



# AGENDA

## ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

July 9, 2014

**ORMOND BEACH TRAINING ROOM**

**7:00 P.M.**

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**I. ROLL CALL**

**II. APPROVAL OF THE MINUTES**

A. June 4, 2014

**III. NEW BUSINESS**

**A. Case No. V2014-091: 11 Kingsbridge Crossing Drive, waterfront yard setback.**

This is a request from Elizabeth Alosia, property owner, for a waterfront variance to allow a constructed enclosed hard roof screen porch remain in place within the required waterbody setback. The property at 11 Kingsbridge Crossing Drive is zoned R-3 (Single-Family Medium Density). Section 2-15(B)(9)(e) of the Land Development Code requires a 30' waterbody setback. The applicant has constructed an enclosed hard roof screen porch without a building permit within the waterbody setback. The applicant is requesting a waterbody setback of 14' to allow the enclosed hard roof screen porch to remain in place, requiring a variance of 16' to the required 30' waterbody yard setback.

**IV. OTHER BUSINESS**

**V. ADJOURNMENT**

**MINUTES**  
**BOARD OF ADJUSTMENT**

**June 4, 2014**

**7:00 p.m.**

**Commission Chambers**  
22 South Beach Street  
Ormond Beach, Florida

**I. ROLL CALL**

Members Present

Dennis McNamara  
Tony Perricelli  
Ryck Hundredmark  
Jean Jenner  
Norman Lane

Staff Present

Lauren Kornel, Senior Planner  
Ann-Margret Emery, Deputy City Attorney  
Melanie Nagel, Minutes Technician

**II. APPROVAL OF THE MINUTES**

**A. April 2, 2014 Minutes**

**Mr. Jenner moved to approve the April 2, 2014 Minutes as submitted. Mr. Hundredmark seconded the motion. Vote was called: Mr. Perricelli for; Mr. Hundredmark for; Mr. Jenner for; Mr. Lane abstained; Mr. McNamara for. The motion carried.**

**III. NEW BUSINESS**

**A. Case No. 14-084: 707 S. Atlantic Avenue, front and side yard setback variances**

Ms. Kornel, Senior Planner, City of Ormond Beach stated this is an application for front and side yard variances at 707 S. Atlantic Avenue. The variances are related to the construction of already built second floor wood balconies. This case is based on a Stop Work Order that the Building Department issued on January 28, 2014. The Stop Work Order was issued for completing unpermitted work including mechanical, electrical, structural windows and doors. The applicant is requesting to allow four wooden balconies to remain in place allowing ocean views to guests. Ms. Kornel explained the location, orientation, and characteristics of the subject property and presented the staff report.

The Driftwood Beach Motel, located directly adjacent to this property on the north side, has provided written notice that they support the application. The Coral Beach Lodge has provided written notice, without reason, that they object to the application. Ms. Kornel contacted the owner of the Coral Beach Lodge to ascertain what issues they might have. The owner stated that he didn't care for the way the balconies looked. Ms. Kornel stated staff is recommending approval.

Mr. Perricelli asked what size are the balconies. Ms. Kinsey Polychrones, with Polychrones Design Company, stated that she has been retained by Mr. Alex Barbara, owner of the Makai Lodge, after he received the Stop Work Order. Mr. Barbara stated this was a situation where they jumped the gun, and he apologized for that. He has had a lot of work done to the property, most of which was done with permits, such as the pool, roofing, and electrical work. Mr. Barbara stated that the decks were 12' x 16'. Ms. Polychrones stated they were closer to 8' or 9' by 16'. Mr. Perricelli asked if there was a different rule for something built in the air versus something on the ground. Ms. Kornel stated that she was not aware of anything.

Mr. Lane asked if the balconies, as constructed, would meet the code. Ms. Polychrones stated that there is additional work to be done, and they will make sure foundations are big enough, and structurally the balconies are supported properly. Ms. Kornel stated if the variances are granted, everything will be inspected.

Mr. Hundredmark asked Mr. Barbara if this was the second time he had done work without a permit. Mr. Barbara stated that he had purchased the facility in January of 2011, and there were a lot of doors that were sticking, and race week was coming up that February. In order to get the problem rectified quickly, they replaced a lot of the doors on the property, and he did not think about getting permits; he just wanted to get the job done in time for race week.

Mr. Hundredmark then asked if the doors leading out to the balconies in question were already there. Mr. Barbara stated no, that the large windows were in a pretty rough way, so they took them out and replaced them with new hurricane-proof windows and doors. Mr. Hundredmark asked if that work was also done without a permit. Mr. Barbara stated yes, that was correct, and was an oversight.

Mr. Hundredmark asked if the contractor was a licensed contractor. Mr. Barbara stated that he uses his own maintenance personnel to do the work. Mr. Hundredmark then asked if the end balcony, once constructed, would hang out over the property line fence. Mr. Barbara explained that the end balcony was a different design, which would be angled and would not hang over the fence.

Mr. McNamara asked who designed the balconies. Mr. Barbara explained that his maintenance workers used to be general contractors, and they designed the balconies. Mr. McNamara stated that when he visited the property he noticed red iron was holding down the columns. Mr. Barbara stated that everything was supposed to be stainless steel, due to the corrosion. Mr. McNamara stated that he didn't see any stainless, but it appeared to be galvanized.

Mr. McNamara asked how the doors got on that side of the building. Mr. Barbara explained that the rooms had long, old windows, which they removed and replaced with a hurricane-proof window and door in each room.

Mr. McNamara asked Ms. Emery if they had to do two separate votes, since there were two separate issues. Ms. Emery replied the two variances should be done separately.

Mr. Lane stated that the entire Board has questions about the permitting or lack thereof, and the construction, but that is a separate issue that the city has to deal with. What the Board is here for are the variances.

Mr. Jenner questioned how someone can get a permit for the doors and windows, but not for the balconies. Mr. McNamara stated that they didn't get permits for any of the work.

Mr. Perricelli stated that he is glad Mr. Barbara is fixing the place up. It is an old hotel and does take a lot of work. But Mr. Perricelli wishes Mr. Barbara weren't here after the fact, which is the problem.

Mr. McNamara questioned if the variance is not granted, would the doors have to be removed on the rooms with no balconies. Ms. Kornel stated that the doors would have to be removed, because you couldn't have doors leading out to nowhere. That would not be allowed under the Building Codes. Ms. Kornel stated that if the owners had come for the variances before the work was done, it's likely that staff would have recommended approval for the variances.

Mr. Hundredmark stated it was confusing that the board is not involved in the building department issues, yet they will approve whether the decks stay or come down. Had anyone checked when they took the windows out, if the doors were put in correctly with headers over them, and were they sealed. Ms. Kornel stated that this group is not approving the construction, but are only approving the variances. The Building Department will be responsible for the inspections, and the building code questions cannot be answered at this time because nothing has been inspected. A Stop Work Order was placed, and no further action has commenced.

Ms. Kornel stated if the variances are approved, and the balconies are allowed to stay, everything will be inspected for proper headers, insulation, electrical, and anything else involved. Mr. Lane stated that the Board could approve the variances, but then the Building Department could say no to them doing the construction. Ms. Kornel stated that is correct. Ms. Kornel also stated that the applicant wants to bring everything up to code, get the required permits, and correct the wrong that was done.

**Following discussion, Mr. Lane moved to approve the variance for the front yard setback, as submitted. Mr. Jenner seconded the motion. Vote was called: Mr. Lane for; Mr. Perricelli for; Mr. Hundredmark against; Mr. Jenner for; Mr. McNamara for. The motion carried.**

**Next Mr. Lane moved to approve the variance for the side yard setback, as submitted. Mr. Jenner seconded the motion. Vote was called: Mr. Jenner for; Mr. Lane for; Mr. Perricelli for; Mr. Hundredmark against; Mr. McNamara for. The motion carried.**

## V. OTHER BUSINESS

Ms. Kornel stated that there would be at least one item for the agenda next month, possibly a couple of other items. Staff would like to change the meeting from July 2 to July 9, 2014. Board members were in agreement with this, and there are alternate board members if someone can't make it.

