



SUBJECT: Waiver requests to the Land Development Code Section 36.00(G) for an accessory structure: 1) To reduce the required setback from the north property line from 5 feet to 1 foot 7 inches; 2) To reduce the required setback from the west property line from 5 feet to 4 feet 7 inches; 3) To reduce the required distance from another accessory structure from 6 feet to 4 feet 6 inches (Case # 2026-07 CRD-W)

ACTION REQUESTED: Approval/Denial of Waiver Request Pursuant to Section 100.00 of the Comprehensive Zoning and Land Development Code.

REQUESTED BY: Cecilia Chen, Senior Planner/GIS Analyst

SUPPORTING DOCUMENTS: Yes

SUMMARY

The Community Development Department received a Waiver application from the property owners, Andrew and Karen Sambrook, for an accessory structure located at 1061 Delaware St.

The property is located within the Traditional Neighborhood Development -2 (TND-2) Character District in the Community Redevelopment District (CRD) and is developed with a Single-family residential dwelling. Maps of the subject property are attached.

In October 2025, the applicants submitted an after-the-fact building permit for a shed with a covered golfcart parking spot. The proposed plan and photos of the structure are attached. According to the applicant, the structure is to replace a storm-damaged shed previously located in the same spot.

However, since the structure is a new building, it needs to satisfy all current code requirements. According to the Land Development Code section 36.00(G), accessory structures shall not be located closer than 5 feet to a lot/property line or closer than 6 feet from any other accessory structure.

36.00 - Accessory uses and structures.

(G)Accessory structures shall be located as follows:

...

(2) No closer than five (5) feet to a lot line; and

(3) No closer than six (6) feet to any other accessory structure; and

...

Currently the structure is located 1 foot 7 inches from the north property line, 4 feet 7 inches from the west property line, and 4 feet 6 inches from the existing pool enclosure. The applicants submitted a Waiver application, seeking to keep the structure in its current location, stating that moving or deconstructing the structure would be disruptive to the property, may damage the adjacent live oak, and would impose financial burden. The applicants' narrative is attached. The applicants also provided signatures from neighbors showing support or no objection (attached).

According to Land Development Code Section 100.00 below, Waivers may be approved if at least one of the five conditions is met:

100.00 Waivers.

(A) In connection with the approval of a development order in the Community Redevelopment District, the City Commission may waive or modify any requirement of this Code with the exception of the use restrictions.

(B) No waiver or modification may be granted unless one or more of the following circumstances exists:

(1) Superior Alternatives. Where the development will provide an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance.

(2) Protection of Significant Features. Where the waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.

(3) Deprivation of Reasonable Use. Where the strict application of the requirement would effectively deprive the owner of all reasonable use of the land, due to its unusual size, shape, topography, natural conditions or location; provided:

(a) Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case, and

(b) The unusual conditions involved are not personal to, nor the result of actions of the developer or property owner, their predecessors or agents.

(4) Technical Impracticality. Where strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, topography, natural conditions or location of the land or due to improved efficiency, performance, safety, or construction practices which will be realized; provided:

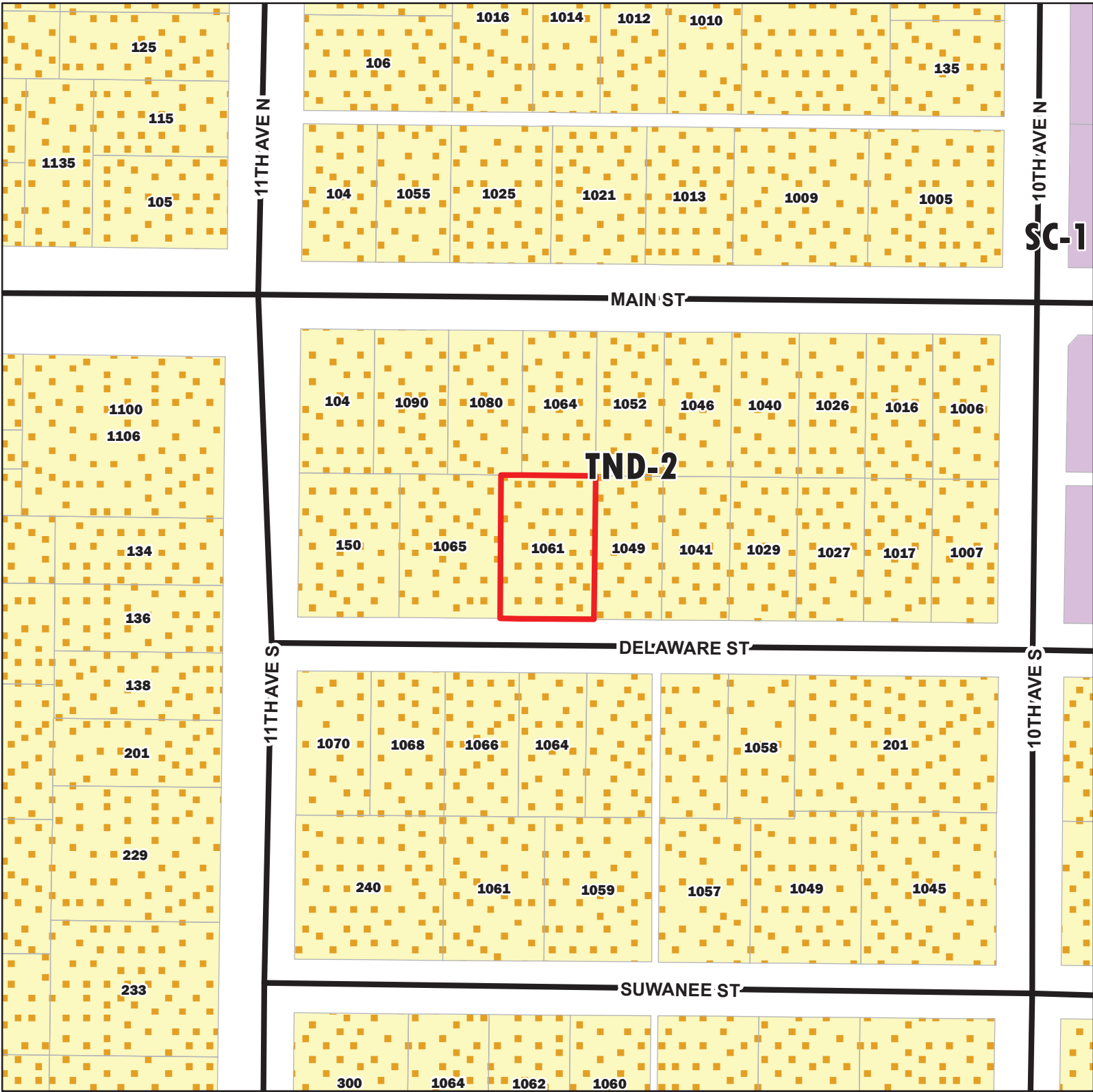
(a) The development will provide an alternative adequate to achieve the purposes of the requirement; and

