MEMO DATE: November 16, 2018
AGENDA DATE: December 6, 2018
TO: City of Largo Planning Board
FROM: Richard L. Perez, AICP, Planning Manager
SUBJECT/CASE: HR-18-04: SINCLAIR GARAGE HEIGHT (CONTINUED)

INTRODUCTION:
This memo is supplemental to the staff report and recommendation presented to the Planning Board at the November 1, 2018 Planning Board Hearing. At the meeting, the Planning Board approved a motion to continue the hearing in order to review additional documentation related to the building permit application and the hardship relief application; attached to this agenda item. Additional clarification of the Comprehensive Development Code standards, the Florida Building Code requirements and the City’s permitting process as it relates to this case are provided herein.

SUMMARY OF REQUESTED ACTION & BACKGROUND:
The applicant, Howard Sinclair, owner, is requesting Hardship Relief from Section 16.2.3B(3) of the Comprehensive Development Code (CDC), Development Standards for Detached storage buildings, gazebos and pergolas greater than one hundred fifty (150) square feet: Maximum height for the property located at 210 Overbrook Boulevard. The applicant is requesting relief in order for a detached garage to remain with a constructed height of 12.5 feet where the maximum height based on the height of the principal structure is 11 feet.

The CDC Section 16.2.3.B(3) allows for a detached garage to be built such that the maximum height cannot exceed the peak roof line of the principal structure or one story, whichever is lower. The City issued a building permit to assemble a 20’ x 20’ x 10’ metal garage with a concrete base on March 28th, 2018. The building inspector observed that the detached garage was taller than the principal structure and notified the Assistant Building Official and the contractor was notified of the discrepancy between the height of the structure as built and the height that is allowed. The applicant submitted an an application for Hardship Relief to allow a detached garage to remain with a constructed height of 12.5 feet where the maximum height based on the height of the principal structure is 11 feet.

THE COMPREHENSIVE DEVELOPMENT CODE AND THE FLORIDA BUILDING CODE:
This CDC contains standards intended to protect the health, safety, and welfare of the citizens of Largo by ensuring that neighbors and adjacent properties are protected from potential negative impacts in the use, improvement, and (re)development of land. It provides the means of controlling the development of land within the City, as required by its Charter, and in conformance with the Local Government Comprehensive Planning and Land Development Regulation Act of 1985. The CDC establishes local dimensional standards for structures such as maximum height, maximum square footage, minimum lot size and placement standards for structures such as building setbacks from property lines, right of ways (roads), adjacent buildings and accessory structures.
based on the respective land use classification and relative conditions of a specific site or property.

The purpose of the Florida Building Code (FBC) is to provide minimum standards for the protection of life, limb, health, property, environment, and for the safety and welfare of the consumer, general public, and the owners and occupants of residential buildings regulated by this code. The FBC comprises a set of rules that specify the minimal quality and safety requirements for the structures being constructed and is uniform throughout the State with few exceptions. The requirements are related to matters such as the structural integrity, appropriate assembly and construction practice, fire prevention, and safe access of buildings. For example, the requirement to meet a minimum roof wind load, the stability of supporting columns, the appropriate installation of electrical outlets or the minimum number of entrances or exists.

**PERMIT REVIEW OF ACCESSORY STRUCTURES**

Many accessory structures such as sheds, carports and detached garages are “out of the box” mass produced products and are not custom built. These accessory structures do not require engineered drawings unique to the specific site they are being permitted for. The established protocol for reviewing permit applications for these structures includes the submittal of a permit application, standards details, boundary survey or plot plan for technical review to ensure compliance with the CDC, FBC and any other City standards such as the City Code of Ordinances.

**Permit Application:** The permit application summarizes the project description, job value, identifies subcontractors, is a record of the applicants’ signature, and includes an owners’ acknowledgment of the project. The project description is where the applicant specifies the dimensions (height, width and depth) of the project. It is the applicant’s, or the authorized agent’s, responsibility to provide accurate and complete information.

**Standard Details:** A standard detail engineered plan would show how to construct the building to comply, but not the finished product. The applicant would be required to identify the total length, width and height on the application. Designers are required to provide plans to show how structures will comply with wind loads, roof loads and soil density.

**Boundary Survey:** The boundary survey is used to define the boundaries of a property and determine the location and elevation of the proposed project. The boundary survey includes information needed to evaluate the placement of any existing buildings, recorded easements, impacts on environmentally sensitive conditions on the property, water bodies, impervious surface area, and proposed setbacks.

**Plot Plan:** When a boundary survey is unavailable or impractical to obtain, a properly drawn plot plan may be accepted in place of the survey. Plot plans are generally limited to mobile home projects and minor projects with limited impact potential such as fences, driveways, patios, tree removal, demolitions, etc.

**Determining Height:** For the purposes of development and permit review, the City measures the height of structures pursuant to CDC Chapter 20, 20.1.H (7) definition of height, “*Regarding the built environment, height is the vertical distance of a structure measured from the average elevation of the finished grade to the highest elevation of the structure including any antennas or other attachments.*”

**Contractor History of Permitting in Largo:** City permit records show that companies represented by applicant’s contractor, Florida Shed & Garage and Caroline Carports, have submitted 118 building permit applications to the City since 2003.
Attachments: Four (4)
Staff Report
Hardship Relief Application
Building Permit and Application
Email Correspondence
The applicant, Howard Sinclair, owner, is requesting Hardship Relief from Section 16.2.3B(3) of the Comprehensive Development Code (CDC), Development Standards for Detached storage buildings, gazebos and pergolas greater than one hundred fifty (150) square feet: Maximum height for the property located at 210 Overbrook Boulevard. The applicant is requesting relief in order for a detached garage to remain with a constructed height of 12.5 feet where the maximum height based on the height of the principal structure is 11 feet. The property has a Future Land Use designation of Residential Low and is located in an r-8.7 infill district.

Section 4.3 (Hardship Relief Review); Section 4.1 (Hearing Procedures, in General); and Section 16.2.3.B(3) (Development Standards for Detached storage buildings, gazebos and pergolas greater than one hundred fifty (150) square feet: Maximum height.

NAME/TITLE: Howard Sinclair
ADDRESS: 210 Overbrook Boulevard
CITY/STATE/ZIP CODE: Largo, FL 33770
APPLICANT'S STATUS: Owner

APPLICABLE CDC SECTIONS:

ADDRESS: 210 Overbrook Boulevard
PARCEL ID NUMBER: 32-29-15-92754-000-0240
LOT SIZE: .29 acres mol
EXISTING LAND USE: Single Family Residential
SURROUNDING LAND USE:

NORTH: Single Family Residential
EAST: Single Family Residential
SOUTH: Single Family Residential
WEST: Single Family Residential

EXISTING FLUM: Residential Low (RL)

SURROUNDING FLUM:

NORTH: Residential Low (RL)
EAST: Residential Low (RL)
SOUTH: Residential Low (RL)
WEST: Residential Low (RL)

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

NA

BACKGROUND:

The City of Largo Comprehensive Development Code (CDC) allows for a detached garage to be built such that the maximum height cannot exceed the peak roof line of the principal structure or one story, whichever is lower. The City issued a building permit to assemble a 20 x 20 x 10 metal garage with a concrete base on March 28th, 2018. The building inspector observed that the detached garage was taller than the principal structure and notified the Assistant Building Official. The contractor was then notified of the discrepancy between the height of the structure as built and the height that is allowed. The applicant submitted an an application for Hardship Relief to allow a detached garage to remain with a constructed height of 12.5 feet where the maximum height based on the height of the principal structure is 11 feet.

HARDSHIP RELIEF CRITERIA AND STAFF FINDINGS (CDC SUBSECTION 4.3.3):

Subsection 4.3.3 states, “Hardship relief from the terms of this Code may be granted only upon a finding that all of the following are met:”

1. Code criterion: “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 with the same Future Land Use Map designation.” 4.3.3(A)

   Staff finds no existing special conditions which are peculiar to this parcel that are not applicable to most other lands, structures, or buildings with the same Future Land Use Map designation. The detached garage could be built to meet the maximum height allowed.

2. Code criterion: “The special conditions and circumstances do not result from the actions of the applicant, nor could the conditions or circumstances be corrected or avoided by the applicant.” 4.3.3(B)

   There are no special conditions or circumstances that would prohibit the applicant from building a garage that meets the maximum height at this site.

3. Code criterion: “The relief granted is the minimum degree of relief necessary to make possible the reasonable use of the land, building, or structure in compliance with all other applicable regulations.” 4.3.3(C)

   Staff does not believe the proposed relief, in regards to the extent of the addition, is the minimum degree of relief necessary to make possible the reasonable use of the structure.

This criterion does not apply. The property is currently being used as a single-family residence.

5. Code criterion: “The grant of relief will not violate the general intent and purpose of this Code nor the policies of the Comprehensive Plan.” 4.3.3(E)

The requested relief is inconsistent with the Purpose and Applicability of the Hardship Review such that strict application of one or more CDC requirements does not render the parcel incapable of reasonable economic use.

6. Code criterion: “The grant of relief will not create unsafe conditions nor other detriments to the public welfare beyond the normal effects of development otherwise allowed.” 4.3.3(F)

The granting of relief or denial, in either case, would not create unsafe conditions nor other detriments to the public welfare.

