

# LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS Community Development/Public Works Center 1500 Monroe Street, Fort Myers First Floor Conference Room 1B

# THURSDAY, OCTOBER 4, 2018 9:30 A.M.

### **AGENDA**

### CASES TO BE HEARD

Case #ADM2018-10006, 17891 Wetstone Road (RES2017-05463)

Case #ADM2018-10007, 5371 Buckingham Road (RES2018-10119)

Case #ADM2018-10008, 7059 Tropical Lane (RES2017-04125)

- 1. Call to Order/Review of Affidavit of Publication
- 2. Roll Call
- 3. Swearing in of all testifying
- 4. Hearings
- 5. Call the Vote
- 6. Adjournment

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact Joan LaGuardia, (239) 533-2314, <a href="mailto:ADArequests@leegov.com">ADArequests@leegov.com</a> or Florida Relay Service 711. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

### **MEMORANDUM**

### FROM THE

### DEPARTMENT OF

### **COMMUNITY DEVELOPMENT**

**DEVELOPMENT SERVICES DIVISION** 

DATE: September 21, 2018

Lee County Board of **To:** Adjustments and Appeals

FROM:

Shawn McNulty

Lee County Building Official

RE: Case #ADM2018-10006 - (RES2017-05463) - 17891 Wetstone Road

This is a request for a variance from §6-505(2) of the Lee County Land Development Code (LDC) to allow an accessory structure to be placed at a location 6 inches below the base flood elevation where the total size of the building is in excess of 1,000 square feet in floor area.

Michael Radford and Brenda Radford seek to construct a 3,500 square foot accessory metal building, a detached garage for uninhabitable parking or storage purposes, at their property at 17891 Wetstone Road, in North Fort Myers, Florida (Lee County Property Appraiser with STRAP No.: 20-43-25-00-00003.002F). Details of the building are contained in Lee County Building Permit Number RES2017-05463, the details of which are incorporated herein by reference.

This property is located in a special flood hazard area with an established elevation of AE-EL 20 NAVD and the proposed development on this property under Lee County Permit Number RES2017-05463 is subject to the flood provisions of the Florida Building Code Residential 5<sup>th</sup> Edition (2014) and the Lee County Land Development Code (LDC). The floor of the building would be set at 19.5 feet NAVD, 6 inches below the minimum required Base Flood Elevation, hence the need for this variance request.

LDC §6-505 states accessory structures are not required to meet the elevation requirements if they meet all of the following requirements, in addition to those set forth in LDC §6-487:

(1) The structure is securely anchored to resist flotation, collapse, and lateral movement;

- (2) The building is a minimal investment and the total size of the building does not exceed 1,000 square feet in floor area;
- (3) The structure is used exclusively for uninhabitable parking or storage purposes;
- (4) All electrical or heating equipment is elevated above the base flood elevation or otherwise protected from intrusion of floodwaters; and
- (5) For accessory structures located in coastal high-hazard areas (V zones), breakaway walls are used below the lowest floor.

The proposed accessory structure is a 3,500 square foot metal building set on a concrete foundation. The building is to be used for uninhabitable parking or storage and meets all the above criteria except the 1,000 square foot limitation.

The Florida Building Code Residential 5<sup>th</sup> Edition (2014) allows enclosed area below design flood elevation as long as the area is used solely for parking of vehicles, building access or storage and has hydrostatic relief openings (R322.2.2). The same code also defines accessory structure as a structure not greater than 3,000 square feet (279 m²) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same *lot*.

Pursuant to LDC §6-467, in reviewing requests for variances, the Board of Adjustment and Appeals must consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this article, and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the community;
- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;

- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

### LDC §6-468 allows a variance to be issued only upon the following conditions:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this article or the required elevation standards;
- (2) Determination by the Board of Adjustment and Appeals that:
  - Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
  - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and articles; and
  - The variance is the minimum necessary, considering the flood hazard, to afford relief.
- (3) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Staff recommends approval of the variance in substantial conformity with the request as presented herewith, and subject to the following conditions:

- 1. The proposed structure comply with the Florida Building Code Residential 5<sup>th</sup> Edition (2014), including hydrostatic relief openings.
- 2. If approved, the property owner will be provided with the following written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Case #ADM 2018	10007
PPEALS APPLICATION	

LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS APPLICATION
Name: JEFF ABRAMS
Address: 5371 Buckingham Rd Ft. Myers FL 33905
Phone #: 239-940-337/ Email: Abrams lawreare 1 @ concast
STRAP#: 08 442603 00000001A RE: RES2018-10119
Representing: Self (owner /builder)
IS THIS A WARIANCE OR APPEAL? (PLEASE SELECT ONE) Please provide specific sections of the code or ordinance to which the variance or appeal applies:
BUILDING CODE COASTAL PLAIN MANAGEMENT FIRE CODE FLOOD PLAIN MANAGEMENT LIFE SAFETY CODE L.D.C. 6-505 MECHANICAL PLUMBING
If this is an appeal of an administrative decision, please indicate the official who made the decision:
Request that this matter be scheduled for a hearing before the Lee County Board of Adjustments and Appeals. My reason for this request is as follows: (Provide additional sheets if needed.)  Variance requested for building building olid  Not pass due to height of ground, Was not  awore of new Codes as huilding was being  built,
I hereby certify that to the best of my knowledge, the information submitted for this hearing is true and correct.  Signature Authorization:  Date: 9-10-18
<b>NOTE:</b> Provide ten (10) copies of all backup information for BOAA members. If there are sealed plans/drawings for the project for which the appeal/variance is requested, the architect/engineer who sealed the plans or drawings <b>MUST</b> be present at the hearing.
The applicant's presence is required for a case to be heard by this board. Hearing dates are usually arranged for Thursday morning at 10:00 a.m. Applications must be received at least 10 WORKING DAYS before the hearing date.
FEE: \$100.00 - Make check payable to Lee County Board of County Commissioners This application must be submitted to the Lee County Community Development Permit Center.
Davis and 40/0/44

Revised 12/8/14

### Hendry, Pamela

From:

Jacoby, Billie

Sent:

Friday, September 21, 2018 9:05 AM

To:

Hendry, Pamela

Subject:

5371 Buckingham Rd RES2018-10119

Pam,

The BFE requirement is AE-13 PLUS 1' of freeboard so the structure should be at 14'

But according to the elevation certificate, it's only at 11.8

Let me know if you need anything more.