## VI. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

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S. Laureen Kornel, AICP, Senior Planner

ATTEST:

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Dennis McNamara, Chair

*Minutes prepared by Melanie Nagel.*

Pursuant to section 286-0105, Florida Statutes, if any person decides to appeal any decision made by the board of adjustment with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

Persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance and who wish to attend city commission meetings or any other board of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** June 25, 2014

**SUBJECT:** 11 Kingsbridge Crossing Drive

**APPLICANT:** Elizabeth Alosia, property owner

**FILE NUMBER:** V2014-091

**PROJECT PLANNER:** Steven Spraker, AICP, Senior Planner

### **INTRODUCTION:**

This is a request from Elizabeth Alosia, property owner, for a waterfront variance to allow a constructed enclosed hard roof screen porch remain in place within the required waterbody setback. The property at 11 Kingsbridge Crossing Drive is zoned R-3 (Single-Family Medium Density). Section 2-15(B)(9)(e) of the Land Development Code requires a 30' waterbody setback. The applicant has constructed an enclosed hard roof screen porch without a building permit within the waterbody setback. The applicant is requesting a waterbody setback of 14' to allow the enclosed hard roof screen porch to remain in place, requiring a variance of 16' to the required 30' waterbody yard setback.

### **BACKGROUND:**

The property is designated as "Low Density Residential" on the City's Future Land Use Map (FLUM) and is zoned R-3 (Single Family Medium Density) on the City's Official Zoning Map. The property is part of the Kings Crossings, Phase 1A subdivision that was platted in 1995. The structure at 11 Kingsbridge Crossing was constructed in 1998. The surrounding uses, land use, and zoning designations are as follows:

	<b>Current Land Uses</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>
<b>North</b>	Single-Family residences	"Low Density Residential"	R-3 (Single Family Medium Density)
<b>South</b>	Single-Family residences	"Low Density Residential"	R-3 (Single Family Medium Density)
<b>East</b>	Subdivision stormwater retention	"Open Space/Conservation"	R-3 (Single Family Medium Density)
<b>West</b>	Single-Family residences	"Medium Density Residential"	R-4 (Single Family Cluster and Townhouse)

**Site aerial:**



In April of 2014, the City’s Neighborhood Improvements Department received a telephone call stating that an addition was being constructed at 11 Kingsbridge Crossing without a permit. On April 24, 2014 a Neighborhood Improvements officer issued a notice of violation for the construction of a screen room with no permits. The contractor, Kesselring Construction, and the homeowner attempted to obtain a building permit for the work preformed. However, the improvements constructed are within the required waterbody setbacks and City staff was unable to permit the improvement. The City’s Chief Building Official is filing a complaint with the state regarding the work performed by Kesselring Construction. The homeowner is elderly and believed that all permits had been secured.

The work to date on the hard roof screen room is shown below:



Hard roof screen porch addition.



Other screen roof porches and pool enclosures near the subject property.

## **ANALYSIS:**

The property at 11 Kingsbridge Crossing Drive is zoned R-3 (Single-Family Medium Density). Section 2-15(B)(9)(e) of the Land Development Code requires a 30' waterbody setback. The applicant has constructed an enclosed hard roof screen porch without a building permit within the waterbody setback. The applicant is requesting a waterbody setback of 14' to allow the enclosed hard roof screen porch to remain in place, requiring a variance of 16' to the required 30' waterbody yard setback.

The following are key sections of the Land Development Code that are required to analyze the request for the subject property.

1. The property has a waterfront rear yard. Section 2-15(B)(9)(e) of the Land Development Code requires a 30' setback.
2. Section 2-50(a)(8) of the Land Development Code states, "Unless otherwise expressly permitted in this section, any structure with a hard roof is required to meet the principal building setbacks for the respective zoning district."
3. Section 2-50(x)(1)(c)(3), Pools, of the Land Development Code states, "On waterfront lots (excluding oceanfront), pools and screen enclosures shall be set back ten feet (10') from the rear lot line except that where the rear yard requirement is greater than thirty feet (30), one (1) additional foot of setback for each two (2) feet of required rear yard in excess of thirty feet (30') is required. There shall be a minimum of fifteen feet (15') from edge of deck to normal water line.
4. Section 2-50(aa), Screen porches, of the Land Development Code states, "In all residential districts, screen enclosures (e.g., entirely enclosed with screening) may be located to within ten feet (10') of the rear lot line; provided, however, side yard setbacks for screen enclosures shall be the same as for the principal building and provided further that no screen enclosure shall be permitted to encroach into any easement, dedicated space or right-of-way, or into any required waterfront or oceanfront yard or other shoreline setback provided under chapter 3, article II of this Code. Screen pool enclosures shall be located no closer than five feet (5') from the rear property line of a single-family residence in situations where the rear yard abuts a dedicated open space in private ownership, a conservation easement held in private ownership or common area owned by a homeowners' association measuring a distance of a least ten feet (10') from the closest point to the rear property line."

There are several issues associated with this variance, which include:

1. Unpermitted work from a contractor in which the waterbody setbacks cannot be met.

As stated previously, City staff has filed a complaint to the state regarding the actions of Kesselring Construction. The homeowner entered into a contract with Kesselring Construction and it does not appear that they were aware that no

permits were obtained. The homeowner did obtain Homeowner Association approval for the improvement.

2. Allowing a conforming structure to become non-conforming with a variance.

Planning staff has historically recommended against improvements that take a conforming structure and make it non-conforming. In some cases, the Board of Adjustment and Appeals have approved variances after reviewing the variance criteria, impacts to surrounding properties, and abutting property owner input.

3. How the Land Development Code regulates screen room enclosures with a hard roof versus a screen roof.

The Land Development Code regulates screen roofs differently than structures with a hard roof. The property owner has argued that the overall impact of the structure is not changed whether it has a hard or screen room. The property owner has also stated that the hard roof screen enclosure is setback the furthest of any screen room on the retention area.

4. The purpose of a waterbody setback and the intent to allow all property owners view corridors to the water front.

The property owner has stated and staff concurs that the structure will not impede any view corridors along the stormwater retention area.

The subject property currently has a range of setbacks from the top of bank for the stormwater retention area, ranging from 28' to 35'. The hard roof screen enclosure was located on an existing concrete patio slab at the rear of the property. The hard roof screen roof structure would require a 16' waterfront setback to be located 14' from the top of bank of the stormwater retention area. If the improvement were a pool screen enclosure or a screen roof structure, the application would be a staff approval and no variance would be required. The homeowner has indicated that a screen roof would diminish the ability to utilize the room. Both the homeowner and spouse are elderly and cannot be exposed to direct sunlight based upon health related conditions.

**CONCLUSION:**

Chapter 1, Article II, Section 1-16.D.2, of the Land Development Code states, "The Board of Adjustment and Appeals shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved and are not the result of the actions of the applicant. If the basis for the request is the unique quality of the site, the Board shall make the following required findings based on the granting of the variance for that site alone. If, however, the condition is common to numerous sites so that requests for similar variances are likely to be received, the Board shall base its findings on the cumulative effect of granting the variance to all who may apply."

Potential Alternatives, Waterfront Setback Encroachment:

1. Grant the applicant's request for a 16' variance for the hard roof screen porch with a resulting 14' setback from the required 30' waterfront yard setback.
2. Deny the request and that the screen room either be removed or converted to a screen roof room.

The Board must consider the following criteria established in Chapter 1, Article II, Section 1-16.D.4, of the Land Development Code for the variance application:

1. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

Argument for the variance: The subject property is unique, based on the fact that it abuts a large common area/stormwater retention area for the Kings Crossings subdivision. The existing lot and structures are conforming. The Land Development Code identifies setbacks principal and accessory structures. The footprint of the existing structure is the condition that limits the size of the screen room and has lead to the variance application.

Argument against the variance: The existing lot and structure are conforming to the requirements of the Land Development Code. The proposed application and hard roof of the screen room would cause a conforming structure to becoming non-conforming.

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

Argument for the variance: The special conditions and circumstances are not the actions of the applicant. The applicant did not plat the lot or the square footage of the building.

Argument against the variance: The project contractor did not obtain building permits which has led to the property owner, Planning staff, and the Board of Adjustment and Appeals being placed in an awkward situation.

3. **Literal interpretation of the provisions of these zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant.**

Argument for the variance: The application seeks to allow a hard roof screen porch rather than a screen roof. Literal application of the waterfront building setback would create a hardship on the applicant and deprive them from a reasonable use of the property. The property owner has stated that a hard roof structure is needed based on health issues of residents of the property.

Argument against the variance: A screen roof porch room is permitted under the Land Development without the need for a variance and would be a reasonable use of the property.

4. **No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

Argument for the variance: Based on the location of the existing building, there are no other alternatives for a hard roof screen porch. The property owner has stated that hard roof structure would not have a negative visual or aesthetic impact on surrounding property, versus a screen roof structure.

Argument against the variance: There is no alternative for a hard roof structure based on the existing building. The project could convert to a screen roof and meet the required setback.

5. **The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship.**

Argument for the variance: The variance is not sought solely to reduce the cost of the construction of the project.

