

To: Venice Architectural Review Board,

I remodeled my house in 2020. This is what it looked like when I started:



This is what it looks like now:



Because I am in the Historic District, I had to get a variance for my roof and remodel. So my property is now considered “non conforming.” It is not a 1920’s Venetian style home. It is a simple 1950’s ranch.

I am requesting a variance to put a storage shed on the back of my property. This is what the area looks like now:

The shed I am proposing to place on the back of the lot (which will not be seen from Palermo Place) will be a “non conforming” shed. It will not be stucco with a barrel tile roof.

The shed will be a vinyl sided 10’ x 18’ structure and will be painted to match the house, Silverplate SW7649 for the house, Classic French Gray SW0077 for the trim, and Festoon Aqua SW0019. The roof is a dark gray shingle, to match the house. I will put landscaping around the structure.



I will not be setting a precedent, as there are many sheds currently in the historic district. The shed I am proposing will be much more visually appealing than many of the existing structures in the area. I have enclosed photos of a few of them on the Island.

I am requesting a variance for the shed so that I can improve the appearance of my property.

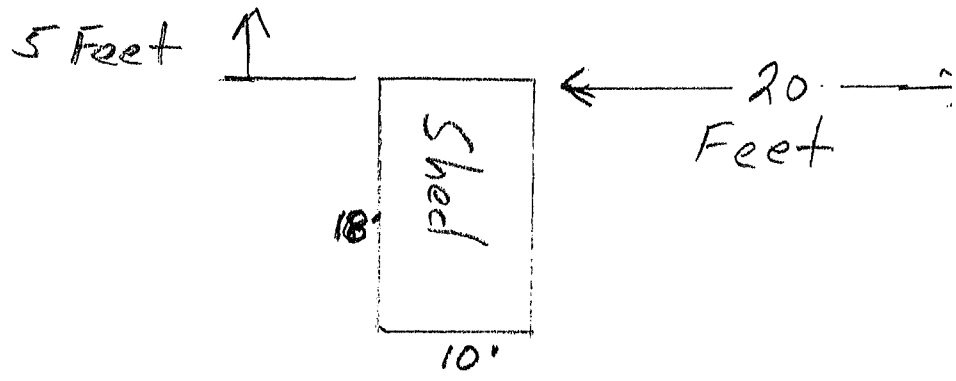
Respectfully,

Mary Erickson

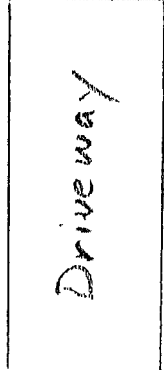
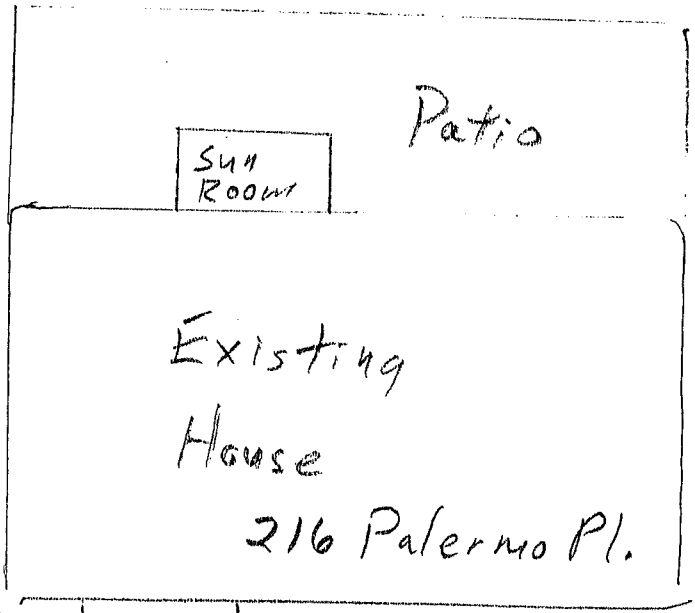
Images of existing storage sheds and garages in parts of the historic district as of Nov.19, 2022:



This is only a small sampling of what I saw while walking the historic districts of Venice.



Riviera St



North

Not to scale

Palermo Place

Halsey Beshears, Secretary

Ron DeSantis, Governor

November 12, 2020

Brian Quinn

Suncrest Sheds  
1451 COMMERCE DRIVE  
LABELLE, FL 33975

RE: Manufacturer Certification, ID MFT-1408; Expiration Date: November 19, 2022

Dear Brian Quinn

It is my pleasure to inform you that Suncrest Sheds, located at 1451 COMMERCE DRIVE, Labelle, FL 33935, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, to manufacture Factory Built Schools, Storage Sheds, Manufactured Buildings, Panelized Buildings for installation in Florida.