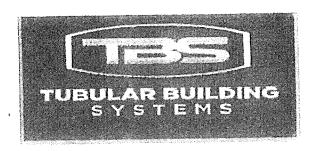
Billie Jacoby, CFM
CRS Coordinator
Unincorporated Lee County
Department of Community Development
239-533-8948
Questions about flood insurance? go to <a href="https://www.floodsmart.gov/faqs">www.floodsmart.gov/faqs</a>

### **Customer Note:**

At your convenience, browse through our helpful and informative Maps & Apps webpage: MAPSANDAPPS

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



### STRUCTURAL DESIGN

# ENCLOSED BUILDING EXPOSURE B

# MAXIMUM 30'-0" WIDE X 20'-0" EAVE HEIGHT- BOX EAVE FRAME AND BOW FRAME

18 December 2017 Revision 4 M&A Project No. 16022S/17300S

Prepared for:

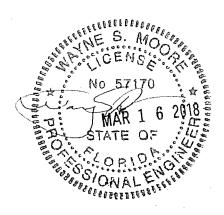
Tubular Building Systems, LLC 631 SE Industrial Circle Lake City, Florida 32025

Prepared by:

Moore and Associates Engineering and Consulting, Inc. 1009 East Avenue North Augusta, SC 29841

> 401 S. Main Street, Suite 200 Mount Airy, NC 27030



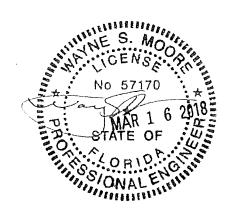


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## DRAWING INDEX

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ZHEEL 64	TYPICAL RAFTER COLUMN CONNECTION DETAILS (LACED COLUMN)
SHEET 68	TYPICAL RAFTER COLUMN COMMECTION DETAILS (DOUBLE COLUMN)
SHEET 60	TYPICAL RAFTER COLUMN CONNECTION DETAILS (SINGLE COLUMN)
SHEET 7	TYPICAL RAFTER COLUMN END AND SIDE FRAMING SECTIONS (BOW RAFTER)
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SHEET 9A	BASE RAIL ANCHORAGE DELIUNS
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SHEET II	TYPICA: END WALL AND SIDE WALL OPENING FRAMING SECTIONS (BOW RAFTER)
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### INSTALLATION NOTES AND SPECIFICATIONS

- I DESIGN IS FOR 4 MANIMUM BOTTOM WIBE & BOTTOM EAVE HEIGHT ENOLOSED STRUCTURES
- 2 DESIGN WAS DONE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE (FBC) 614 EDITION, 2012 INTERNATIONAL BUILDING CODE (FBC) AND 2015 180
- 3 DESIGN LOADS ARE AS FOLLOWS A) DEAD LOAD = 15 PSF

  - = 12 PSF B) LIVE LOAD CO GROUND SNOW LOAD = 10 PSF
- 4 LBW DUTIMATE WIND SPEED 105 TO 148 MPH (NOMINAL WIND SPEED B) TO 108 MPH) MAYIMUM RAFTER/POST AND END POST SPACING = 50 FEET
- 5 HIGH DETIMATE WIND SPEET 141 TO 176 MPH (NOMINAL WINE SPEED 109 TO 132 MPH) MAXIMUM RAFTER/POST AND END POST SPACING = 40 FEET
- 6 (DW HAZARD RISK CATEGORY 1 (WIND)
- 7 WIND EXPOSURE CATEGORY P
- E SPECIFICATIONS APPLICABLE TO 29 DAUGE METAL MANELS FASTENED DIRECTLY TO 0 1/2" X 8 1/2" 14 GAUGE TUDE STEEL (TS) FRAMING MEMBERS FOR MERTICAL PANELS, 25 CAUGE METAL MANELS SHALL BE FASTENED TO 16 GAUGE HAT CHANNELS GUILESS DIRECTURES METAL DANGED
- 9 AVERAGE FASTENER SPACING DN-CENTERS ALENG RAFTERS DR PURLINS, AND POSTS INTERIOR = 9° DR END = 6°, (MAX)
- TO FASTEMERS CONSIST OF #12-14x3/41 SELF-DRILLING FASTEMER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTEMERS
  SPECIFICATIONS APPLICABLE DNLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 141 (312 FILCH) OR LESS
  SPACING REQUIREMENTS FOR CITACH ROOF HEIGHTS AND/OR SLOPES MAY MARY
- II GROUND ANCHERS SHALL BE INSTALLED THROUGH BASE RAIL WITHIN 6' OF EACH RAFTER COLUMN ALENG SIDES
- 18 GROUND ANCHORS (SDE NAILS) CONSIST OF 84 REBAR WYWELDED NUT x 30' LONG IN SUITABLE SDE COMBITIONS MAY BE USED FOR LOW ( & 108 MPH NOMINAL) WIND SPEEDS ONLY OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SDES AND POST BE USE IN UNSUITABLE STRIS AS NOTED
- 13 OPTIONAL BASE RATE ANCHERAGE MAY BE USED FOR LEW AND MOST BE USED FOR HIGH WIND SPCEDS
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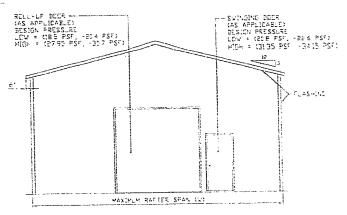
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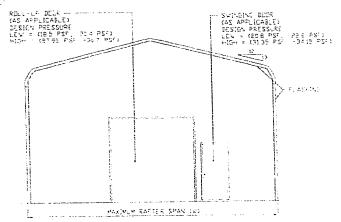
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### BOX EAVE FRAME RAFTER ENCLOSED BUILDING

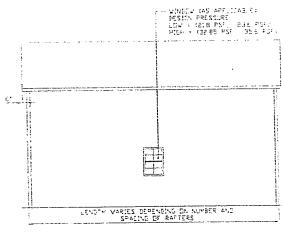


### TYPICAL END ELEVATION-HORIZONTAL ROOF

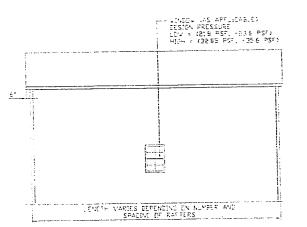
### BOW FRAME RAFTER ENCLOSED BUILDING



### TYPICAL END ELEVATION SCALE N'S



TYPICAL SIDE ELEVATION



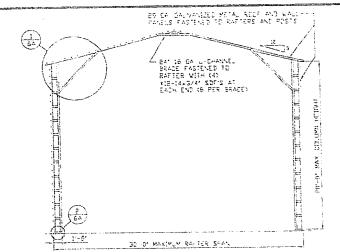
TYPICAL SIDE ELEVATION-HORIZONTAL ROOF SCALE NIS



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### TYPICAL RAFTER/COLUMN END FRAME SECTION

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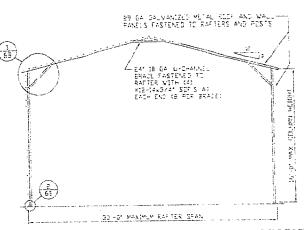
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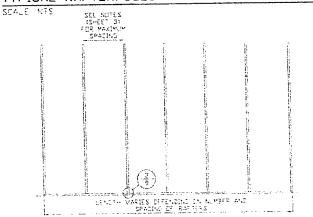
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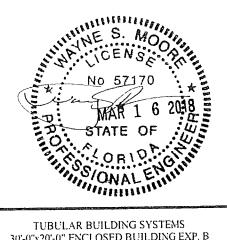
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TYPICAL RAFTER/COLUMN END FRAME SECTION