Argument against the variance: None. The variance is not sought to reduce the construction cost of the project.

6. **The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.**

Argument for the variance: The request will not increase congestion, fire danger or public hazards.

Argument against the variance: None. The variance will not create any hazards to the public.

7. **The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.**

Argument for the variance: The Kings Crossings subdivision and the subject property are well kept and maintained properties. The requested variance would not have a negative impact on any surrounding properties. North of the subject property is the entrance of the subdivision. To the east of the property is the HOA stormwater retention area. Both the HOA and the abutting neighbor have indicated no objection to the application. The applicant and staff concurs that the improvement will not diminish property values or impact sight visibility in the area.

Argument against the variance: The variance will not diminish property values or negatively impact adjoining properties. The concern of the application is if other properties with waterfront frontage seek to allow the same setback of a screen roof for a hard roof room.

8. **Granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings, or structures in the same zoning district.**

Argument for the variance: The purpose of the variance process is to confer rights that are denied to a particular applicant because of a special condition or unique circumstance for their property.

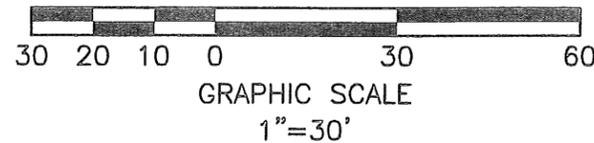
Argument against the variance: The Land Development Code sets regulations for structures to ensure surrounding property and the neighborhood as a whole is not negatively impacted. The project has the ability to construct a screen roof room as permitted by the Land Development Code.

**RECOMMENDATION:**

Staff acknowledges there would be minimal impact of the hard roof screen room because the property abuts a large common and retention area for the King Crossings subdivision. Staff also acknowledges that the abutting property owners are in support of the application and the structure does not impact the view sheds of abutting properties. Staff is concerned about allowing conforming structures to become nonconforming where no lot irregularities exist. Staff recommends that the Board of Adjustment and Appeals **DENY** the variance request of a 16' variance to the required 30' waterbody setback, with a final setback of 14', in order to construct a hard roof screen room. Staff's recommendation concludes that the application fails to meet criteria 1 (special condition), criteria 2 (variance caused by the applicant), and criteria 4 (no practical alternative).

# Exhibit A

## Variance Exhibit



CA = 04°48'46"  
 R = 870.00'  
 CB = S 84°17'47" E  
 Ch = 73.05'  
 L = 73.08'

50' PUBLIC ROAD  
 CROSSING DRIVE

**LEGAL DESCRIPTION:**

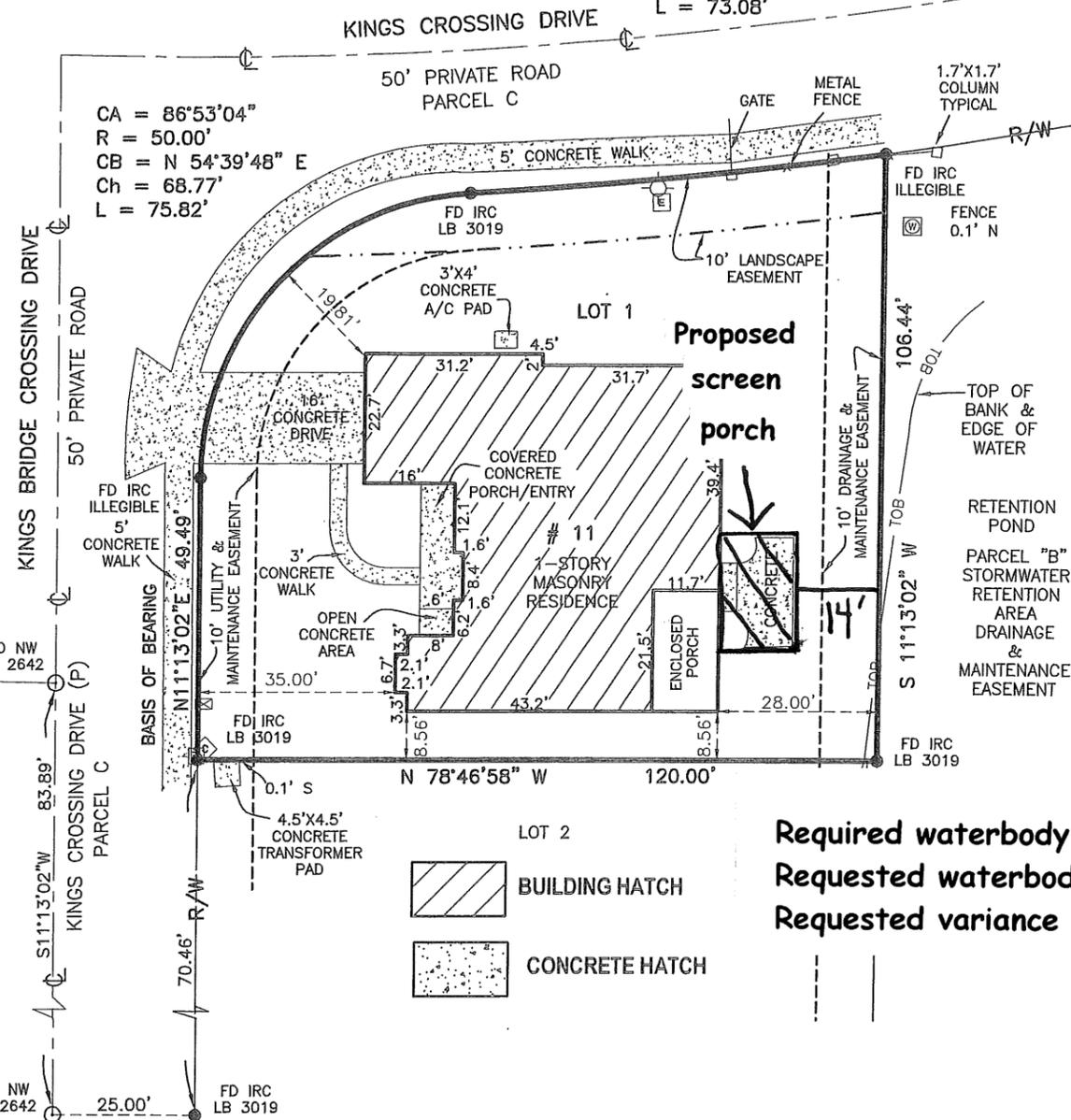
LOT 1, KINGS CROSSING - PHASE 1A, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 45, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

**GENERAL NOTES AND SURVEY REPORT:**

1. BEARING STRUCTURE ASSUMED (N 11°13'02" E) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KINGSBRIDGE CROSSING DRIVE ( KINGS CROSSING DR PER PLAT - PARCEL C) (A 50' PRIVATE ROAD), KINGS CROSSING - PHASE 1A SUBDIVISION, RECORDED IN MAP BOOK 45, PAGES 61 & 62, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT PER OFFICIAL RECORD BOOK 4860, PAGE 0264, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
3. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.
4. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF ORMOND BEACH, FLORIDA PANEL 125136, MAP NUMBER 12127C0214 H, DATED: FEBRUARY 19, 2003. THE PROPERTY APPEARS TO BE FLOOD ZONE "A" THE BASE 100 YEAR FLOOD ELEVATION IS NOT POSTED.
5. ACCURACY STATEMENT: THE EXPECTED ACCURACY OF THE BOUNDARY OF THE SUBJECT PROPERTY IS. Suburban: Linear: 1 foot in 7,500 feet
6. MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, PAL-2 LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
7. DATA SOURCES: NONE
8. CORNERS FOUND AND NOT FOUND AS SHOWN ON THIS SURVEY ARE REFERENCED TO THE FOLLOWING HELPER SURVEYS AND ORIGINAL PLAT / PLATS.  
 A.) KINGS CROSSING - PHASE 1A SUBDIVISION, RECORDED IN MAP BOOK 45, PAGES 61 & 62, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
9. TITLE INFORMATION PROVIDED: NONE
10. LIMITATIONS:  
 A.) WHEN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP ARE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES RULE 5J-17.052(2)(d)(4)  
 B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.  
 C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.051(3)(b)(6)  
 D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM.  
 E.) UNDERGROUND FEATURES AND / OR UTILITIES HAVE NOT BEEN LOCATED (UNLESS OTHERWISE NOTED).

