

AGENDA
Planning Review Committee
Pinellas County Planning Department
10 Court Street, 1st Floor Conference Room
October 10, 2016 – 9:00 AM

Case Summary Review:

1. [BA-1-11-16 \(Janet Alonso-Bloss\)](#)
2. [BA-2-11-16 \(Philip Paxton\)](#)
3. [BA-3-11-16 \(Carl and/or Maria White\)](#)

**CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-1-11-16**

PRC MEETING: October 10, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: November 3, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Janet Alonso-Bloss
12714 83rd Ave
Seminole, FL 33776

REP/ADDRESS: Rick Myrick
Nuroom Corporation
2140 Sunnydale Blvd
Clearwater, FL 33765

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: Residential Low

TYPE APPLICATION: Variance

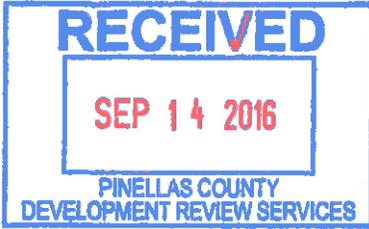
CASE DESCRIPTION: A variance to allow an after-the-fact sun room to remain having a 7-foot front setback from the east property line fronting 127th Lane North, where a 20-foot setback is required on a corner lot in an R-3 zone, for the property located at 12714 83rd Avenue in the unincorporated area of Seminole.

PARCEL ID: 29/30/15/09702/000/0140

NOTICES SENT TO: Janet Alonso-Bloss, Rick Myrick, Boca Ciega Heights HOA, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00043



Filing Deadline: _____
Filing Fees: \$375 O.K. LB
Variance: _____
Special Exception: _____

Date of hearing (if filed before above date): _____

PINELLAS COUNTY BOARD OF ADJUSTMENT APPLICATION FOR PUBLIC HEARING

FILE # PARCEL # 29-30-15-6702-000-0140
After the fact structure YES NO Bldg Sign Off: AM Date 9/15/16
SUBJECT TO ENGINEERING
Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____
Applicant's Signature: [Signature] Date: 9/12/16
Received by: L. Kheirredine Date Filed: 9-14-16

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Building & Development Review Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of BDRS. The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence. All applications must be signed by the present owner of the property.

- Owner: JANET ALONSO-BLOSS
Mailing Address: 12714-83rd AVE City: SEMINOLE
Street Address: 12714-83rd AVE City: SEMINOLE
State: FLORIDA Zip Code: 33776 Telephone No: 727-365-7076
Daytime Phone: 727-365-7076 Fax No: Email: sideys100@gmail.com
- Representatives Name: NuROOM CORPORATION, RICK MYRICK
Mailing Address: 2140 SUNNYDALE BLVD City: CLEARWATER
State: FL Zip Code: 33765 Telephone No: 727-536-2767
Daytime Phone: 727-536-2767 Fax No: 727-489-3080 Email: NuROOM@NuROOM.COM

2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

Specify interest held: N/A

2B. Is there an existing contract for sale on subject property? NO

If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust N/A

Is contract conditional or absolute? N/A

2C. Are there any options to purchase subject property? NO

If so, list names of all parties to option including all partners, corporate officers, and members of any trust? N/A

3. Hearing requested to consider: A Variance or B Special Exception
To allow the following: 7.0' STREET SIDE ^{FRONT} ~~YARD~~ SETBACK FROM 127th LN. N. FOR (AFTER THE FACT) ADDITION WHERE 20' SETBACK IS REQUIRED ^{UNUSUAL}

4. Location of Subject Property: 12714 - 83rd Ave
(Street Address)

5. Legal Description of Subject Property:
LOT 14 Boca Ciega Ridge 3RD Addition

6. Lot Size: 75' X 100'

7. Present Zoning Classification: R-3

Present Land Use Plan Designation: Residential

8. Present structures and improvements on the property: Single Family Home

9. Proposed use of property will be: Residential - Single Family Home

10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

I Purchased the Home on 2/26/98 with this Sun Room. I have used the room for 16 years and it will create a hardship to me if I lose it. Attached is a survey dated 2/11/98 showing that the room existed before I bought the home.

11. Has any previous application or appeal been filed in connection with this property within the last two years?

(Yes) (No) If so, briefly state the nature of the application or appeal?

N/A

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- (A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. (Applications for variance from the minimum construction elevation will require submission of a survey indicating the existing elevation on the property and an interior layout of proposed or existing construction.) If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.
- (B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.
- (C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.
- (D) Adult Use Variance (see Ordinance 90-65).
- (E) Concurrency Variance of Appeal (see Ordinance 89-89. Subject to annual amendment of the Concurrency Test Statement).