7. Code criterion: “The proposed development will occur on a parcel of land which, when combined with adjacent land of the same ownership, is not capable of reasonable economic use under the provisions of this CDC, thereby making hardship relief necessary to preserve the substantial property rights of the applicant. This criterion does not apply to hardship relief requests concerning signage.” 4.3.3(G)

N/A

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: October 2, 2018
PUBLISHED NEWSPAPER NOTIFICATION: October 19, 2018
POSTED PROPERTY NOTICE: November 27, 2018

HARDSHIP RELIEF REVIEW COMMENTS

As part of the review process, the following comments have been received by Staff from the affected city departments.

1. Fire Department: No comment
2. Police Department: No comment
3. Solid Waste/Public Works: No comment
4. Engineering Division: No objection
5. Building Division: No objection

SUMMARY OF FINDINGS:

Staff finds hardship does not exist on the property according to the review criteria of the CDC section 4.3.3 subsections A, B, C, E and G.

STAFF RECOMMENDATION:

Staff recommends denial of the proposed Hardship Relief from Section 16.2.3.B(3) (Development Standards for Detached Storage buildings, gazebos and pergolas greater than one hundred fifty (150) square feet: Maximum height Sections .

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE HR-18-04: SINCLAIR GARAGE HEIGHT – HARDSHIP RELIEF FROM SECTION 16.2.3.B(3), FINDING THAT A HARDSHIP EXISTS.

I MOVE TO APPROVE HR-18-03: HR-18-04: SINCLAIR GARAGE HEIGHT -- HARDSHIP RELIEF FROM
SECTION 16.2.3.B(3), FINDING THAT A HARDSHIP EXISTS, SUBJECT TO THE FOLLOWING ADDITIONAL CONDITIONS:

I MOVE TO DENY HR-18-03: HR-18-04: SINCLAIR GARAGE HEIGHT — HARDSHIP RELIEF FROM SECTION 16.2.3.B(3) FINDING THAT A HARDSHIP DOES NOT EXIST.

PLANNING BOARD ACTION

PUBLIC HEARING DATE: November 1, 2018 – Continued to December 6, 2018

RECOMMENDATION:  
_____ Approval (Vote _________)  
_____ Approval with conditions (Vote _________)  
_____ Denial (Vote _________)  

______________________________________  
Cheyrl Bowman, Chairperson

REPORT PREPARED BY:  
_______________________________________  
Sam Ball  
Planner

APPROVED BY:  
_______________________________________  
Richard Perez, AICP  
Planning Manager

DATE:  
November 26, 2018

Attachments:  
Letter from Applicant requesting Hardship Relief  
Exhibit “A” Site Map  
Exhibit “B” Aerial Photo  
Exhibit “C” Detached Garage Site Plan  
Exhibit “D” Building Permit  
Exhibit “E” Garage Inspection Photo  
Exhibits “F” through “L” Applicant Photos
Development Review Standard Operating Procedure
Hardship Relief Review

Howard Sinclair
210 Overbrook Blvd
Largo, FL 33770
P# 1802-0402
New garage construction

Review Criteria:

A. Peculiar, special conditions: This home is the only home in our neighborhood built with a flat roof. All other homes have fully pitched roofs and there is at least one remolded home that was made into two stories one block over. The construction of this garage at the current height is no taller than any structure in the entire neighborhood.

B. Unavoidable and not a result of applicant’s actions: We followed all the permitting protocols and constructed what the contractor submitted at permitting. Matt Butler, Assistant Building Official agreed to this statement an email stating we built what was permitted and is fune from a building code standpoint.

C. Minimum degree of relief: By granting this hardship the family will be able to make much needed improvements to the interior of the existing home.

D. Deprivation of literal interpretation: If not granted the hardship the applicant will not be able to make the necessary improvements necessary for his family to enjoy living in this home. The small kitchen is being redesigned to go where the original garage is located thus making it their dream kitchen and opening up the rest of the home to more livable space to enjoy family time together. We are very family orientated and enjoy cooking together and have large sit-down dinners. This can only be done outside on the outdoor patio due to the small dining room we currently have.

E. Non-violation of policy intent: Not Applicable

F. Unsafe conditions not created: The granting of this hardship in no means makes any unsafe conditions to the public welfare. The building is within all legal set backs and has been constructed to the current Florida Building Code.

G. Necessary to preserve the substantial property rights: Being granted this hardship allows the homeowner to use the property to its fullest potential. This is a small house on a large 105' x 120' double lot. The new storage garage allows the family to expand the interior of the home to accommodate their family. These improvements are not only good for the homeowner and the value of their home but also raises the value of other homes in the area in regards to the comparable sales for the neighbors.
August 24, 2018

Howard Sinclair
210 Overbrook Blvd
Largo, FL 33770

Permit #1802-0402
New garage construction

My name is Howard Sinclair, my wife and I are the property owners of 210 Overbrook Blvd in Largo. We bought this home in Oct 2003 for our family to grow up in and for my wife and I to someday retire. We are avid outdoors people and absolutely love to have the double lot to garden and spend time with our family. The house unfortunately left a little to be desired with it being built with a flat roof and having no central air. But we were determined to make it our own and do some improvements.

In 2014 we found out that we were experiencing some issues with the roof and small leaks. Being that it is flat the water just sat there. We installed pumps and patched the roof several times until finally in 2017 we had such a major leak that water was pouring through the ceiling fan in our youngest son’s room. He had to sleep on the couch until the problem could be rectified. And also major leaks in the ceiling over the original garage.

We started searching for quotes and being that time was of the essence we were left with doing a complete re roof due to the cost comparison of a re-roof vs a pitched roof. The re-roof was $15,000 compared to a pitch roof being $35,000. $35,000 was not in our budget at the time and we needed something done quickly.

So here we are with a home still having a flat roof and only measuring 11’ at its tallest point.

After the roof was redone we decided that we would like to make some more major improvements to the home over the next couple of years to make it our dream retirement home. We would have to start with more storage space since our biggest improvement is to turn the original house garage into our dream kitchen and laundry/utility room. Being that it was damaged from the old roof leaking anyways this seemed like the perfect place to start.

We contracted with Florida Shed and Garage to get this project started, we submitted all the necessary documents to the City for permitting and our permit was granted March 28, 2018. We waited until late July before the construction began and were so elated to see the building completed. You can imagine how we felt when the city failed our final inspection. Our hearts sunk to our feet. We are over $12,000 invested into this project with the concrete slab, the building and then finally the electrical upgrade. Installing this garage required a complete upgrade to the main panel in the house. We built rothing out of the scope of details that our permit approval was based on. Please see attached email from Matt Butler, Assistant Building Official of Largo stating we built what we permitted and is fine from a building code standpoint.
Not being allowed to keep the garage is going to cause our family much anguish. We need this extra space and adding on the garage is allowing us to renovate the original garage to accommodate us. We sit on a beautiful double lot (120’ x 105’) with lots of trees. The new garage isn’t even visible from the back of the house being that it is set behind a large oak. The garage has an overall height of 12’ 6” that’s a mere 18” taller then my house. It is no taller than any other pitched roof on the houses around us.

The garage poses no threat to anyone person or their property. We maintained all the required set backs that the city required. We are also planning to install a new privacy fence along the front of the garage hence secluding the garage even more from passers-by.

We moved to the City of Largo because of all the wonderful amenities the City has to offer. The beautiful parks, being 5 mins from the beach, the great community activities through out the year and the wonderful Highland Rec Center and Largo Little League (our children have both played ball for Largo). Our children both also attend schools in Largo. We feel we should be able to keep the new garage to make our house a pleasant enjoyable place to live. Not being allowed to do so will more then likely cause us to put the house on the market and move to another city. We are planning to do some very extensive renovations over the next 5 years. If the budget stays on track, we are looking into even putting on the pitched roof and running central air and heat.

Respectfully Submitted,

Howard Sinclair
Case #: HR18-004
Subject: Sinclair Garage Height Hardship Relief
Location: 210 Overbrook Blvd

Subject Property
City of Largo

Map Location
Scale: 1"=400'
Date: 08/28/18
By: ___

THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT
Exhibit C: Detached Garage Site Plan
# PERMIT

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<td>APPROVED:</td>
<td>3/28/2018</td>
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<td>JOB DESCRIPTION:</td>
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**CONTRACTOR LICENSING, INSPECTION, AND INSURANCE:**

shall be the responsibility of every contractor who shall make contracts for the installation or repairs of building, structure, electrical gas, mechanical, or plumbing systems, for which a permit is required, to comply with state and local rules and regulations.

**Notes Ordinance:**
The City of Largo Code, Article IV, Sec. 13.33.5 (b) No Construction activities shall be permitted between the hours of 6:00 PM to 7:00 AM, Monday - Saturday, and all day Sunday, that produce noise exceeding 55dBA, measured at the nearest property line of an adjacent residential area. Construction equipment that must be operated near a residentially zoned area on a 24-hour basis (i.e. pumps, well pumps, generators, etc.) shall be shielded by an acoustical enclosure during the hours of 6:00 PM to 7:00 AM, unless the shielded noise level is less than 55dBA measured at the closest adjacent residentially zoned property line.

Industrial adjoining Commercial, 72dBA, Industrial adjoining Residential, 66dBA, Commercial adjoining Commercial 66dBA, Commercial adjoining Residential 66dBA.

**WARNING TO OWNERS:** Your failure to record a Notice of Commencement may result in you paying twice for improvements to your property. A Notice of Commencement Must Be Recorded And Posted On The Job Site Before The First Inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your notice of commencement. F.S 713.135

****SOLID WASTE****

If your project is going to generate waste/debris, you must contact our Solid Waste Department @727-597-6760. Private containers are not allowed.