(b) Any unusual conditions creating the impracticality are not personal to, nor the result of the actions of the developer or property owner, their predecessors or agents.

(5) No Relationship to the Development or its Impacts. Where all or any part of the requirement has no relationship to the development, or to the impact of the development on the public facilities, land use, traffic, or environment of the neighborhood and the general community, due to the location, scale, or type of development involved.

The City Commission may approve, approve with modifications, or deny the Waiver request. If the decision is to approve, staff recommend adding a condition that the applicant shall ensure that the structure does not create adverse drainage pattern that would negatively impact surrounding properties.

2026-07 CRD-W ZONING MAP



1061 DELAWARE ST
PARCEL ID#: 04-29-16-80028-007-0140



- Subject Site
- Traditional Neighborhood Development 2 (TND-2)
- Parcels
- Service Corridor 1 (SC-1)



2026-07 CRD-W AERIAL MAP



1061 DELAWARE ST
PARCEL ID#: 04-29-16-80028-007-0140

-  Subject Site
-  Parcels



Subject property:



The structure:





References (provided by the applicants):



Hardship

In regards to our application for a waiver at 1061 Delaware Street, we respectfully request understanding for our current status on the project. We started the project to replace a storm damaged, hazardous structure that was on the property when we purchased it in 2021. Our belief was that by putting it in the same spot and keeping the interior under 100 sf, that we were within our residential rights to proceed without a permit. Apparently that is not the case, but please know that we put a lot of thought into the location. We have a live oak on our property. We aimed to create the location of least disturbance. In addition, we moved the new shed away from the neighboring property lines by about 1 foot from where the old shed sat directly on the fence. We raised the bottom support to allow for drainage and airflow, something the previous design lacked. We are in a tight spaced neighborhood where property lines are pushed already. Our neighbors fences are on the exact line, making it challenging to keep the required distance from that and also to respect what is best for the tree.

In regards to the pool cage. The overhang roof/post area does not present a danger as the construction is built to code and extremely sturdy. It does not pose a threat at all to our or any neighboring property. We are willing to work with the fire department to meet material requirements that will not pose a fire hazard.

The layout of the property, taking into account the existing structures, the live oak and the utility lines that cross the front and side yard, as well as equipment on the side of the house made this project a challenge to move and make sense. We believe it was most prudent to build in the same spot.

In addition, the fact that we have made significant progress on the construction, it would not make financial sense to deconstruct what is there. It would also be more disruptive to the property and the live oak to do this. Again, we apologize for moving forward before double checking the permit requirements.

We look forward to an opportunity to talk with the committee and present our well thought out plan. We have full support from our neighbors on this project and they have offered to sign a document attesting to that. We are sure upon inspection, you will see the quality and thoughtfulness of the design and it's overall improvement to the neighborhood.

Thank you,
Respectfully,

Andrew and Karen Sambrook

City of Safety Harbor Engineering Department Comments

Permit Number: 2026-07 CRD-W

Description of Permit: Waiver

Address: 1061 Delaware St

Date Reviewed: 2/16/2026

Status: Approved with Comments

Construction Comments:

1. Alteration of grades is not permitted with the installation of proposed shed. Per City Code of Ordinance, Chapter 5, Article II, Section 5.14 (a) Drainage of roofs and paved areas, yards and courts and other open areas on the premises shall not be discharged in a manner that adversely impacts neighboring property.

