

**AGENDA**  
**Planning Review Committee**  
**Pinellas County Planning Department**  
**10 Court Street, 1st Floor Conference Room**  
**September 12, 2016 – 9:00 AM**

**Case Summary Review:**

1. [BA-7-7-16 \(Largo Lakes Property Owners Association\)](#)
2. [BA-1-10-16 \(Monica Reinert\)](#)
3. [BA-2-10-16 \(Vernon & Velma Gould\)](#)
4. [BA-3-10-16 \(William & Nancy Atkinson\)](#)
5. [BA-4-10-16 \(Bayou Homes Holdings, LLC\)](#)
6. [BA-5-10-16 \(Diocese of St. Petersburg\)](#)
7. [BA-6-10-16 \(Northside Baptist Church, Inc.\)](#)
8. [BA-7-10-16 \(Family Owned Service Company, Inc.\)](#)
9. [BA-8-10-16 \(T B R Properties, LLC\)](#)
10. [BA-9-10-16 \(Rebecca Farley Cheaney & Brian Cheaney\)](#)
11. [BA-10-10-16 \(Gerhard & Sandy Winter\)](#)

**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-7-7-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** Largo Lakes Property Owners Association, Inc.  
c/o Harrod Properties  
5550 W Executive Dr., Ste 550  
Tampa, FL 33609

**REP/ADDRESS:** Chris Weddle, P.E.,  
Aurora Civil Engineering, Inc.  
610 E. Morgan St  
Brandon, Florida 33510

**PROPERTY ZONING:** C-3, Commercial, Wholesale, Warehousing & Industrial

**LAND USE DESIG:** Industrial Limited  
Commercial General  
Preservation

**TYPE APPLICATION:** Variance

**CASE DESCRIPTION:** A variance to allow an off-premises freestanding sign that is within 300 feet from an existing sign that is located on a parcel having less than 500 feet of street frontage in a C-3 zone for the property located at the northeast intersection of Starkey Road and Largo Lakes Drive.

**PARCEL ID:** 13/30/15/50247/000/0001

**NOTICES SENT TO:** Largo Lakes Property Owners Association, Inc., Chris Weddle, P.E., BCC Office, Surrounding Owners (See Attached List)

**DISCLOSURE:** Robert C. Webster, II

**Reference #:**BA16-00025  
*Updated 08/25/16*

Filing Deadline: \_\_\_\_\_  
Filing Fees: \_\_\_\_\_  
Variance: \_\_\_\_\_  
Special Exception: \_\_\_\_\_  
Date of hearing (if filed before above date): \_\_\_\_\_

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

FILE # \_\_\_\_\_ PARCEL # 13-30-15-50247-000-0001

After the fact structure YES  NO  Bldg Sign Off: \_\_\_\_\_ Date \_\_\_\_\_

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received by: [Signature] Date Filed: 5/26/16

**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, 3<sup>rd</sup> 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: Largo Lakes Property Owners Association, Inc.  
Mailing Address: 5550 W Executive Drive, Suite 550 City: Tampa  
Street Address: 5550 W Executive Drive, Suite 550 City: Tampa  
State: Florida Zip Code: 33609-1009 Telephone No: 813-229-1500  
Daytime Phone: 813-229-1500 Fax No. 813-221-1570 Email: rwebster@harrodproperties.com
2. Representatives Name: Chris Weddle, P.E., Aurora Civil Engineering, Inc.  
Mailing Address: 610 E. Morgan Street City: Brandon  
State: Florida Zip Code: 33510 Telephone No: 813-643-9907  
Daytime Phone: 813-643-9907 Fax No. N/A Email: chris@auroracivil.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  
See Attached-The applicant is the owner of the common areas at Largo Lakes Corporate Center

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: Request a off premises freestanding sign on a parcel of land that has less than 500 feet of street frontage and within 300 feet from the freestanding existing sign.

4. Location of Subject Property: N/A (Building to the south is 8839 Bryan Dairy Road, Seminole , FL 33777)  
(Street Address)

5. Legal Description of Subject Property: Legal description is included on attached site plan.

6. Lot Size: N/A

7. Present Zoning Classification: C-3

Present Land Use Plan Designation: IL, Industrial Limited

8. Present structures and improvements on the property: N/A Common Area

9. Proposed use of property will be: Freestanding Sign

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.)

