



155 Corey Avenue
St. Pete Beach, FL 33706
(727) 363-9241

Declaration of Land Restriction Non-Conversion Agreement

This Declaration made this _____ day of _____, 20____,

by _____ (“Owner”) having an address at

_____ St. Pete Beach FL 33706

WITNESSETH:

WHEREAS the OWNER is the record owner of all that real property located at _____

_____ In the City of St. Pete Beach in the County of Pinellas designated in the Tax Records as

Parcel ID _____

WHEREAS, the Owner has applied for a permit to place a structure on the property that has an enclosed area below the Design Flood Elevation / Base Flood Elevation plus (1) one foot constructed in accordance with the requirements of Chapter 98, Article V of the City Code of Ordinances of St. Pete Beach and under Permit Number

_____.

Whereas the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions, and restrictions are placed on the affected property as a condition of granting the permit and Certificate of Occupancy and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, future owners, and assigns.

Now, therefore, the undersigned owner of said property agrees to the following:

1. The Base Flood Elevation is _____ feet and the Design Flood Elevation is Base Flood Elevation plus (1) foot above mean sea level, North American Datum NAVD 1988
2. The enclosed area below the lowest floor shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Florida Building Code and the City of St. Pete Beach Floodplain Management Ordinance in effect at the time of conversion.
3. That all interior walls, ceilings, and floors below the Design Flood Elevation / Base Flood Elevation plus (1) one foot shall be unfinished or constructed of flood-resistant materials and shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators.



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4. That the enclosed area below the lowest floor used to access the first floor living area above the Design Flood Elevation / Base Flood Elevation shall be 299 sq. ft or less and can not be altered or enlarged.
5. All mechanical, electrical, plumbing equipment, and devices shall not be installed below the Design Flood Elevation / Base Flood Elevation plus (1) foot.
6. The hydrostatic relief openings (flood vents) in the walls of the enclosed areas below the lowest floor shall not be blocked, obstructed, or otherwise altered from the approved construction plans and elevation certificate to reduce the size of the openings or restrict the automatic entry and exit of floodwater.
7. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost of flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take appropriate legal action to correct the violation.
8. That this agreement along with the deed to the property shall be filed with official records of the Pinellas County Clerk of the Court so that subsequent owners are made aware of these restrictions.

SIGN ONLY IN THE PRESENCE OF A NOTARY:

Owner's Signature / Date

Printed Name

(Additional) Owner's Signature / Date

Printed Name

State of _____ County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 20____, by (printed name of owner or qualifier) _____

Such person(s) Notary Public must check applicable box:

- Are personally known to me
- Has produced a current drivers license _____
- Has produced _____ as identification.

Notary Signature: _____

Must Comply with Notarial Law
Notary Seal