13. Date Property Acquired: 2/26/98

14. Does applicant own any property contiguous to the subject property? (Yes) (No)
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

- (A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) (No)
- (B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) (No)

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? YES Violation Number BC16-00399
Pinellas County Environmental Management? N/A Violation Number N/A
Other? N/A Violation Number N/A

If there is no violation, what prompted you to file this application?

This violation notice was given to me when my Roofing Contractor got their Final Inspection for the Re-Roof of the Sun Room.

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

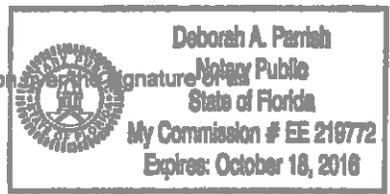
The issuance of a Flood Variance to construct a structure below the base flood level will result in an increase in insurance coverage premiums as well as increase risk to life and property. This information is provided to insure your awareness of the potential cost factors involved prior to your investment of time and money. It is suggested you contact your insurance agent to determine the effects a variance to the flood elevation requirements might have on flood insurance premiums.

(X) Janet Bloss
Signature of Owner or Trustee
(See note below)
JANET ALANSO-BLOSS

Date: 9th September 2016
STATE OF FLORIDA; COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me this 9th day of September
20 16 by Janet Bloss who is known to me or has produced
PDL as identification and who did (did not) take an oath.

Deborah A Parrish
Notary Public
(seal)

*Applications which are filed by corporations must bear the seal of the corporation officer authorized to act on behalf of the corporation.



Pinellas County DRS



Pinellas County DRS

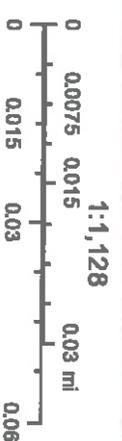
BA-1-11-16



September 26, 2016

Parcels

Site Address



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR
USDA, USGS, AEX, Geomatics, AeroGRID, IGN, IGP, swisstopo, i
User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors,
Web AppBld