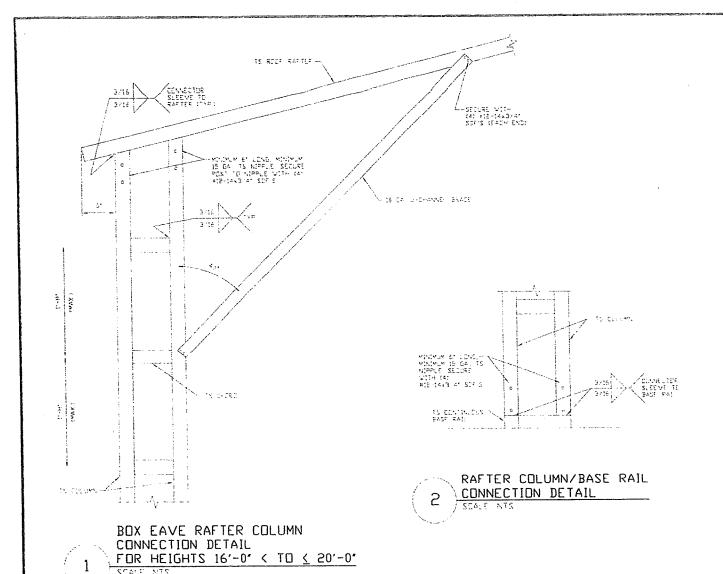
TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION



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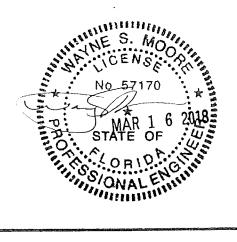
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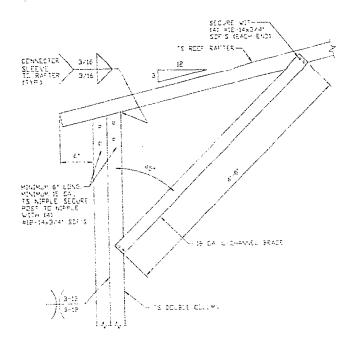
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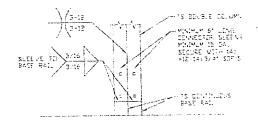
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BOX EAVE RAFTER COLUMN
CONNECTION DETAIL
FOR HEIGHTS 14'-0' < TO < 16'-0'
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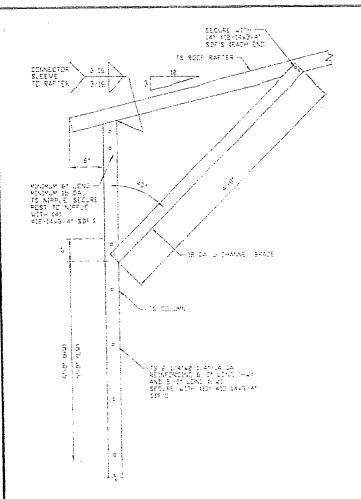
RAFTER COLUMN/BASE RAIL
CONNECTION DETAIL
SCALE NTS

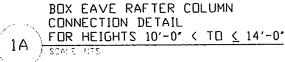


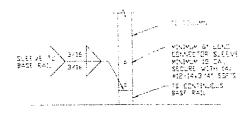
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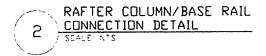


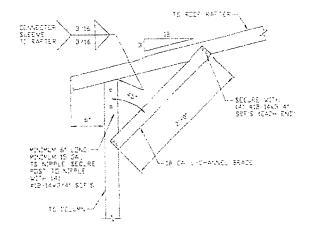
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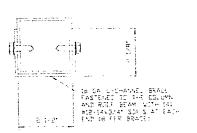




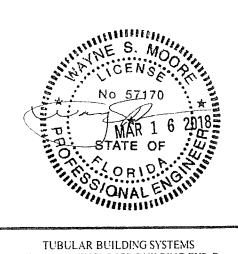




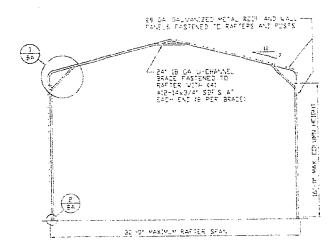
BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS < 10'-0'



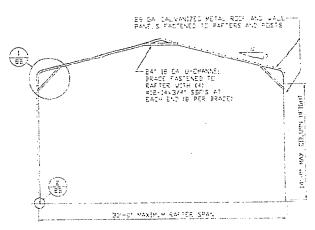
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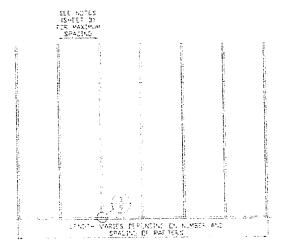
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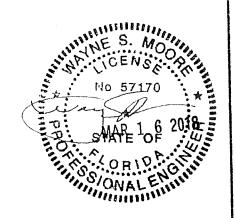
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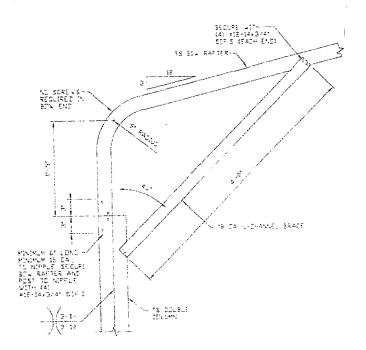
TYPICAL RAFTER/COLUMN END FRAME SECTION SCALE MTS



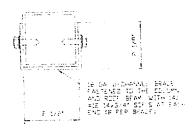
TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION



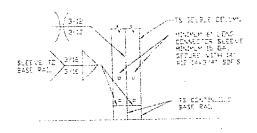
MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.	DRAWN BY: LT	TUBULAR BUILDING SYSTEMS 30'-0"x20'-0" ENCLOSED BUILDING EXP. B		
	PROJECT HGR: WSM		SCALE: NTS	JOB NO: 160225/173005 REV: 4



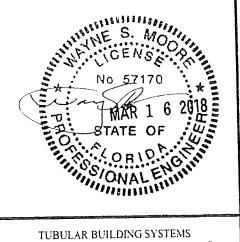
BOX EAVE RAFTER COLUMN
CONNECTION DETAIL
FOR HEIGHTS 14'-0' < TO < 16'-0'
SCALE NIS