**Asbestos Notification:** It is your responsibility to comply with Florida Statute Section 469.003. Call (737)464-4422 for more information regarding demolition or renovation of existing structures.

**Notice:** In addition to the requirements of this permit, there may be additional public records in this county, and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. All work covered by this permit is to be completed in accordance with the permitted plans and the applicable codes of the City of Largo, Florida. This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances, or rules and regulations or upon any change in the plans and specifications unauthorized by this department. I hereby certify that I understand and will comply with the Florida Building Code and the City of Largo Comprehensive Development Code in connection with the herein proposed construction.

**SIGNATURE OF APPLICANT**

3. 28. 18

**DATE**

**BUILDING OFFICIAL OR AUTHORIZED DESIGNEE**

Exhibit D: Building Permit
Exhibit E: Garage Inspection Photo
Exhibit H

ORIGINAL open AREA
Exhibit J

LARGE TREES
Front & Rear

2018/08/23
07:48
Exhibit K
How could this be approved?

Areas front 816 / 817 SW

2018/08/23
08:31
HARDSHIP RELIEF APPLICATION COVER PAGE
PLANNING & DEVELOPMENT DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF LARGO, FLORIDA

TRANSMITTAL DATE: November 20, 2018
AGENDA DATE: December 6, 2018
TO: City of Largo Planning Board
FROM: Sam Ball, Planner

SUBJECT/CASE: HR-18-04: SINCLAIR GARAGE HEIGHT HARDSHIP RELIEF APPLICATION

CONTENTS:
1. Completed Hardship Relief Project Review Application Form
2. Review Criteria Qualifying Statement
3. Applicant Background Letter
4. Siteplan
5. Deed
6. Supporting Photos
7. Email Correspondence
8. Purchase Contract
9. Building Permit
Project Review Application

Hardship Relief

For Planning Division Use Only

Acceptance Date: 9/21/18
Reviewer: $3
Application Fee: $200
PROJECT NUMBER: #618-004

NOTE: THE DATE OF ACCEPTANCE IS THE DATE THE APPLICATION IS CONFORMED WITH ALL OF THE SUBMISSION REQUIREMENTS OF THE CODE.

I.

Project:
A. Project Name: Sinclair Garage - Metal W/Skate
B. Project Description: 28' x 21' x 12'-6" Peak
C. Address of Subject Property: 210 Overbrook Blvd Largo FL 33770
D. Parcel I.D. No(s): 32-29-T-9 2754 -000-0240
E. Existing use(s) of property: Primary Residence

II.

Application:
A. Applicant’s Status: Attach Proof of Ownership (Deed) ✓ Owner [title holder] Agent

IF APPLICANT IS AGENT FOR PROPERTY OWNER: ATTACH PROOF OF AGENT AUTHORIZATION
B. Name of Applicant(s)/Contact Person(s): Howard Sinclair
   Title: Owner
   Company (if applicable):
   Mailing Address: 210 Overbrook Blvd Largo
   City: Largo State: FL Zip Code: 33770
   Telephone No: 727-432-9780 FAX No:
   e-mail: sinclaircrew@yahoo.com
C. Name of owner (title holder): Howard Sinclair
   Mailing Address: 210 Overbrook Blvd Largo
   City: Largo State: FL Zip Code: 33770

III.

Additional Information:
A. Is there any existing contract for sale of, or options to purchase, subject property? Yes No ☑
   If "yes," list names of all parties involved:
   Is the contract/option contingent or absolute? ☑

I/WE CERTIFY & ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Signature of Applicant: __________________________
(Print Name and Title of Applicant)

STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 20th day of August 2018, by: Howard Sinclair
(Name of person making statement)

Personally known ☑ Or Produced Identification _____________

Type of Identification Produced ________________________

[Stamp/Notary Public]

PO Box 296 | Largo, FL 33779 | Largo.com
Development Review Standard Operating Procedure
Hardship Relief Review

Howard Sinclair
210 Overbrook Blvd
Largo, FL 33770
P# 1802-0402
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Review Criteria:

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E. Non-violation of policy intent: Not Applicable

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G. Necessary to preserve the substantial property rights: Being granted this hardship allows the homeowner to use the property to its fullest potential. This is a small house on a large 105’ x 120’ double lot. The new storage garage allows the family to expand the interior of the home to accommodate their family. These improvements are not only good for the homeowner and the value of their home but also raises the value of other homes in the area in regards to the comparable sales for the neighbors.
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After the roof was redone we decided that we would like to make some more major improvements to the home over the next couple of years to make it our dream retirement home. We would have to start with more storage space since our biggest improvement is to turn the original house garage into our dream kitchen and laundry/utility room. Being that it was damaged from the old roof leaking anyways this seemed like the perfect place to start.

We contracted with Florida Shed and Garage to get this project started, we submitted all the necessary documents to the City for permitting and our permit was granted March 28, 2018. We waited until late July before the construction began and were so elated to see the building completed. You can imagine how we felt when the city failed our final inspection. Our hearts sunk to our feet. We are over $12,000 invested into this project with the concrete slab, the building and then finally the electrical upgrade. Installing this garage required a complete upgrade to the main panel in the house. We built nothing out of the scope of details that our permit approval was based on. Please see attached email from Matt Butler, Assistant Building Official of Largo stating we built what we permitted and is fine from a building code standpoint.
Not being allowed to keep the garage is going to cause our family much anguish. We need this extra space and adding on the garage is allowing us to renovate the original garage to accommodate us. We sit on a beautiful double lot (120’ x 105’) with lots of trees. The new garage isn’t even visible from the back of the house being that it is set behind a large oak. The garage has an overall height of 12’ 6” that’s a mere 18” taller then my house. It is no taller than any other pitched roof on the houses around us.

The garage poses no threat to anyone person or their property. We maintained all the required set backs that the city required. We are also planning to install a new privacy fence along the front of the garage hence excluding the garage even more from passers-by.

We moved to the City of Largo because of all the wonderful amenities the City has to offer. The beautiful parks, being 5 mins from the beach, the great community activities through out the year and the wonderful Highland Rec Center and Largo Little League (our children have both played ball for Largo). Our children both also attend schools in Largo. We feel we should be able to keep the new garage to make our house a pleasant enjoyable place to live. Not being allowed to do so will more then likely cause us to put the house on the market and move to another city. We are planning to do some very extensive renovations over the next 5 years. If the budget stays on track, we are looking into even putting on the pitched roof and running central air and heat.

Respectfully Submitted,

Howard Sinclair
PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed this 8th day of October, 2003, between,

KRISTINA LAMBERT, as Personal Representative of the Charles E. Sterling, Deceased,

and Howard Sinclair, a single man, party of the second part, whose mailing address is:

210 Overbrook Blvd., Largo, FL 33770,

WITNESSETH:

The party of the first part, pursuant to the power and authority to dispose of
real estate granted to said Personal Representative under the provisions of said Last Will
and Testament of William Nathaniel Samuel, filed in said probate proceeding, and in
consideration of the sum of Ten ($10.00) Dollar and other good and valuable consideration,
receipt of which is hereby acknowledged, does grant, bargain, sell, alien, remise, release,
convey and confirm to the party of the second part and to their heirs and assigns forever,
the following described property situate in Pinellas County, Florida, more particularly
described as follows:

Lot 23, LESS the South 10 feet thereof, and ALL of Lot 24;
TWIN LAKES GARDENS, according to the map or plat thereof as recorded in Plat Book 41, Page 12, Public Records of
Pinellas County, Florida.

TOGETHER with all and singular the tenements, hereditaments and
appurtenances belong or in anywise appertaining to that real property.

TO HAVE AND TO HOLD, the same to the party of the second part and to
their heirs and assigns, in fee simple forever.
AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance, the orders of the above-named court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, Kristina Lambert has set her hand and seal as Personal Representative of the Estate of Charles E. Sterling, deceased, on the day and year first above written.

Witnesses:

Kristina Lambert as  
Personal Representative of  
The Estate of Charles E. Sterling

Laura L. Smith

STATE OF FLORIDA  
COUNTY OF PINELLAS  

BEFORE ME, the undersigned authority, personally appeared Kristina Lambert, Personal Representative of the estate of Charles E. Sterling, who is personally known to me or who produced as identification after taking an oath.

WITNESS this 26th day of October, 2003.

Laura L. Smith

(SEAL)

Notary Public
Print Name:
My Commission Expires:
Commission No.:
How could this be approved.
Across from 816 100th St SW
2018/08/23
08:31
Good Afternoon,

I have a garage that was approved as being 20x20x10 permit BCP1802-0402. When Jon went to perform the final building inspection the garage was significantly taller than the home (see attached picture). The owner is saying he submitted it as being that tall because the 10’, was the height of the walls without the roof.

The building is constructed to the plans that were submitted and is fine from a building code standpoint. He was reluctant to approve because he has not seen a garage permitted to be that tall before.

At this point we want to be sure that planning has no issue with how the garage was built before signing off. If either of you would please contact the home owner at office@speeler.com, and let them know what their next steps will be.