BA-1-11-16

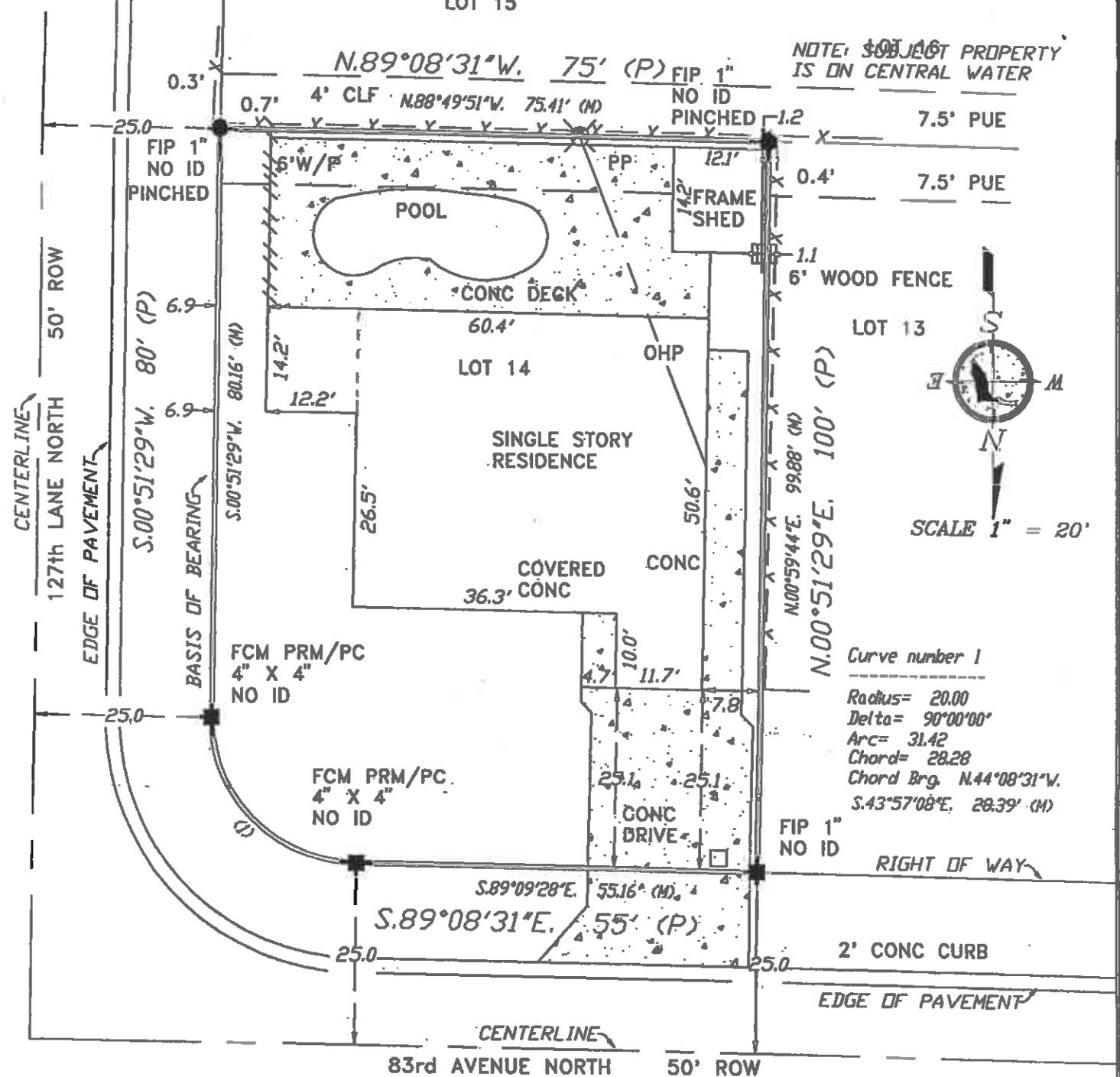
SURVEY SKETCH OF BOUNDARY SURVEY

NOT FOR CONSTRUCTION
NOT FOR DESIGN

STREET ADDRESS
12714 83RD AVE. N.
ST. PETE, FLORIDA

LOT 15

NOTE: SUBJECT PROPERTY
IS ON CENTRAL WATER



LEGAL DESCRIPTION :

LOT 14, BOCA CIEGA RIDGE 3RD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA

CERTIFIED TO :

STEPHEN BLOSS
GULF & SOUTHERN MORTGAGE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY

FLOOD ZONE : "C"
COMMUNITY PANEL 125139-0177C
DATED : 06-01-83
(FLOOD ZONE : "B", "C", "D", & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREA.)

CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTE:
IN COMPLIANCE WITH F.A.C. 61G17-6.0031 (3) (C) IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

BY : M.G. Mayer SURVEY DATE : 2/11/98

CLINTON W. FINSTAD, PLS #2453 M.G. MAYER, PLS #4495
JEFFREY H. HILLIGOSS, PLS #4488 LELAND F. DYSARD, PLS #3859

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"
PLEASE REFER TO REVERSE SIDE FOR GENERAL NOTES & ABBREVIATIONS.

FINSTAD, surveyor in transition to
F.L.A. SURVEYS CORP. LB 6569
PROFESSIONAL LAND SURVEYOR'S, PLANNERS & MAPPER'S

THE WILDER CENTER
3000 GULF TO BAY BLVD STE 212
CLEARWATER, FLORIDA 34619
813-797-3602 FAX 813-797-3561
3800 S. JAMICHI TR STE 302
SARASOTA, FLORIDA 34239
941-925-4964 FAX 941-925-7061

REVISIONS

PROJECT NO:
98-6325

**CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-2-11-16**

PRC MEETING: October 10, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: November 3, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Philip Paxton
5723 59th Way N
St. Petersburg, FL 33709

REP/ADDRESS: None

PROPERTY ZONING: R-4, One, Two & Three Family Residential

LAND USE DESIG: Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a detached garage with an 8-foot front setback where a 25-foot setback is required in an R-4 zone, for the property located at 5723 59th Way North in Lealman.

PARCEL ID: 32/30/16/69930/400/3702

NOTICES SENT TO: Philip Paxton, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00044

Filing Deadline: 09-22-2016

Filing Fees: \$375

Variance: X

Special Exception: _____

Date of hearing (if filed before above date): ~~10-10-2016~~ 11-3-16

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**

FILE # _____ PARCEL # 32-30-16-69930-400-3702

After the fact structure YES _____ NO X Bldg Sign Off: _____ Date _____

Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____

Applicant's Signature: Philip Paxton Date: 09-19-2016

Received by: Nuxi Vas Date Filed: 9-19-16

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Building & Development Review Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of BDRS. The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence. All applications must be signed by the present owner of the property.