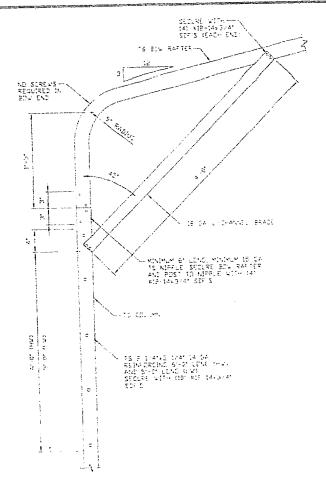
BRACE SECTION



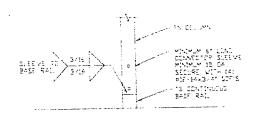
2 RAFTER COLUMN/BASE RAIL
CONNECTION DETAIL
SCALE NTS



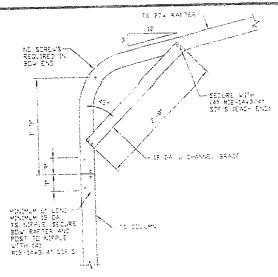
MOURE AND ASSOCIATES	DRAWN BY: LT	TUBULAR BUILDING SYSTEMS 30'-0"x20'-0" ENCLOSED BUILDING EXP. B		
		2.75 12 10 17	SCALE: NTS	JOB NO: 160225/173005
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BOX EAVE RAFTER COLUMN
CONNECTION DETAIL
FOR HEIGHTS 10'-0' < TO < 14'-0'

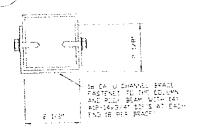


RAFTER COLUMN/BASE RAIL
CONNECTION DETAIL
SCALE NTS



BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS & 10'-0'

1B ) SCALE NIS

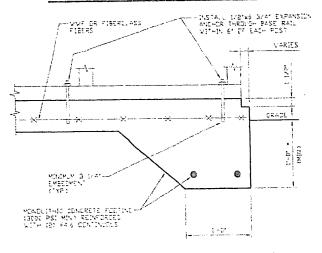


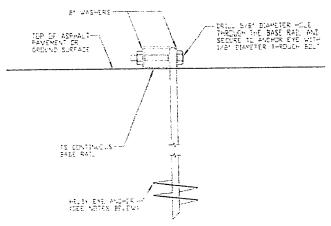
BRACE SECTION
STALE NIS



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		DATE: 12-18-17	SCALE: NTS	JOB NO: 160225/173005	
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### BASE RAIL ANCHORAGE OPTIONS FOR LOW AND HIGH WIND SPEED





CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE 3A

MINIMUM ANCHOR EDGE DISTANCE IS 479 CORRONATE WITH LICAL CODES/DRD

### GROUND BASE HELIX ANCHORAGE CEAN BE USED FOR ASPHAL

### GENERAL NOTES

### CONCRETE:

CONCRETE SHALE HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSLAT 28 DAYS COVER OVER REINFORCING STEEL:

FLR FRUNDATIONS, MINIMUM CROCKETE CONTENT DIVER REINFERCING BARS SHALL BE PER ACTIBLE BY THE CONCRETE IS CASE AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND I THE EARTH OR EXPOSED TO

### REINFORCING STEEL:

THE TURNBOWN REINFORCING STEEL SHALL HE ASTM AGES GRADE 60 THE SLAB REINFORCEMENT SHALL BE WELDED WHRE FABRIC MERTING ASTM A185 OF FIBERGLASS FIRER REINFORMENT

### REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

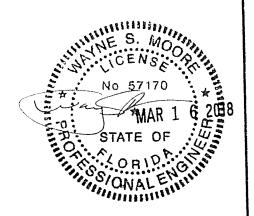
- REINFORCEMENT IS BENT COUR

  THE DIAM TER OF THE BEND MEASURED IN THE INSIDE IN THE
  BAR IS NOT LESS THAN SIN BAP BEAM TERS

  REINFORCEMENT PARTIALLY EMBEDDED IN CONTROLS SHA NOT
  BE FIELD BENT

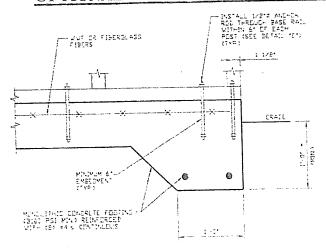
### HELIX ANCHOR NOTES:

- 1 FOR VERY BENSE AND/OF CEMENTEL SANIS, CDARSE GRAVE: AND COBBLES, CALICHE, FREEDADED SETS AND CLAYS USE MINIMUM (P) AT HELICES WITH MINIMUM OR INCH EMBROMENT
- g FDR CORAL GSE MINIMUM (2) AT HELICES WITH MINIMUM GC INCHEMBEDMENT
- 3 FOR MEDIUM BENSE COARSE SAMES, SAMEY GRAVELS, VERY STEEF STOTS, AND COAYS USE MINIMUM (8) 41 HELICES WITH MINIMUM BG INCH EMBEDMENT
- 4 FOR LBDSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SULTS ALECVIA, FILL USE MINIMUM (2) 61 HELICES WITH MINIMUM 50 INCH EMBEDMENT
- 5 FOR MERY LOSE TO MEDIUM DENSE SAMDS, FIRM TO STIFFER CLAYS AND STATS, AND UMIAL FILE USE MINIMUM (2) BY HELICES WITH MINIMUM 60 INCH EMBEDMENT



		and the second s		
MOOKE AND ASSOCIATES	DRAWN BY: LT	TUBULAR BUILDING SYSTEMS 30'-0"x20'-0" ENCLOSED BUILDING EXP. B		
ENGINEERING AND CONSULTING, INC.	CHECKED BY: PDH	<del> </del>		JOB NO:
	PROJECT HGR: VSH	DATE: 12-18-17	SCALE: NTS	160225/173005
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# OPTIONAL FOUNDATION ANCHORAGE FOR LOW & HIGH WIND SPEED





### CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE NIS SCALE NIS

\* CBORBINATE WITH LBCAL COBES/CRD

# INSTALL IZER ANCHOE-ROE THROUGH BASE RAI WITHIN 6' OF EACH ROST ISEE BETAIL 1013 (TYP) VAF DR FIBERGLASS FIBERS GRADE MONIMUM 61 EMBERMENT 17193 6 1 -0\*

### CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE NTS (MINIMUM ANCHER EBBE DISTANCE IS 1 1/2") \* COORDINATE WITH LOCAL CODES/COO

### **GENERAL NOTES**

### CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PS) AT 88 DAYS

### COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM COMPRETE CLIVER DIVER PRINCIPACING BARS SHALL BE PER ACT-318

1 INDRES IN FOUNDATIONS WHERE THE CONCRETE IS CAST ACAINS!
AND PERMANENTLY IN CONTACT WITH THE EARTH CR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2 INCRES ELSEWHERE

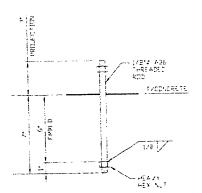
### REINFORCING STEEL:

THE TURNDOWN RETHEORDING STEEL SHALL BE ASTM AGES GHADE SO THE SEAB REINFORCEMENT SHALL BY WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERCEASS FIBER RETAILERENT

### REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

- BE FIELD BENT

  BE FIELD BENT



1C

ANCHOR ROD THROUGH BASE RAIL DETAIL

STM BLAGE

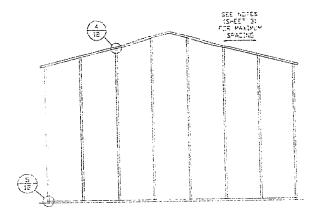
NO 5717 MAR 1 6 2018

STATE OF

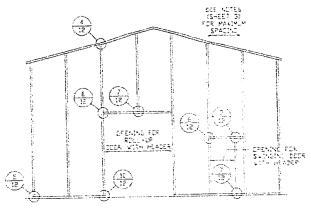
ORIONALEMINING

MOURE AND ASSOCIATES	DRAWN BY: LT	TUBULAR BUILDING SYSTEMS 30'-0"x20'-0" ENCLOSED BUILDING EXP. B		
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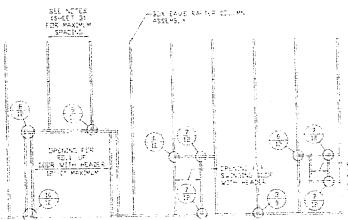
## BOX EAVE RAFTER END WALL AND SIDE WALL OPENINGS



TYPICAL BOX EAVE RAFTER END WALL FRAMING SECTION



TYPICAL BOX EAVE RAFTER END WALL OPENINGS FRAMING SECTION



TYPICAL BOX EAVE RAFTER SIDE WALL OPENINGS FRAMING SECTION

SEALE NTS

No 57170

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STATE OF

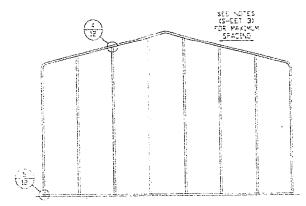
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MOODE AND ACCOUNTES
MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.
ENGINEERING AND CONSOLTING, INC.

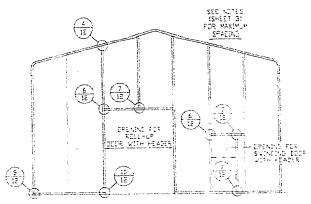
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┦,	PROJECT MGR: VSM	DATE: 12-18-17	SCALE: NTS	JOB 1608	NO: 2005/173005		
r	CLIENT: TBS		DVG. NO: SK-3		REV: 4		

### BOW RAFTER END WALL AND SIDE WALL OPENINGS



TYPICAL BOX EAVE RAFTER END WALL FRAMING SECTION



TYPICAL BOX EAVE RAFTER END WALL OPENINGS FRAMING SECTION

SEE NOTES
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TYPICAL BOX EAVE RAFTER SIDE WALL OPENINGS FRAMING SECTION

SIALE NIS

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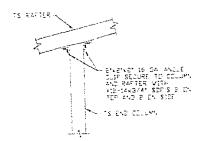
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ORIONAL ENGINEERS

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# BOW AND BOX EAVE RAFTER WALL OPENING DETAILS



SECURE TO SATE COLUMN

ASSET FAIL

BASE FAIL

BASE FAIL

TS CONTINCUS BASE FAIL

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ER END DELLON
ER END DELLON
EXTRET IS GA MAGLE
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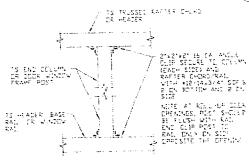
END COLUMN/RAFTER
CONNECTION DETAIL

5 CONNECTION DETAIL

5 SCALE NTS

HEADER OR WINDOW
RAIL TO COLUMN
CONNECTION DETAIL
SCALE NIS

6



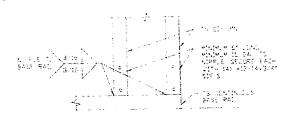
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TS COLUMN

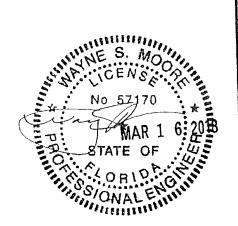
-FATER BOOK - STORE - STORE - STORE SECURE
- STORE SECU

COLUMN TO HEADER, BASE RAIL, DR WINDOW RAIL CONNECTION DETAIL 8 DOUBLE HEADER/COLUMN
SCALE NIS

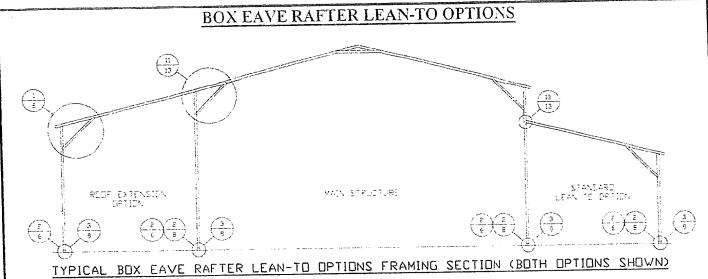
9 COLUMN/DOUBLE HEADER
9 STATE NEE



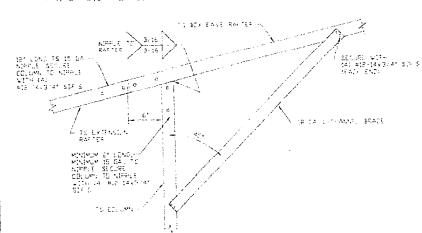
COLUMN/BASE RAIL CONNECTION DETAIL



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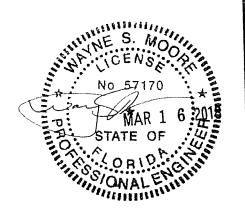
SCALE HTS MAXIMUM WIDTH OF SIMPLE MEMBER KAPIER LEAVED IS IS 31



Prierrent to CA MODE CUE Scoulet TO COLUMN AND STRIETE VIET HE SALAW TO COLUMN

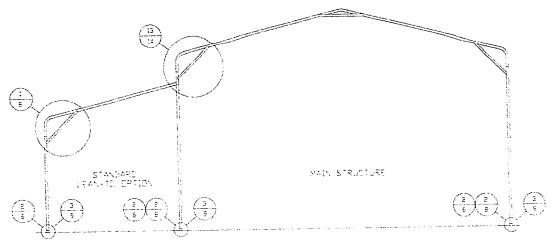
LEAN-TO RAFTER TO RAFTER
COLUMN CONNECTION DETAIL
STAFE NIS

11A SIDE EXTENSION RAFTER/COLUMN DETAIL



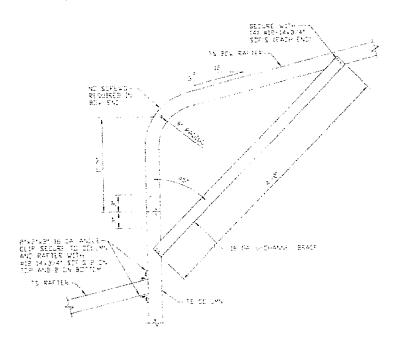
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### **BOW RAFTER LEAN-TO OPTIONS**