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

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

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

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

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

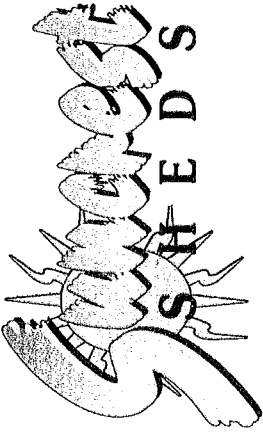
Sincerely,



Robert Lorenzo  
Manufactured Buildings Program

cc: Top Line Engineering, LLC

# SHED STRUCTURE FOR:



**HVHZ APPROVED**

## GENERAL NOTES

- Foundation plans are not part of this plan set and are governed by local jurisdiction.
- Buildings are approved for residential lawn storage only.
- This building is exempt from the FECC per sections R101.4.2.4, R402.1.
- Refer to the down details for proper installation requirements to meet code.
- All lumber for construction will be #2 SYP except as noted.
- Gutters shall be site installed per the local authority having jurisdiction and permitting requirements.
- All windows and doors to meet the minimum specifications per the approved plans and the Florida Building Code.
- In accordance with FC 1609.1.2, "Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory windborne debris impact standards of this code".
- In accordance with FC 1010.1.1, exception (10.) Buildings that are 400 sq-ft or less and that are intended for use in conjunction with one- and two-family residences are not subject to the door height and width requirements of this code. Structures 400 sq-ft or more shall have an 80" minimum door.
- In accordance with Florida Statute 553.80 (1)(d), lawn storage buildings and storage sheds bearing the insignia of approval of the department are not subject to 553.842 (Florida product approvals) but shall meet the design wind load requirements of the 2020 FBC 7th edition.
- Flat metal straps can be bent around structural members of wall studs, trusses, chords, etc. To help secure these members, provided that the added bend does not interfere with any of the existing breaks/bends in the strap.
- As per FBC section 1628.1 exception (f): storage sheds that are not designed for human habitation and that have a floor area of less than 720 square feet or less are not required to comply with the mandatory windborne debris impact standards of this code.
- Components/Cladding are in compliance with the 2020 FBC 7th Edition.
- Sheds located in flood hazard areas must comply with the local flood zone regulations.
- If a wall is framed for future HVAC units that shall be approved by the AHJ and shall comply with local requirements for permitting.
- Windows and doors installed by the customer that shall be approved by the AHJ and shall comply with local requirements for permitting.
- HVHZ components for sheds require that installation per manufacturer's instructions.

## SITE INSTALLED ITEMS

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

- THE COMPLETE FOUNDATION SUPPORT AND THE TIE DOWN SYSTEM.
- ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
- THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
- GUTTERS TO BE INSTALLED ON-SITE BY OTHERS AND THROUGH LOCAL CODE.

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

## CODE COMPLIANCE

FLORIDA BUILDING CODE, 7TH EDITION (2020)  
2017 NATIONAL ELECTRICAL CODE

## STRUCTURAL LOAD LIMITATIONS

### WIND LOAD CRITERIA

- 170 V-MPH
- I (7-16)
- I
- D
- G<sub>CFI</sub> = 0.18
- ENCLOSED
- NO
- 125 PSF
- 10 PSF
- 20 PSF
- 10 PSF
- V-B
- U
- 0

### 15. COMPONENT & CLADDING LOAD

(ROOF)  
Pr = ZONE 1: -60.73 PSF, ZONE 2: -64.17 PSF, ZONE 3: -64.17 PSF  
(WALL)  
PW = ZONE 4: -47.50 PSF, ZONE 5: -56.90 PSF

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

### SEISMIC LOAD: N/A

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

TOP LINE ENGINEERING, LLC  
10459 Oakview Pointe Terrace  
Gotha, Florida 32734

CONSULTING ENGINEER  
JULIO ORBEGOSO  
FLORIDA  
PE LICENSE #38769

SS-700-S-20

MODULAR STRUCTURE FOR:  
**SUNCREST SHEDS**  
(888) 675-8600  
1451 COMMERCE DRIVE LABELLE, FL 33985

MODULAR PLANS DESIGN

MODULAR PLANS DESIGN, CO.  
22200 SW 10th Ave, Suite 108  
Miami, FL 33187

## DRAWING INDEX

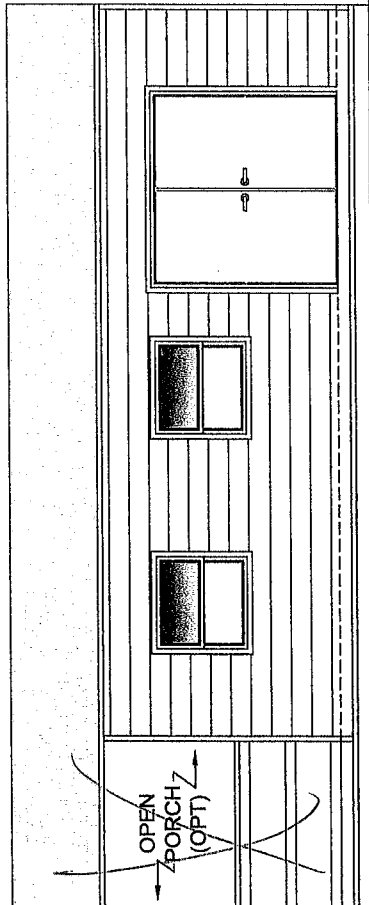
C1	COVER SHEET
A1	EXTERIOR ELEVATIONS
A2	EXTERIOR ELEVATIONS
A3	FLOOR PLAN / ELECTRICAL
A4	BUILDING CROSS SECTIONS
A5	DETAILS