Thank you,

Matt Butler, CBO, CFM
Assistant Building Official
City of Largo
Building Division Website links:
Building Division Forms  Permit FAQ's  Inspections

Robert Hatton, CBO, CFM
Building Official
Begin Forwarded Message:

From: Lisa Sinclair <Office@speeler.com>
Subject: Inspection
Date: 15 August 2018 15:55
To: "rhatton@largo.com" <rhatton@largo.com>

Good Afternoon Rob,
I have a permit for a garage that was installed at my residence in Largo. We had the inspector out there on Thursday August 9th 2018 and they would not sign off on the final.
My contractor was supposed to have reached out to you Monday August 13, 2018 to see what is going on and why they wont sign off. He told us he would get back with us once he heard back from you and I haven’t heard from him so i am assuming he hasn’t heard from you or the building dept yet.
My permit # is 1802-0402 my address is 210 Overbrook Blvd. Our contractor submitted engineered plans with the applications stating what we were proposing to build which is a 20 x 20 x 10 metal garage. That’s what the City signed off on and that is what was installed. Can you please let me know what is going on? I cant get any information from the inspection system either. This thing has been installed and the electrical has been run already. I would appreciate any help or information you can give me.
Thank you

Lisa Sinclair
Executive Assistant
Speeler Companies
6111 142nd Ave North
Clearwater, Fl. 33760
727-535-5735

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Largo, including email addresses and other personal information, is public record and must be made available to public and media upon request, unless otherwise exempt by the Public Records Law.
### Carolina Carports, Inc. Dealer Phone No: 722-524-9191
**Date:** 3/9/18

<table>
<thead>
<tr>
<th>DEALER</th>
<th>Florida Shed Co.</th>
<th>Dealer Phone No: 722-524-9191</th>
<th>Date: 3/9/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUSTOMER NAME</td>
<td>Howard Sinclair</td>
<td>COUNTY: Chatham</td>
<td>TAX %: (Where Delivered)</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>210 Over Brook Blvd</td>
<td>CITY: Lagrange</td>
<td>STATE: Ga.</td>
</tr>
<tr>
<td>PHONE: WORK</td>
<td>(722) 432-9289</td>
<td>HOME:</td>
<td>OTHER:</td>
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### Unit Size

<table>
<thead>
<tr>
<th>UNIT SIZE</th>
<th>W: 20'</th>
<th>L: 21'</th>
<th>Ht: 10'</th>
<th>Ga. 14</th>
<th>12</th>
<th>All Orders C.O.D.</th>
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<tbody>
<tr>
<td>COLOR</td>
<td>N</td>
<td>NE</td>
<td>E</td>
<td>S</td>
<td>A</td>
<td>20' x 21' x 10'</td>
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### Need Stack

<table>
<thead>
<tr>
<th>NEED STACK</th>
<th>16' TALL (LEGS)</th>
<th>BOTH SIDES CLOSED</th>
<th>BOTH ENDS CLOSED</th>
<th>1 - 14' x 8' GARAGE DOORS</th>
<th>1 - 36' WALK DOOR</th>
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<tbody>
<tr>
<td>Price:</td>
<td>100</td>
<td>200</td>
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<td>5852.90</td>
<td>5852.90</td>
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### Additional Info

- **Concrete Slab of Found this Month (April) - Call Customer to Schedule**
- **Vendor:** BCA1802-0402
- **Balance Due at Installation:** 5032.75

---

**NOTE:** FRAME 1 FT. SHORTER THAN ROOF LENGTH

- **Roof Style:** Regular
- **Installation Type:** Cement
- **Power Available:** Yes
- **Uncertified:** No

---

**BINDING PURCHASE CONTRACT**

This purchase agreement (the "Agreement") is made by and between Carolina Carports, Inc. ("CCI"), a North Carolina corporation, and Florida Shed Co. (the "Buyer").

Buyer agrees, after being fully educated about CCI's various products including the fourteen (14) gauge, twelve (12) gauge, and certified units, to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement, the item described above.

Buyer has read and understands the terms of this Agreement, including the terms and conditions contained on the reverse side of this document, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information, and agrees to be bound by same.

---

**Customer:**

**Email:** HDSiincl9r727@gmail.com

---

**How did you hear about C.C.I.?**

- C.C.I. Event
- C.C.I. REP
- Word of Mouth
- Other

- Website
- TV Ad
- Paper/Magazine
PERMIT

PERMIT #: BCP1802-0402 GARAGE ISSUED: 3/28/2018
JOB ADDRESS: 210 OVERBROOK BLVD APPLIED: 2/20/2018
SUBDIVISION: APPROVED: 3/28/2018
TAX PARCEL NBR: 32-29-15-92754-000-0240 SECT: TWNS:
JOB DESCRIPTION: ASSEMBLE 20 X 20 X 10 METAL GARAGE CONCRETE BASE RNG:
APPLICANT NAME:

<table>
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<tr>
<th>OWNER INFORMATION</th>
<th>CONTRACTOR INFORMATION</th>
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<tbody>
<tr>
<td>SINCLAIR, HOWARD 210 OVERBROOK BLVD</td>
<td>CAROLINA CARPORTS INC</td>
</tr>
<tr>
<td>LARGO, FL 33770-2820</td>
<td>CAROLINA CARPORTS INC</td>
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<tr>
<td></td>
<td>187CARDINAL RIDGE TR</td>
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<tr>
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<td>DOBSON, NC 27017-</td>
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ADDL INFO(CONDITIONS)

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<th>CONSTRUCTION CODE:</th>
<th>OCCUPANCY CODE:</th>
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<td></td>
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<td>$6,800.00</td>
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<tr>
<th>SETBACK FRONT:</th>
<th>SETBACK REAR:</th>
<th>SETBACK LEFT:</th>
<th>SETBACK RIGHT:</th>
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</table>

<table>
<thead>
<tr>
<th>SETBACK SPECIAL:</th>
</tr>
</thead>
</table>

CONTRACTOR LICENSING, INSPECTION, AND INSURANCE:
It shall be the responsibility of every contractor who shall make contracts for the installation, or repairs of building, structure, electrical gas, mechanical, or plumbing systems, for which a permit is required, to comply with state and local rules and regulations.

Notes Ordinance:
The City of Largo Code, Articule IV, Sec. 13.33.5 (b) No Construction activities shall be permitted between the hours of 6:00 PM to 7:00 AM, Monday - Saturday, and all day Sunday, that produce noise exceeding 65dBA, measured at the nearest property line of an adjacent residential area. Construction equipment that must be operated near a residentially zoned area or a 24-hour basis (i.e. pumps, well tips, generators, etc.) shall be shielded by an acoustical enclosure during the hours of 6:00 PM to 7:00 AM, unless the shielded noise level is less than 55dBA measured at the closest adjacent residentially zoned property line.
Industrial adjoining Commercial, 72dBA, Industrial adjoining Residential, 60dBA, Commercial adjoining Commercial, 65dBA, Commercial adjoining Residential 60dBA.

WARNING TO OWNERS: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. F.S.713.135

*****SOLID WASTE*****

If your project is going to generate waste/debris, you must contact our Solid Waste Department @727-587-8760. Private containers are not allowed.

ASBESTOS NOTIFICATION: It is your responsibility to comply with Florida Statute Section 469.003. Call (727)464-4422 for more information regarding demolition or renovation of existing structures.

Notice: In addition to the requirements of this permit, there may be additional public records this county, and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. All work covered by this permit is to be completed in accordance with the permitted plans and the applicable codes of the City of Largo, Florida. This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances, or rules and regulations or upon any change in the plans and specifications unauthorized by this department. I hereby certify that I understand and will comply with the Florida Building Code and the City of Largo Comprehensive Development Code in connection with the herein proposed construction.

<table>
<thead>
<tr>
<th>SIGNATURE OF APPLICANT</th>
<th>DATE</th>
<th>BUILDING OFFICIAL OR AUTORIZED DESIGNEE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3.28.18</td>
<td>HJ</td>
</tr>
</tbody>
</table>
CITY OF LARGO
201 HIGHLAND AVENUE
LARGO, FL

PERMIT #: BCP1802-0402 ISSUED: 3/28/2018

JOB ADDRESS: 210 OVERBROOK BLVD
TYPE OF WORK: GARAGE RESIDENTIAL
JOB DESCRIPTION: ASSEMBLE 20 X 20 X 10 METAL GARAGE CONCRETE BASE
CONTRACTOR: CAROLINA CARPORTS INC

CALL FOR INSPECTIONS 24 HOURS BEFORE NEEDED
(727) 587-6711
THIS CARD MUST BE POSTED IN A CONSPICUOUS LOCATION

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.