1. Owner: Philip Paxton
Mailing Address: 5723 59th WAY N City: St Petersburg
Street Address: same City: same
State: FL Zip Code: 33709 Telephone No: 727-644-5678
Daytime Phone: same Fax No. n/a Email: Phival96@Hotmail.com

2. Representatives Name: n/a
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Telephone No: _____
Daytime Phone: _____ Fax No. _____ Email: _____

BA16-00044

2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

n/a

Specify interest held: _____

2B. Is there an existing contract for sale on subject property? n/a

If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____

Is contract conditional or absolute? _____

2C. Are there any options to purchase subject property? n/a

If so, list names of all parties to option including all partners, corporate officers, and members of any trust? _____

3. Hearing requested to consider: A Variance or B Special Exception

To allow the following: Placement of a garage on the north side of the home within current setback requirements

With reduced 8' setback where 25' is required

4. Location of Subject Property: 5723 59th WAY N
(Street Address)

5. Legal Description of Subject Property:

PINELLAS FARMS SE 1/4, PART OF W 1/2 OF FARM 37 DESC FROM NE COR OF W 1/2 OF FARM 37 TH N89D48'18"W 120FT FOR POB TH S00D20'50"W 160FT TH S89D40'15"E 120FT TH S00D 20'50"W 75FT TH N89D40' 15"W 191.37FT TH N00D20' 50"E 115FT TH S89D48'18"E 57.37FT TH N00D20'50"E 120 FT TH S89D48'18"E 14FT TO POB

6. Lot Size: .43 acres

7. Present Zoning Classification: R4

Present Land Use Plan Designation: RL

8. Present structures and improvements on the property: residential house and a temporary shed

which will be removed to build the garage

9. Proposed use of property will be: garage and storage

10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

No garage currently exists on property. Property has a unique shape predating current zoning requirements making it

difficult to accommodate today's standards. Setback requirements from property lines, water, etc. make it difficult

to place the garage in desired location due to the size and shape of the lot.

11. Has any previous application or appeal been filed in connection with this property within the last two years?

(Yes) (No)

If so, briefly state the nature of the application or appeal?

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

(A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.

(B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.

(C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.

(D) Adult Use Variance (see Ordinance 90-65).

13. Date Property Acquired: May 11, 2009

14. Does applicant own any property contiguous to the subject property? (Yes) (No)

If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions? n/a

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) (No)

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) (No)

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? No Violation Number _____

Pinellas County Code Enforcement? No Violation Number _____

Other? No Violation Number _____

If there is no violation, what prompted you to file this application? _____

Requested permit to erect a garage on my property and was instructed a variance was required.

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

Philip Paxton

Signature of Owner or Trustee
*(See note below)

Date: Sept. 19 2016
STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19th day of September,
20 16 by Philip Paxton who is known to me or has produced
Fl. DL as identification and who did (did not) take an oath.

Miguel R. Vasquez
Notary Public MIGUEL R. VASQUEZ
Notary Public - State of Florida
Commission # FF177581
My Comm. Expires March 11, 2019
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

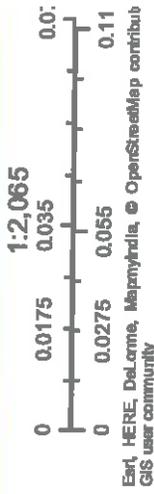
Pinellas County DRS



BA-2-11-16

September 26, 2016

- Parcels
- Site Address
- Zoning



Pinellas County DRS

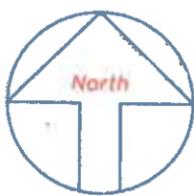


September 26, 2016

Parcels

Site Address

1:2,065
0 0.0175 0.035 0.07 0.11
0 0.0275 0.055 0.11
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/
USDA, USGS, AEX, Geomatics, Aergrid, IGN, IGP, swisstopo, t
User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors,
Web AppBuild



LEGEND:
 BM - Benchmark CB - Concrete Block CL - Centerline CM - Concrete Monument
 ELEV - Elevation FID - Found IP - Iron Pipe IR - Iron Rod ASP - Asphalt
 LSF - Lead Surveyor Registration Number M/T - Mail & Tel M&B - Mail & Box
 M&L - Movable P.R.N. - Permanent Reference Monument S/W - Sight Of Way
 CONC - Concrete P.C. - Point Of Curvature P.T. - Point Of Tangent
 P.A.C. - Point Of Reverse Curvature P.E.C. - Point Of Commencement Cx - Chord
 P.P. - Power Pole W.M. - Water Meter W.S.S. - Watered Sides B&C - Stake
 R - Record B - Book M - Measured C - Calculated D.S. - Dred Boat
 P.S. - Post Stake O.R. - Official Record Book PG - Page P.M.T. - Permanent
 P.O.B. - Point Of Beginning P.O.C. - Point Of Commencement C.L.S. - Chain Link
 S.P. - Survey Point S.P. - Chain Link Fence P.C.P. - Permanent Control Point
 P.I. - Point of Intersection