Digitally signed by Julio Orbegoso  
Date: 2021.01.25 08:39:09 -05'00'

DATE: 01-20-2021  
DRAWN: R.L.G.  
JOB: SS-700  
SHEET NO. C1

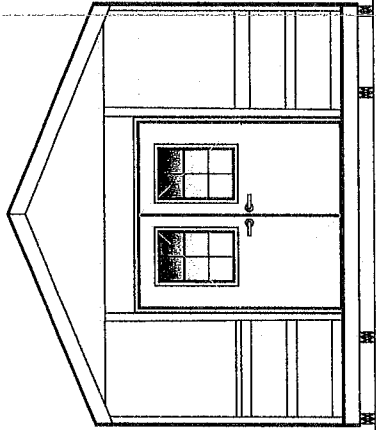
# SS-700-S-20

STANDARD: "CENTER-PEAK" STYLE ROOF



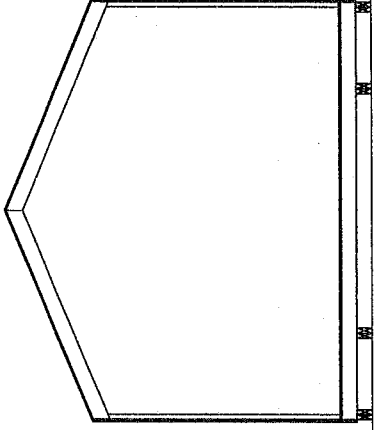
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

*Note - No porch*

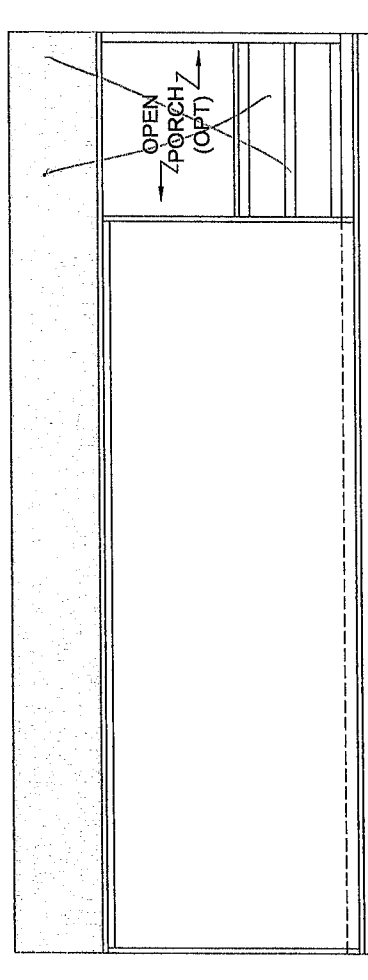


FRONT END ELEVATION  
SCALE: 1/4" = 1'-0"

*107*



REAR END ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

*167*



Digitally signed  
by Julio Orbegoso  
Date: 2021.01.25  
08:40:18 -05'00'

CONSULTING ENGINEER  
JULIO ORBEGOSO  
FLORIDA  
PE LICENSE #38769

TLE  
PROFESSIONAL ENGINEER, LLC  
ALBA IRMA ENGINEERS  
William E. Neary, III  
SMP 51, SMP# 79, ICC 5185040  
10018 Oklawaha Pkwy Terrace  
Gotha, Florida 34724

SS-700-S-20

MODULAR STRUCTURE FOR:  
**SUNCREST SHEDS**  
(863) 675-8600  
1451 COMMERCE DRIVE LABELLE, FL 33935

MODULAR PLANS DESIGN, CO.

MODULAR PLANS DESIGN, CO.  
OFFICE: 1451 COMMERCE DRIVE 105  
LABELLE, FLORIDA 33935  
PHONE: (863) 675-8600  
FAX: (863) 675-8600  
WWW.MODULARPLANS.COM

SHEET NO. **A1**

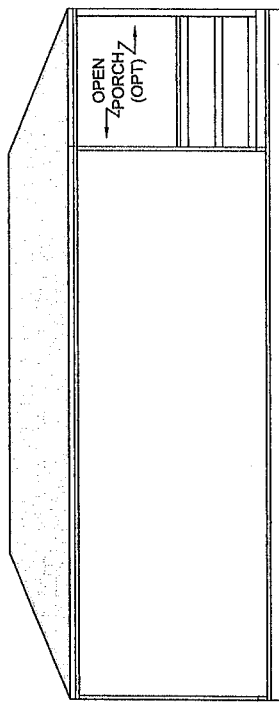
DATE: 01-20-2021  
DRAWN: R.L.G.  
JOB: SS-700  
SHEET NO.