ADDITIONAL PERMITS MAY BE REQUIRED FROM OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.
## INSPECTIONS For Permit BCP1802-0402

<table>
<thead>
<tr>
<th>INSPECTION</th>
<th>IVR Code</th>
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<th>Recall</th>
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<tr>
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<td>FRAMING</td>
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<td>MONOLITHIC SLAB / FOOTER</td>
<td>709</td>
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<tr>
<td>NOTICE OF COMMENCEMENT</td>
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<td>PRE-PERMIT EROSION CONTROL</td>
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<tr>
<td>TIN TAG / WIRE LATHE</td>
<td>516</td>
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</table>
NOTICE OF COMMENCEMENT

THE UNDERSIGNED hereby give notice that the improvement will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT:

1. Description of property (legal description): 32-29-15-92754-000-0240
   a. Street Address: 210 44th Street NE, St. Petersburg, FL 33710

2. General Description of improvements:
   Exterior 2x4's: Master Curb & Concrete Base

3. Owner Information
   a. Name and address: Hernando Suarez, 210 44th Street NE, St. Petersburg, FL 33710
   b. Name and address of fee simple titleholder (if other than owner):
   c. Interest in property:

4. Contractor Information
   a. Name and address: 
   b. Telephone No: 1-800-627-4943 Fax No.(Opt) 727-824-1767

5. Surety Information
   a. Name and address:
   b. Amount of Bond:
   c. Telephone No: Fax No.(Opt)

6. Lender
   a. Name and address:
   b. Telephone No: Fax No.(Opt)

7. Identity of person with the State of Florida designated by owner upon whom notices or other documents may be served:
   a. Name and address:
   b. Telephone No: Fax No.(Opt)

8. In addition to himself, owner designates the following person to receive a copy of the Lienor’s Notice as provided in Section 713.13(1)(b), Florida Statutes:
   a. Name and address:
   b. Telephone No: Fax No.(Opt)

9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF PINELLA

[Signature of Owner or Owner’s Authorized Officer/Director/Partner/Manager]

Print Name

The foregoing instrument was acknowledged before me this 19 day of Feb 2018, by

[Signature as A.M. Taken]

(type of authority, e.g. officer, trustee, attorney, in fact) for

[Signature as A.M. Taken]

(name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification [ ]

Type of Identification produced [ ]

Notary Signature

Name (print)

Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of natural Person Signing Above
CAROLINA CARPORTS, INC
QUALITY IS OUR FIRST PRIORITY!

FL. STANDARD CERTIFIED BUILDINGS
12' to 24' Wide - 6' Height - Up to Any Length - 150 mph

Regular
Boxed Eave
Vertical

* LAND MUST BE LEVEL PRIOR TO THE INSTALLATION OF ANY BUILDING *

ALL BUILDINGS INCLUDE:
- 26 Gauge Roofing
- Braces On Every Leg
- 5' Centers
- Mobile Home Anchors (Ground)
- Cement Anchors

<table>
<thead>
<tr>
<th>Available Heights 6'-16'</th>
<th>1 Year Workmanship Warranty On All Buildings (Limited)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 x 21</td>
<td>18 x 21</td>
</tr>
<tr>
<td>$995</td>
<td>$1,095</td>
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<tr>
<td>12 x 26</td>
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<tr>
<td>$1,195</td>
<td>$1,395</td>
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<tr>
<td>12 x 31</td>
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<td>$1,495</td>
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<tr>
<td>12 x 36</td>
<td>18 x 36</td>
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<td>$1,695</td>
<td>$1,795</td>
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<table>
<thead>
<tr>
<th>Available Heights 6'-16'</th>
<th>Frame is 1ft Shorter Than Roof Length On All Buildings.</th>
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</thead>
<tbody>
<tr>
<td>12 x 21</td>
<td>18 x 21</td>
</tr>
<tr>
<td>$1,095</td>
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<td>12 x 36</td>
<td>18 x 36</td>
</tr>
<tr>
<td>$1,795</td>
<td>$1,995</td>
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</tbody>
</table>

Buildings over 36 feet long must be vertical roof style.

20 Year Limited Rust Through Warranty on:
- Vertical Roofs Up to Any Length
- Regulars and Boxed Eaves up to 31'

Certified 12ga or 180mph Wind Load

* CCI BUILDINGS ARE "PRODUCT APPROVED" BY THE STATE OF FLORIDA *
# OPTIONS, ACCESSORIES AND EXTRAS

<table>
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<tr>
<th>OPTIONS</th>
<th>21' LONG</th>
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<th>31' LONG</th>
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<th>41' LONG</th>
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<table>
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<td>$595.00</td>
<td>$690.00</td>
</tr>
<tr>
<td>12' Tall</td>
<td>$360.00</td>
<td>$480.00</td>
<td>$590.00</td>
<td>$700.00</td>
<td>$810.00</td>
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<tr>
<td>13' Tall</td>
<td>$520.00</td>
<td>$680.00</td>
<td>$830.00</td>
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<td>14' Tall</td>
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**Includes MHA, Double Leg, Double Base Rail, Braces on Every Leg.

<table>
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<th>SIDE HEIGHT</th>
<th>20' LONG</th>
<th>25' LONG</th>
<th>30' LONG</th>
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<th>40' LONG</th>
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**VERTICAL OR LAP SIDING (BOTH SIDES)**

| 6'-10' Tall Add | $300.00 | $350.00 |
| 11'-15' Tall Add | $400.00 | $475.00 |
| 16' Tall Add | $500.00 | $600.00 |

<table>
<thead>
<tr>
<th>SIDE HEIGHT</th>
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<td><strong>VERTICAL OR LAP SIDING (PER END)</strong></td>
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<td>$275.00</td>
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**Certified Garage Doors (White Only)**

<table>
<thead>
<tr>
<th>Size</th>
<th>Price</th>
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<tbody>
<tr>
<td>6' X 6'</td>
<td>$650.00</td>
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<tr>
<td>8' X 8'</td>
<td>$700.00</td>
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<tr>
<td>9' X 8'</td>
<td>$750.00</td>
</tr>
<tr>
<td>8' X 6'</td>
<td>$850.00</td>
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</tbody>
</table>

**Chain Hoist** $275.00 Each *(included in Price)*

Building must be 2' taller than garage door when installed on the side for certified garage doors.

**Frameouts**

45° Angle $80.00

*(Plus Frameout Charge)*

Garage Door $125.00

Window $70.00

Walk-in Door $85.00

**Gable Ends Certified**

$210.00

Vertical Gable Add $50.00

**Windows**

36" X 80" $225.00

30" X 30" $200.00

30" X 35" $170.00

**Cut Panel Fee**

21' Long $90.00

26' Long $110.00

31' Long $130.00

36' Long $145.00

**Walk In Doors**

36" X 80" $225.00

**Insulation**

Double Bubble $1.00/sq ft

Woven R-17 $2.00/sq ft

**End Openings**

Without Garage Door $125.00

With Garage Door $225.00

**Side Openings up to 12'**

Without Garage Door $125.00

With Garage Door $225.00

**Connection Fees**

Side to Side 21' Long $100.00

Each Additional 5' Add $25.00

---

**Lap Siding Panel**

Buildings Must Be Certified 180mph

**15' TO 16' HEIGH PRICE INCLUDES 170MPH DOUBLE BASERAIL, DOUBLE LEGS AND MHA.**

**Prices Good For:** FL

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Prices subject to change without notice.
HARDSHIP RELIEF – BUILDING PERMIT AND APPLICATION COVER PAGE
PLANNING & DEVELOPMENT DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF LARGO, FLORIDA

TRANSMITTAL DATE: November 20, 2018
AGENDA DATE: December 6, 2018
TO: City of Largo Planning Board
FROM: Sam Ball, Planner

SUBJECT/CASE: HR-18-04: SINCLAIR GARAGE HEIGHT BUILDING PERMIT AND APPLICATION

CONTENTS:
1. Building permit application
2. Revised application Planning Approval
3. Revised approved site plan
Email: FLOIRADASHEDCOMPANY@GMAIL.con--- Fax: Permit #: BC 1800-06102
Job Address: 210 OVERLOOK BLVD City: Largo State: FL Zip: 33720
Contractor/Business Name: CATLING CARPENTERS INC. Phone: 1-800-270-4252
Contractor Address: 127 CARDAM-ROSE PK City: NA State: NC Zip: 28017
AEC #: State: CBC1234822 PCCCLB
Property Owner: Howard Sinclair Phone: 872-8780
Address: 210 OVERLOOK BLVD City: LARGO State: FL Zip: 33720
DESCRIPTION OF WORK & JOB NAME: 2X6 EXTERIOR 22X22X10 STEAM
GARAGE - CONCRETE BASE

VALUE OF WORK - LABOR & MATERIALS $ 8000
NOTICE OF COMMENCEMENT: YES

Bonding Company: Phone: 
Address: City: State: Zip: 
Architect/Engineer’s Name: BARNETT C149 Phone: 866-724-8719
Address: 405 W. 14TH AVE City: PEABODY State: FL Zip: 33226
Architect/Engineer’s Name: Phone: 
Address: City: State: Zip: 

Building Type: ☑ Residential ☐ Commercial
Type of Work: ☐ Addition ☐ Demo ☐ Dumpster Enclosure ☐ Fire Alarm ☐ Fire Sprinkler
☐ Infrastructure/Site Work ☐ New Construction ☐ Other ☐ Permanent Sign ☐ Remodel
☐ Repair ☐ Replace ☐ Special Inspection ☐ Suppression System ☐ Tree Removal:

Is this application for a change of use or occupancy? ☐ Yes ☑ No

TOTAL AREA NEW CONSTRUCTION UNDER ROOF (SQ. FT): 84
TOTAL AREA ADDITION/REMODEL/REPAIR UNDER ROOF (SQ. FT): 

201 HIGHLAND AVENUE
LARGO, FLORIDA 33770
PHONE: 727-586-7488
**SUBCONTRACTOR LIST**

<table>
<thead>
<tr>
<th>TRADE</th>
<th>NAME</th>
<th>PHONE</th>
<th>LICENSE/PCCLB #</th>
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<tr>
<td><strong>DRYWALL/PLASTER/STUCCO</strong></td>
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<tr>
<td><strong>FRAME/TRIM/CABINETS</strong></td>
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<tr>
<td><strong>MASONRY</strong></td>
<td>Harloa Sheo G.</td>
<td>227-642-9322</td>
<td>CBC 1252671</td>
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<td><strong>MECHANICAL</strong></td>
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<tr>
<td><strong>GAS</strong></td>
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<tr>
<td><strong>ROOFING</strong></td>
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<td><strong>INSULATION</strong></td>
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<tr>
<td><strong>IRRIGATION</strong></td>
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</tr>
<tr>
<td><strong>OTHER (SPECIFY)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Important Notices to Applicant:

I. All work performed under this permit shall comply with the 2017 Florida Building Code, 6th Edition and all applicable supplements. (Other codes, ordinances, or regulations may also apply).