**ABBREVIATIONS / LEGEND:**

- A/C AIR CONDITIONER
- CM CONCRETE MONUMENT
- FD FOUND
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M FLOOD INSURANCE RATE MAP
- FL FLORIDA
- ID IDENTIFICATION
- IR IRON ROD
- IRC IRON ROD & CAP
- IP IRON PIPE
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED
- NO NUMBER
- N/W NAIL AND WASHER
- (P) PLAT
- R/W RIGHT-OF-WAY
- WO# WORK ORDER NUMBER
- (D) DESCRIPTION
- (R) RECORD
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- P.A. PROFESSIONAL ASSOCIATION
- N/A NOT APPLICABLE AND/OR
- NOTED)
- NOTED)
- CABLE TELEVISION BOX
- TELEPHONE BOX
- WELL



Required waterbody setback = 30'  
 Requested waterbody setback = 14'  
 Requested variance = 16'

PREPARED FOR THE EXCLUSIVE USE OF:  
 WILLIAM E. & ELIZABETH F. ALOISA

WORK ORDER No.  
 140206

FIELD BOOK / PAGE

5 / 36

SCALE:  
 1" = 30'

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30 FEET OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.

THE FOREGOING PLAT IS CERTIFIED TO MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*William S Hart* 02/10/2014

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILLIAM S HART

TYPE OF SURVEY:  
 BOUNDARY  
 MAP SUBJECT:  
 11 KINGS BRIDGE CROSSING  
 ADDRESS:  
 11 KINGS BRIDGE CROSSING DR  
 ORMOND BEACH, FL. 32174

SURVEY MAP  
 or  
 SURVEY REPORT

FILE:  
 K-23-00-01

**LUPHAM**  
 CIVIL ENGINEERING SURVEYING-LANDSCAPE ARCHITECTURE  
 265 Kenilworth Avenue Ormond Beach • Florida 32174  
 Voice: 386.672.9515 Fax: 386.673.6554 • uphaminc.com  
 LB # 0003612 LC # 0000357

OFFICE WORK BY: AM  
 DATE: 02/06/2014  
 FIELD WORK BY: AM  
 DATE: 02/05/2014

# Exhibit B

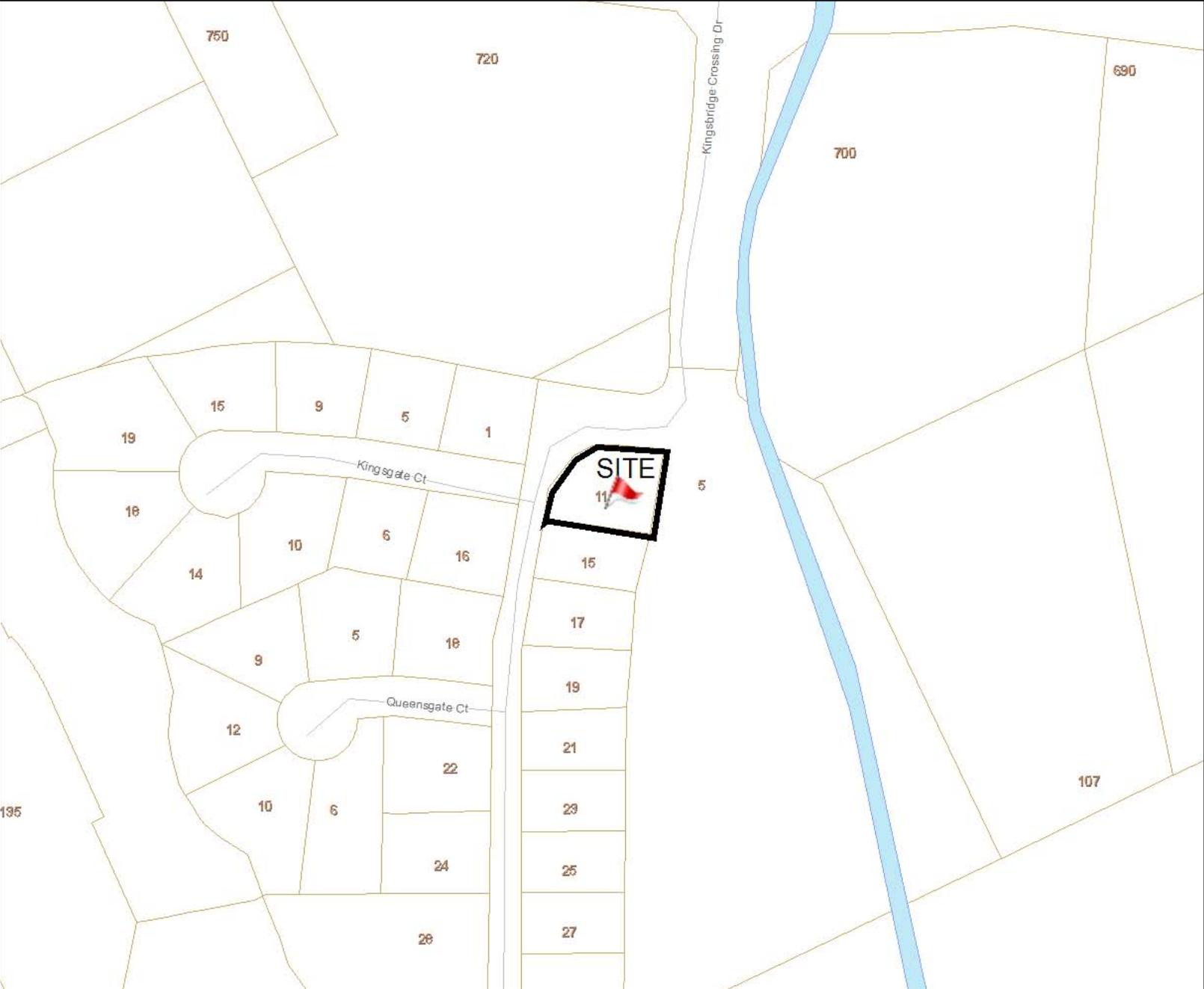
Maps and pictures

# 11 Kingsbridge Crossing Drive



- Golf Courses
- Address Points
- Traffic Signals
- Airport and Railroad
- AIRPORT
- RAILROAD
- City Streets
- DIRT
- MAJOR
- PAVED
- Water Features
- Property Lines

178 ft



GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance of the data is with the end user. In no event will the City, its staff or it's representatives be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the City has been advised of the possibility of such damages.



# Aerial view of 11 Kingsbridge Crossing Road



Source: Bing maps

# Aerial view of 11 Kingsbridge Crossing Road

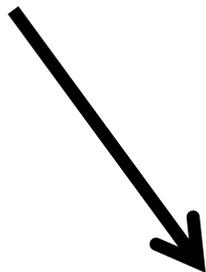


Source: Bing maps

# 11 Kingsbridge Crossing Road



**Screen room with hard roof**



**Screen enclosures (no hard roof)**



# Screen room with hard roof





# Exhibit C

## Variance Application



**CITY OF ORMOND BEACH**

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

14-91

v3.2013

REC'D MAY 28 2014

**VARIANCE - APPLICATION**

For Planning Department Use

Application Number

Date Submitted

**APPLICATION TYPE AND FEES**

	Application	Advertising Deposit for Advisory Board	Advertising Deposit for Commission	Total*
<input type="checkbox"/> Residential or Commercial	350	350	N/A	700
<input type="checkbox"/> After the Fact Residential or Commercial	700	350	N/A	1050

\*The total is calculated as the Application plus approximate Advisory Board and Commission Public Notification Fees. Depending on the actual costs, Staff shall refund any remaining balance or require additional payment.

**APPLICANT INFORMATION**

This application is being submitted by  Property Owner  Agent, on behalf of Property Owner\*\*

Name

Full Address

Telephone  Email

\* If this application is being submitted by a person other than the property owner, please provide the following Property Owner Information as well as a notarized letter designating you as agent.

**PROPERTY OWNER INFORMATION\*\*\***

Name

Full Address

Telephone  Email

\*\*\*If the property owner does not reside on the property for which the application refers, please provide the following Property Details.

**PROPERTY DETAILS**

Full Address

Parcel ID Number

Legal Description

**REQUEST**

For the Board of Adjustment and Appeals to grant a variance, there must be special conditions or circumstances existing which are peculiar to a particular piece of land, structure or building. The variance should not request special privilege denied to other lands, buildings or structures, and must prove deprivation of rights commonly enjoyed by other property owners in the subject property area that results in an unnecessary hardship. The request should be the minimum possible to make reasonable use of the land and, if granted, should not be injurious to the area or materially diminish the value of the surrounding properties, alter the essential characteristics of the neighborhood or otherwise be detrimental to the public welfare or create a public nuisance. A purely financial hardship does not, except under extreme circumstances, constitute sufficient grounds for hardship.

Request:

I REQUEST THAT WE ADD A THIRTEEN FOOT SCREEN ROOM TO MY EXISTING HOME.

