter being measured at DBR, without first having obtained a permit to do so as provided herein. While the applicant has certainly not removed any existing trees in violation of the above referenced section, it should be noted that if the requested variances are approved, a tree removal permit for the two existing trees along the west side of the property and Astor Drive will be required. As a part of this permit, the applicant will be required to either relocate the trees being removed or replace the trees consistent with the requirements of LDC Section 8.02.08.

SUMMARY AND RECOMMENDATION

At its meeting of November 14, 2024, the Development Review Committee (DRC) reviewed the requested variance and found that request did not meet the required criteria for approval. Accordingly, the DRC recommended **denial** of VAR-24-10-0022.

LDRB Review:

The LDRB is to conduct a quasi-judicial review of this case at its meeting of December 19, 2024. All ex-parte communication shall be disclosed at the beginning of the meeting. The LDRB may approve the request, approve with conditions, or deny the request.

If the LDRB should agree with the recommendation of the DRC to deny the petition for variance, then such variance petition shall be denied without the need for any further action. However, if the LDRB should disagree with the recommendation of the DRC to deny the petition for variance, then the case shall be placed for consideration at a regular meeting of the City Council.

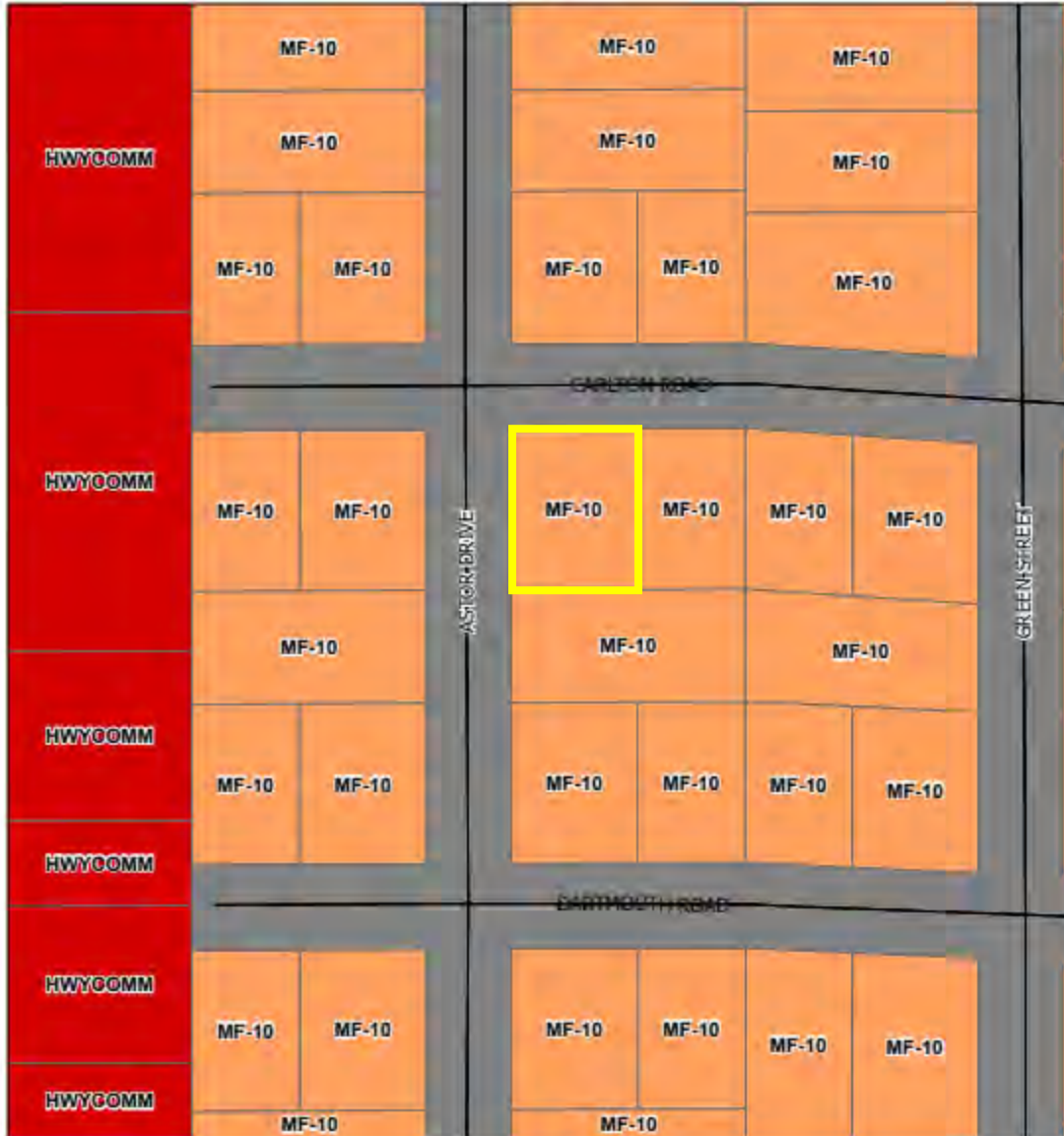
Notice and Response:

Letters were sent to adjacent property owners of the subject property on December 6, 2024, and a sign posted at the subject property on December 6, 2024.

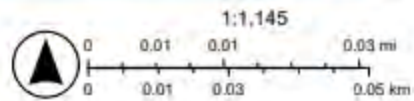
ATTACHMENTS

- Location Map
- Variance Application VAR-24-10-0022

Zoning Map



12/5/2024



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METNUSA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



VARIANCE APPLICATION

City of New Port Richey, Florida • Community Development Department
 5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org

Please complete ALL sections of this application.
 Incomplete applications will be returned to the Applicant or Representative.



Required Attachments:

- Applicable fees to be paid (checks made payable to the *City of New Port Richey*)
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument demonstrating ownership
- Current signed and sealed survey of property (not to exceed 24x36)
- Plot plan / site plan with the following
 - North arrow
 - Drawing to scale
 - Property dimensions
 - All existing and proposed structures and use of each
 - Distances between setbacks from all property lines
 - Abutting streets and other public easements
 - Off-street parking spaces
 - Specific variance in terms of horizontal setback (show measurable required setback and proposed setbacks).
- Photographs of existing buildings, structures, signage, or other applicable objects on site
- Drawing of proposed signage: dimensions, height, square footage, and setback (for sign variances only)
- Drawing of proposed dock on a copy of the survey (for dock variances only)

1. Current Property Owner(s) <i>Victor A. Santiago</i>				
Mailing Address <i>5326 Carlton Rd</i>	City <i>NPR</i>	County	State <i>FL</i>	Zip <i>34652</i>
Phone Number <i>727-222-7430</i>	Email <i>Victor.SantiagoSofa1304@gmail.com</i>			
2. Representative of Owner				
Relationship to Owner				
Mailing Address	City	County	State	Zip
Phone Number	Email			
3. Primary Contact (Phone Number & Email)				

4. Site Address <i>5326 Carlton Rd NPR 34652</i>	
General Location	
Legal Description of Subject Property <i>corner lot</i>	
Tax Parcel Number(s) <i>32-25-16-0120-00500-0020</i>	
Size of Site <i>7200</i> Square Feet	Acres
Zoning District	Future Land Use Category
Existing Use (Include number of residential units and/or square footage of non-residential uses) <i>Single Family</i>	

Proposed Use <i>(Provide details about the specific use requested)</i>	
Addition	
Does applicant / owner own property contiguous to this site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If yes, provide address and legal description of contiguous property:	
Has any previous variance or appeal been filed regarding this property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If yes, state the nature of the application / appeal and outcome:	
denied 2 years ago	
Has a Development Order or Certificate of Occupancy been refused?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

5. Please state the specific variance request(s). (Example: *Five-foot variance to reduce front setback along Main Street from 25 feet to 20 feet, for a fence*)

side yard 25-0 back yard 10-0
 for construction of Addition

Guidelines For The Granting of Variances:

The following questions must be addressed with supporting argument and/or documentation. A variance is considered to allow the applicant relief from the literal requirements of the ordinance because of an unnecessary hardship. A variance is a relation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where a literal enforcement of the ordinance would result in unnecessary and undue hardship. Neither the Land Development Review Board nor the City Council is authorized to grant a variance to establish or expand a use that is not permitted in the particular zoning district. Variances to density cannot be granted unless specifically provided for in the Land Development Code. Variances may only be granted for height, area, size of structure, setback, etc.

In stating the grounds for support of the application, an unnecessary hardship must be shown. This is a hardship that is peculiar to the specific land, structure or building involved and hardship that is not shared generally with other properties, or most, in the same zoning district. An economic hardship does not qualify as a justification for granting a variance (i.e. it is too expensive to build it that way). It is very important to show how your particular situation differs from others and how that situation provides a unique, undue and unnecessary hardship on your property.

You should show that the hardship does not exist because of your own actions and that granting the variance will not confer special privileges that are not enjoyed by other property owners. You should show that granting the variance will not adversely affect other properties and/or the character of the zoning district. The Land Development Review Board or City Council cannot grant a variance that may be detrimental to the public interest.