# SS-700-S-20

OPTIONAL: "HIP" STYLE ROOF

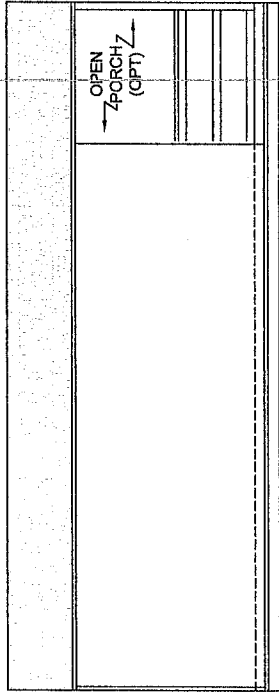
# SS-700-S-20

OPTIONAL: "SINGLE-SLOPE" STYLE ROOF

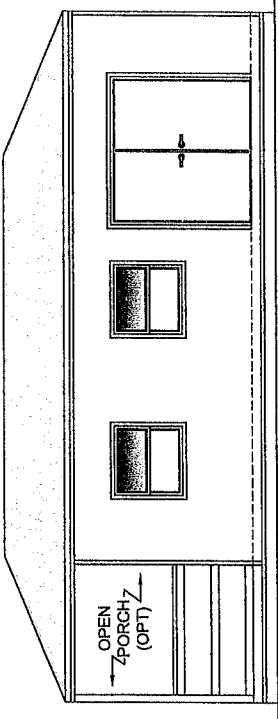


LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

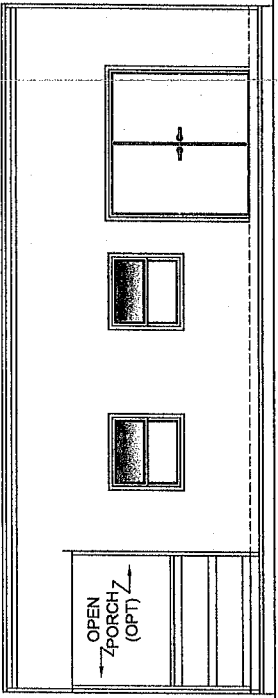
\*HIP ROOF OPTION  
COMPLIES W/ FBC, 7TH EDITION  
(2020), 170 MPH (EXP. D)



LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

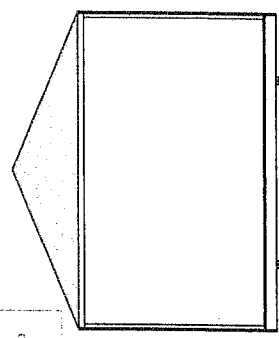


RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

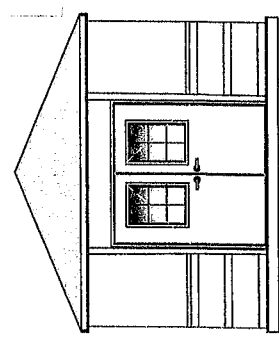


RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

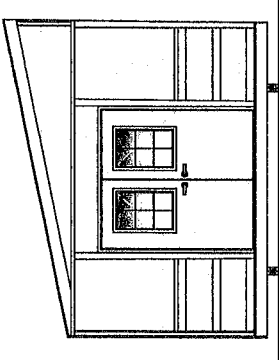
TILE OPTION (COMMENTS: BY  
William E. Beatty, III  
SMP-241, SMP-25, R.C. 558.04(5)  
Florida, Florida 9/1/20



REAR END ELEVATION  
SCALE: 3/16" = 1'-0"

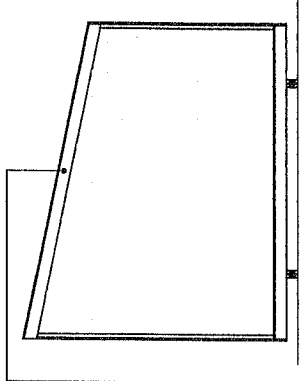


FRONT END ELEVATION  
SCALE: 3/16" = 1'-0"



FRONT END ELEVATION  
SCALE: 3/16" = 1'-0"

\*SINGLE SLOPE ROOF OPTION  
COMPLIES W/ FBC, 7TH EDITION  
(2020), 170 MPH (EXP. D)



REAR END ELEVATION  
SCALE: 3/16" = 1'-0"

CONVENTIONAL FRAMING SPANS	
RAFTER SPANS: (SINGLE SLOPE ONLY)	
2X4 16" O.C. 8'-11"	2X6 16" O.C. 12'-0"
	2X8 16" O.C. 16'-0"

SS-700-S-20

CONSULTING ENGINEER  
JULIO ORBEGOSO  
FLORIDA  
PE LICENSE #38769

DATE: 01-20-2021  
DRAWN: R.L.G.  
JOB: SS-700  
SHEET NO.