**ABUTTING PROPERTY OWNERS**

Please provide abutting property owner signatures or provide letters indicating position toward the request.

Signature	Street Address	For	Against
<i>Nancy Kusey</i>	<i>15 King Bridge Crossing Dr</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

**CRITERIA: CONFORMING**

Section 1-16.D.3 of the Land Development Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 8 criteria. Additional pages, photographs, surveys, plot plans or other materials may be attached as exhibits.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

NONE

2. The special conditions and circumstances do not result from the actions of the applicant:

WE WOULD LIKE TO ADD A THIRTEEN FOOT SCREEN ROOM, WITH A INSULATED ALUMINUM ROOF. THIS PROJECT AFFECTS THE SETBACK REQUIREMENTS TO THE REAR OF MY PROPERTY

3. Literal interpretation of the provisions of these zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant:

OUR EXISTING CONCRETE PAD IS THIRTEEN FEET AND GIVES US PLENTY OF ROOM TO ENJOY, BUT THE WEATHER (SUN, RAIN, WIND) DOES NOT ALLOW US MUCH ENJOYMENT TO THE PATIO AREA. THE RAIN ALSO SPLASHES UP FROM THE CONCRETE AND IS CAUSING DAMAGE TO OUR HOME, LEAKS ETC... THE SUN IS DETERIORATING THE WINDOWS AND DOORS ADJACENT TO THE CONCRETE PAD.

4. No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure:

OUR HOUSE SITS ON A CORNER LOT NEXT TO GATED ENTRY WAY. THE REAR OF THE PROPERTY FACES A STATIC BODY OF WATER AND IS THE ONLY AREA ON MY PROPERTY TO HAVE A SCREEN ROOM.

5. The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship:

N/A

6. The proposed variance will not substantially increase congestion on surrounding streets, or the danger of fire or other hazard to the public:

THIS SCREEN ROOM WILL BE CONSTRUCTED TO THE EXISTING SIZE OF OUR CONCRETE SLAB, AND WILL NOT ENCROACH, OR BLOCK THE VIEW OF NEIGHBORING HOUSES.

7. The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site:

THIS PROJECT WILL ADD AN INCREASED VALUE TO THE SURROUNDING AREA AND COMPLY TO THE UNIFORMITY OF OTHER HOMES ADJACENT TO THE POND.

8. Granting this variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district:

*WE WILL HAVE THE SAME OPPORTUNITY THAT MY ABUTTING NEIGHBOR HAS. THEY HAVE A SCREEN ROOM THAT EXTENDS FURTHER OUT TOWARDS THE REAR OF PROPERTY LINE. OUR PROPOSED SCREEN ROOM ONLY EXTENDS OUT TO EXISTING MEASUREMENTS OF CONCRETE PDS.*

**CRITERIA: NONCONFORMING**

Section 1-16.D.4 of the Land Development Code establishes separate criteria for the expansion of an existing nonconforming structure or portion of that structure. The Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 6 criteria. Additional pages, photographs, surveys, plot plans or any other materials may be attached as exhibits.

1. The property where the structure is located meets the minimum lot area standard for the zoning district, as specified in Chapter 2, Article II:

[Empty box for response to criterion 1]

2. There are no other ways of altering the structure that will not result in increasing the nonconforming cubic content of the structure:

[Empty box for response to criterion 2]

3. The proposed expansion will be consistent with the use of the structure and surrounding structures, given the use is permitted by right, conditional use or special exception in the zoning district within which the structure is located:

[Empty box for response to criterion 3]

4. The proposed expansion effectively "squares-off" an existing building, or does not extend beyond the furthest point of an adjacent building on the site:

[Empty box for answer to question 4]

5. The proposed expansion is in scale with adjacent buildings:

[Empty box for answer to question 5]

6. The proposed expansion will not impact adjacent properties by limiting views or increasing light and/or noise:

[Empty box for answer to question 6]

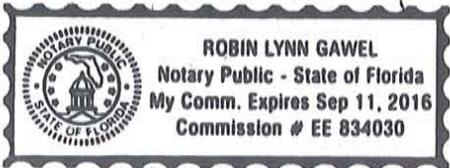
**CERTIFICATION**

By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice on my property and to take pictures pertaining to my request. I am aware of the required pre-application meeting and am aware that if all the submittal requirements are not provided, my application will be continued to the next regularly scheduled hearing.

Signature: *Elizabeth Aloisa*

STATE OF FLORIDA  
COUNTY OF Vernon

The foregoing instrument was acknowledged before me this 28 day of May 2014 by Elizabeth F Aloisa  
as owner (title\*) for property (name of corporation\*), who  provided  
FDL A420-226-30-704-D as identification, or  who is personally known to me.



*Robin Lynn Gawel*  
Notary Public, State of Florida  
My Commission Expires: 9/11/2016

\* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

Kings Crossing HOA

Architectural Review Committee  
Application for "project permit"

Date Submitted: \_\_\_\_\_

Name: Elizabeth Aloisa Address: 11 Kingsbridge Crossing Dr,

Telephone: 386-615-9243 E-mail: None

**Project Description** ( scope, materials, colors, name of contractor, etc) Use space below or include separate pages.

This can be a narrative but please include drawings, material manufacturers specifications, landscaping plan, elevations, etc, if it helps clarify the project.

WE ARE BUILDING A SCREEN ROOM ON MY EXISTING CONCRETE PAD. THE MATERIALS ARE "WHITE" ALUMINUM TO MATCH TRIM ON THE HOUSE.

**NOTE:** ARC approval does not include permits required by appropriate municipality.

Approved	Not Approved	Signature
YES		<i>Keith J. Miller</i>
YES		<i>Tom Cowley</i>
YES		

Remarks:

Board of Director signature \_\_\_\_\_ Date \_\_\_\_\_

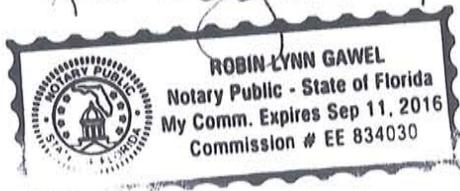
I hereby authorize Kevin Kesselring to represent me for the variances at 11 Kingsbridge Crossings Road.

*Elizabeth Ross*

*5-28-2014*

DATE

*Robin Lynn Gawel* 5/28/2014



11 Kings Bridge Crossing  
Ormond Beach, FL

This structure only has been designed in accordance with the requirements of the 2010 Florida Building Code - Residential, Chapter 3, Section R301.2.1.1. The following wind load requirements, in accordance with 2010 Florida Building Code - Building, Chapter 16, Structural Design, Section 1609 and ASCE 7-10 were employed in the design of the structure:

Ultimate Design Wind Speed ( $V_{ult}$ ): 130 MPH  
3-Second Gust Wind Speed ( $V_{asd}$ ): 101 MPH  
Risk Category: I  
Wind Exposure Category: B  
Applicable Internal Pressure Coefficient: +/- 0.00  
Design Pressure for Exterior Components & Cladding:

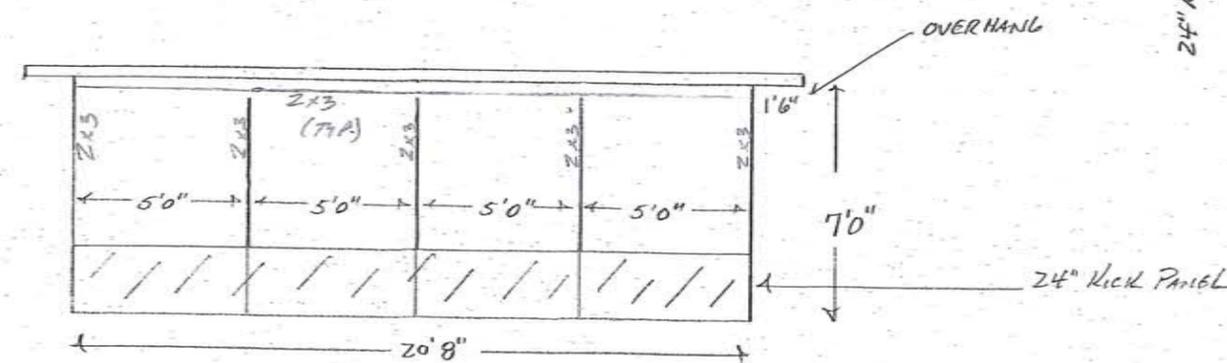
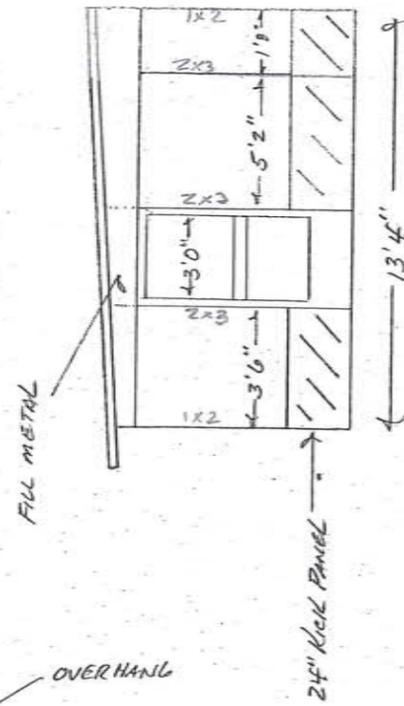
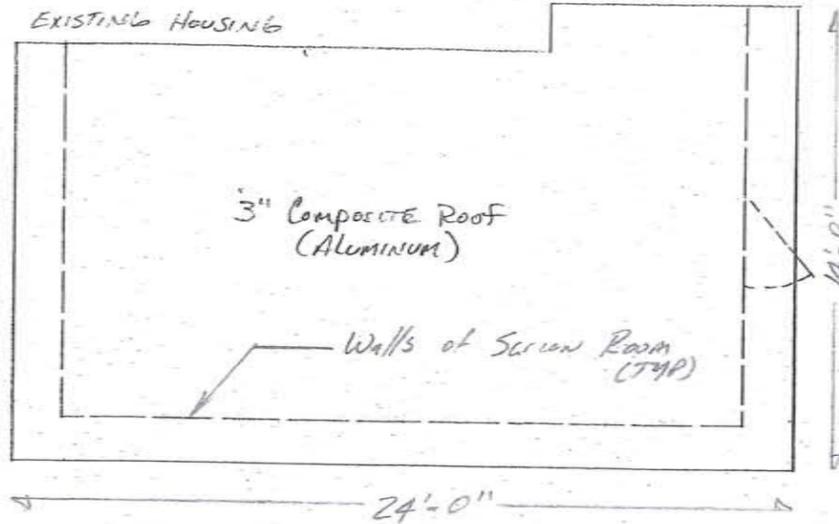
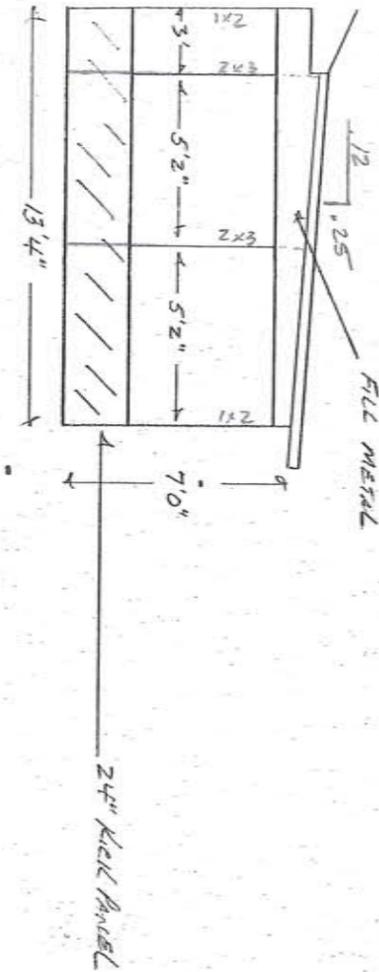
- Walls = 13.8 PSF
- Roof = 12.0 PSF

Davis & Cleaton Engineering, Inc.  
260 Wekiva Springs Road  
Suite # 1060  
Longwood, FL 32779  
FL P.E. License # 35816



5/8/14

# 13'-4" x 20'-8" Screen Room



Material List: 6005A-T61 Alloy	
1" x 2" x 0.044" Open Back	
2" x 2" x 0.044" Tube	
2" x 3" x 0.045" Tube	
3" x 0.024" x 1 Lb. EPS Composite Roof	

NOTE: Door Connection

1. Door to be attached to structure with (3) hinges (min.).
2. Each hinge to be attached to structure with (min.) (4) #10 x 3/4" S.M.S.
3. Each hinge to be attached to door with (min.) (3) #10 x 3/4" S.M.S.
4. Bottom hinge to be mounted between 10" & 20" from the ground.
5. Top hinge to be mounted between 10" & 20" from top of the door.

A Project For:

Site Location:

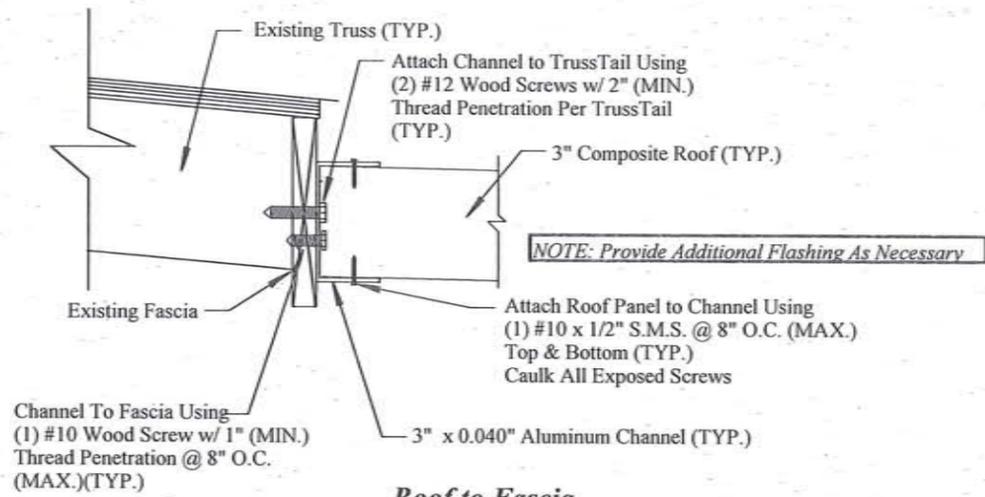
11 Kings Bridge Crossing  
Ormond Beach, FL 32174

Davis & Cleaton Engineering  
260 Wekiva Springs Road  
Longwood, Florida 32779  
PE # 35816 PH. (407) 539-2353  
FAX (407) 539-2334

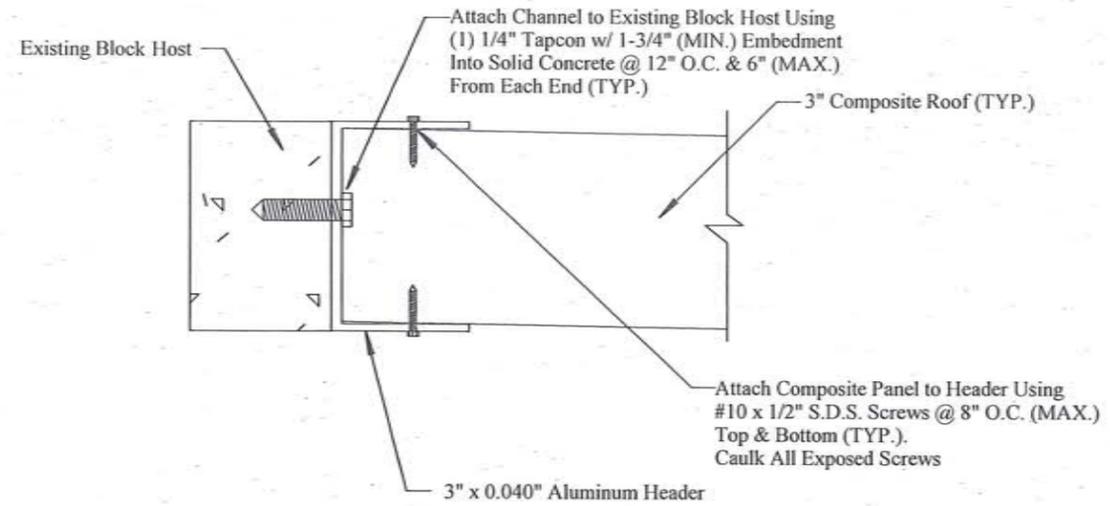
DATE:  
5/8/14

PAGE:

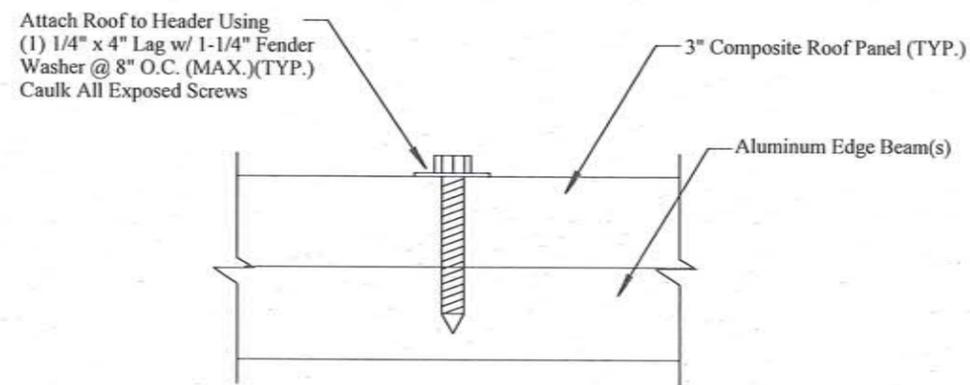
1 of 3



Roof to Fascia



Roof to Concrete Wall



Roof to Edge Beam(s)

A Project For:

11 Kings Bridge Crossing  
Ormond Beach, FL 32174

Site Location:

Davis & Cleaton Engineering  
260 Wekiva Springs Road  
Longwood, Florida 32779  
PE # 55816 PH. (407) 539-2353  
FAX (407) 539-2334

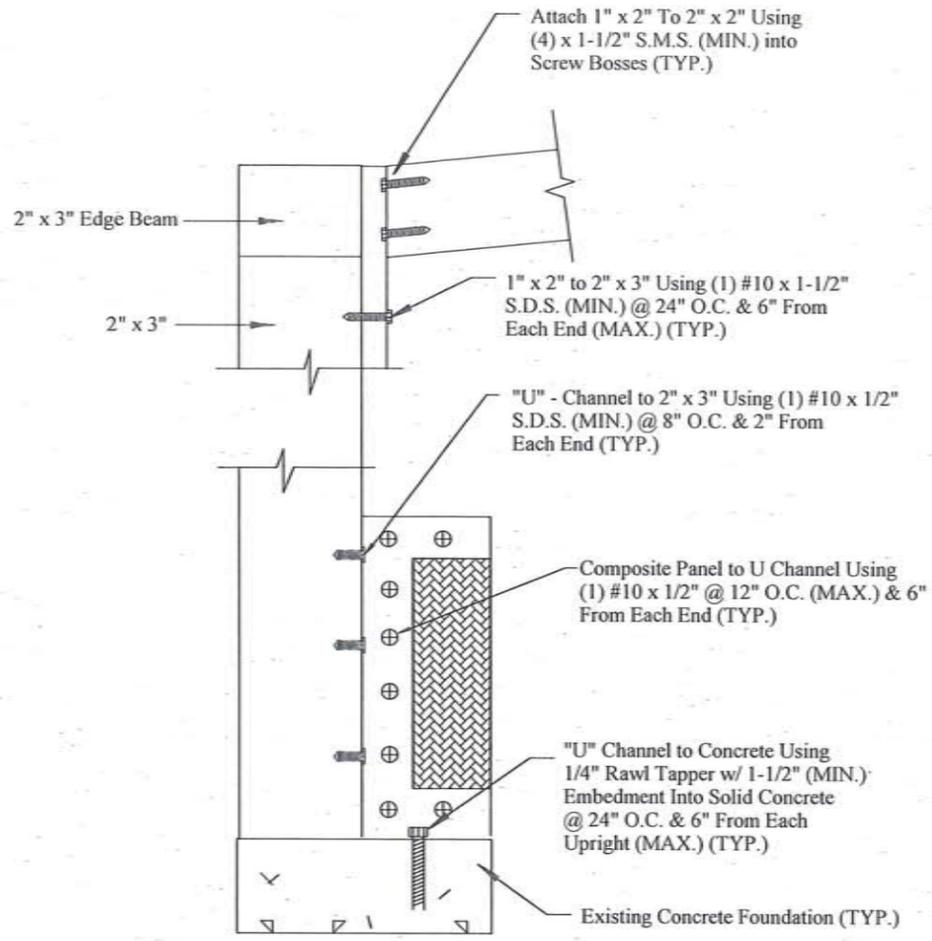
DATE:

5/8/14

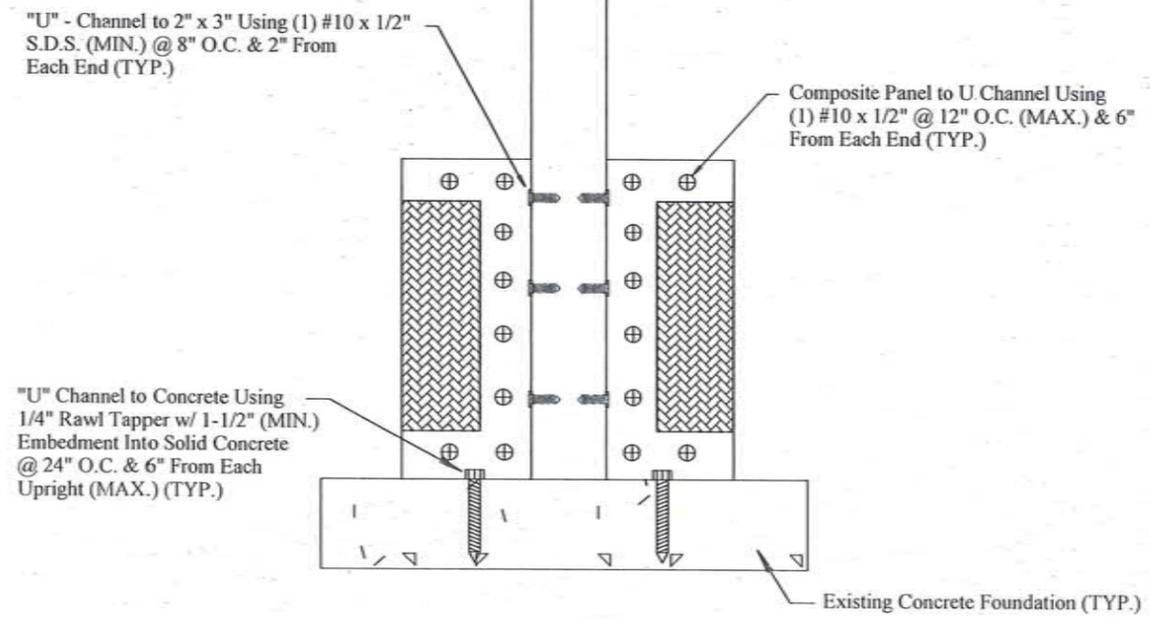
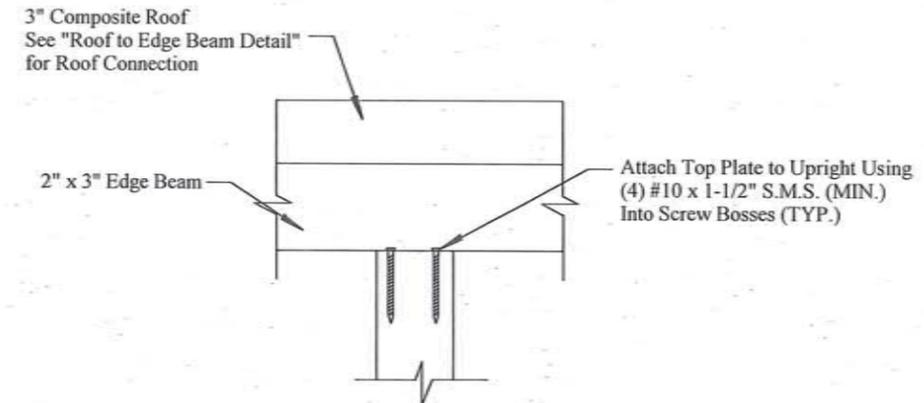
PAGE:

3 of 3

Scale: N.T.S.



**Corner Detail - Screen Room**



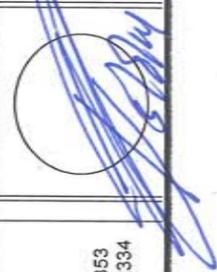
**Upright Detail - Screen Room**

Scale: N.T.S.