The Bardmoor Palms YMCA is a new facility that is located off main roadway frontage. Exposure is important for the YMCA to attract new members to allow it to succeed and continue to serve the valuable community service that the YMCA is uniquely able to provide. The request is to allow a sign for the YMCA on Starkey Blvd.

The proposed sign will conform to all other aspects of the Pinellas County requirements for a sign of this type.

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. (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: 02/27/1996

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? N/A Violation Number N/A

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?

Approval to place a free standing sign.

## Chris Weddle

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**To:** Beth Maday  
**Subject:** RE: Starkey Road Signage

Beth

I am going to include this with the submittal.

Thanks!

Chris Weddle, P.E.  
Aurora Civil Engineering, Inc.  
610 E. Morgan St.  
Brandon, FL 33510  
Phone: (813) 643-9907  
Cell: (813) 690-8424  
email: chris@auroracivil.com

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**From:** Beth Maday [mailto:bmaday@stpeteymca.org]  
**Sent:** Saturday, August 20, 2016 12:57 PM  
**To:** Chris Weddle  
**Subject:** Re: Starkey Road Signage

Chris,

As our facility is tucked within a corporate park with zero road visibility, it is very difficult for people to find us. This is a small hardship for our business, as it does mean we spend additional efforts and finances on marketing, that could be going towards serving our community. However, the main issue is for the folks who really, really need us and they either don't even know we are here, or they know a Y exists in the area, but they just can't find us.

Take for example, a person who has life challenges such as a non-English speaking citizen, or a person with a severe and persistent mental illness, or a single dad with lower than average education and IQ who might not have the means or access to simple tools like Mapquest, Google Maps, navigation in their SUV, or GPS on their cell...

When **this** person needs the Y, and then they struggle once or twice even, to try to find it - **they give up**. And these are the people we need to help the most.

If their very first step is to reach out to us, and yet they can not get to us, we can not help them! And the Y is the exact right place for them to be to feel valued, safe, productive and engaged in the pursuit of their own, and their family's well-being.

I will give you a very, very real example. I have a 45 year-old brother who lives in a Boston suburb. He suffers from schizophrenia. He is a functioning member of society

living on his own with a fulltime job. But there are simple tasks that really take him far out of his comfort zone. Things you and I can do easily with no effort or angst.

There is a Y in his town. It took a lot of convincing and coercing for me to get him to consider going to the Y for exercise, as well as social engagement. When he finally got around to going to check it out, he found so much help there. He has made friends; shed weight that was a side-effect of his medication; and even volunteers in the sports programs. The quality of his life has been improved drastically!

However, if he had struggled even once to find the Y, he would have turned around and went right back home to the television in his one-bedroom, government-subsidized apartment. He has no car with a fancy navigation system. He takes the bus or rides his bike. He can't ask Siri since he has no Iphone. And though he has some basic computer skills he would not be able to get to Mapquest, find the address and directions to the closest Y, print them, follow them, and hope he would land at the doorstep of the Y.

I know that he would just give up.

We need these people to know where we are!

The Y logo is often referred to as "the second most recognized symbol - second only to the red cross - to find help when you need it."

If folks traveled by our Y sign - the simple Y logo - day after day on their way to school or work - on the very heavily traveled Starkey Road - they might just reach out to us. And we can help them. We do it well, every day, for members of our community who need us most.

**Beth Maday**  
Executive Director



**YMCA OF GREATER ST. PETERSBURG**

**Bardmoor YMCA**

8495 Bryan Dairy Rd, Largo, FL 33777

(P) 727.324.9522 ext. 222

(W) [barkmoorymca.org](http://barkmoorymca.org)

## PROPOSED SIGN ON STARKEY ROAD FOR THE BARDMOOR PALMS YMCA

Attached is some information from Beth Maday, the Executive Director of the Bardmoor Palms YMCA, explaining why the proposed sign is very important.