Digitally signed by Julio Orbegoso  
Date: 2021.01.25 08:40:39 -05'00'

MODULAR STRUCTURE FOR:  
**SUNCREST SHEDS**  
(863) 675-8600  
1451 COMMERCE DRIVE LABELLE, FL 33935

MODULAR PLANS DESIGN

MODULAR PLANS DESIGN, CO.  
1451 COMMERCE DRIVE, SUITE 105  
LABELLE, FLORIDA 33935  
TEL: 888.333.3333 FAX: 888.333.3333  
WWW.MODULARPLANS.CO

# A2

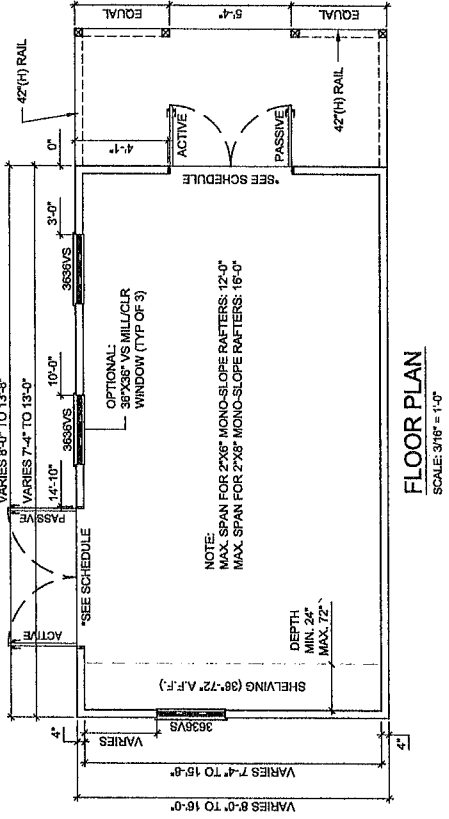
**OPTIONAL**

ELECTRICAL PANEL SCHEDULE	
DESCRIPTION	2.38
.0035 KW X .547 SF X 1.25	1.28
7. RECEIPTS @ 180 VA / 1000	4.00
1. DED. RECEIPTS @ 3.20KW X 1.25	
TOTAL 7.65 KW	
/ 240 V X 1000 = 31.88 AMPS	
INSTALL 100 AMP PANEL 120 / 240 V 1P	

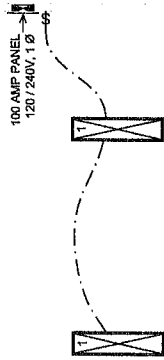
CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
1	LIGHTING	15A 1P	14-2 MC
2	RECEIPTS	15A 1P	14-2 MC
3	DED. RECEIPT	15A 1P	14-2 MC
3.5	DED. RECEIPT	20A 2P	12-2 MC

NOTES:

ELECTRICAL LEGEND	
	DUPLEX RECEPT @ 18' A.F.F.
	DUPLEX RECEPT @ 42' A.F.F.
	QUAD RECEPT @ 18' A.F.F.
	240V RECEPTACLE @ 42' A.F.F.
	GFI DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	W.M. SWITCH @ 48' A.F.F.
	3-WAY SWITCH @ 45' A.F.F.
	CEILING MOUNT EXHAUST FAN
	EXHAUST FAN / LIGHT COMBO
	WATER PROOF PORCH LIGHT 60W. MAXIMUM W/ PHOTO CELL.
	EMERGENCY LIGHT/EXIT COMBO
	INCANDESCENT LIGHT 15/25W MAX
	FLUORESCENT FIXTURE
	ELECTRICAL JUNCTION BOX



NOTE: SERVICE PROVIDED MUST BE GFCI PROTECTED



HEADER/STUD/STRAP CHART (#2 S.Y.F.)			
HEADER SIZE	MAXIMUM SPAN	HEADER STUDS @ EACH END	STRAPEL LENGTH @ EACH END OF HEADER
(2) 2X6	5'-4"	1	1
(2) 2X8	8'-2"	2	2
(2) 2X10	9'-6"	2	2
(2) 2X12	11'-4"	2	2

OPT. DOOR / WINDOW SCHEDULE	
SWING DOORS	
WIDTH: 34.56 FT.	
HEIGHT: 6'-0" OR 6'-5"	
ROLL-UP DOORS	
WIDTH: 67.83 FT.	
HEIGHT: 7'-0" OR 8'-0"	
WINDOWS	
22"x38"	SINGLE PANE, CLEAR
30"x30"	

**ELECTRICAL NOTES: 2017 NEC**

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE 2017 NEC.
- WHEN LIGHT FIXTURES ARE INSTALLED, THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410-8(a).
- PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY A LOCAL ELECTRICAL CONSULTANT.
- THE MAIN SERVICE PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE CONDITIONS SHALL BE VERIFIED BY THE CONSULTANT.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR), SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
- ALL ELECTRICAL IS AN OPTION PER EACH BUILDING PER OWNER REQUEST. (SERVICE PROVIDED MUST BE GFCI PROTECTED)

CONSULTING ENGINEER  
JULIO ORBEGOSO  
FLORIDA  
PE LICENSE #88769

SS-700-S-20

DATE: 01-20-2021  
DRAWN: R.L.G.  
JOB: SS-700  
SHEET NO. A3

MODULAR STRUCTURE FOR:  
**SUNCREST SHEDS**  
(863) 675-8600  
1451 COMMERCE DRIVE LABELLE, FL 33985

Digitally signed by Julio Orbegoso  
Date: 2021.01.25 08:41:04 -05'00'



DESIGN PRESSURES	
DOORS (by ELIXIR)	+/- 30 PSF
WINDOWS (by StyleCrest)	+/- 58 PSF