Reviewer Contact Information:

Michelle Giuliani

Engineering Director

E-mail: mg Giuliani@cityofsafetyharbor.com

Phone: 727.724.1555, Ext. 1706

02/16/2026

Variance 26-07

Andrew/Karen Sambrook

1061 Delaware St.

Comments

- Do not create an adverse drainage pattern that would negatively affect surrounding properties as per City Code Chapter 5 Article II Section 5.14 (A)
- Do not alter grading without prior approval from the Engineering Department

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Marc + Miriam Middleton at (address) 136 11th Ave S would like to express my support of Andrew & Kasia Samborski and I attest that I have no objection to the construction of a storage shed on their property.

Signed: Miriam Middleton Date: 4/5/26

Miriam Middleton
Please include any comments or concerns below.

The building poses no risk to any neighbors and exceptions should be made!

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I ROSSALA + GERARD BOUTIN at (address) 1016 MAIN ST would like to express my support of Andrew & Karen Sambrook and I attest that I have no objection to the construction of a storage shed on their property.

Signed: Rossala Boutin

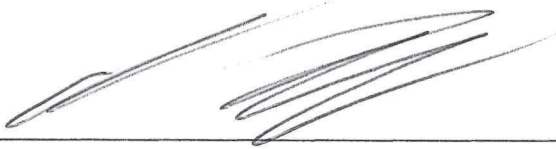
Date: 3/4/26

AG 3/4/26

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Robert GETEK at (address) 1026 MAIN ST. SAFETY HARBOR FL would like to express my support of the SHED (Sambrooks) and I attest that I have no objection to the construction of a storage shed on their property.

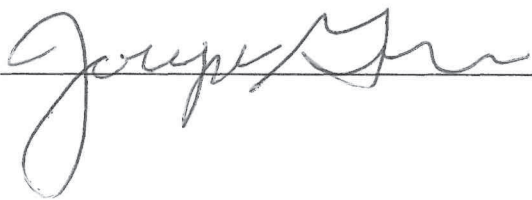
Signed:  _____

Date: 3-4-26

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Joseph Grennon at (address) 1040 Main Street would like to express my support of Karen's Shed (Sambrooks) and I attest that I have no objection to the construction of a storage shed on their property.

Signed: 

Date: 3/4/20

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Dixie Doporal at (address) 1049 Delaware would like to express my support of Andrew & Karen Sambrook and I attest that I have no objection to the construction of a storage shed on their property.


Signed: Dixie Doporal

Date: 3/4/20

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12,2025

I Tim Reagan at (address) 1070 Delaware St would like to express my support of Replacement Shed/Sambrooks and I attest that I have no objection to the construction of a storage shed on their property.

Signed: 

Date: 3-4-26

Please include any comments or concerns below.

Addendum

Materials:

FOUNDATION

- 16-in. x 16-in. x 4-in. footer pavers
- 16-in. x 8-in. cinder blocks
- #4½-in. rebar
- 5,000 psi concrete
- 2-in. x 8-in x 12-ft. PT pine sill plate
- 2-in. x 6-in. x 8-ft. PT pine rim joists/floor joists (sub floor)
- 3-in. hot dipped common nails
- 3-in. exterior wood screws
- Simpson Strong tie 90° brackets
- 5-in and 7-in - 5/8" Red Head anchor bolts
- Granite gravel
- Landscape cloth and stakes
- Paver base
- Simpson Strong Tie 6-in. x 6-in. post base