II. An application for a permit for any proposed work shall be deemed to have been abandoned, becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or the permit has been issued.

A permit is deemed to be null and void if work does not start within 180 days from date of permit issuance, or there has been no approved inspection within an 180 day period. In addition to the requirements of this permit, there may be additional restrictions to this property which may be found in the city or county public records.

III. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ALL SITE WORK, DUMPSTER ENCLOSURE, FIRE ALARM, FIRE SPRINKLER/SUPPRESSION, AND PERMANENT SIGNS.

IV. Asbestos Notification: It is your responsibility to comply with Florida Statute Section 469.003. Call (727) 464-4422 for more information regarding demolition or renovation of existing structures.

V. If your project will generate waste or debris, you must contact the City of Largo Solid Waste Division at (727) 587-6760. Private containers are not allowed.

VI. All changes to this application shall be made in writing. Changes to the listed sub contractors shall be made to the City of Largo Building Division, in writing, immediately. Failure to do so shall be cause for revocation of this permit.

VII. Florida Statute Section 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNER/CONTRACTOR ACKNOWLEDGMENT: By signature below, the Owner and/or Contractor/Agent do hereby acknowledge that I/We have read, understood and shall comply with the information and notices listed above. I/We do declare that all the information contained within this building permit application is true and correct, and do certify that all work shall be done in compliance with all applicable laws, codes and ordinances regulating construction and zoning.

_____________________________  ______________________________
SIGNATURE (OWNER)*          SIGNATURE  
(OWNER)                      (CONTRACTOR/AGENT)*
Date

______________________________________________________________
STATE OF FLORIDA, COUNTY OF PINELLS
Sworn to (or affirmed) and subscribed before me this ______ day
of ______, 20____, by ____________________________
(Name of person making statement)
Print, Type or Stamp Name of Notary
Personally known Yes Or Produced Identification
Type of Identification Produced

______________________________________________________________
DATE: February 18, 2020
GARY CARTER
(Name of person making statement)

______________________________________________________________
Angela Canner
Print, Type or Stamp Name of Notary
Personally known Yes Or Produced Identification
Type of Identification Produced

*The owner must appear in person and sign affidavit. No agent is permitted when the owner/contractor expends per F.S.S. 489.103 (7)(a) is utilized.
**Any agent assigned by a Contractor must provide an Original Notarized Letter of Authorization.
CITY OF LARGO BUILDING DIVISION
SUPPLEMENTAL PERMIT INFORMATION SHEET:

Present Occupancy Use

Proposed Occupancy Use:

Number of Bedrooms

Number of Bathrooms

Number of Habitable Floors

Building Height

Size of Water Meter (example: 3/4", 1", etc.)

Special Inspection Results

Additional Inspections Required

PROPOSED SETBACK INFORMATION:

FRONT (feet)
(CIRCLE ONE: NORTH SIDE SOUTH SIDE EAST SIDE WEST SIDE)

REAR (feet)
(CIRCLE ONE: NORTH SIDE SOUTH SIDE EAST SIDE WEST SIDE)

LEFT SIDE (feet)
(CIRCLE ONE: NORTH SIDE SOUTH SIDE EAST SIDE WEST SIDE)

RIGHT SIDE (feet)
(CIRCLE ONE: NORTH SIDE SOUTH SIDE EAST SIDE WEST SIDE)

APPLICATION APPROVED BY:

(BUILDING OFFICIAL/PLANS EXAMINER)
NOTICE OF COMMENCEMENT

Permit No. BC-P1802-0402
Tax Folio No.

THE UNDERSIGNED hereby give notice to you that the improvement will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description):
   a. Street Address: 32-29-15 92754 000 0240
   b. General Description of Improvements: Livewell 20 x 20 x 10 Sterno Century Custom Boat

2. Owner Information:
   a. Name and address:
   b. Name and address of fee simple titleholder (if other than owner):
   c. Interest in property:

3. Contractor Information:
   a. Name and address: Complete Projects P.O. Box 1575 Green Cove Springs, FL 32041
   b. Telephone No.: (904) 430-1262 Fax No.: (904) 430-1262

4. Surety Information:
   a. Name and address:
   b. Amount of Bond:
   c. Telephone No.: Fax No.: (Opt)

5. Lender:
   a. Name and address:
   b. Telephone No.: Fax No.: (Opt)

6. Identity of person with the State of Florida designated by owner upon whom notices or other documents may be served:
   a. Name and address:
   b. Telephone No.: Fax No.: (Opt)

7. In addition to himself, owner designates the following person to receive a copy of the Lienor’s Notice as provided in Section 713.13(1)(b), Florida Statutes:
   a. Name and address:
   b. Telephone No.: Fax No.: (Opt)

8. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF PINELLA

X
Signature of Owner or Owner’s Authorized Officer/Director/Partner/Manager

X
Print Name

The foregoing instrument was acknowledged before me this 19 day of FEB, 2018 by

(name of party on behalf of which instrument was executed).

Personally Known
Or Produced Identification

Type of Identification produced

Notary Signature
Name (print)

Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of natural Person Signing Above
# FBC Approved Products List

<table>
<thead>
<tr>
<th>Product Category</th>
<th>Sue Category</th>
<th>Manufacturer</th>
<th>Approval No. &amp; Date</th>
<th>Maximum Allowable Wind Speed</th>
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<tbody>
<tr>
<td>Structural Components</td>
<td>Roof Deck</td>
<td>Carolina Carpets, Inc.</td>
<td>FLDR005-1.45 04/16/2017</td>
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<td>Structural Wall</td>
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<td>Flood Flair LLC</td>
<td>FLFR001-AJ 01/20/2017</td>
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<td>Swinging</td>
<td>Elumid Door and Metal Company</td>
<td>FLDS001-1.15 03/19/2017</td>
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<td>Astar Industries Inc.</td>
<td>FLDS001-1.15 03/19/2017</td>
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<td>Single Hung</td>
<td>Pociok Munn Aluminum Company, Inc.</td>
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<td>Single Hung</td>
<td>M. Windows and Doors, Inc.</td>
<td>FLDS001-1.15 03/19/2017</td>
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## Table 1: Rafter Frame, End Post, Ground Anchor and Panel Fastener Spacing Specifications

<table>
<thead>
<tr>
<th>Risk Category</th>
<th>Wind Exposure Category</th>
<th>Ultimate Wind Speed (MPH)</th>
<th>Nominal Wind Speed (MPH)</th>
<th>Maximum Post / Rafter Spacing (Feet)</th>
<th>Average Fastener Spacing for Centers Along Rafter or Purlin, and Posts or Girts (Inches)</th>
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<tbody>
<tr>
<td>1</td>
<td>C</td>
<td>110 to 150</td>
<td>95 to 110</td>
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<td>6</td>
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<tr>
<td>1</td>
<td>C</td>
<td>125 to 150</td>
<td>117 to 129</td>
<td>4.0</td>
<td>6</td>
</tr>
</tbody>
</table>

### Notes:
1. Specifications applicable to 30 gauge metal roof and wall panels fastened directly to 12 or 14 gauge steel tube framing, or 10 gauge sheet metal 
   channel roof gutters.
2. Specifications applicable only for a mean roof height of 20 feet or less, and roof slopes of 7° to 23° (1:12 to 8:12 pitch). Spacing 
   requirements for other roof heights and/or slopes may vary.

### General Notes:
1. These specifications pertain to the structural and system integrity of the structure, including all connections, connections to framing, and 
   connections to other components, as well as to the materials and workmanship used in their construction, and are not intended to address 
   all possible conditions or uses.
2. Wind loads are based on a wind pressure of 0.0025 pounds per square foot, assuming a wind velocity of 150 miles per hour.
3. These specifications are intended to guide the design and installation of metal panel systems and are not intended to be a substitute for 
   the Florida Building Code or any other relevant building codes.