DIP INFO PROVIDED BY SUNCREST

TITLE: TOP LINE ENGINEERING, LLC  
William E. Neary, III  
SMP 51, SMP 79, ICC 5185040  
18049 Oakview Pointe, Suite 100  
Gainesville, Florida 34724

MODULAR PLANS DESIGN, CO.  
2520 W. STATE ROUTE 100  
SUITE 100, FORT WORTH, TEXAS 76102  
OFFICE: 817-335-1100  
CELL: 817-335-1100  
C.O.#: 00000000000000000000000000000000

2021-01-22 TOP LINE ENGINEERING APPROVAL PLAN # SS-700-20 \*\*\* HVHZ APPROVED

26GA STANDING SEAM GALV. STEEL ROOFING MATERIAL (REFER TO COMM FOR SPECIFICATIONS) WITH 1/2" OVERLAP FELT UNDERLAYER TYPE III OVER 2X 3/4" CDX PLYWOOD DECKING

THREE TAB OR 25 YEAR MIN. CAMBRIDGE PRO OR EQUAL FIBERGLASS SHINGLES ON SINGL LAYER 3/8" FELT UNDERLAYER TYPE III OVER 2X 3/4" CDX PLYWOOD DECKING (UP/LIFT LOAD HAS BEEN APPLIED - EXPOSURE C)

1-1/4" X 18 GA. X 12" STEEL STRAP FROM WALL STUD TO OVER ROOF TRUSS AT 19" O.C. W/ 1/2" X 1/4" GUN NAILS PER (A, 20% UP/LIFT INCREASE FOR ROOF-SHEATHING (STRAP INSTALLED ON TOP OF THERMOPLASTIC FIBER))

STRUCTURAL LEADERS OR 2x4 SYP #2 WITH 1/2" PLYWOOD BETWEEN NAIL HEADS TOGETHER

TYPICAL WINDOW (SEE FLOOR PLAN)

SILL PLATE: 2x4 SYP #2

SIDING OVER 2X THERMOPLASTIC BOARD OR 3/8" CDX PLYWOOD

CRIPPLE STUDS: 2x4 SYP #2 @ 16" O.C.

BOTTOM PLATE: SGL (NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD) SYP#2 2x4; FASTEN TO WALL STUD W/ 1/2" X 1/4" GUN NAILS FROM EXPOSED EARTH.

1-1/4" X 18 GA. X 12" STEEL STRAP FROM PERIMETER STUD AND W/ 1/2" X 1/4" GUN NAILS PER STRAP INSTALLED ON TOP OF THERMOPLASTIC FIBER))

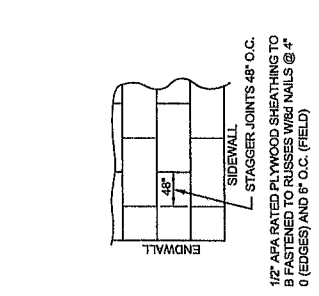
SEE "FLOOR FRAMING PLAN" BELOW

P.T. 2x4 SYP#2 PERIMETER FLOOR JOIST FASTEN TO EACH FLOOR JOIST W/ 1/2" X 1/4" GUN NAILS (APPLICABLE ONLY IF 18" OR LESS FROM EXPOSED EARTH)

12" APA RATED PLYWOOD SHEATHING TO B FASTENED TO RUSSES W/ 8D NAILS @ 4" O (EDGES) AND 6" O.C. (FIELD)

**ROOF SHEATHING DETAIL**

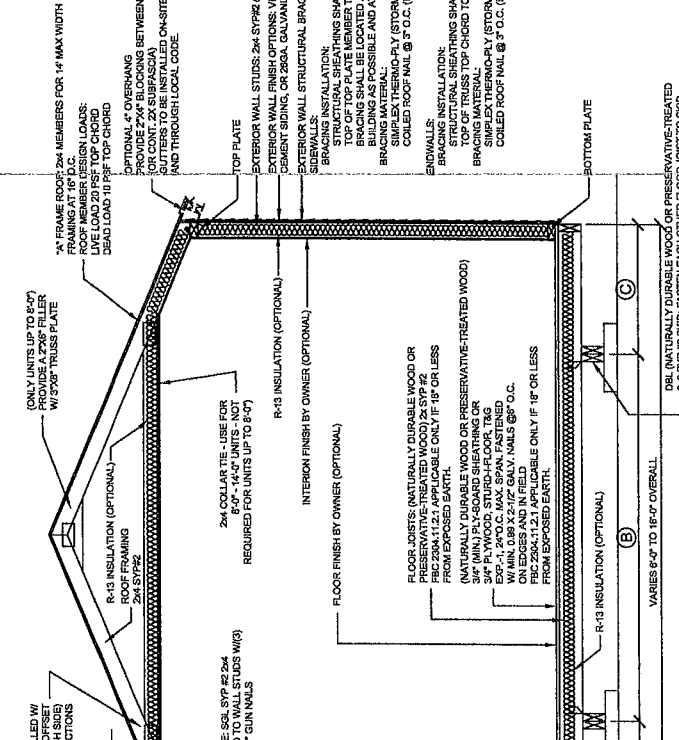
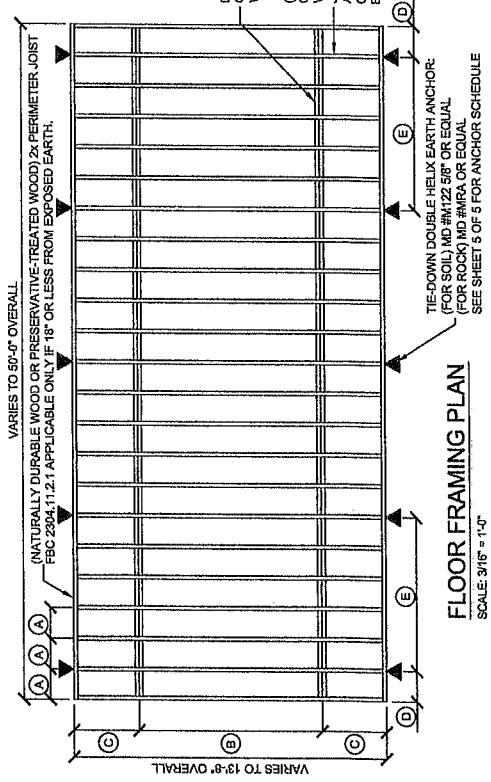
SCALE: NOT TO SCALE