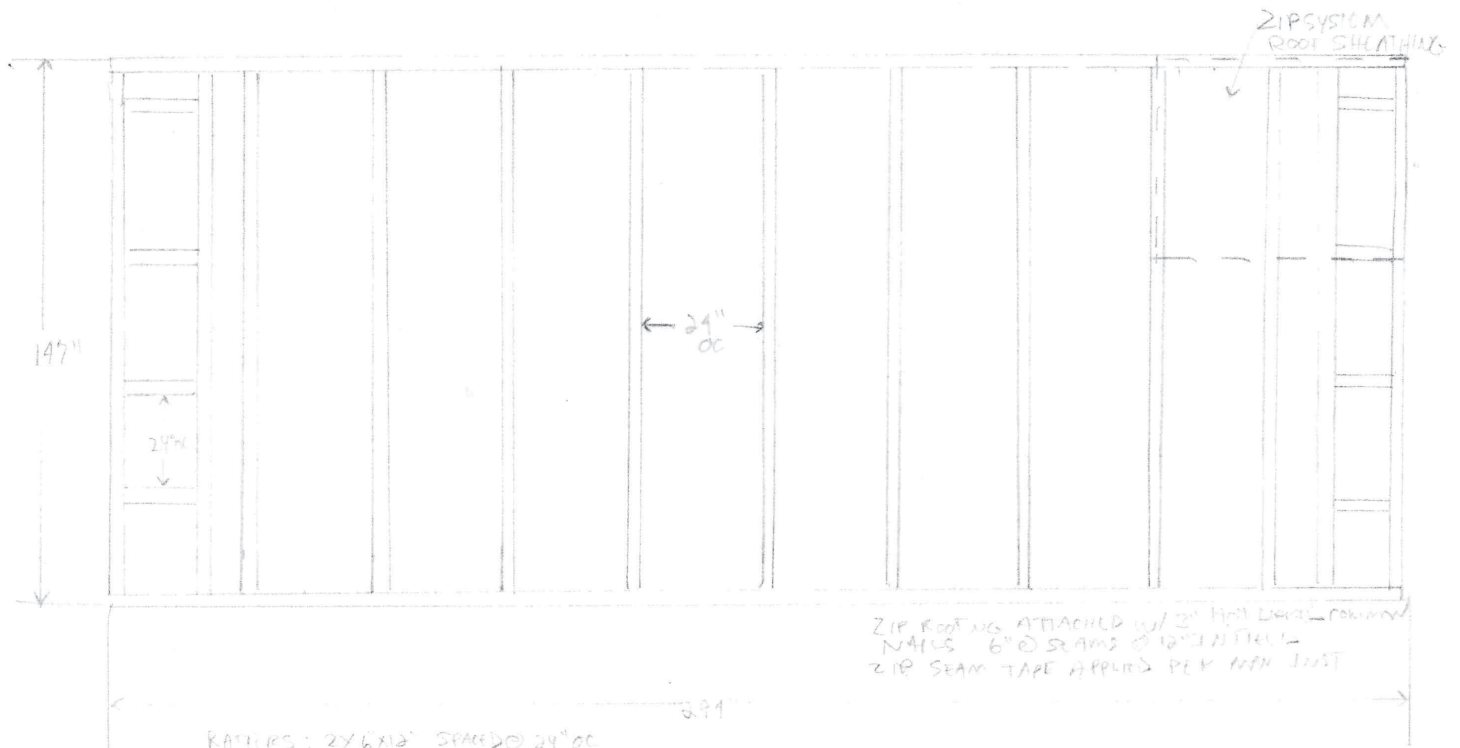
SUBFLOOR

- 3-in. hot dipped common nails
- 2-in. x 6-in. x 8-ft. PT pine rim joists/floor joists/blocking
- 3-in hot dipped common nails
- 3-in exterior wood screws
- 23/32-in. tongue and groove plywood

- **2-in. x 6-in. pine boards**
- **3½-in. hot dipped galvanized nails**
- **Zip roofing plywood 5/8in. with Zip Systems flashing tape**
- **2-in. x 2-in. PT furring strips**
- **Simpson Strong Tie Zmax APVT66 tie**
- **18g. hurricane clips**
- **½-in. Pine tongue and groove bead board soffit**
- **1/4-in x 12-in. Hardie Board facia**
- **Drip rail**
- **Corrugated Unpainted Galvanized steel Roof**

(4)

SHED ROOF STRUCTURAL



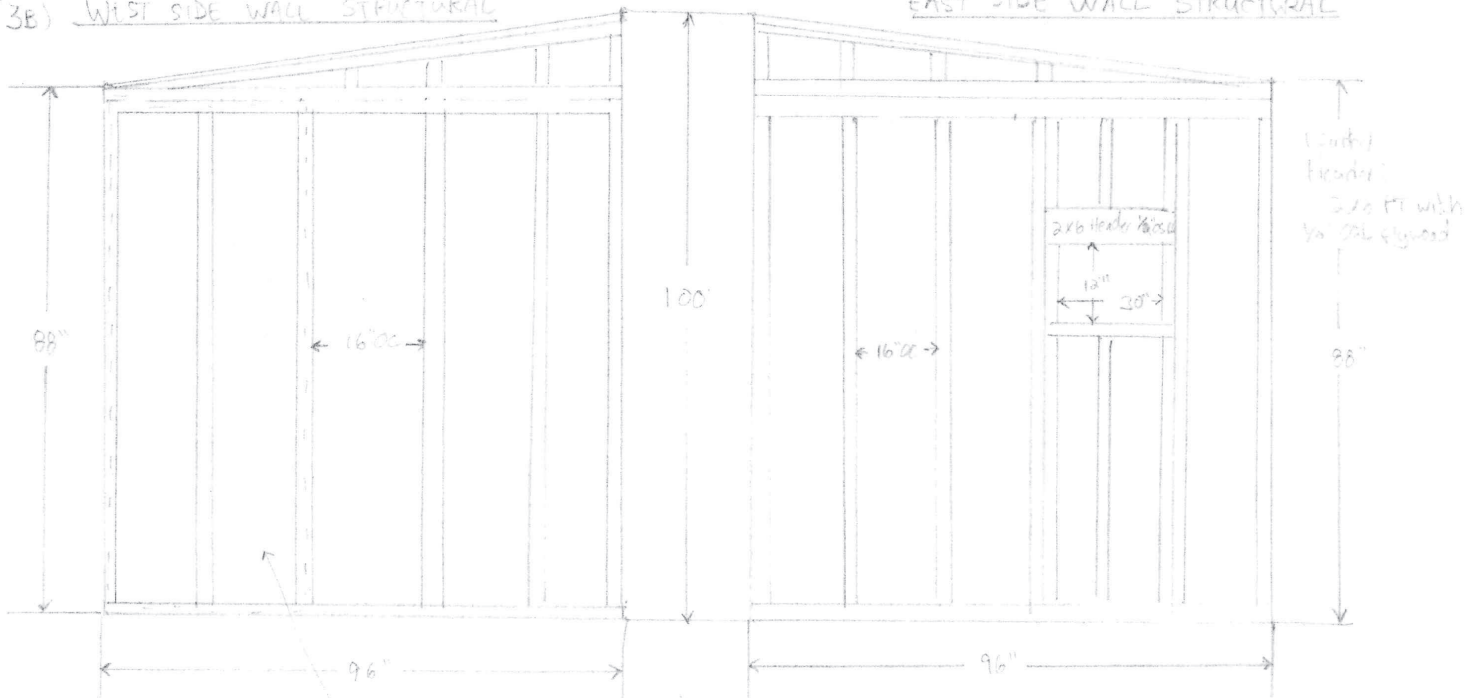
RAFTERS: 2x6x12' SPACED @ 24" OC
1 ATTACHED TO W/LL CAP w/ HERRINGBONE
CLIPS AT EACH END'S USING
SIMPLEX STRONG TIE HANGERS AND
SERIES.