The LDRB or Council may attach appropriate and reasonable safeguards, or conditions, to the granting of a variance. These conditions are a part of the approval and strict conformance must be observed. The LDRB and Council are not bound to grant a variance simply because a request is made. The applicant must show the facts and the law applicable to this situation. A carefully prepared application listing the grounds on which the variance is sought is a prime requisite to possible favorable Board or Council action.

6. All of the following six criteria must be met before a variance can be granted. Space is provided for the applicant's response to each criterion. Attach additional sheets as necessary. The Land Development Review Board or City Council must find:
<p>A. That special conditions or 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. <i>(Explain what of these conditions make your situation different from other properties)</i></p> <p style="text-align: center;">lot is on corner</p>
<p>B. That the special conditions and circumstances do not result from the actions of the applicant <i>(Explain how the situation was created)</i></p> <p style="text-align: center;">City code</p>
<p>C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district <i>(Is what you want to do something special that other properties in the same zoning have not been allowed to do?)</i></p> <p style="text-align: center;">no, multiple properties built to edge of property, multiple scrapes, multiple drive way</p>
<p>D. That the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, and under the terms of the ordinance would create unnecessary and undue hardships on the applicant <i>(Is what you want to do something that is regularly done on other properties in the same zoning district and, if so, how does the ordinance prevent you from doing so?)</i></p> <p style="text-align: center;">Yes, has been done before</p>
<p>E. That the variance granted is the minimum variance that will make it possible the reasonable use of the land, building or structure <i>(Have you explored all other options to do what you want to do and found that the variance you are seeking is for the least amount necessary?)</i></p> <p style="text-align: center;">Yes, for the space needed this would be the most accommodating</p>
<p>F. That the granting of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare <i>(Will what you are proposing have any negative effects on your neighbors or any other property or to public property, and if not why?)</i></p> <p style="text-align: center;">no, neighbors agree on construction design and improves my neighborhood</p>

APPLICATION & HEARING PROCESS

A pre-application meeting must be held with City Staff to ensure the application is complete. Applications must be submitted by Friday at 10:00 am, and deemed complete, to be scheduled for review by the Development Review Committee (DRC), which is regularly scheduled on Thursdays. Case reviews are generally scheduled two weeks out from the date of submittal, and your attendance or that of your representative is required. The DRC will review the application for compliance of codes and regulations, and may require additional information, necessitating additional DRC meetings. Following the DRC, the case will be scheduled for review by the Land Development Review Board (LDRB) or City Council.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. Contact with any of these members about this application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Variance Application. Decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

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6. All of the following six criteria must be met before a variance can be granted. Space is provided for the applicant's response to each criterion. Attach additional sheets as necessary. The Land Development Review Board or City Council must find:

A. That special conditions or 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. (Explain what of these conditions make your situation different from other properties):
 Flooding Zone Area needs to be built to protect property and Assets

B. That the special conditions and circumstances do not result from the actions of the applicant (Explain how the situation was created)
 Property is in a low Flood Zone, water comes levels rise 4.5 FT during Hurricane. Due to side lot there is no other location to build

C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district (Is what you want to do something special that other properties in the same zoning have not been allowed to do?)
 these are houses that have these ~~same~~ same conditions & construction

D. That the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, and under the terms of the ordinance would create unnecessary and undue hardships on the applicant (Is what you want to do something that is regularly done on other properties in the same zoning district and, if so, how does the ordinance prevent you from doing so?)
 Hurricane Damages and other home have ~~a~~ similar request or properties yes, I would be subject to move

E. That the variance granted is the minimum variance that will make it possible the reasonable use of the land, building or structure (Have you explored all other options to do what you want to do and found that the variance you are seeking is for the least amount necessary?)
 Due to the Available size and shape this would be the most reasonable request

F. That the granting of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare (Will what you are proposing have any negative effects on your neighbors or any other property or to public property, and if not why?)
 Neighbors Approve the design and look. All Agree would raise property Values.

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ATTENDANCE AT MEETINGS

The applicant or applicant's representative shall be present at all meetings including DRC, LDRB, and City Council, as applicable. Call Planning and Development Department Staff at 727-853-1050 to find out when this case will be scheduled for these meetings.

AUTHORIZATION TO VISIT THE PROPERTY

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit and photograph, and post a notice on the property described in this application.

I, Victor A. Santiago Soto AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S), the owner, hereby authorize to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Victor A. Santiago Soto
Owner's Signature

Sworn to and subscribed before me by _____

this 18 day of October, 2024

Personally Known OR Produced Identification

Type of Identification Produced: FL DL

Notary Signature: _____

APPLICANT'S AFFIDAVIT

I, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and, in all aspects, true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Victor A. Santiago Soto
Owner or Representative's Name (Printed)

Victor A. Santiago Soto
Owner or Representative's Signature

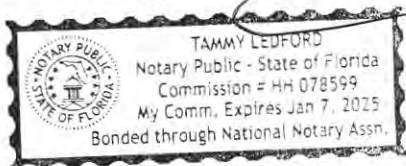
Sworn to and subscribed before me by _____

this 18 day of October, 2024

Personally Known OR Produced Identification

Type of Identification Produced: FL DL

Notary Signature: _____



VARIANCE APPLICATION



Parcel ID		32-25-16-0120-00E00-0020 (Card: 1 of 1)							
Classification		00100-Single Family							
Mailing Address SOTO VICTOR SANTIAGO 5326 CARLTON RD NEW PORT RICHEY, FL 34652-1618		Just Value		Property Value					
Physical Address 5326 CARLTON ROAD, NEW PORT RICHEY, FL 34652		Ag Land				\$240,253			
Legal Description (First 200 characters) See Plat for this Subdivision		Land				\$29,065			
JASMINE TERRACE SUBDIVISION PB 5 PG 113 LOT 2 BLOCK E		Building				\$209,371			
Jurisdiction CITY OF NEW PORT RICHEY		Extra Features				\$1,817			
Community Dev District N/A		Assessed				Non-School			
Community Redevelopment Area New Port Richey 2002		Homestead Exemption				\$240,253			
		Additional Exemptions				- \$50,000			
						- \$190,253			
						- \$215,253			
		Taxable Value				School			
						\$0			
						\$0			
Land Detail (Card: 1 of 1)									
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	0100R	SFR	LP1-1	0MF1	6000.000	SF	\$5.03	0.95	\$28,671
2	0100R	SFR	LP1-2	0MF1	1125.000	SF	\$0.35	1.00	\$394
Additional Land Information									
Acres	Tax Area	FEMA Code	Subsidence Activity			Neighborhood Code(s)			
0.16	NP	AE	Stabilization/Remediation Complete (2016)			MF-N			
View Sketch Building Information - Use 0100-Single Family Residential (Card: 1 of 1)									

Legal Description

32-25-16-0120-00E00-0020

Assessed in Section 32, Township 25 South, Range 16 East
of Pasco County, Florida

JASMINE TERRACE SUBDIVISION PB 5 PG 113 LOT 2 BLOCK E

*Please be advised that our legal descriptions are for assessment purposes
only, and are not intended for use in legal conveyances.*





FIELD WORK DATE: 5/3/2022 REVISION DATES: (REV.0 5/4/2022)

3743 BOUNDARY SURVEY PASCO COUNTY

PROPERTY ADDRESS SURVEY NUMBER 3743
5326 CARLTON ROAD, NEW PORT RICHEY, FLORIDA 34652



CLIENT ORDER NUMBER: DATE: 05/04/22
BUYER: VICTOR SANTIAGO SOTO
SELLER:
CERTIFIED TO:
VICTOR SANTIAGO SOTO; LAW OFFICE OF JAMES J ALTMAN, PA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; UNITED WHOLESALE MORTGAGE, LLC

LEGAL DESCRIPTION
LOT 2, BLOCK E JASMINE TERRACE SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 113 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

POINTS OF INTEREST
NONE VISIBLE

FLOOD INFORMATION
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 10). THIS PROPERTY WAS FOUND IN CITY OF NEW PORT RICHEY, COMMUNITY NUMBER 120232, DATED 06/05/2020.