A Project For:

11 Kings Bridge Crossing  
Ormond Beach, FL 32174

Site Location:



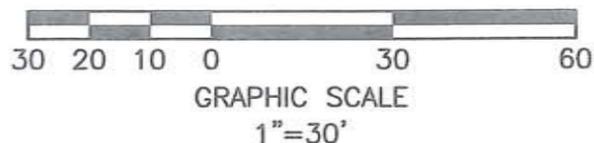
Davis & Cleaton Engineering  
260 Wekiva Springs Road  
Longwood, Florida 32779  
PE # 35816 PH. (407) 539-2353  
FAX (407) 539-2334

DATE:

5/8/14

PAGE:

2 of 3



CA = 04°48'46"  
 R = 870.00'  
 CB = S 84°17'47" E  
 Ch = 73.05'  
 L = 73.08'

50' PUBLIC ROAD  
 CROSSING  
 KINGS  
 DRIVE

**LEGAL DESCRIPTION:**

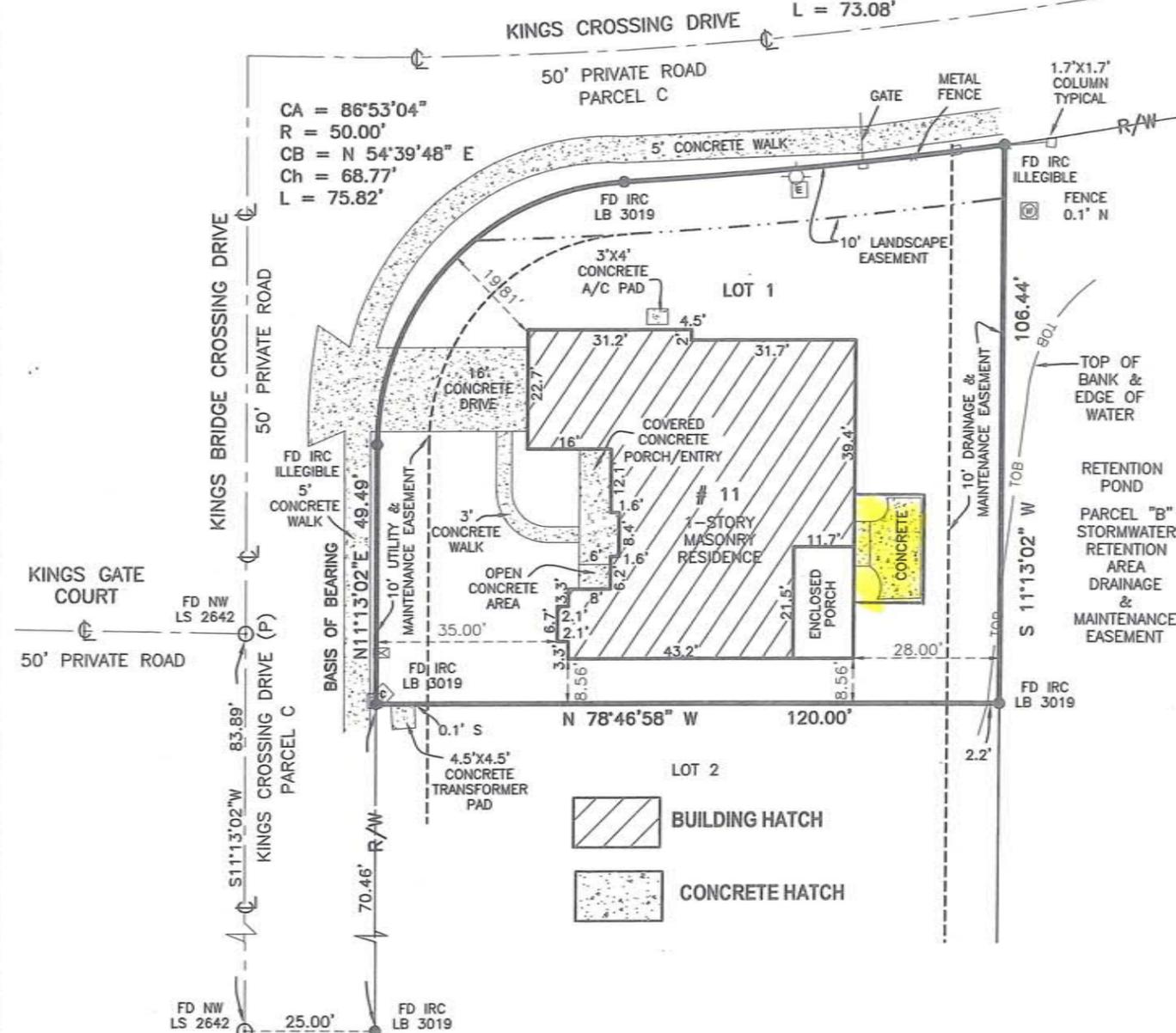
LOT 1, KINGS CROSSING - PHASE 1A, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 45, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

**GENERAL NOTES AND SURVEY REPORT:**

- BEARING STRUCTURE ASSUMED (N 11°13'02" E) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KINGSBRIDGE CROSSING DRIVE ( KINGS CROSSING DR PER PLAT - PARCEL C) (A 50' PRIVATE ROAD), KINGS CROSSING - PHASE 1A SUBDIVISION, RECORDED IN MAP BOOK 45, PAGES 61 & 62, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. FOR ANGLE MEASUREMENT ONLY.
- LEGAL DESCRIPTION PROVIDED BY CLIENT PER OFFICIAL RECORD BOOK 4860, PAGE 0264, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.
- FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF ORMOND BEACH, FLORIDA PANEL 125136, MAP NUMBER 12127C0214 H, DATED: FEBRUARY 19, 2003. THE PROPERTY APPEARS TO BE FLOOD ZONE "A" THE BASE 100 YEAR FLOOD ELEVATION IS NOT POSTED.
- ACCURACY STATEMENT: THE EXPECTED ACCURACY OF THE BOUNDARY OF THE SUBJECT PROPERTY IS:  
 Suburban: Linear: 1 foot in 7,500 feet
- MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS:  
 TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, PAL-2 LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
- DATA SOURCES: NONE
- CORNERS FOUND AND NOT FOUND AS SHOWN ON THIS SURVEY ARE REFERENCED TO THE FOLLOWING HELPER SURVEYS AND ORIGINAL PLAT / PLATS.  
 A.) KINGS CROSSING - PHASE 1A SUBDIVISION, RECORDED IN MAP BOOK 45, PAGES 61 & 62, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TITLE INFORMATION PROVIDED: NONE
- LIMITATIONS:  
 A.) WHEN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP ARE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES RULE 5J-17.052(2)(d)(4)  
 B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.  
 C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.051(3)(b)(6)  
 D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM.  
 E.) UNDERGROUND FEATURES AND / OR UTILITIES HAVE NOT BEEN LOCATED (UNLESS OTHERWISE NOTED).

**ABBREVIATIONS / LEGEND:**

- A/C AIR CONDITIONER
- CM CONCRETE MONUMENT
- FD FOUND
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M FLOOD INSURANCE RATE MAP
- FL FLORIDA
- ID IDENTIFICATION
- IR IRON ROD
- IRC IRON ROD & CAP
- IP IRON PIPE
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED
- NO NUMBER
- NW NAIL AND WASHER
- (P) PLAT
- R/W RIGHT-OF-WAY
- WO# WORK ORDER NUMBER
- (D) DESCRIPTION
- (R) RECORD
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- P.A. PROFESSIONAL ASSOCIATION
- N/A NOT APPLICABLE AND/OR NOT AVAILABLE
- NAIL & WASHER (AS NOTED)
- IRON ROD & CAP (AS NOTED)
- LIGHT POLE
- ⊗ WATER METER
- ⊙ CLEANOUT
- ⊕ ELECTRIC BOX
- ⊖ CABLE TELEVISION BOX
- ⊗ TELEPHONE BOX
- ⊙ WELL



PREPARED FOR THE EXCLUSIVE USE OF:  
 WILLIAM E. & ELIZABETH F. ALOISA

OFFICE WORK BY: AM  
 DATE: 02/06/2014  
 FIELD WORK BY: AM  
 DATE: 02/05/2014

WORK ORDER No.  
 140206

FIELD BOOK / PAGE  
 5 / 36

SCALE:  
 1" = 30'

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30 FEET OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.

THE FOREGOING PLAT IS CERTIFIED TO MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*William S Hart* 02/10/2014

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. WILLIAM S HART

TYPE OF SURVEY:  
 BOUNDARY

MAP SUBJECT:  
 11 KINGS BRIDGE CROSSING

ADDRESS:  
 11 KINGS BRIDGE CROSSING DR  
 ORMOND BEACH, FL. 32174

SURVEY MAP  
 or  
 SURVEY REPORT

FILE:  
 K-23-00-01

**UPHAM**  
 CIVIL ENGINEERING SURVEYING-LANDSCAPE ARCHITECTURE  
 265 Kenilworth Avenue Ormond Beach • Florida 32174  
 Voice: 386.672.9515 Fax: 386.673.6554 • uphaminc.com  
 LB # 0003612 LC # 0000357