---

## Metal Carport Installation Plans and Details

**For Construction in the State of Florida**

Prepared for:
Carolina Carpets, Inc.
P.O. Box 1234
Dover, FL 33312

Prepared by:
Bechtel Engineering and Testing, Inc.
150 West New York Avenue
Daytona, FL 32117

Certificates of Authorization No. 60015402

![Ground Anchor Schedule](image)

**Table 1:**

- **Material:** Concrete, Steel, 1/2" bolts, 3/4" lag screws
- **Anchor Size:** 2" x 2" x 12"
- **Rafter Spacing:** 30" to 40" on center
- **Connection:** Bolts or lag screws

---

**Carolina Carpets, Inc.**

Generic Plans for Use in the State of Florida

---

**Bechtel Engineering and Testing, Inc.**

Certified Engineering Firm for Florida Building Code

---

**FLORIDA BUILDING CODE**

- Section 1601.1
- Section 1601.2
- Section 1601.3

---

**General Notes:**

- **Materials:** Structural steel, aluminum, galvanized steel
- **Fasteners:** Bolts, screws, nails
- **Connection Methods:** Welding, bolting, screwing

---

**Ground Anchor Requirements:**

- **Minimum Diameter:** 1/2" for concrete anchors
- **Minimum Length:** 12" for concrete anchors
- **Minimum Embedment:** 6" for concrete anchors

---

**Details:**

- **Sheets:** 10, 11, 12, 13, 14, 15
- **Scale:** 1/4" = 1'-0" (4:1)
# PERMIT

<table>
<thead>
<tr>
<th>PERMIT #: BCP1802-0402</th>
<th>GARAGE</th>
<th>ISSUED: 3/28/2018</th>
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<tbody>
<tr>
<td>JOB ADDRESS: 210 OVERBROOK BLVD</td>
<td></td>
<td>APPLIED: 2/20/2018</td>
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<tr>
<td>SUBDIVISION:</td>
<td></td>
<td>APPROVED: 3/28/2018</td>
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<tr>
<td>TAX PARCEL NBR: 32-29-15-92754-000-0240</td>
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<td>SECT: TWNS: RNG:</td>
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<tr>
<td>JOB DESCRIPTION: ASSEMBLE 20 X 20 X 10 METAL GARAGE CONCRETE BASE</td>
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<tr>
<td>APPLICANT NAME:</td>
<td></td>
<td></td>
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<tr>
<td>OWNER INFORMATION</td>
<td></td>
<td>CONTRACTOR INFORMATION</td>
</tr>
<tr>
<td>SINCLAIR, HOWARD</td>
<td></td>
<td>CAROLINA CARPORTS INC</td>
</tr>
<tr>
<td>210 OVERBROOK BLVD</td>
<td></td>
<td>CAROLINA CARPORTS INC</td>
</tr>
<tr>
<td>Largo, FL 33770-2820</td>
<td></td>
<td>187 CARDINAL RIDGE TR</td>
</tr>
<tr>
<td></td>
<td></td>
<td>DOBSON, NC 27017-</td>
</tr>
<tr>
<td>ADDL INFO(CONDITIONS)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FBC CODE:</td>
<td></td>
<td>CONSTRUCTION CODE:</td>
</tr>
<tr>
<td>OCCUPANCY CODE:</td>
<td></td>
<td>JOB VALUE: $6,800.00</td>
</tr>
<tr>
<td>SETBACK FRONT:</td>
<td></td>
<td>SETBACK REAR:</td>
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<td>SETBACK LEFT:</td>
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<td>SETBACK RIGHT:</td>
</tr>
<tr>
<td>CONTRACTOR LICENSING, INSPECTION, AND INSURANCE:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

shall be the responsibility of every contractor who shall make contracts for the installation or repairs of building, structure, electrical gas, mechanical, or plumbing systems, for which a permit is required, to comply with state and local rules and regulations.

**Notes Ordinance:**
The City of Largo Code, Article IV, Sec. 13.33.5 (b) No construction activities shall be permitted between the hours of 6:00 PM to 7:00 AM, Monday - Saturday, and all day Sunday, that produce noise exceeding 55dBA, measured at the nearest property line of an adjacent residential area. Construction equipment that must be operated near a residentially zoned area on a 24-hour basis (i.e. pumps, well tips, generators, etc.) shall be shielded by an acoustical enclosure during the hours of 6:00 PM to 7:00 AM, unless the shielded noise level is less than 55dBA measured at the closest adjacent residentially zoned property line. Industrial adjoining Commercial, 72dBA, Industrial adjoining Residential, 66dBA, Commercial adjoining Commercial 66dBA, Commercial adjoining Residential 60dBA.

**WARNING TO OWNERS:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. F.S.718.139

*****SOLID WASTE*****

If your project is going to generate waste/debris, you must contact our Solid Waste Department @727-587-6780. Private containers are not allowed.

**ABSESTOS NOTIFICATION:** It is your responsibility to comply with Florida Statute Section 469.003. Call (727) 464-4422 for more information regarding demolition or renovation of existing structures.

Notice: In addition to the requirements of this permit, there may be additional public records this county, and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. All work covered by this permit is to be completed in accordance with the permitted plans and the applicable codes of the City of Largo, Florida. This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances, or rules and regulations or upon any change in the plans and specifications unauthorized by this department. I hereby certify that I understand and will comply with the Florida Building Code and the City of Largo Comprehensive Development Code in connection with the herein proposed construction.

SIGNATURE OF APPLICANT 3.28.18 BUILDING OFFICIAL OR AUTHORIZED DESIGNEE
CITY OF LARGO
COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING DIVISION
RESUBMITTAL / REVISION APPLICATION

Note: A revision is for modification to work that is already permitted. A resubmit is for modification to work that is still under review. If the construction accompanying this application is additional, then a construction permit application is required and this form may not be used.

PERMIT INFORMATION

Permit Status: (check one) __________ ISSUED (REVISION) _____ IN PLAN REVIEW (RESUBMITTAL)

Permit #: BCP1802 - 0402

Project Name: Sinclair Garage

Project Address: 216 Overbrook Blvd.

Does this revision increase the job value? No If yes, how much: $4970

Reason for revision. Describe changes: Request Size of Garage to 1400 SF, As Per Code for Location

APPLICANT INFORMATION

Name / Company: Gary Peremutter, President, Gary's Rep

Address: 6425 Underman Rd, Largo, FL 33771

Telephone No: 727-647-9322 Fax No: 727-9199 Email: floroa955@gmail.com

Applicant Name (print): Gary Peremutter

Applicant Signature: 3/13/18

201 HIGHLAND AVENUE
LARGO, FLORIDA 33779

PHONE: 727-586-7488
FAX: 727-587-6765
FL 6595-BS Revision 2017 Approved

Carolina Carports, Inc.
187 Cardinal Ridge Trail
Dolson, NC 27017
(336) 357-6400
FLValidation@yahoo.com

Robert Cope
jason.c@carolinacarports.com

Jason Cope
187 Cardinal Ridge Trail
Dolson, NC 27017
(800) 670-4262 Ext 2037
jason.c@ccc1q.blz

Quality Assurance Representative
Address/Phone/Email

Category: Structural Components
Subcategory: Roof Deck

Compliance Method: Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report:
Terrence E. Wolfe
PE-49923
Keystone Certifications, Inc.
04/05/2027
Validation Checklist - Hardcopy Received

Florida License:

Quality Assurance Entity:

Quality Assurance Contract Expiration Date:
04/05/2027

Validated By:
Brian Jaks, P.E.

Certificate of Independence:

Florida Building Code Online

Referenced Standard and Year (of Standard):

Standard: ASTM E 1592
Year: 2005
FM 4471
Year: 1992

Equivalence of Product Standards:

Certified By:

Sections from the Code:

Product Approval Method:
Method 1 Option D
FL6702-R5
Revision
2017
Approved

Carolina Carpports, Inc.
187 Cardinal Ridge Trail
Dolton, NC 27017
(336) 367-6400
FL6702@nba.com

Robert Cope
jason.c@carolinacarpports.com

Florida License
PB-01639

Quality Assurance Entity
Keystone Certifications, Inc.
03/14/2027
Brian Jaks, P.E.
✓ Validation Checklist - Hardcopy Received

FL6702-R5 CO1 Letter of Certification.pdf

Florida Engineer or Architect Name who developed the Evaluation Report:
Terrence E. Wolfe
PE-44923

Referenced Standard and Year (of Standard):
1709.2

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method
Method 2 Option B

Date Submitted
08/15/2017
Date Validated
08/17/2017
Date Pending FBC Approval
08/21/2017
Date Approved
10/10/2017
Product Approval: FL8888-R5
Affirmation
2017
Approved

Product Manufacturer: ASTA DOOR CORPORATION
Address/Phone/Email: 4255 MCEVER INDUSTRIAL DRIVE NW
ACWORTH, GA 30101
(770) 974-2600 Ext 208
JFRENCH3@ASTADOOR.COM

Authorized Signature: JAMES FRENCH
JFRENCH3@ASTADOOR.COM

Technical Representative: Janes French
Address/Phone/Email: po box 420
ACWORTH, GA 30101
jfrench3@astadoor.com

Quality Assurance Representative: Mike Alvis
Address/Phone/Email: P.O. Box 420
ACWORTH, GA 30101
(770) 974-2600 Ext 248
malvis@astadoor.com

Category: Exterior Doors
Subcategory: Roll-Up Exterior Door Assemblies

Compliance Method: Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
- Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report: Joseph H. Dixon, Jr
Florida License: PE-7768
Quality Assurance Entity: National Accreditation and Management Institute
Quality Assurance Contract Expiration Date: 12/31/2018
Validation Checklist: Validation Checklist - Hardcopy Received

Certificate of Independence: FL8888-R5 COI Financial Index 102709.pdf

Referenced Standard and Year (of Standard): ASTM E330 2002
DASMA 108 2002

Equivalence of Product Standards Certified By:

Sections from the Code:

I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.
TO: City of Largo Planning Board
FROM: Sam Ball, Planner

SUBJECT/CASE: HR-18-04: SINCLAIR GARAGE HEIGHT EMAIL CORRESPONDENCE

CONTENTS:
1. Property owner permit status inquiry
2. Standard practices concerning permitting and building height
Good Afternoon,

I have a garage that was approved as being 20x20x10 permit BCP1802-0402. When Jon went to perform the final building inspection the garage was significantly taller than the home (see attached picture). The owner is saying he submitted it as being that tall because the 10', was the height of the walls without the roof.