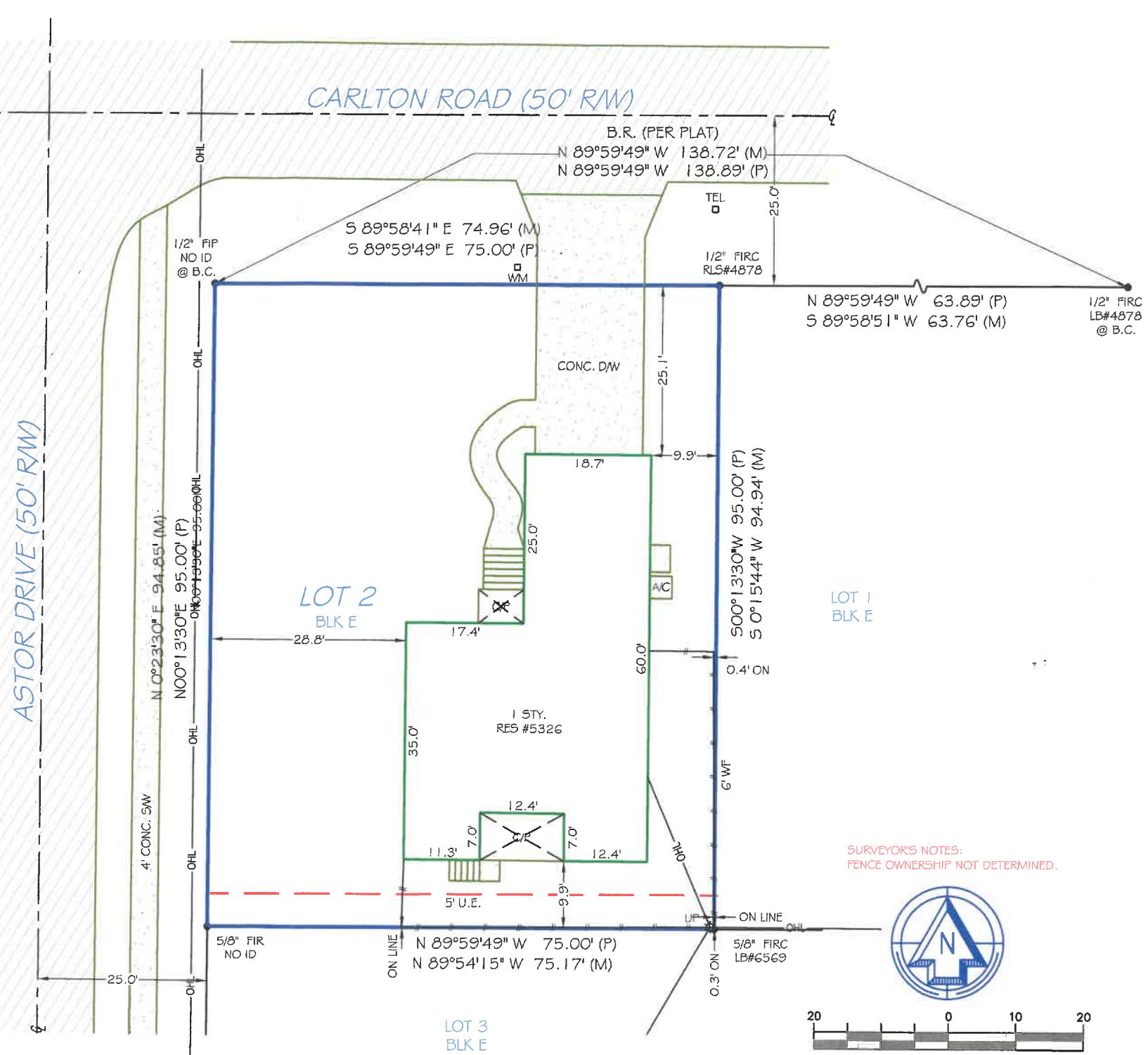
Job specific survey notes
THE BEARING REFERENCE OF NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CARLTON ROAD, LOCATED WITHIN JASMINE TERRACE SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 113 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



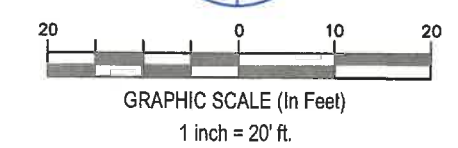
RICHARD S. SHOUN
State of Florida Professional Surveyor and Mapper
License No. 6138

ASTOR DRIVE (50' RM)

CARLTON ROAD (50' RM)



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



Use of this survey other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor.

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map.
3. If there is a septic tank or drainfield shown on this survey, the location is approximate as the location was shown to us by a third party.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate and should not be used for design or construction.
8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#816
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is

- signed and sealed logs of all survey signature I are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title/ title commitment was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. There may be additional right of ways, easements, taking, or encumbrances affecting the subject parcel contained within the public records that are not shown hereon.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. FENCE LOCATIONS SHOWN ARE APPROXIMATE.
16. UNLESS OTHERWISE NOTED, THE MEAN/ORDINARY HIGH WATER LINE NOR RIPARIAN RIGHTS WERE DETERMINED.

Bay Area Surveying and Mapping, Inc
LB# 8167
10651 Jacamar Drive
New Port Richey, FL 34654
office: 727.271.0119
bayareasurveying@gmail.com

SURVEYOR'S LEGEND table with symbols and descriptions for various survey features like structures, fences, utilities, and landmarks.

project title:
PROPOSED GARAGE DEVELOPMENT
client name:
MR. VICTOR SANTIAGO SOTO
address:

5326 CARLTON ROAD, NEW PORT RICHEY, FLORIDA 34652

RECEIVED

DEC 05 2024

**DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY**

SHEET LIST

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VICINITY MAP



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MARCH, 2024



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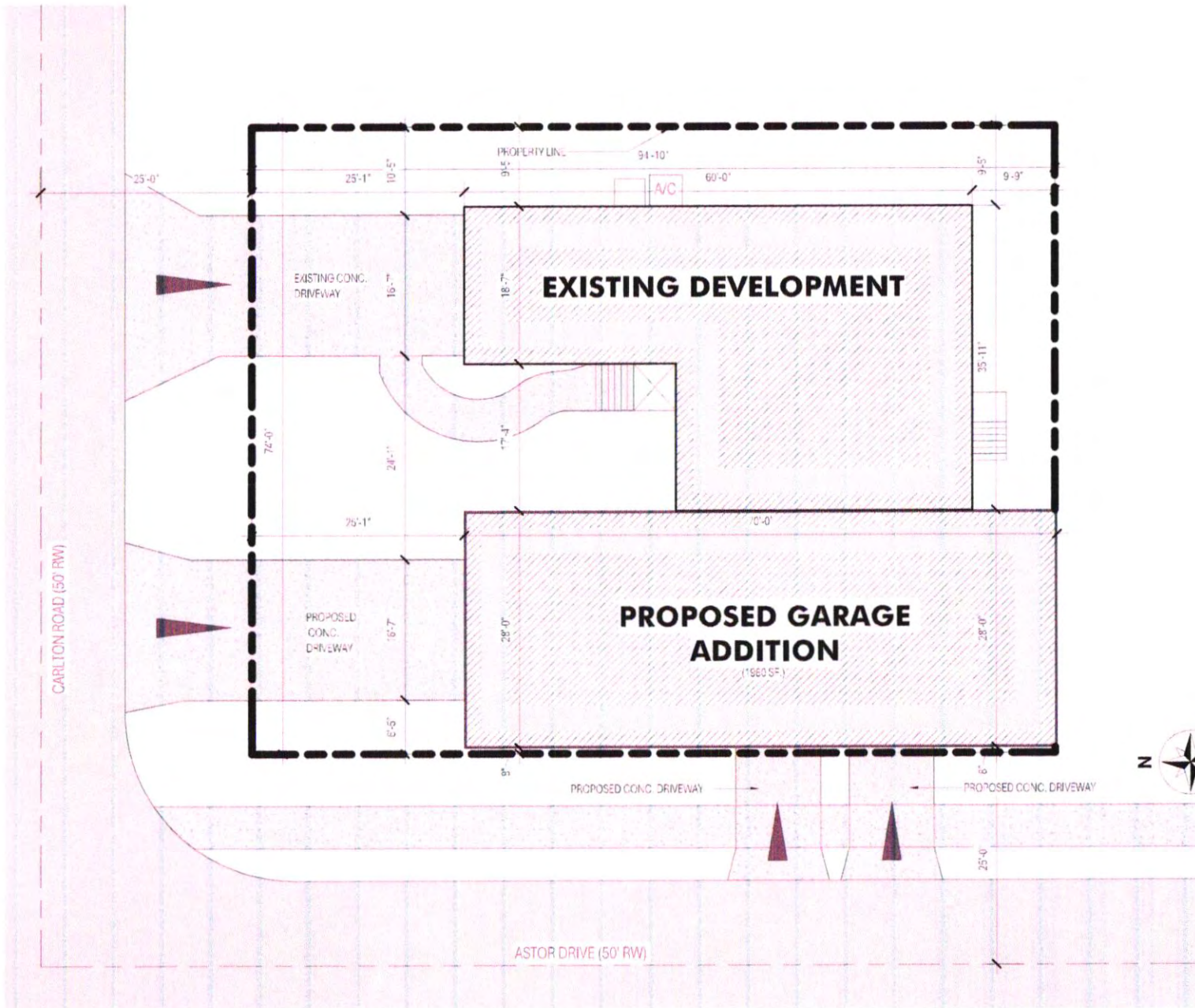
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SITE PLAN