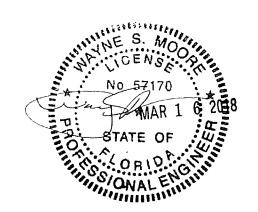


# TYPICAL BOW RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)

SCALE NTS MAXIMUM WIDTH DE SINDLE MEMBER BAFTER (FAN-10 IS 15:00

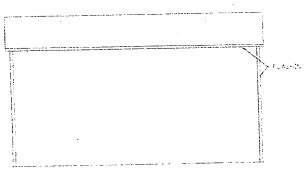


13 SIDE EXTENSION RAFTER/COLUMN DETAIL

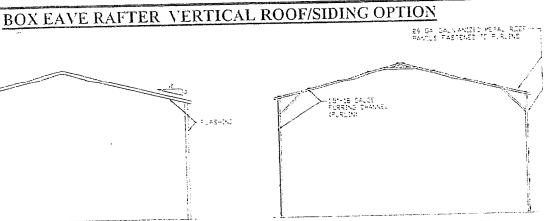


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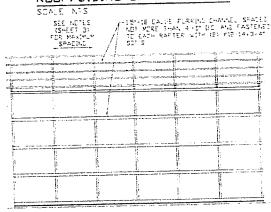
TYPICAL END ELEVATION VERTICAL ROOF/SIDING OPTION SCALE NTS



TYPICAL SIDE ELEVATION VERTICAL ROOF/SIDING OPTION



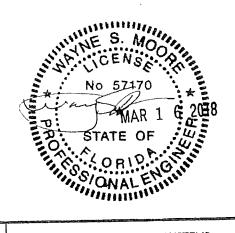
TYPICAL SECTION VERTICAL RODF/SIDING OPTION



TYPICAL FRAMING SECTION VERTICAL ROOF/SIDING OPTION

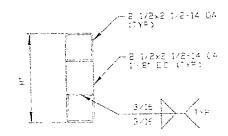


ROOF PANEL ATTACHMENT CALTERNATE FER VERTICAL ROOF PANELS'SCALE N'S



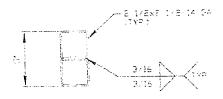
l							
1	ENGINEERING AND CONSULTING, INC.	DRAWN BY: LT	TUBULAR BUILDING SYSTEMS 30'-0"x20'-0" ENCLOSED BUILDING EXP. B				
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1	E SUBJECT TO LEGAL ACTION	CLIENT: TBS					

### OPTIONAL DOOR HEADER



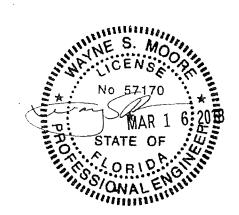
HEADER DETAIL FOR DOOR OPENINGS 12'-0' < LENGTH <u><</u> 15'-0'

STALE ATS

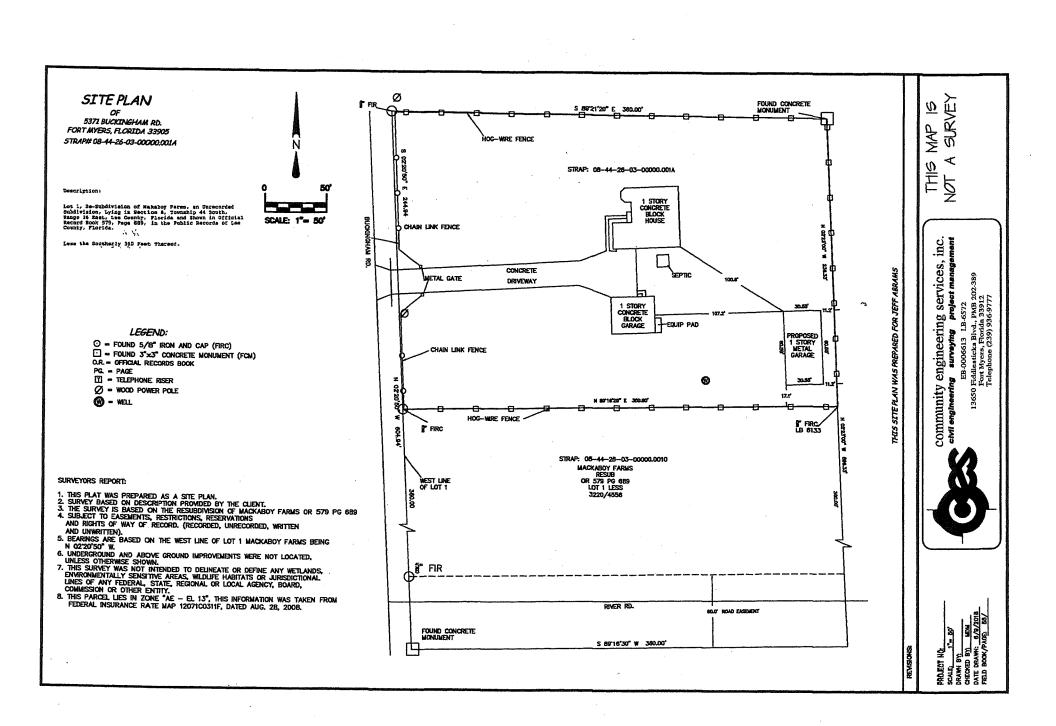


HEADER DETAIL FOR DOOR OPENINGS LENGTH < 12'-0'

27.4 3 Ans

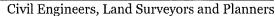


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CONSULTING. THE UNAUTHORIZED REPRODUCTION, COPYING, OR OTHERWISE USE OF	CLIENT: TBS	SHT. 16	DVG. NO: SK-3	REV: 4	



Case #ADM 2018 - 10008

LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS APPLICATION					
Name: ANN RHODES AND MICHAEL VALENTINE					
Address: 7059 TROPICAL LANE, BOKEELIA, FLORIDA 33922					
Phone #: 46/-3170 Barraco Email: ANNVALENTINE@MAC.COM					
STRAP #: 31-43-22-00-00030.0010 (RE52017-04/25)					
Representing: CARL A. BARRACO, P.E., BARRACO AND ASSOCIATES, INC.					
IS THIS A ■VARIANCE OR □APPEAL? (PLEASE SELECT ONE) Please provide specific sections of the code or ordinance to which the variance or appeal applies:					
BUILDING CODE  COASTAL PLAIN MANAGEMENT  FIRE CODE  FLOOD PLAIN MANAGEMENT  LIFE SAFETY CODE  SEP 2 5 2018					
L.D.C. SEC. 6-505  MECHANICAL					
PLUMBING COMMUNITY DEVELOPMENT					
If this is an appeal of an administrative decision, please indicate the official who made the decision:					
N/A					
I Request that this matter be scheduled for a hearing before the Lee County Board of Adjustments and Appeals. My reason for this request is as follows: (Provide additional sheets if needed.)					
A structure was constructed below FEMA Flood Elevation, however is an uninhabitable structure without utilities.					
Flood relief vents are proposed in accordance with FEMA Openings in Foundation Walls and Walls of Enclosures,					
Technical Bulletin 1, dated August 2008. No less than one square inch of opening will be provided for each square foot					
of enclosed area (ie. 2400 sq. ft. = 2400 sq. in.) and shall be no higher than one foot above grade.					
I hereby certify that to the best of my knowledge, the information submitted for this hearing is true and correct.  Signature Authorization:  Date: 9-25-18					
NOTE: Provide ten (10) copies of all backup information for BOAA members. If there are sealed plans/drawings for the project for which the appeal/variance is requested, the architect/engineer who sealed the plans or drawings MUST be present at the hearing.					
The applicant's presence is required for a case to be heard by this board. Hearing dates are usually arranged for Thursday morning at 10:00 a.m. Applications must be received at least 10 WORKING DAYS before the hearing date.					
FEE: \$100.00 - Make check payable to Lee County Board of County Commissioners This application must be submitted to the Lee County Community Development Permit Center.					
Revised 12/8/14 s:\committees\boaa\boaa.doc					