2x4
16 Gauge SS

(3B) WEST SIDE WALL STRUCTURAL

EAST SIDE WALL STRUCTURAL



(2x4 Pine w 3/8" HoL EMBL COM. NAILS)

7/16" ZIP VENTURE SLATHING
NAILD EVERY 6" ON SEAMS 12"
IN FIELD. ZIP TAPE OVER ALL
SEAMS.

(3A)

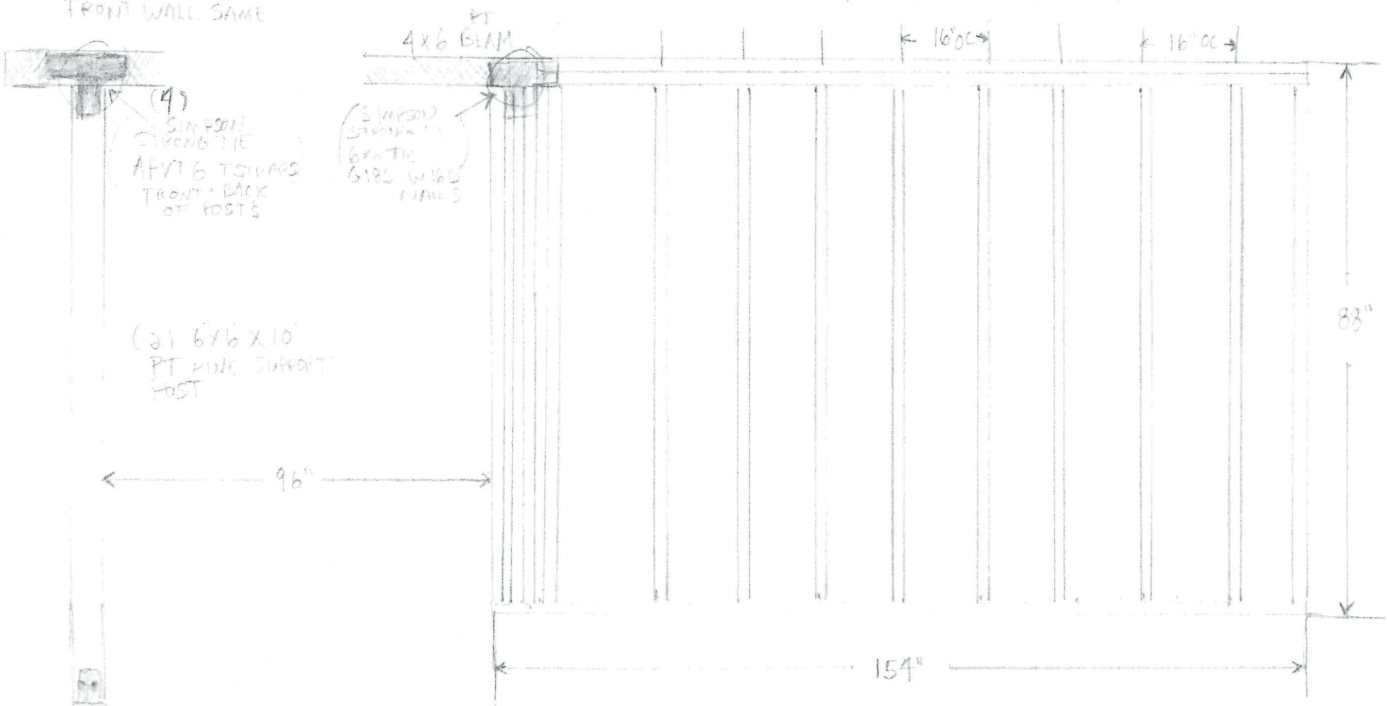
BACK WALL STRUCTURAL

SCALE: 1/2" = 1'