A1.01



01 SITE PLAN
 1/8" = 1'-0"



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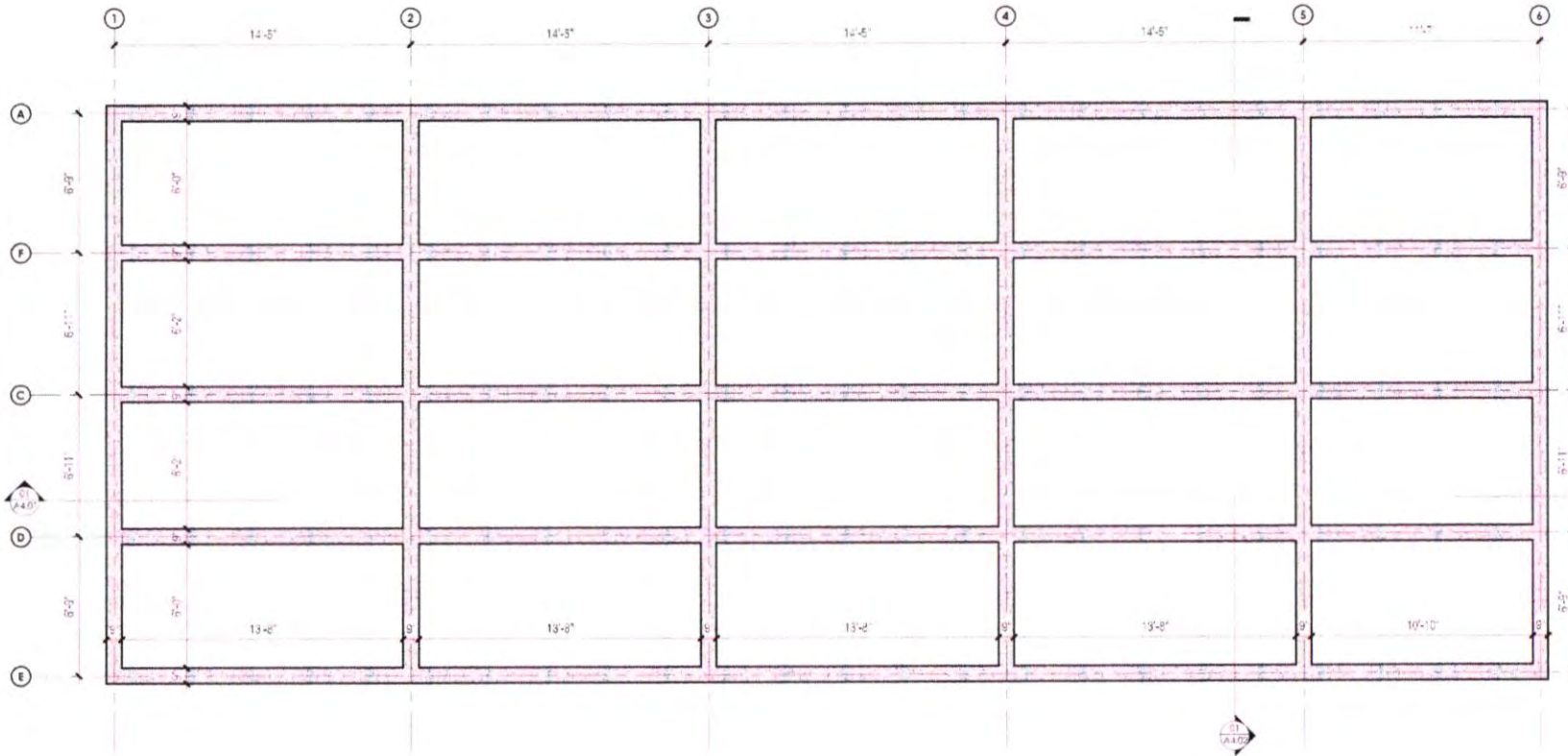
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FOUNDATION LAYOUT

A2.01



01 FOUNDATION LAYOUT

1/4" = 1'-0"



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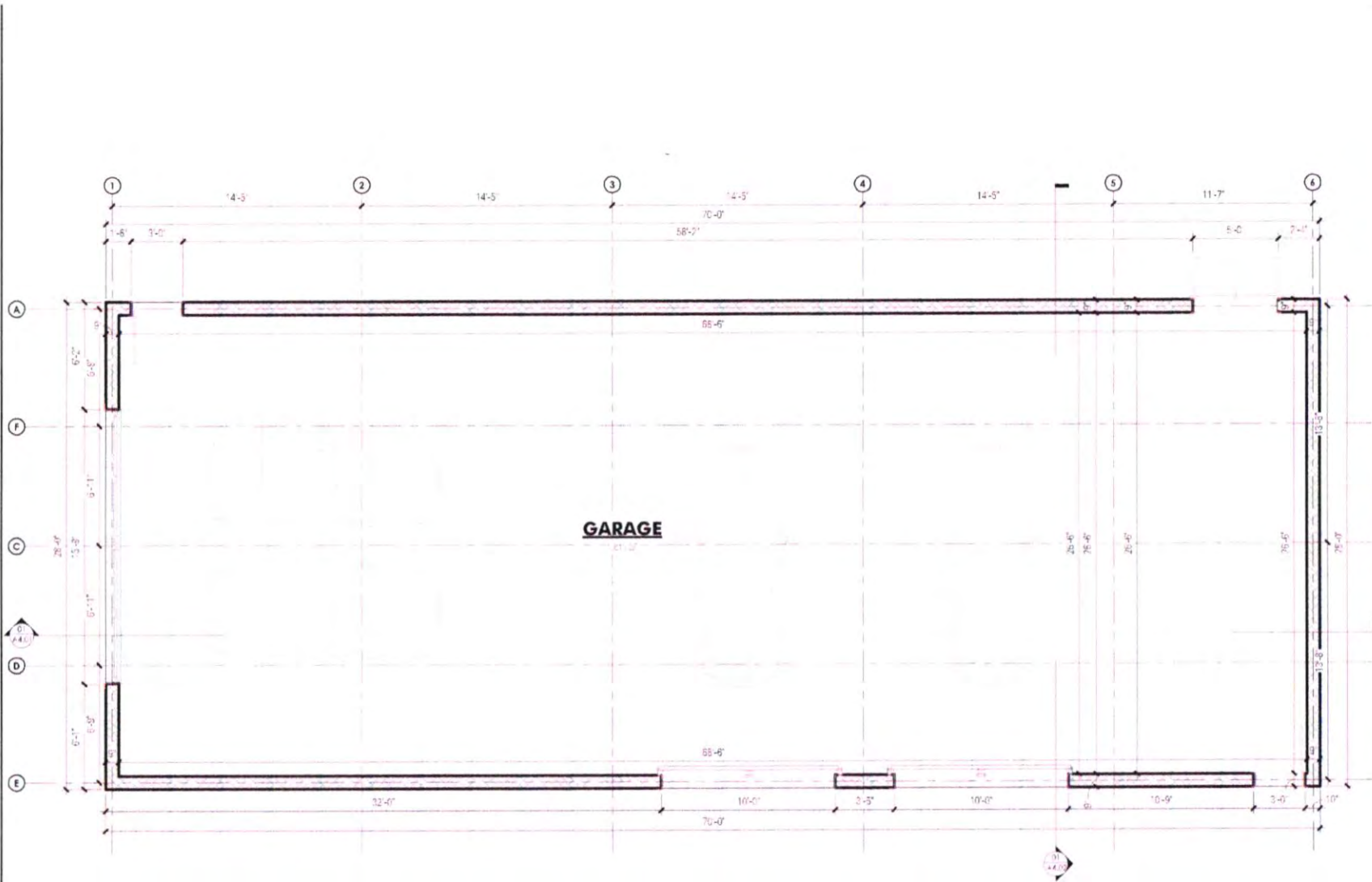
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MAIN FLOOR PLAN

A2.02



01 MAIN FLOOR PLAN
1/4" = 1'-0"



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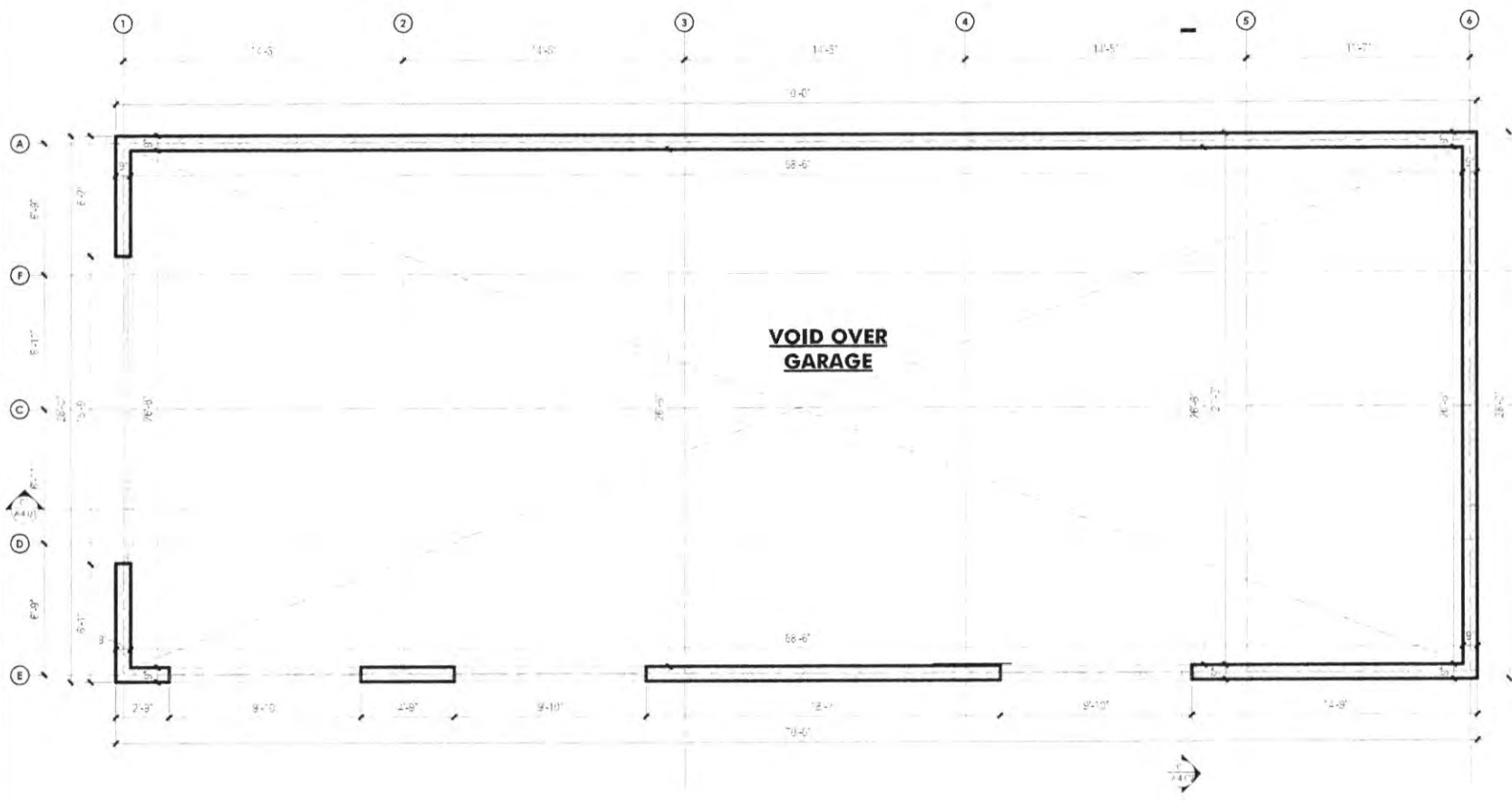
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LOFT PLAN