September 25, 2018

Mr. Shawn McNulty Lee County Community Development Permit Center 1500 Monroe Street Fort Myers, FL 33901

Re:

7059 Tropical Lane (RES2017-04125)

Application for Variance (L.D.C. Section 6-505)

Dear Mr. McNulty:

Please find the attached Variance request for the above referenced project for your review and approval. The attached Foundation Plans have been revised to include the addition of hydrostatic vents in accordance with FEMA Openings in Foundation Walls and Walls of Enclosures, Technical Bulletin 1, to support the requested variance from the Land Development Code Section 6-505 for minimum elevation requirements.

We have included the following items for review:

- Cover Letter
- 2. Application Fee to Lee County BoCC \$100.00 Ck. # 19603;
- 3. (1) Lee County Board of Adjustments and Appeals Application (Executed Original);
- 4. (10) Previously Approved Foundation Slab Construction Plans, dated 6/8/2017;
- 5. (10) Revised Foundation Plan Sheet S-2, dated 8/28/2018.

Should you have any questions or require additional information, please contact me.

Sincerely,

BARRACO AND ASSOCIATES, INC.

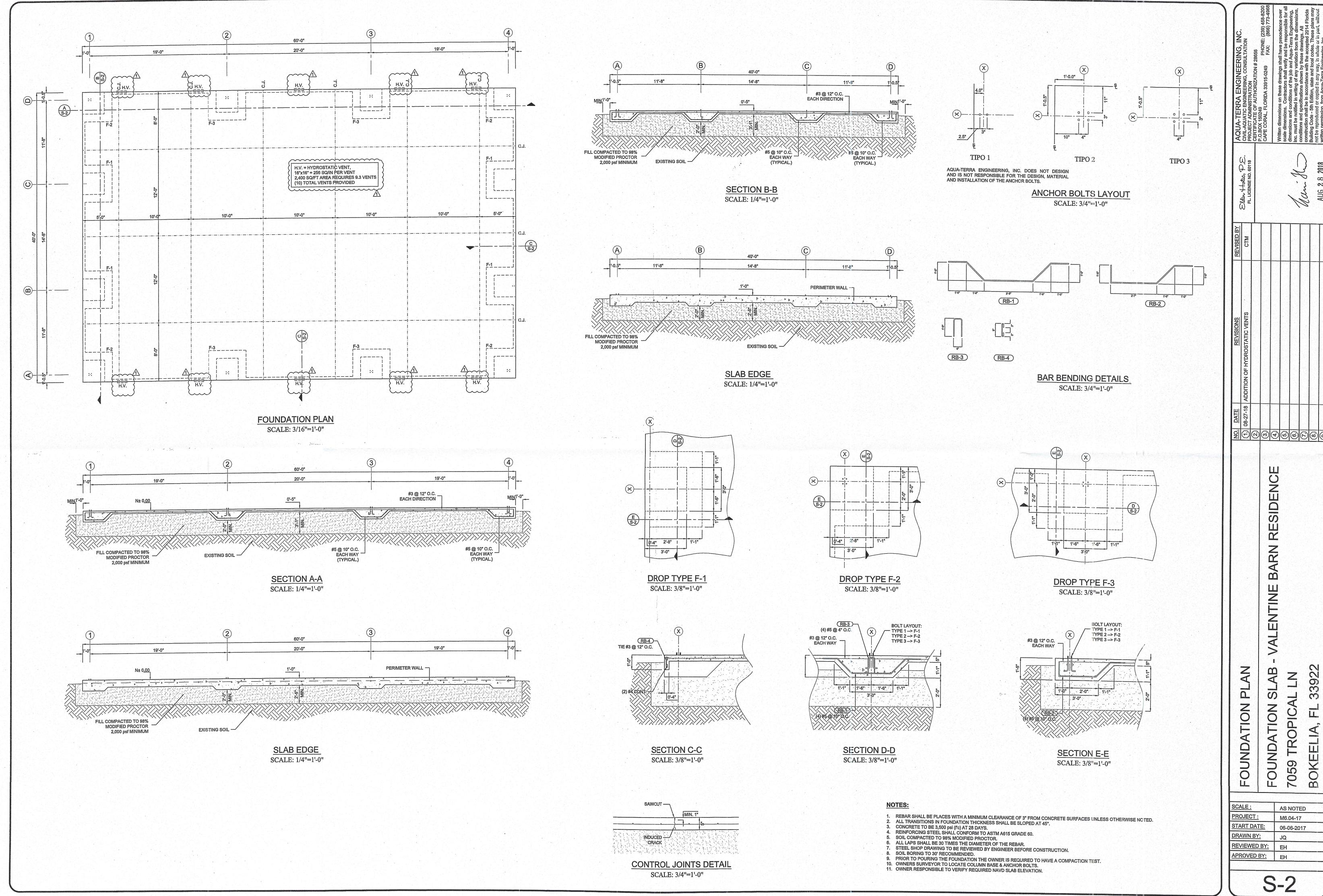
Steve Coleman

Project Manager

23694 SC/ang

Cc:

Ann Valentine Geraldo Olivo



3392

BOKE

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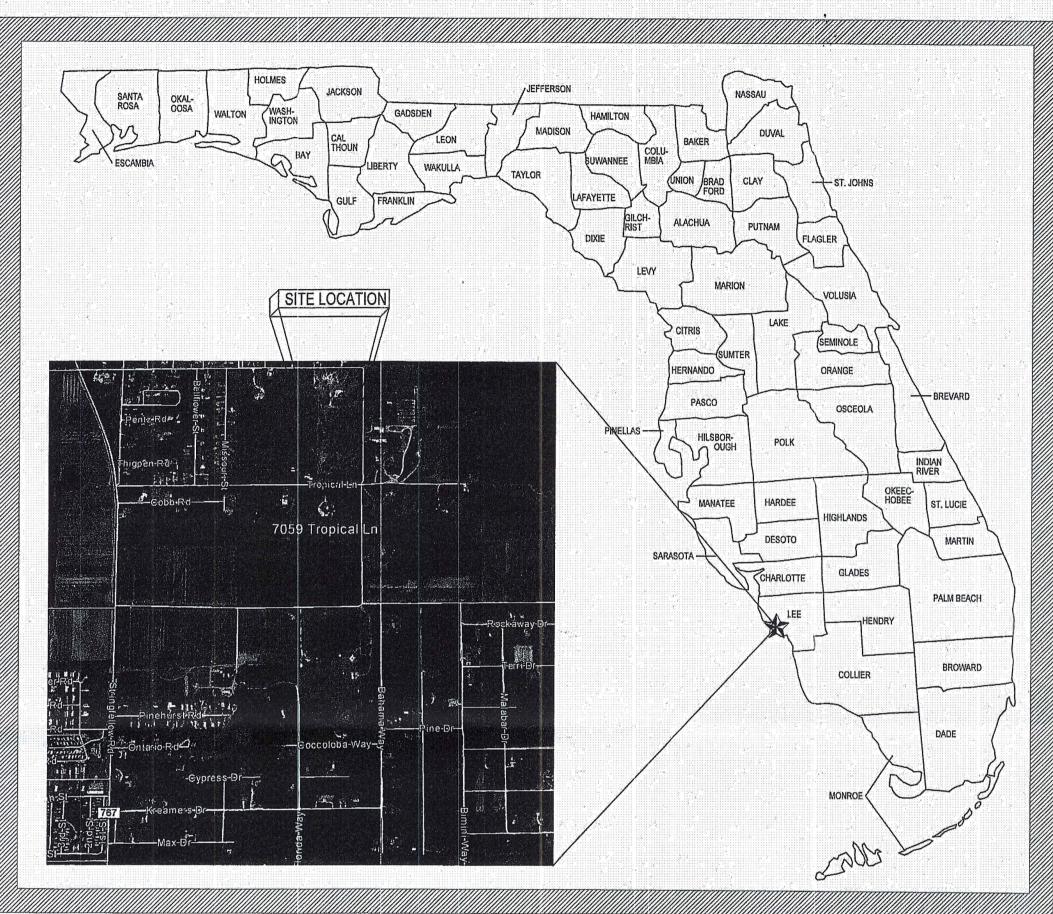
06-06-2017

M6.04-17

CONSTRUCTION PLANS FOR THE

# VALENTINE BARN RESIDENCE - FOUNDATION SLAB 31-43-22-00-00030.0010

7059 TROPICAL LN. BOKEELIA,FL 33922



- CONTRACTOR TO REVIEW PLAN FOR COMPLIANCE WITH ALL CURRENT BUILDING CODES / REVISIONS / ADDITIONS AND ALL DIMENSIONS WITH OWNER PRIOR TO
- OWNER AND CONTRACTOR ARE HEREBY NOTIFIED THAT ANY DEVIATIONS FROM DRAWINGS OR CODE MUST BE APPROVED BY THE ENGINEER AND FLORIDA
- DEPARTMENT OF HEALTH PRIOR TO COMMENCEMENT. . IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS, THE CONTRACTOR SHALL, WITHIN 15 DAYS AFTER RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION, NOTIFY THE ENGINEER IN WRITING OF SUCH ERRORS OR OMISSIONS OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE

## GENERAL NOTES:

STRUCTURAL DRAWINGS ARE TO BE USED WITH SPECIFICATIONS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS AS A PART OF THE CONTRACT DOCUMENTS. CONSULT THESE DRAWINGS FOR FEATURES AND DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS. DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING. DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. THE STRUCTURE IS DESIGNED TO BE STABLE AND SELF SUPPORTING WHEN COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE MEANS AND METHODS OF CONSTRUCTION TO PROVIDE STABILITY FOR THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES ANY TEMPORARY BRACING, SHORING, GUYS,

THE STRUCTURAL DESIGN FOR THIS BUILDING IS IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE 5th EDITION AND REACTIONS PROVIDED BY METAL BUILDING MFR. (DEAN STEEL BUILDINGS, INC. JOB: FM20489). THE FOLLOWING LOADINGS HAVE BEEN USED OVER THE SLAB:

SUPER-DEAD...... 15 PSF

LIVE LOADS:

FLOORS . . . . . . . . 40 PSF FROM DRAWING SHEET 3 OF 4 - DEAN STEEL BUILDINGS, INC JOB: FM20489

DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF ON CLEAN COMPACTED SOIL. BEFORE CONSTRUCTION, WE RECOMMEND A SOIL INVESTIGATION AND REPORT SHALL BE MADE BY A GEOTECHNICAL ENGINEER. THE REPORT SHALL INCLUDE RECOMMENDATIONS FOR SITE PREPARATION AND FOUNDATIONS. ATE SHALL HAVE NO LIABILITY EXPRESSED OR IMPLIED FOR THE PERFORMANCE OF THE FOUNDATION IF A GEOTECHNICAL REPORT IS NOT PROVIDED. SOILS ARE TO BE COMPACTED TO 98% OF THE MODIFIED PROCTOR PER ASTM D-1557.

STEEL SHALL BE CLEAN DEFORMED BAR, ASTM A615 GRADE 60. FABRICATE AND PLACE STEEL IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE AND ACI 318-14 UNLESS NOTED OTHERWISE. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. MINIMUM LAP IS 1-1/2 SPACES. ALTERNATELY, THE CONCRETE MAY CONTAIN FIBRILLATED POLYPROPYLENE FIBER AS MANUFACTURED BY FIBERMESH OR AN ENGINEER APPROVED SUBSTITUTION. CONCRETE MIX DESIGN SHOP DRAWING SUBMITTAL MUST INDICATE PRODUCT

CONCRETE SHALL BE AN APPROVED MIX DESIGN TO ACHIEVE A COMPRESSIVE STRENGTHS AT 28 DAYS, AS SCHEDULED BELOW, PLACED IN ACCORDANCE WITH ACI STANDARDS AND SPECIFICATIONS. MIXES BATCHED OVER 90 MINUTES BEFORE FINAL PLACING SHALL NOT BE USED. MIX DESIGNS WITH COARSE AGGREGATE OF 3/8" FOUNDATIONS & SLABS ON GRADE . . . . . . 3,500 PSI

SUBMIT CONCRETE MIX DESIGN SHOP DRAWINGS WITH STATISTICAL BACKUP STRENGTH DATA PER ACI 318-14. ADMIXTURES WITH CALCIUM CHLORIDES WILL NOT BE ACCEPTED. MIX DESIGN SUBMITTALS MUST INDICATE WHERE EACH MIX IS TO BE USED. THE CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C94 FOR

ALL SLABS ARE TO BE CURED USING A CURING COMPOUND MEETING THE REQUIREMENTS OF ASTM C309. THE CONTRACTOR MUST VERIFY THE CURING COMPOUND IS COMPATIBLE WITH SUBSEQUENT CONCRETE COVERING PRODUCTS. THE COMPOUND IS TO BE PLACED AS SOON AS THE FINISHING IS COMPLETED. SCUFFED OR EXPOSED

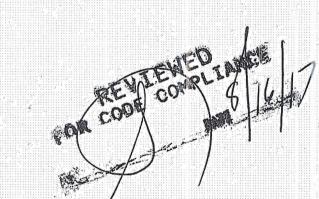


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S-1	COVER SHEET & GENERAL NOTES	06-08-17	1	
S-2	FOUNDATION PLAN	06-08-17	1	

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