E ↔ W

6x6 VERTICAL BEAM
SUPPORT 2 PLACES
FRONT WALL SAME

(WALL STUDS PLACED 16" OC)

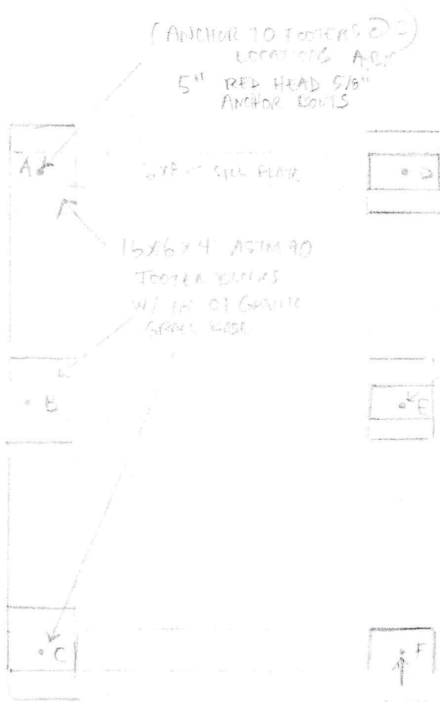


(2x4x6 W/ 3 1/2\"/>

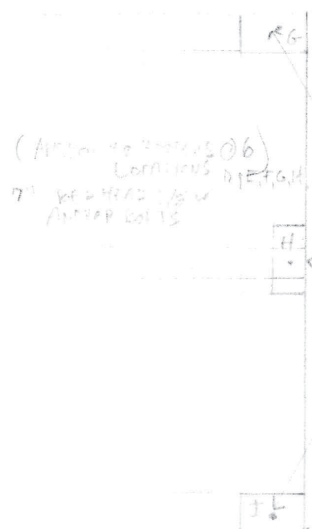
(1)

FOUNDATION STRUCTURAL SHED FOOTER'S AND SILL PLATES

W ← → E

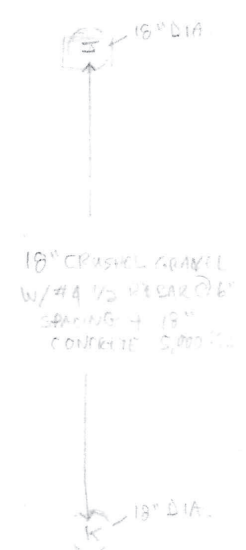


* LOCATIONS D+E
UTILIZE 16x16x4
FOOTER BOLTS
AND CINDER BLOCK W
CONCRETE DUE TO SLOPE
AND TREE ROOT PROTECTION



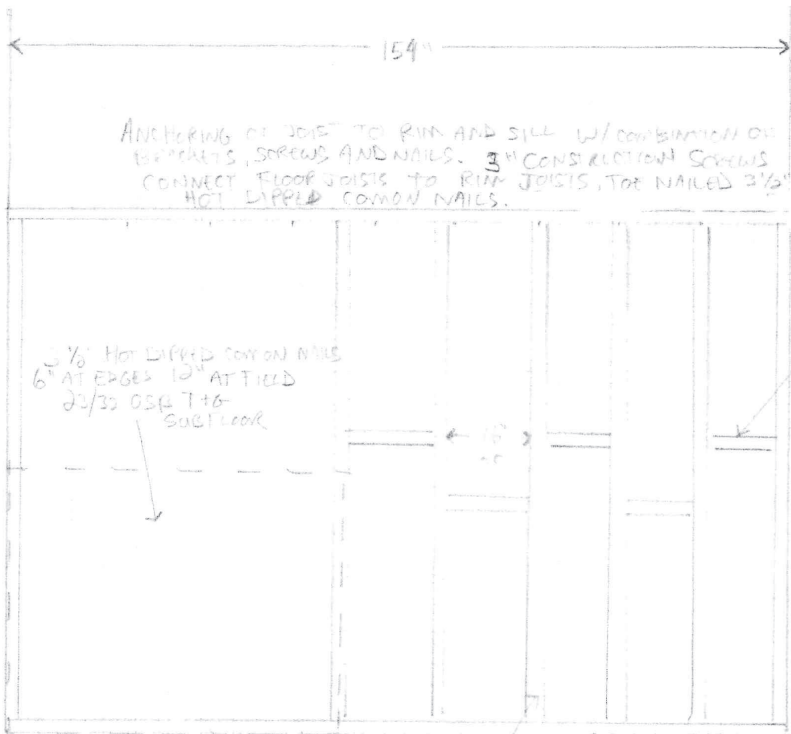
(2) 6"x16"
CINDER BLOCKS W/
#4 1/2" REBAR @ 6" SPACING +
18" CONCRETE SET IN
12" GRANITE GRAVEL
BASE

(2) 6"x16"
CINDER BLOCKS W/
#4 1/2" REBAR @ 6" SPACING +
18" CONCRETE SET IN
12" GRANITE GRAVEL
BASE



(2)