A2.03



01 LOFT PLAN
1/4" = 1'-0"



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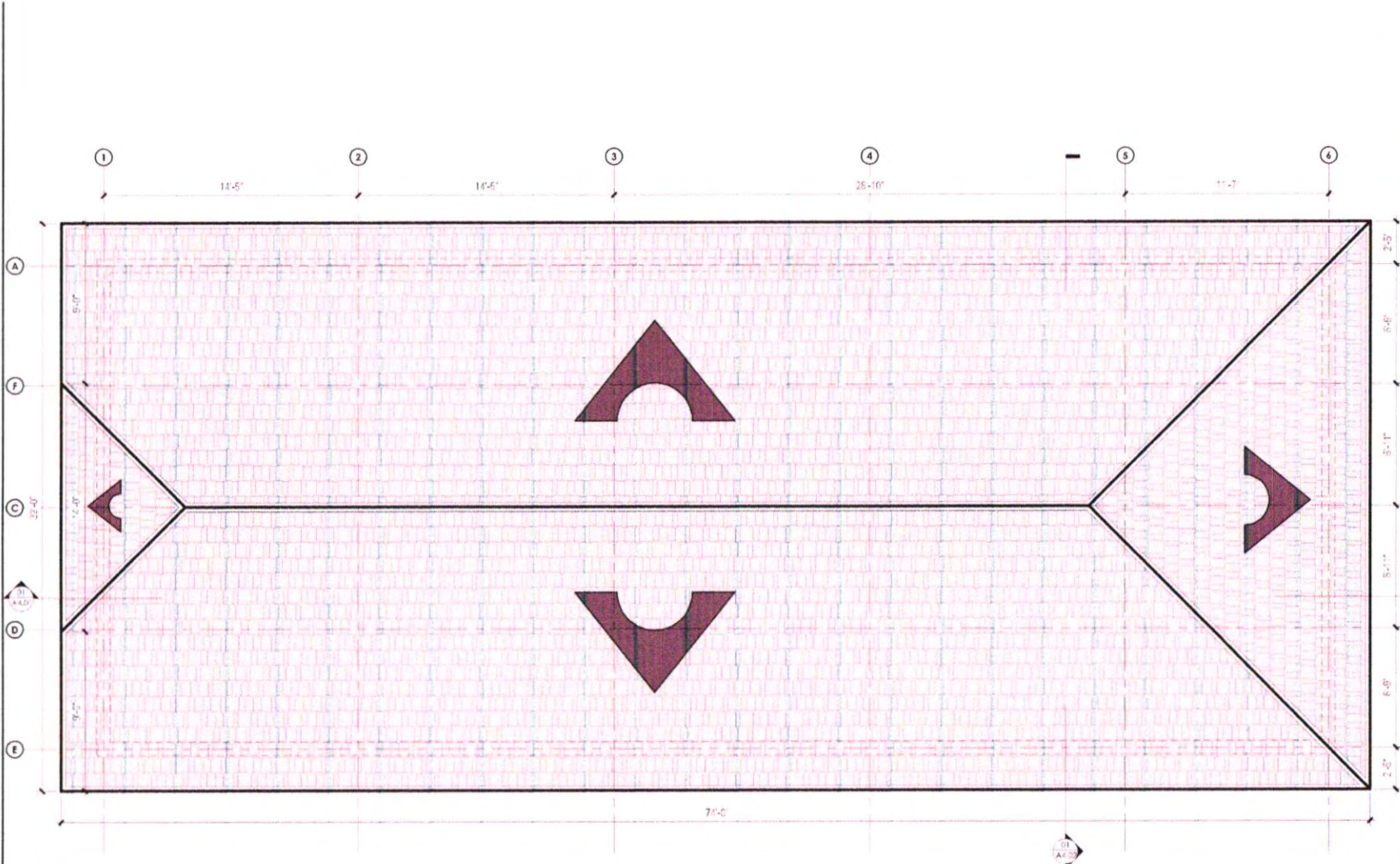
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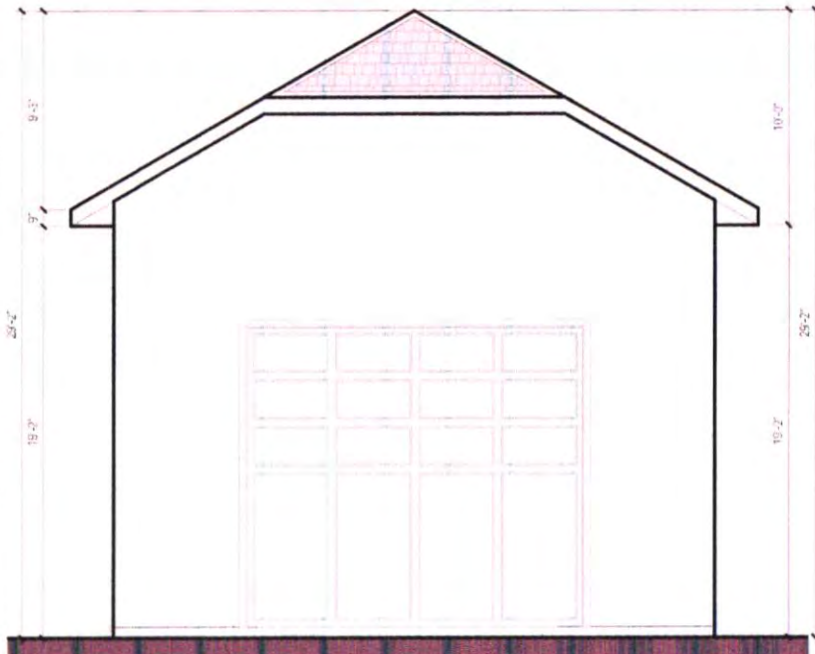
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ROOF PLAN

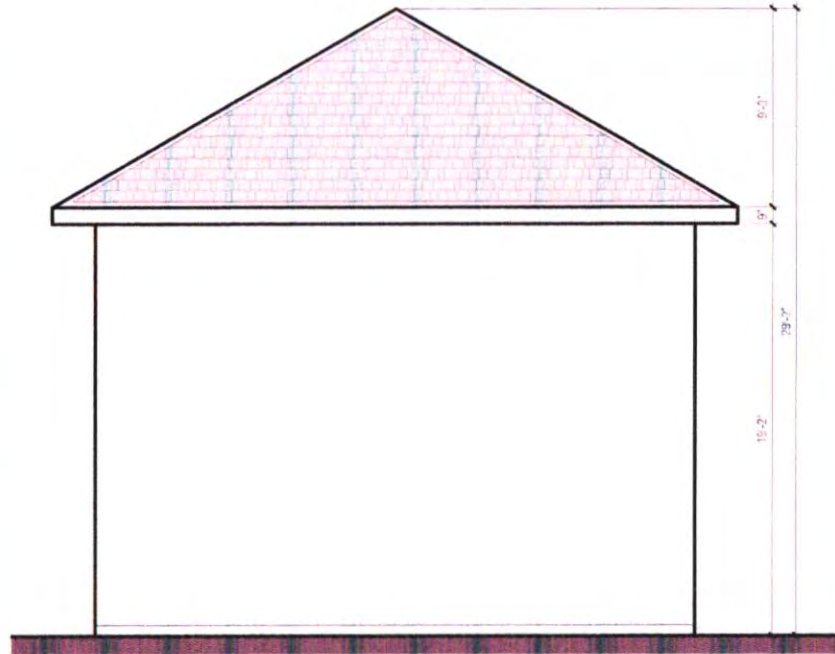
A2.04



01 ROOF PLAN
1/4" = 1'-0"



01 MAIN VIEW
1/4" = 1'-0"



02 REAR VIEW
1/4" = 1'-0"

GENERAL FRAMING NOTES:

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID-HEIGHT OF ALL WALLS.
2. ALL JOIST AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2X2X10S WITH 1/2" PLYWOOD FITCH PLATE UNLESS OTHERWISE NOTED.
4. PROVIDE 1X4 CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
5. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE RD COMMONS AT 4" O.C. AT ALL EDGES AND RD COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION-APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS)
6. ALL COLUMNS OR SOLID FRAMES SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BOTTOM FLOOR AND BE SUPPORTED BY THICKENED SLAB OR PAI BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
7. PROVIDE DOUBLE 2X4 STRONGBRAC AT MIDSPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
9. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE (2X) SIZE LARGER THAN RAFTERS.
10. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
11. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
12. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CALLS.
13. ALL FRAMED WALLS DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.
14. COLUMNS SHALL BE ADEQUATELY ANCHORED TO SLAB TO PREVENT LATERAL DISPLACEMENT PER IRC R407.3.
15. SITE-ASSEMBLED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE R502.3(1) AND (2)
16. HEADERS AND GIRDERS WHOSE SPAN EXCEEDS T-O-SF LISTED IN IRC TABLE R502.5(1) AND (2) ARE TO BE ENGINEERED BEAMS TO BE SIZED BY A QUALIFIED PARTY.
17. ROOF AND FLOOR SHEATHING TO COMPLY WITH SPAN CHART R502.2.1.1 (1)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
(LIVE LOAD = 20 PSF, LE = 240, DEAD LOAD = 10 PSF)

SIZE	SPACING (INCHES)	MAXIMUM UNBRIDGED RIFTER SPAN (FT-IN)
2x6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2x8	12.0	16-1
	16.0	14-7
	19.2	12-11
	24.0	11-1
2x10	12.0	19-5
	16.0	16-10
	19.2	15-1
	24.0	13-3
2x12	12.0	22-0
	16.0	19-10
	19.2	18-1
	24.0	16-2

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.4.1 (B)

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNHABITABLE ATTIC WITHOUT STORAGE, LIVE LOAD = 20 PSF, LE = 240, DEAD LOAD = 10 PSF)

SIZE	SPACING (INCHES)	MAXIMUM UNBRIDGED CEILING JOIST SPAN (FT-IN)
2x4	12.0	8-3
	16.0	8-0
	19.2	7-4
	24.0	7-0
2x6	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	10-0
2x8	12.0	17-0
	16.0	15-5
	19.2	14-1
	24.0	12-6
2x10	12.0	20-1
	16.0	18-7
	19.2	17-0
	24.0	14-9

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.4.1 (C)



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MAIN AND REAR VIEW

A3.01

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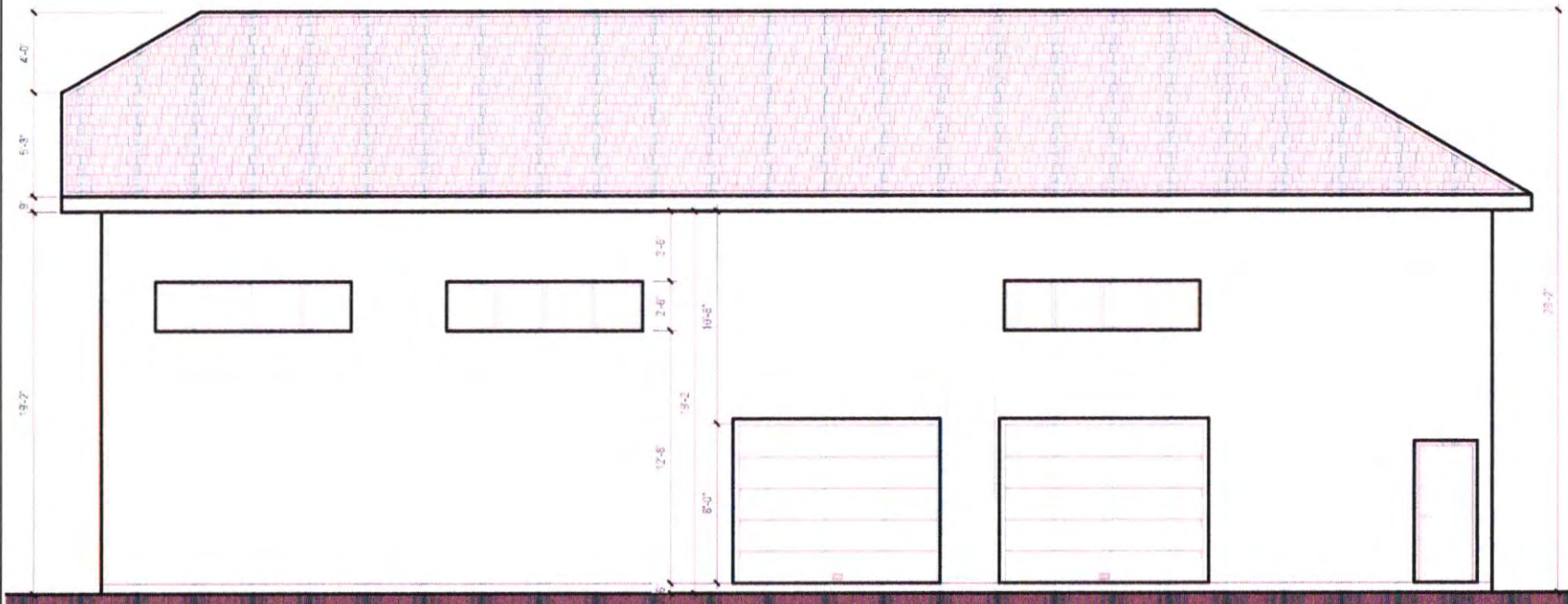
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RIGHT SIDE VIEW

A3.02



01 RIGHT SIDE VIEW
1/4" = 1'-0"



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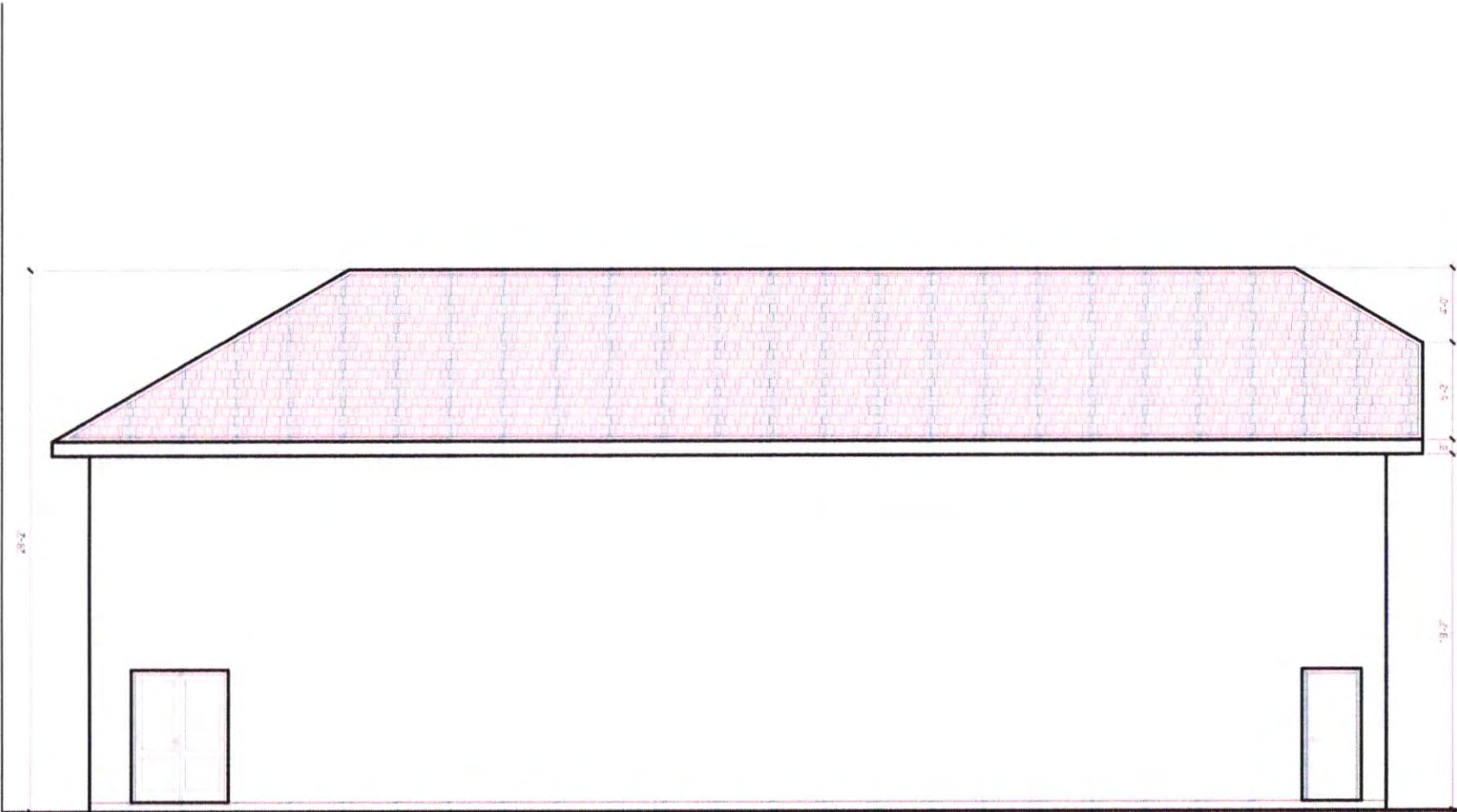
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LEFT SIDE VIEW