At the Board meeting in July, the variance application was tabled. The applicants have agreed to a revised sign design that is solely limited to identifying the YMCA. The other sign elements previously proposed have been deleted.

The Largo Lakes Property Owners Association is seeking a variance to allow a sign to be located on the west side of the property adjacent to Starkey Road. The proposed sign is intended to help the public locate the Bardmoor Palms YMCA that is located within the Largo Lakes Corporate Center with no frontage on major roadways.

Largo Lakes Corporate Center is bordered on the east by CSX Rail Line on the west by Starkey Road and on the south by Bryan Dairy Road. The park contains a mix of office, retail, industrial and community serving uses. It is located in a densely populated and heavily traveled area of the County where site identification is of primary importance.

The sign as proposed is 16.5 feet tall and 6 feet wide and will be internally illuminated.

*Special Conditions That special conditions and circumstances exist which are peculiar to the lands, structure, or building involved, including the nature of and to what extend these special conditions and circumstances may exist as direct result from actions of the applicant*

Largo Lakes Corporate Center is a platted, multi-lot development with internal access roads. It is a multi-use center consisting of office, retail, industrial, and community serving uses. The site is bordered by arterial roadways and located in a densely populated area making site identification and cross access of primary importance. The site is unique in that the internal roadways allow access within the site from both the west and south. Adequate signage is necessary to identify the YMCA to travelers on the major arterial roadways bordering the site and to promote functional access.

*No special privilege That granting the variance will not confer on the applicant any special privilege that is denied by this chapter to other similar lands, buildings, or structures in the same zoning district*

Granting the requested variance will not confer upon the applicant any special privilege denied to others. Any person or entity owning property within Pinellas County may request a variance from the strict interpretation of the sign code. The Board of Adjustment has the authority to grant variances when it is found that an unnecessary hardship or unusual circumstance exists.

Special circumstances exist which are unique to the subject site: the 25+/- acre corporate center consists of office, retail, industrial and community serving uses connected through internal roadways. The YMCA does not have frontage on either of the adjacent external roadways which prevents or limits site identification through the use of ground signage. The use of appropriately sized ground signs will identify the YMCA, direct drivers to access the YMCA via the internal roadways and do so in a conscientious manner without sign clutter.

*Unnecessary hardship That literal interpretation of the provision of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter*

The literal interpretation of the code deprives the applicant the rights of site identification commonly enjoyed by other properties in the commercially designated zoning districts. Properties located within commercial zoning districts are allowed one freestanding sign per street frontage which provides the opportunity to identify the site from multiple directions. The YMCA has no frontage and cannot provide adequate site identification without the variance.

*Minimum Variance Necessary That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure*

The variance requested is the minimum necessary to provide adequate site identification. The proposed sign is a multi tenant style site that will identify the location of up to six businesses on one structure. The proposed sign does not exceed the maximum sign area or height allowed and will provide drivers with information regarding the location of uses within the development that are not immediately adjacent to Starkey Road.

*Purpose and intent compliance That the granting of the variance will be in harmony with the general intent, purpose and spirit of this code*

The intent of the sign code is to regulate signs consistent with the land use and character of the area and to protect and promote public health safety and welfare. The requested variance is consistent with the land use and the character of the area and promotes public health, safety and welfare.

The subject sign is consistent with the character of the area. The area is densely populated and consists of a mix of retail, office, industrial and community serving uses. The roadways adjacent to the corporate center are arterial in nature with multiple travel lanes and turn lanes at each intersection. The requested sign will provide much needed locational information to motorists on Starkey Road. More specifically, the requested sign is appropriate because it informs motorists of the location of the YMCA that is not adequately identified on the west; and the internal access roads will provide an alternative route for accessing the YMCA.

*Detriment to public welfare That such variance will not be injurious to the area involved or otherwise detrimental to public welfare*

The requested sign enhances public welfare and safety by adequately identifying the YMCA that is currently not readily visible from the west. The internal road network of the corporate center allows an alternative access. The proposed sign is intended to reduce driver distraction and confusion by clearly and adequately identifying the YMCA within the corporate park. It is appropriate considering the internal road network that allows access throughout the site.