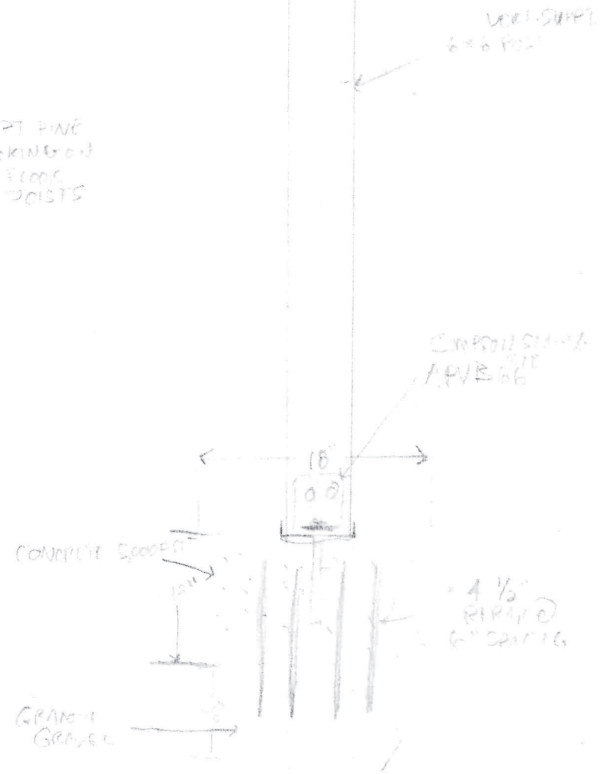
SUB FLOOR STRUCTURE



2x6 JOIST 2x6 PT PINE
FLOOR JOIST 2x6 PT PINE
16" OC

(2A) 6x6 POST STRUCTURAL

6x6 POST 7' x 7' = 18" GRAVITE
GRAVEL #4 1/2" REBAR @ 6" SPACING
18" 6,000 PSI CONCRETE
ANCHORED W/ SHERSON STUDS
7' H 4x4x6 PER
INSTRUCTIONS



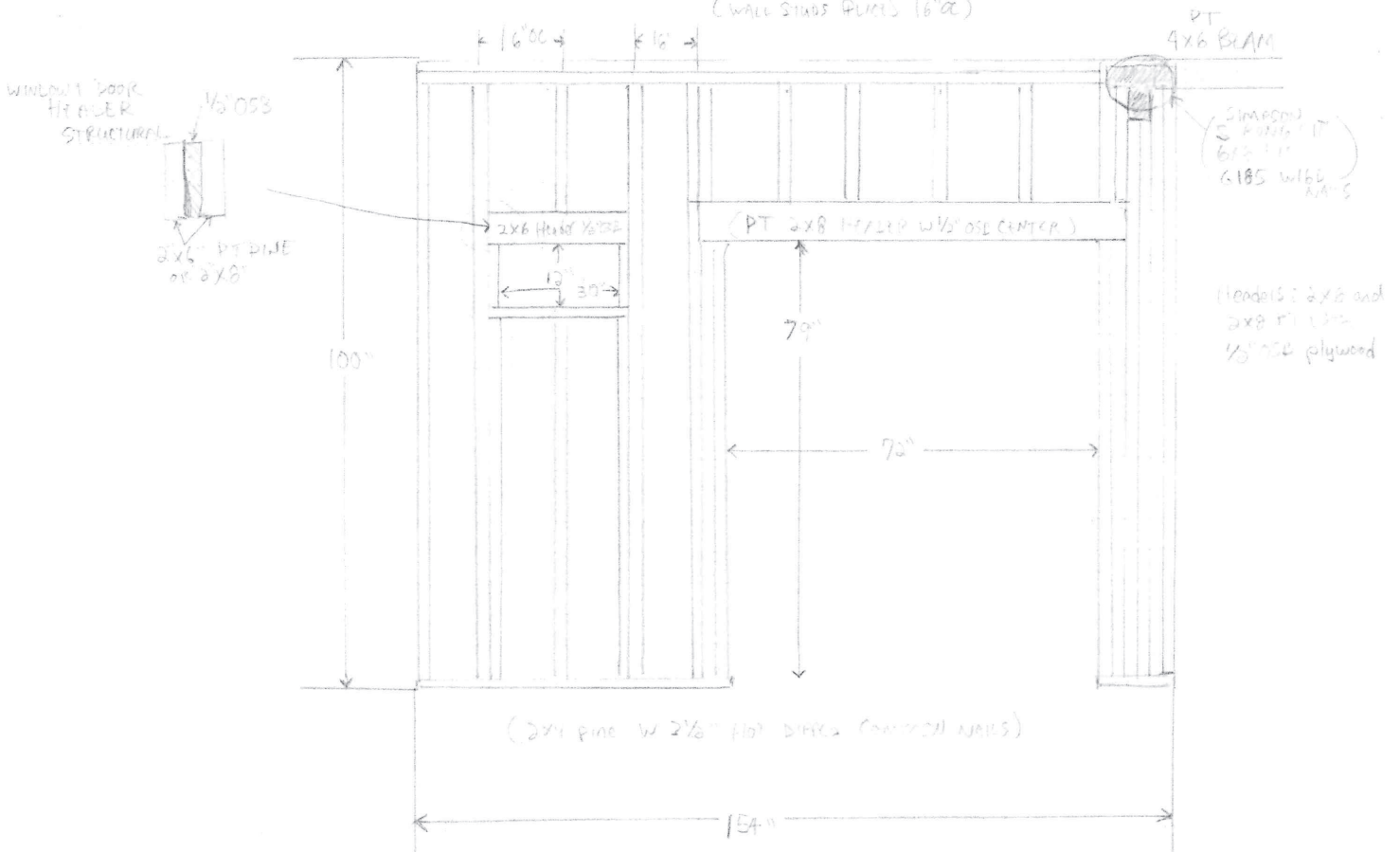
(3)