A3.03



01 LEFT SIDE VIEW
1/4" = 1'-0"



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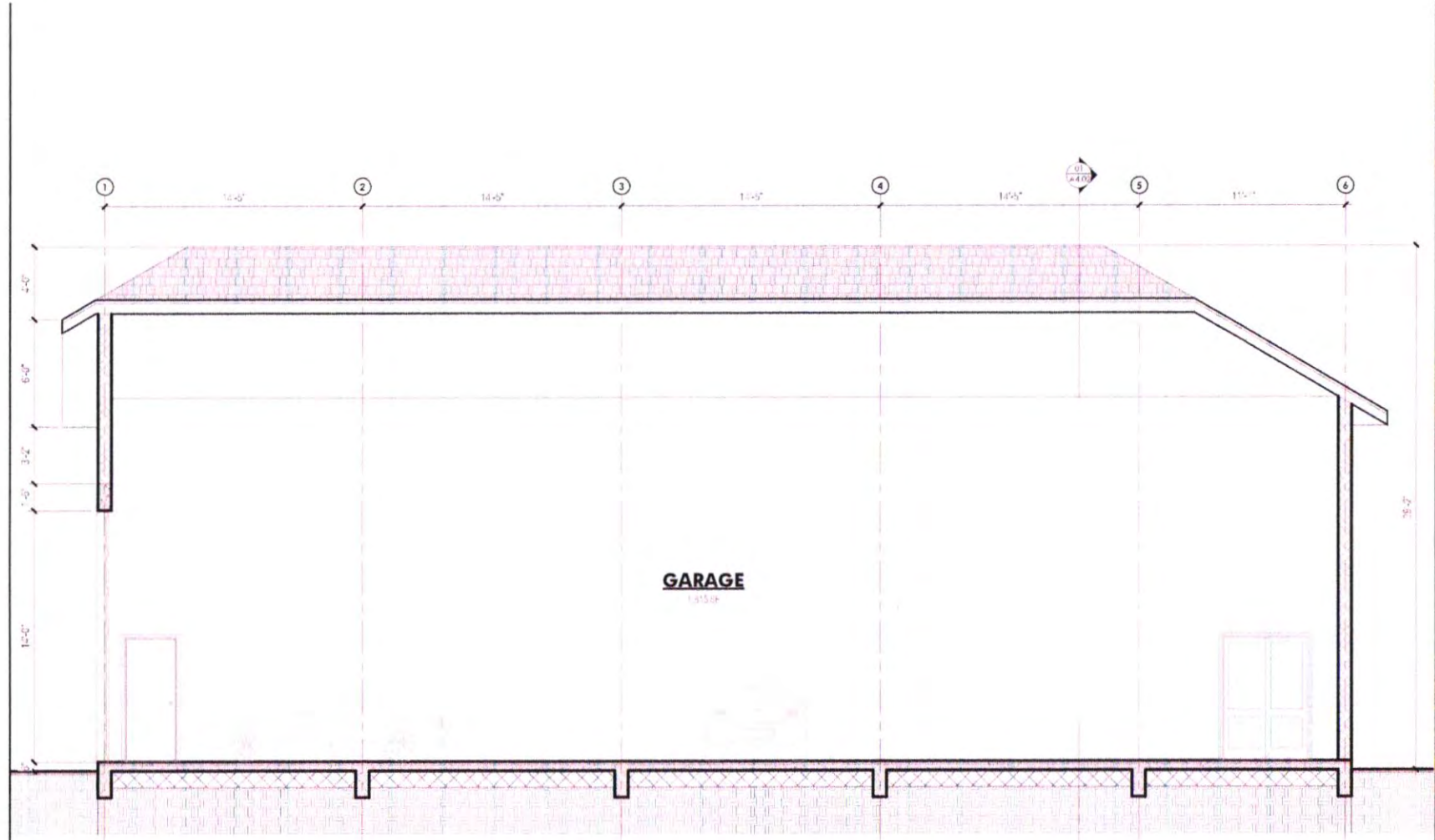
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SECTION 1

A4.01



01 SECTION 1
 1/4" = 1'-0"

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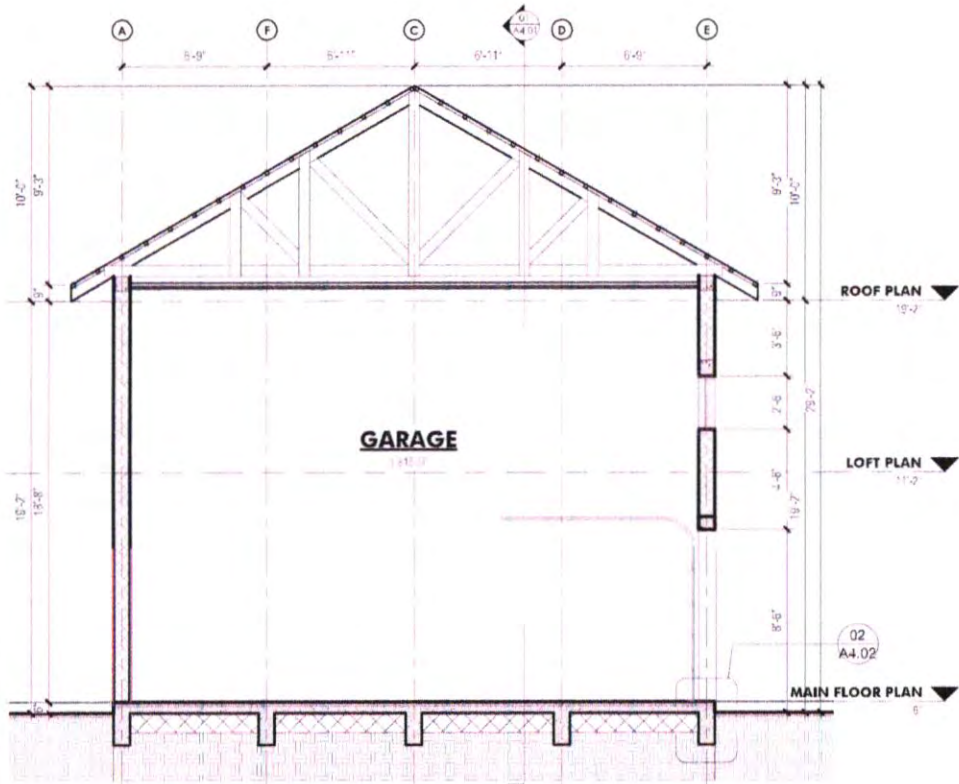
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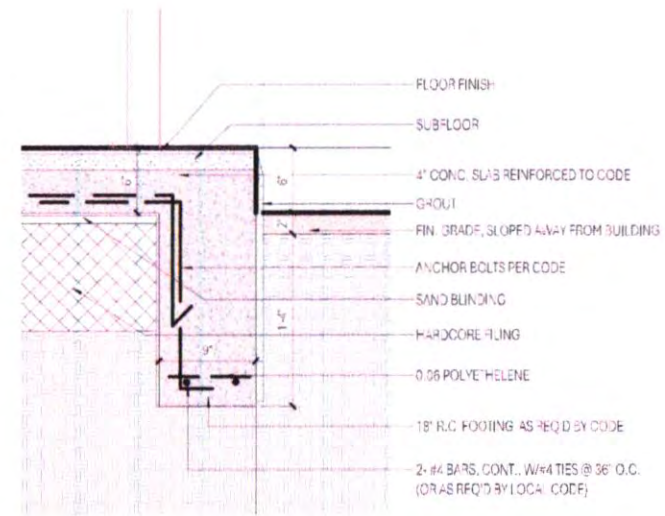
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SECTION 2