GENERAL NOTES:
 1. No instruments or record collecting equipment, rights-of-way, and/or easements were furnished, except as shown.
 2. No foundations or underground improvements located except as shown.
 3. If elevations are shown, such elevations are based on M.G.M.D. 1929 (M.S.L. = 0.00').
 4. Discrepancies in length to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 5. Surveyor has made an investigation or independent search for encumbrances of record, easements, restrictive covenants, easements, title evidence, or any other facts that an accurate and correct site search may disclose.
 6. No water meters located except as shown.
 7. This Survey is prepared for the exclusive use of those parties certified herein and is valid for one (1) year from Date of Certification.

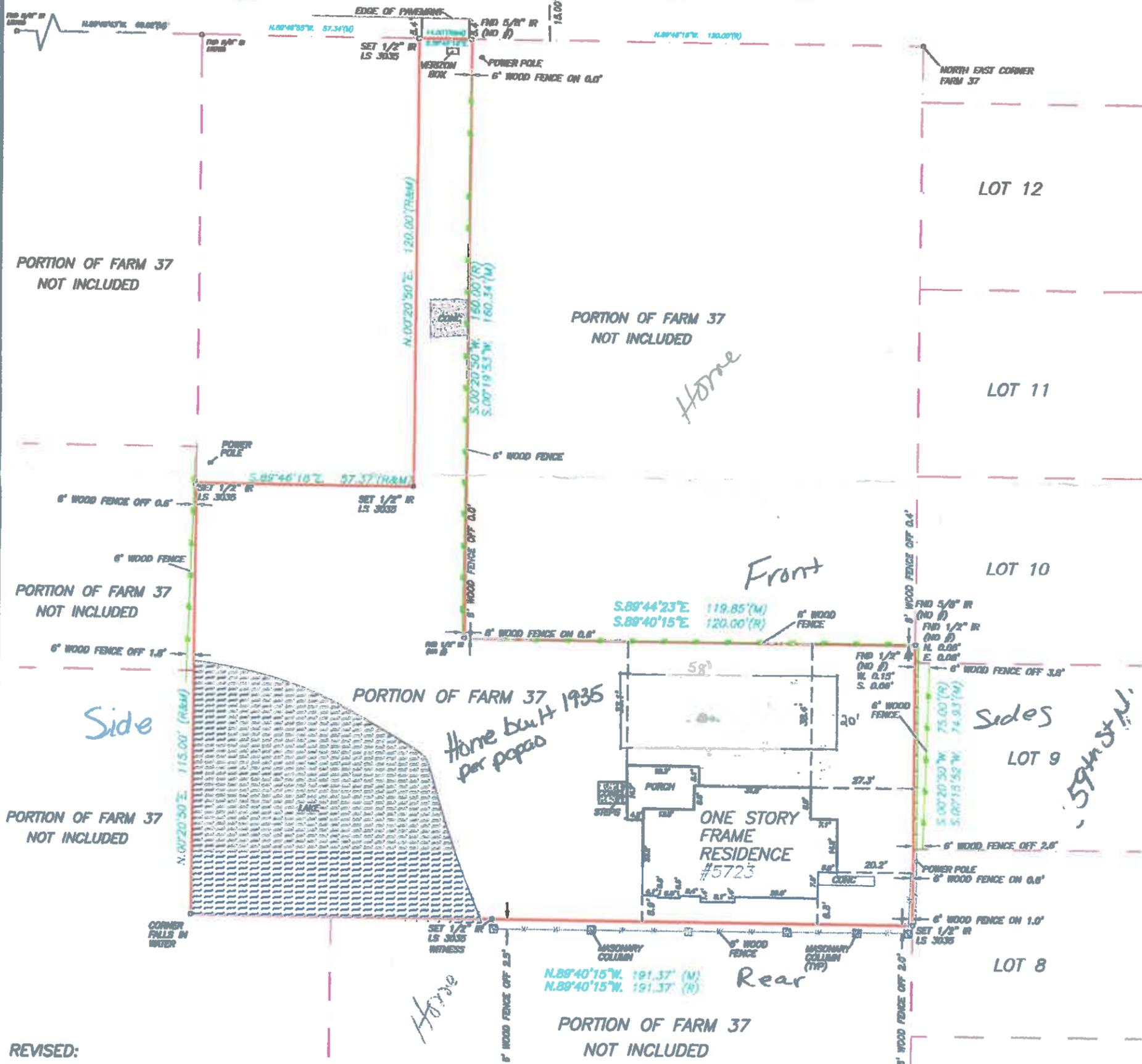
This property lies within Flood Zone X as depicted on Flood Insurance Rate Map Community Panel # 12103C0204G Dated: 9-3-03