FRONT WALL STRUCTURAL

SCALE: $\frac{1}{8}'' = 1'$

W ← → E

(WALL STUDS @ 16" OC)



**PUBLIC
COMMENT**

From: [Rachael Telesca](#)
To: [Rachael Telesca](#)
Subject: FW: Request for Waiver for Shed at 1061 Delaware Street
Date: Wednesday, March 11, 2026 1:18:54 PM

Rachael Telesca, CMC
City Clerk
City of Safety Harbor
750 Main Street
Safety Harbor, FL 34695
rtelesca@cityofsafetyharbor.com
(727) 724-1555 x1405
Fax: (727) 724-1566



Under Florida law, e-mail addresses are public records. If you do not want your e-mail 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.

From: Lorraine Seymour <lorraineseymour17@gmail.com>
Sent: Saturday, March 7, 2026 9:00 AM
To: Cecilia S. Chen <CChen@cityofsafetyharbor.com>
Cc: Karen Sambrook <aksambrook@verizon.net>
Subject: Request for Waiver for Shed at 1061 Delaware Street

CAUTION: External Email

I am writing in support of the request for waiver for Andrew and Karen Sambrook to rebuild a shed on their property. I have been a neighbor of the Sambrook's for several years and they are the epitome of the good neighbor. They are meticulous in their property management and care deeply about the neighborhood. They are rebuilding a shed in the same place as the previous one which will only enhance their property and the values of the neighborhood.

Please consider granting this request with assurance that the neighbors do not object.

Thank you for your attention and cooperation. Please feel free to contact me if you have any questions or concerns.

Best regards,
Lori

Lorraine Seymour
1068 Delaware Street
Safety Harbor, FL 34695
+1 727 589 7957

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Heather Johnson at (address) 1017 Delaware St would like to express my support of _____ and I attest that I have no objection to the construction of a storage shed on their property.

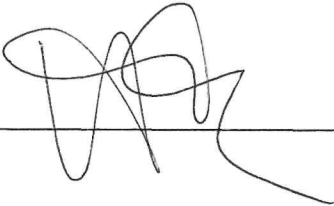
Signed: Heather Johnson

Date: 3/7/26

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Herbert Dye at (address) 1027 Delaware Street ^{Safety Harbor} would like to express my support of Woker for Shed for 1061 Delaware and I attest that I have no objection to the construction of a storage shed on their property.

Signed:  _____

Date: 3/8/2026

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Beth Becknell at (address) 1046 main St. St. would like to express my support of Andrew + Karyn Sambrook and I attest that I have no objection to the construction of a storage shed on their property.

Signed: Beth Becknell

Date: March 6, 2026

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Peter Falicki at (address) 1066 Delaware St would like to express my support of THE SAM BROWNE SHED and I attest that I have no objection to the construction of a storage shed on their property.

Signed: _____



Date: 3-4-26

Please include any comments or concerns below.

AS NEIGHBORS, WE ARE IN SUPPORT OF THE SHED. IT IS AESTHETICALLY APPROPRIATE.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12,2025

I Barbara Opperman at (address) 201 10th Ave S would like to express my support of Andrew + Karen Sambrook and I attest that I have no objection to the construction of a storage shed on their property.

Signed: Barbara Opperman

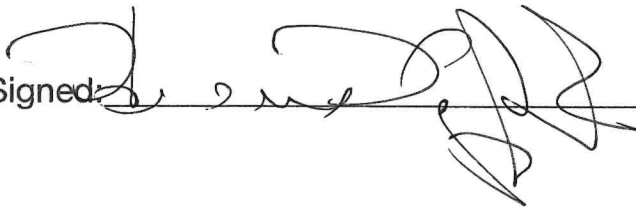
Date: 3-9-2026

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12, 2025

I Helene Michalski at (address) 1058 Delaware St would like to express my support of Andrew & Karen Sambrook and I attest that I have no objection to the construction of a storage shed on their property.

Signed: _____



Date: _____

3/6/26

Please include any comments or concerns below.

Please sign below to show your support for our shed build and return to town hall or 1061 Delaware Street before March 12,2025

I Christina Taglian, at (address) 1060 Delaware St would like to express my support of Andrew & Karen Sambrook and I attest that I have no objection to the construction of a storage shed on their property.

Signed: _____



Date: 3-6-26

Please include any comments or concerns below.