A4.02

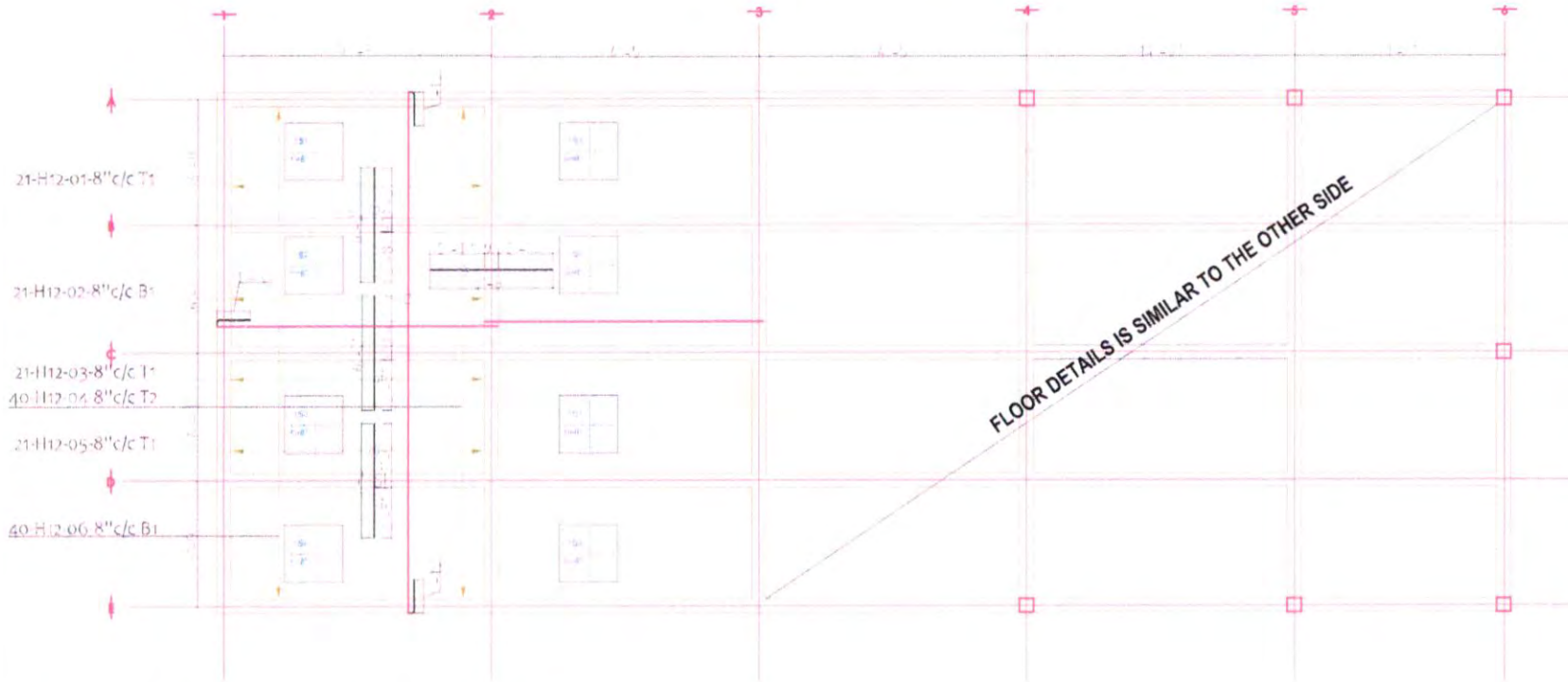


01 SECTION 2
 1/4" = 1'-0"



02 FOOTING DETAILS
 1 1/2" = 1'-0"

GROUND SLAB LAYOUT & DETAILS



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GROUND SLAB LAYOUT AND DETAILS

S1.01

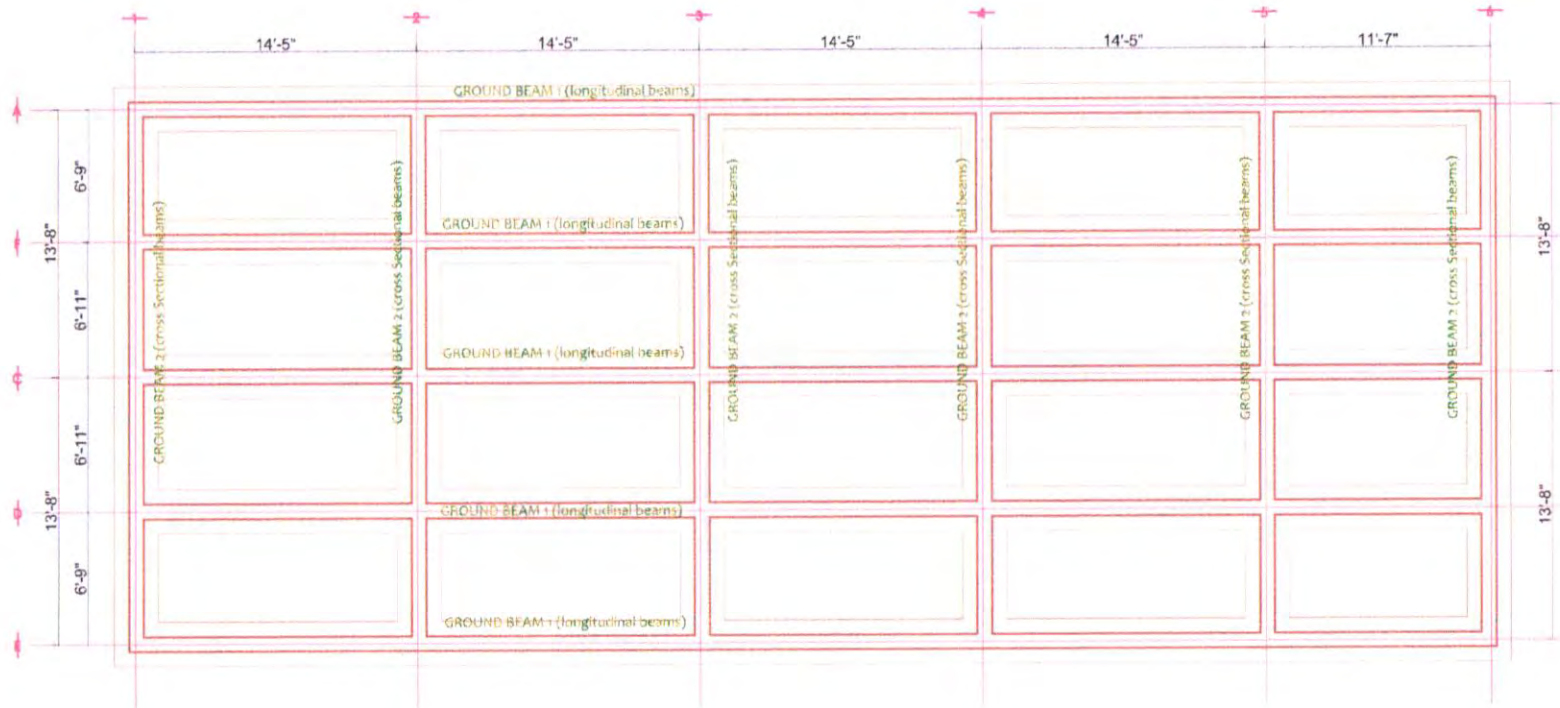
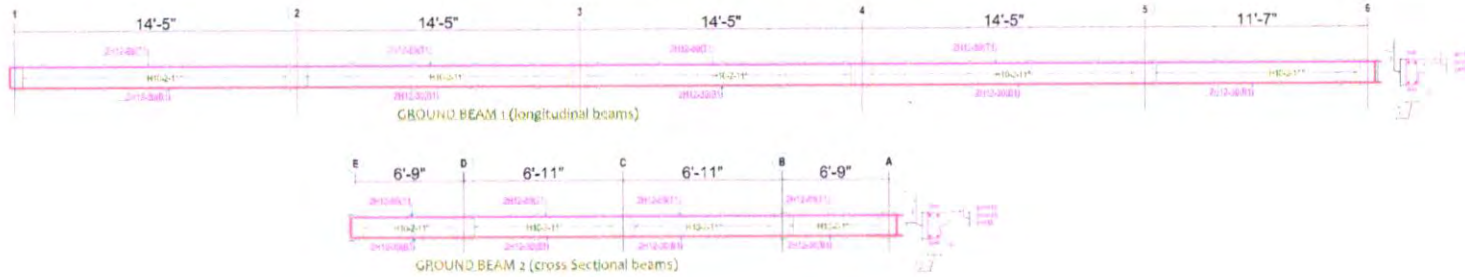
01 GROUND SLAB LAYOUT AND DETAILS

1/4" = 1'-0"

STRUCTURAL ENGINEER'S NOTES:

1. THIS DRAWING IS PREPARED TO CONFORM WITH FLORID BUILDING CODE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S & ENGINEER'S DRAWING.
3. DEPTH OF FOUNDATION TO BE DECIDED ON SITE BY ENGINEER'S REPRESENTATIVES.
4. CONCRETE IS 1:2:4 MIX (EXCEPT WHERE SPECIFIED) WORK CUBE STRENGTH AT 28 DAYS.
5. COVER TO MAIN REINFORCEMENT TO BE 1" SLAB, 1" IN BEAM, 2" IN COLUMN AND 2" IN FOUNDATION.
6. ABBREVIATIONS: T DENOTES TOP, B DENOTES BOTTOM, H "DEFORMED GRADE BAR"
7. ALL DIMENSIONS EXCEPT FOR STRUCTURAL MEMBERS ARE TO ARCHITECT'S DETAILS & SPECIFICATION
8. THE ENGINEER ACCEPT NO RESPONSIBILITY FOR BUILDINGS NOT SUPERVISED BY HIM.
9. WHERE THERE IS A DISCREPANCY BETWEEN DIMENSION AND SCALE FORMER SHALL BE FOLLOWED.

GROUND BEAM LAYOUT & BEAM DETAILS



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**GROUND BEAM
 LAYOUT AND BEAM
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