BENCHMARK:
BASE FLOOD ELEVATION:
SECTION 32 TOWNSHIP 30S RANGE 16E
BASIS OF BEARINGS: SOUTH R/W OF 59TH WAY N. BEING S.89°46'18"E.

LEGAL DESCRIPTION: PER O.R. BOOK 16179 PAGE 1889
PINELLAS FARMS SE 1/4, PART OF W 1/2 OF FARM 37 DESC FROM NE COR OF W 1/2 OF FARM 37 TH N 89 DEGREE 46'18" W 120 FT FOR POB TH S 00 DEGREE 20'50" W 160 FT TH S 89 DEGREE 40'15" E 120 FT TH S 00 DEGREE 20'50" W 75 FT TH N 89 DEGREE 40'15" W 191.37 FT TH N 00 DEGREE 20'50" E 115 FT TH S 89 DEGREE 46'18" E 57.37 FT TH N 00 DEGREE 20'50" E 120 FT TH S 89 DEGREE 46'18" E 14FT TO POB.

SCALE: 1" = 30'
 BOUNDARY SURVEY

59th Ave
(45' R/W PER TAX MAP)
ASPHALT PAVEMENT



REVISED:

OFFICE LOCATION: 516 LAKESIDE PLACE
 LARGO, FLORIDA 33771
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.
 PREPARED FOR AND CERTIFIED TO:
 PHILIP PAXTON

LINE LEGEND:

| | |
|--------------------------|-----|
| CENTERLINE | --- |
| BOUNDARY LINE | --- |
| BUILDING LINE | --- |
| PLAT LOT LINE | --- |
| EASEMENT LINE | --- |
| POWER LINE | --- |
| WOOD FENCE | --- |
| CHAIN LINK FENCE | --- |
| WIRE FENCE | --- |
| WATER/FLOOD ZONE LINE | --- |
| BUILDING TIE (DIMENSION) | --- |

TARGET LAND SURVEYING, INC.

P.O. BOX 663
 DUNEDIN, FL 34697-0663 PH: (727) 784-0573

I hereby certify that this survey was made under my responsible charge and meets the minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61 G 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Philip C. Stock
 Philip C. Stock
 RLS #3035; -EB #5570
 6-9-09
 DATE OF CERTIFICATION

Field Survey: 6-2-09
 FB# 516 Pg 73
 Job# 090519.03
 Drawn By: J.WALKER
 Surveyed By: P.STOCK

BA-2-11-16

**CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-3-11-16**

PRC MEETING: October 10, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: November 3, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Carl and/or Maria White
155 Garland Cir
Palm Harbor, FL 34683

REP/ADDRESS: Adam B Carter, Esq.
7419 US Highway 19
New Port Richey, FL 34652

PROPERTY ZONING: A-E, Agricultural Estate Residential

LAND USE DESIG: Residential Suburban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow an existing 4-foot high chain link fence to remain with a 0-foot front setback where a 50-foot front setback is required in an A-E zone, for the property located at 155 Garland Circle in Palm Harbor.

PARCEL ID: 07/28/16/00000/220/0410

NOTICES SENT TO: Carl and/or Maria White, Adam B Carter, Esq., Hidden Meadow HOA, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A

Reference #:BA16-00045

BA16-00045

Filing Deadline: 9/22/16

Filing Fees: \$375.00

Variance: 138-1336 Fences & Walls

Special Exception: NA

Date of hearing (if filed before above date): _____

PINELLAS COUNTY BOARD OF ADJUSTMENT APPLICATION FOR PUBLIC HEARING

FILE # CC16-03532 PARCEL # 07-28-16-00000-220-0410

After the fact structure YES NO Bldg Sign Off: N/A Date N/A

Approved: Structure can/does meet code N/A Denied: Engineering/Improvements Req'd N/A

Applicant's Signature: [Signature] Date: 9/16/2016

Received by: _____ Date Filed: 9/ /2016

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Building & Development Review Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of BDRS. The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence. All applications must be signed by the present owner of the property.