The diagram shows a cross-section of the roof sheathing. It consists of a 12" APA rated plywood sheathing layer fastened to a 2x4 rafter with 8D nails. The rafter is supported by a 2x4 sill plate. The sheathing is shown with staggered joints and is fastened to the rafter at 4" on the edges and 6" on center in the field.

FLOOR JOIST SCHEDULE	
UNIT WIDTH	6'-0" 8'-0" 10'-0" 11'-0" 13'-0"
FLOOR JOISTS	2x4 2x4 2x4 2x4 2x6 2x6
PERIMETER JOIST	2x4 2x4 2x4 2x4 2x6 2x6
A O.C. SPACING	2' 16" 18" 18" 18" 18"
B D.M.L.	40" 60" 84" 84" 84" 84"
C D.M.L.	15" 15" 15" 15" 28" 34"
D D.M.L.	15" 15" 15" 15" 15" 15"
E D.M.L.	10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0"
	MAX. MAX. MAX. MAX. MAX. MAX.

\* ALL 6'-0" MAX. FOR DBL. WIDE UNITS



**CROSS SECTION**

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

**MODULAR STRUCTURE FOR: SUNCREST SHEDS**

(863) 675-9600

1451 COMMERCE DRIVE LABELLE, FL 33985

MODULAR PLANS DESIGN, CO.

Digitally signed  
by Julio Orbegoso  
Date: 2021.01.25  
08:41:20 -05'00'



**CONSULTING ENGINEER**  
JULIO ORBEGOSO  
FLORIDA  
PE LICENSE #38769

DATE: 01-20-2021  
DRAWN: R.L.G.  
JOB: SS-700  
SHEET NO. A4

1451 COMMERCE DRIVE LABELLE, FL 33985

MODULAR PLANS DESIGN, CO.

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CELL: 813.400.1100 FAX: 813.400.1100

1451 COMMERCE DRIVE LABELLE, FL 33985

MODULAR PLANS DESIGN, CO.

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CELL: 813.400.1100 FAX: 813.400.1100

1451 COMMERCE DRIVE LABELLE, FL 33985

MODULAR PLANS DESIGN, CO.

OFFICE: 1451 COMMERCE DRIVE, SUITE 108, LABELLE, FLORIDA 33985  
CELL: 813.400.1100 FAX: 813.400.1100

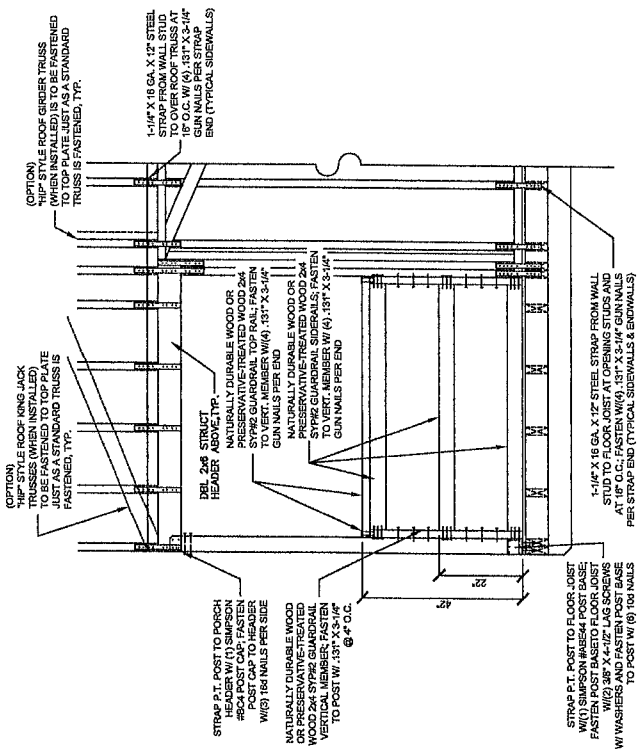
1451 COMMERCE DRIVE LABELLE, FL 33985

MODULAR PLANS DESIGN, CO.