The building is constructed to the plans that were submitted and is fine from a building code standpoint. He was reluctant to approve because he has not seen a garage permitted to be that tall before.

At this point we want to be sure that planning has no issue with how the garage was built before signing off. If either of you would please contact the home owner at office@speeler.com, and let them know what their next steps will be.

Thank you,

Matt Butler, CBO, CFM
Assistant Building Official
City of Largo
Building Division Website links:
Building Division Forms  Permit FAQ's  Inspections

From: "Robert Hatton" <rhatton@largo.com>
To: "Matthew Butler" <mbutler@largo.com>
Sent: Wednesday, August 15, 2018 4:02:33 PM
Subject: Fwd: Inspection

This is the property owner on the garage that is "to tall". Please make sure Planning addresses the issue.

Thanks

Robert Hatton, CBO, CFM
Building Official
City of Largo
201 Highland Avenue
Largo, FL 33779-0296
(727)586-7417

Begin Forwarded Message:

From: Lisa Sinclair <Office@speeler.com>
Subject: Inspection
Date: 15 August 2018 15:55
To: "rhatton@largo.com" <rhatton@largo.com>

Good Afternoon Rob,

I have a permit for a garage that was installed at my residence in Largo. We had the inspector out there on Thursday August 9th 2018 and they would not sign off on the final.

My contractor was supposed to have reached out to you Monday August 13, 2018 to see what is going on and why they wont sign off. He told us he would get back with us once he heard back from you and I haven’t heard from him so I am assuming he hasn’t heard from you or the building dept yet.

My permit # is 1802-0402 my address is 210 Overbrook Blvd. Our contractor submitted engineered plans with the applications stating what we were proposing to build which is a 20 x 20 x 10 metal garage. That’s what the City signed off on and that is what was installed. Can you please let me know what is going on? I cant get any information from the inspection system either. This thing has been installed and the electrical has been run already. I would appreciate any help or information you can give me.

Thank you

Lisa Sinclair
Executive Assistant
Speeler Companies
6111 142nd Ave North
Clearwater, FL 33760
727-535-5735

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From: Sam Ball <sball@largo.com>  Fri, Nov 02, 2018 10:28 AM
Subject: [Resent from Archiver] Re: Inspection
To: Office <Office@speeler.com>

Lisa,

The attachment is the Hardship Relief Application, criteria and procedures.

Please let me know when you would like to come in to go over your application before it is submitted.

Sam

Sam Ball
Planner I
City of Largo
Community Development Department
sball@largo.com
(727) 588-1640

The City of Largo Comprehensive Development Code is available online through the link: CDC Link

**** Please note the Florida Building Code in effect for all permits applied for on or after December 31, 2017 will be the 6th Edition (2017)****

From: "Matthew Butler" <mbutler@largo.com>
To: "Office" <Office@speeler.com>, "Sam Ball" <sball@largo.com>
Cc: "rperez" <rperez@largo.com>, "rhatton" <rhatton@largo.com>
Sent: Thursday, August 16, 2018 3:40:44 PM
Subject: Re: Inspection

Good Afternoon,
I am going to refer you to Sam Ball for the steps he discussed with Gary. For Building once I have planning tell me that they are ok. You would recall for a final building inspection. If you had to Extended the permit there would be a $47 fee.

Thank you,

Matt Butler, CBO, CFM
Assistant Building Official
City of Largo
Building Division Website links:
Building Division Forms  Permit FAQ's  Inspections

From: "Office" <Office@speeler.com>
To: "Matthew Butler" <mbutler@largo.com>
Cc: "Richard Perez" <rperez@largo.com>, "Sam Ball" <sball@largo.com>, "Robert Hatton" <rhatton@largo.com>
Sent: Thursday, August 16, 2018 3:33:53 PM
Subject: RE: Inspection

What are the next steps? I believe Gary said something to my husband about a hearing. Can someone please let me know all what is involved in getting this approved. My permit will expire in September and I don't want to have any issues.

Lisa Sinclair
Executive Assistant
Speeler Companies
6111 142nd Ave North
Clearwater, FL 33760
727-535-5735

From: Matt Butler <mbutler@largo.com>
Sent: Thursday, August 16, 2018 3:23 PM
To: Lisa Sinclair <Office@speeler.com>
Cc: Richard Perez <rperez@largo.com>; Sam Ball <sball@largo.com>; Robert Hatton <rhatton@largo.com>
Subject: Re: Inspection

Good Afternoon,

The inspection was cancelled because of the height of the garage, there will be no
fee for a re-inspection. I believe Sam Ball reached out to Gary with Florida Shed about the next steps in getting the shed approved. Gary had mentioned he was going to come in to discuss the situation some time next week.

At this point, we cannot approve the Final building Inspection until an ok is given by planning.

Thank you,

Matt Butler, CBO, CFM
Assistant Building Official
City of Largo
Building Division Website links:
Building Division Forms  Permit FAQ's  Inspections

From: "Office" <Office@speeler.com>
To: "Matthew Butler" <mbutler@largo.com>, "Richard Perez" <rperez@largo.com>, "Sam Ball" <sbball@largo.com>
Cc: "Robert Hatton" <rhatton@largo.com>
Sent: Thursday, August 16, 2018 3:07:29 PM
Subject: RE: Inspection

I haven’t heard back from anyone on the status of my inspection. Is there any update?

Lisa Sinclair
Executive Assistant
Speeler Companies
6111 142nd Ave North
Clearwater, FL  33760
727-535-5735

From: Matt Butler <mbutler@largo.com>
Sent: Wednesday, August 15, 2018 5:01 PM
To: Richard Perez <rperez@largo.com>; Sam Ball <sbball@largo.com>
Cc: Lisa Sinclair <Office@speeler.com>
Subject: Fwd: Inspection

Good Afternoon,

I have a garage that was approved as being 20x20x10 permit BCP1802-0402.
When Jon went to perform the final building inspection the garage was significantly taller than the home (see attached picture). The owner is saying he submitted it as being that tall because the 10', was the height of the walls without the roof.

The building is constructed to the plans that were submitted and is fine from a building code standpoint. He was reluctant to approve because he has not seen a garage permitted to be that tall before.

At this point we want to be sure that planning has no issue with how the garage was built before signing off. If either of you would please contact the home owner at office@speeler.com, and let them know what their next steps will be.

Thank you,

Matt Butler, CBO, CFM  
Assistant Building Official  
City of Largo

Building Division Website links:  
Building Division Forms  Permit FAQ’s  Inspections

From: "Robert Hatton" <rhatton@largo.com>  
To: "Matthew Butler" <mbutler@largo.com>  
Sent: Wednesday, August 15, 2018 4:02:33 PM  
Subject: Fwd: Inspection

This is the property owner on the garage that is “to tall”. Please make sure Planning addresses the issue.

Thanks

Robert Hatton, CBO, CFM  
Building Official

City of Largo  
201 Highland Avenue  
Largo, FL 33779-0296  
(727)586-7417

Begin Forwarded Message:  
From: Lisa Sinclair <Office@speeler.com>
Subject: Inspection  
Date: 15 August 2018 15:55  
To: "rhatton@largo.com" <rhatton@largo.com>  

Good Afternoon Rob,
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My contractor was supposed to have reached out to you Monday August 13, 2018 to see what is going on and why they wont sign off. He told us he would get back with us once he heard back from you and I haven’t heard from him so I am assuming he hasn’t heard from you or the building dept yet.
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Thank you

Lisa Sinclair  
Executive Assistant  
Speeler Companies  
6111 142nd Ave North  
Clearwater, FL 33760  
727-535-5735

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[File: Hardship_Relief_Application.pdf (110 KB)]
Fwd: Re: Detached Metal Buildings, Garages, and Sheds

From: sball@largo.com  
Subject: Fwd: Re: Detached Metal Buildings, Garages, and Sheds  
To: sball@largo.com

-----Original Message-----
From: Matt Butler <mbutler@largo.com>
Sent: Mon, 8 Oct 2018 12:38:41 -0400 (EDT)
To: Sam Ball <sball@largo.com>
Subject: Re: Detached Metal Buildings, Garages, and Sheds

Sam,

It would not be general practice in permitting to present to height of the shed according to just the height of the walls. Total Height in the construction industry would be referred to the as highest point of the structure or peak of the roof.

Thank you,

Matt Butler, CBO, CFM  
Assistant Building Official  
City of Largo

Building Division Website links:
[ https://www.largo.com/connect/living_in_largo/permits_and_planning/building_permits/applications_and_forms.php#outer-443 | Building Division Forms ] [ https://www.largo.com/connect/living_in_largo/permits_and_planning/building_permits/faq.php | Permit FAQ's ] [ https://www.largo.com/connect/living_in_largo/permits_and_planning/building_permits/inspections.php | Inspections ]

----- Original Message ----- 
From: "Sam Ball" <sball@largo.com>
To: "Matthew Butler" <mbutler@largo.com>
Sent: Monday, October 8, 2018 12:34:08 PM
Subject: Detached Metal Buildings, Garages, and Sheds
Matt,

Please let me know if it is general practice, in any way, to present the building height of a metal building, detached garage, or shed as the height of the side walls instead of the height from grade to the peak of the roof for permitting or building purposes.

Sam

Sam Ball
Planner I
City of Largo
Community Development Department
sball@largo.com
(727) 588-1640

The City of Largo Comprehensive Development Code is available online through the link: [https://www.largo.com/connect/living_in_largo/permits_and_planning/comprehensive_development_code.php#outer-268 | CDC Link]

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