1. Owner: White, Carl E &/OR Maria M
Mailing Address: 155 Garland Cir. City: Palm Harbor
Street Address: 155 Garland Cir. City: Palm Harbor
State: FL Zip Code: 34683 Telephone No: 727-515-0453
Daytime Phone: Same Fax No. N/A Email: marisawhitern@aol.com

2. Representatives Name: Adam B. Carter, Esq.
Mailing Address: 7419 U.S. Hwy 19 City: New Port Richey
State: FL Zip Code: 34652 Telephone No: 727-848-1828
Daytime Phone: 727-946-4523 Fax No. 727-848-5042 Email: acarter@ccfiewfirm.com

2A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

N/A

Specify interest held: N/A

2B. Is there an existing contract for sale on subject property? No

If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust N/A

Is contract conditional or absolute? N/A

2C. Are there any options to purchase subject property? N/A

If so, list names of all parties to option including all partners, corporate officers, and members of any trust?

3. Hearing requested to consider: Variance or Special Exception

To allow the following: In case # CC16-03532 a violation regarding a our fence is alleged and we would like a hearing to show that the subject fence was erected prior to the enactment of the relevant code thereby invoking the grandfather provisions of the Pinellas County Muni-Code and any fine or penalty would be considered an unconstitutional taking by the County.

4. Location of Subject Property: 155 Garland Circle, Palm Harbor, FL 34683
(Street Address)

5. Legal Description of Subject Property:

PT OF NW 1/4 OF NW 1/4 OF SEC 7-28-16 & PT OF SW 1/4 OF SW 1/4 OF SEC 6-28-16

6. Lot Size: Total Gross SF: 4,501

7. Present Zoning Classification: A-E, Residential

Present Land Use Plan Designation: Single Family

8. Present structures and improvements on the property: 2 Story Single Family Home, 1 Story Frame Garage, and Chain Link Fence Surrounding the Subject Property (fence erected in 1980s)

9. Proposed use of property will be: Continued Use as Single Family Home

10. (I)(We) believe that the Board of Adjustment should grant this application because: (Include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

Fence is a preexisting condition erected prior to current owners purchase of the prop., insurance Co. won't insure without it and the set-back would put the fence inside the pond.

11. Has any previous application or appeal been filed in connection with this property within the last two years?
(Yes) (No) If so, briefly state the nature of the application or appeal?

N/A

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- (A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. (Applications for variance from the minimum construction elevation will require submission of a survey indicating the existing elevation on the property and an interior layout of proposed or existing construction.) If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.
- (B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.
- (C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.
- (D) Adult Use Variance (see Ordinance 90-65).
- (E) Concurrency Variance of Appeal (see Ordinance 89-69. Subject to annual amendment of the Concurrency Test Statement).

13. Date Property Acquired: July 27, 2015

14. Does applicant own any property contiguous to the subject property? (Yes) (No)
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

- (A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) (No)
- (B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) (No)

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? _____ Violation Number _____

Pinellas County Environmental Management? _____ Violation Number _____

Other? Zoning _____ Violation Number Case # CC16-03532

If there is no violation, what prompted you to file this application?

Pinellas County Muni-Code Section 138-1336(c) is cited as the allegedly violated provision.

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

The issuance of a Flood Variance to construct a structure below the base flood level will result in an increase in insurance coverage premiums as well as increase risk to life and property. This information is provided to insure your awareness of the potential cost factors involved prior to your investment of time and money. It is suggested you contact your insurance agent to determine the effects a variance to the flood elevation requirements might have on flood insurance premiums.



 Signature of Owner or Trustee
 *(See note below)

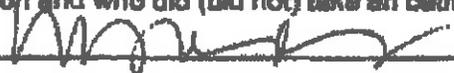
Date: 9-16-16

STATE OF FLORIDA; COUNTY OF PINELLAS

This foregoing instrument was acknowledged before me this 16 day of Sept

20 16 by Maria M. White who is known to me or has produced _____ as identification and who did (did not) take an oath.