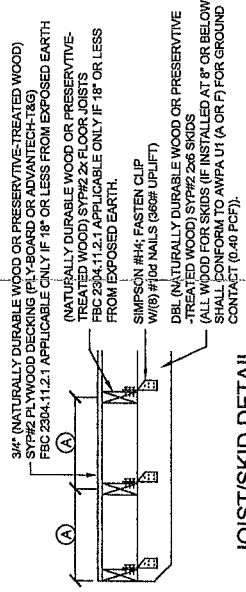
OFFICE: 1451 COMMERCE DRIVE, SUITE 108, LABELLE, FLORIDA 33985  
CELL: 813.400.1100 FAX: 813.400.1100

2021.01.22 TOP LINE ENGINEERING APPROVAL PLAN # SS-700-20 \*\*\* HVHZ APPROVED





**TYPICAL FRAMING @ OPTIONAL PORCH**  
SCALE: 3/8" = 1'-0"



**JOIST/SKID DETAIL**  
SCALE: NOT TO SCALE

Digitally signed  
by Julio  
Orbegos  
Date: 2021.01.25  
08:41:53 -05'00'



**CONSULTING ENGINEER**  
JULIO ORBEGOSO  
FLORIDA  
PE LICENSE #38769

FILE TOP LINE ENGINEERING, LLC  
10001 W. UNIVERSITY BLVD., SUITE 100  
GAINESVILLE, FLORIDA 32609  
William E. Neary, III  
SIMP-5.1, SMI-79, ICC 5185040  
10049 Oakview Pointe Terrace  
Gotha, Florida 34734

SS-700-S-20

DATE:	01-20-2021
DRAWN:	R.L.G.
JOB:	SS-700
SHEET NO.	<b>A6</b>

MODULAR STRUCTURE FOR:  
**SUNCREST SHEDS**  
(863) 876-8600  
1451 COMMERCE DRIVE LABELLE, FL 33935

MODULAR PLANS DESIGN, CO.  
202 DOWNS DRIVE, SUITE 100  
WINTER HAVEN, FLORIDA 33894  
352.890.0000  
info@modularplans.com

**MODULAR**  
PLANS DESIGN, CO.

300-1-01-20 TOP LINE ENGINEERING APPROVAL PLAN # SS-700-20 \*\*\* HVHZ APPROVED

**TLE** TOP LINE ENGINEERING, LLC  
STRUCTURAL ENGINEERS

January 22, 2021

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

**RE: Plan Approval  
Suncrest Sheds  
Plan # SS-700-20**

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Dear Mr. Campbell,

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

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

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

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

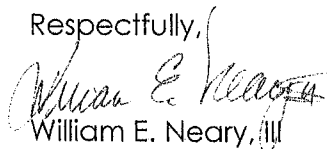
Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved,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

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

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

Thank you.

Respectfully,



William E. Neary, III  
Business Partner  
Top Line Engineering, LLC  
[BILL.TLE@yahoo.com](mailto:BILL.TLE@yahoo.com)

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

Please refer to 107.3 (1) photocopies allowed

**[A]107.3Examination of documents.**

The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

**Exceptions:**

1. 1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.

1.

...

NOTICE OF COMMENCEMENT

STATE OF FLORIDA  
COUNTY OF SARASOTA

Permit No. \_\_\_\_\_  
Tax Folio No. \_\_\_\_\_

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2022172870 1 PG(S)  
November 04, 2022 04:21:05 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



The undersigned hereby gives notice that improvements will be made to real property and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

Legal description of property (include street address, if available):

216 PALERMO PLACE  
VENICE FL 34285

This Space Reserved for Recording

General description of improvements: STORAGE SHED

Owner: MARY ERICKSON

Address: 216 PALERMO PLACE - VENICE - FL 34285

Owner's interest in site of the improvement: OWNER

Fee simple title holder (if other than owner): N/A

Address: \_\_\_\_\_

Contractor: King Sheds

Address: 11596 County Rd. 769, Arcadia, FL, 34269

Surety: \_\_\_\_\_

Address: \_\_\_\_\_ Amount of Bond: \_\_\_\_\_

Any person making a loan for the construction of the improvements:

Name: N/A

Address: \_\_\_\_\_

Person within the State of Florida designated by owner upon who notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.

Name: N/A

Address: \_\_\_\_\_

In addition to himself, owner designates N/A of \_\_\_\_\_ to receive a copy of Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

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

Signature of Owner

MARY ERICKSON

Printed Name of Owner

The foregoing instrument was acknowledged before me this 4th day of NOV, 2022, by

Mary Erickson who is personally known to me or who has produced \_\_\_\_\_ as identification, and who did take an oath.

This document prepared by:



ALICIA CHAPMAN  
Notary Public  
State of Florida  
Comm# HH163709  
Expires 8/28/2025

Signature - Notary Public/Deputy Clerk

Alicia Chapman

Printed Name Notary Public/Deputy Clerk