 Notary Public
 (seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

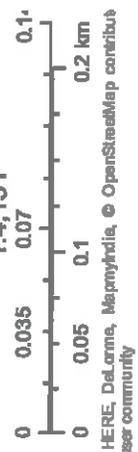


September 26, 2016

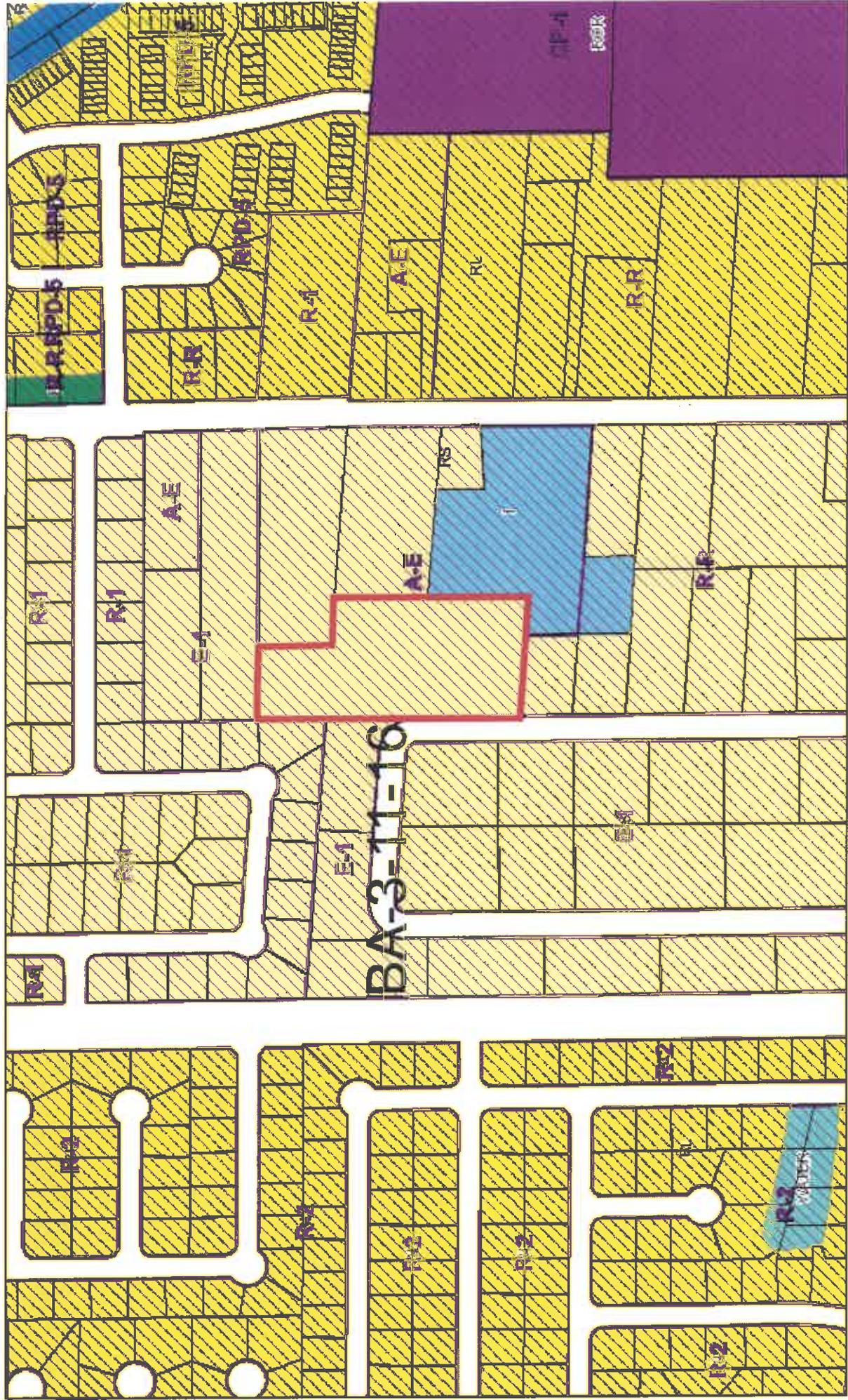
Parcels

Site Address

1:4,131



Pinellas County DRS

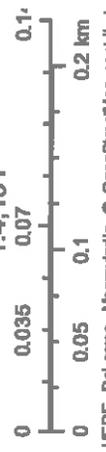


September 26, 2016

- Parcels
- Site Address
- Zoning



1:4,131



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GIS user community

Pinellas County DRS



September 26, 2016

Parcels

Site Address

1:4,131



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES
USDA, USGS, AEX, Geomatics, Aergrid, IGN, IGP, swisstopo, i
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