*Increasing floor area, lot coverage restrictions Any variance to the floor area or lot coverage restrictions of this chapter shall be limited to an increase of no more than 10% of the applicable requirement*

Not applicable

*May not constitute an amendment The variance, if allowed, shall not constitute an amendment of this chapter, the comprehensive land use plan or the countywide comprehensive plan*

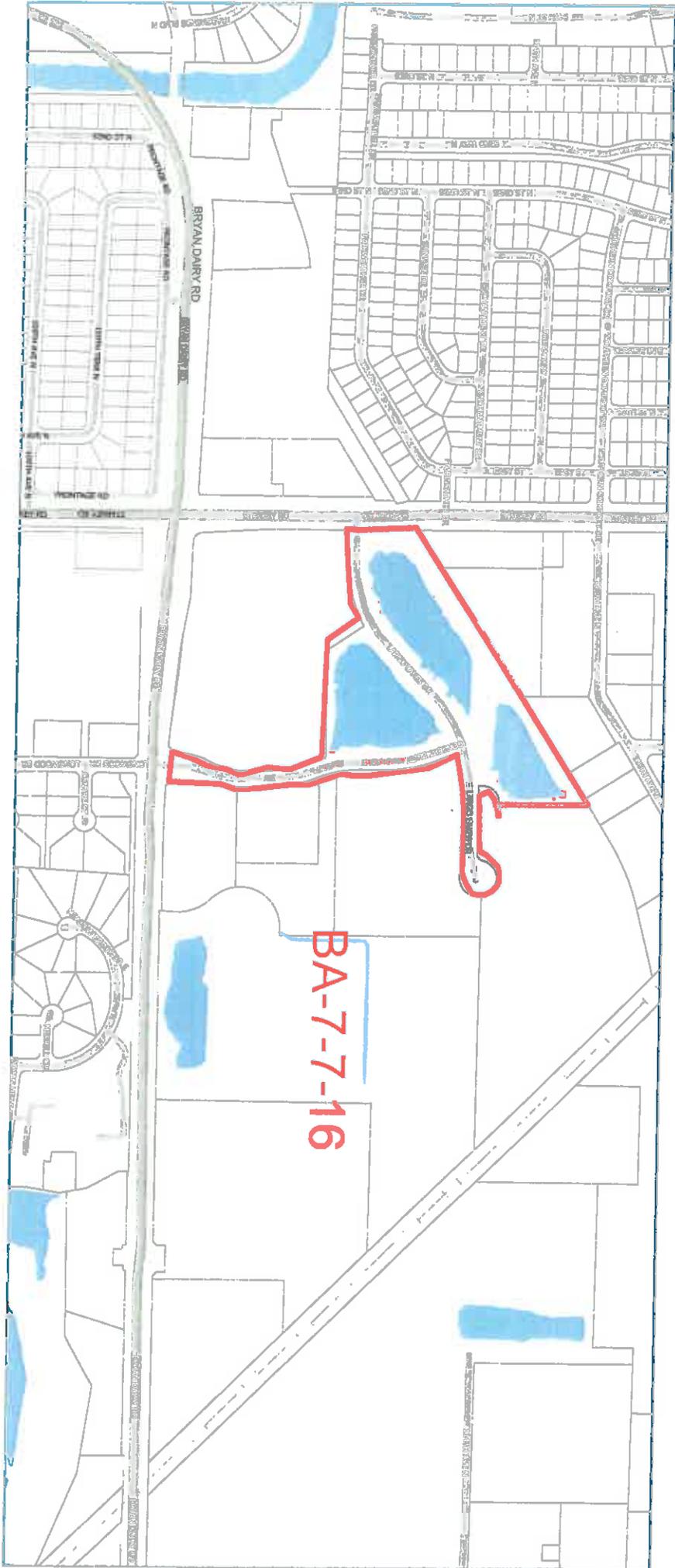
Not applicable

*Consideration of rezoning a rezoning or, where applicable, an amendment to another future land use map category has been considered and determined not to meet the objective of the variance and would not be appropriate*

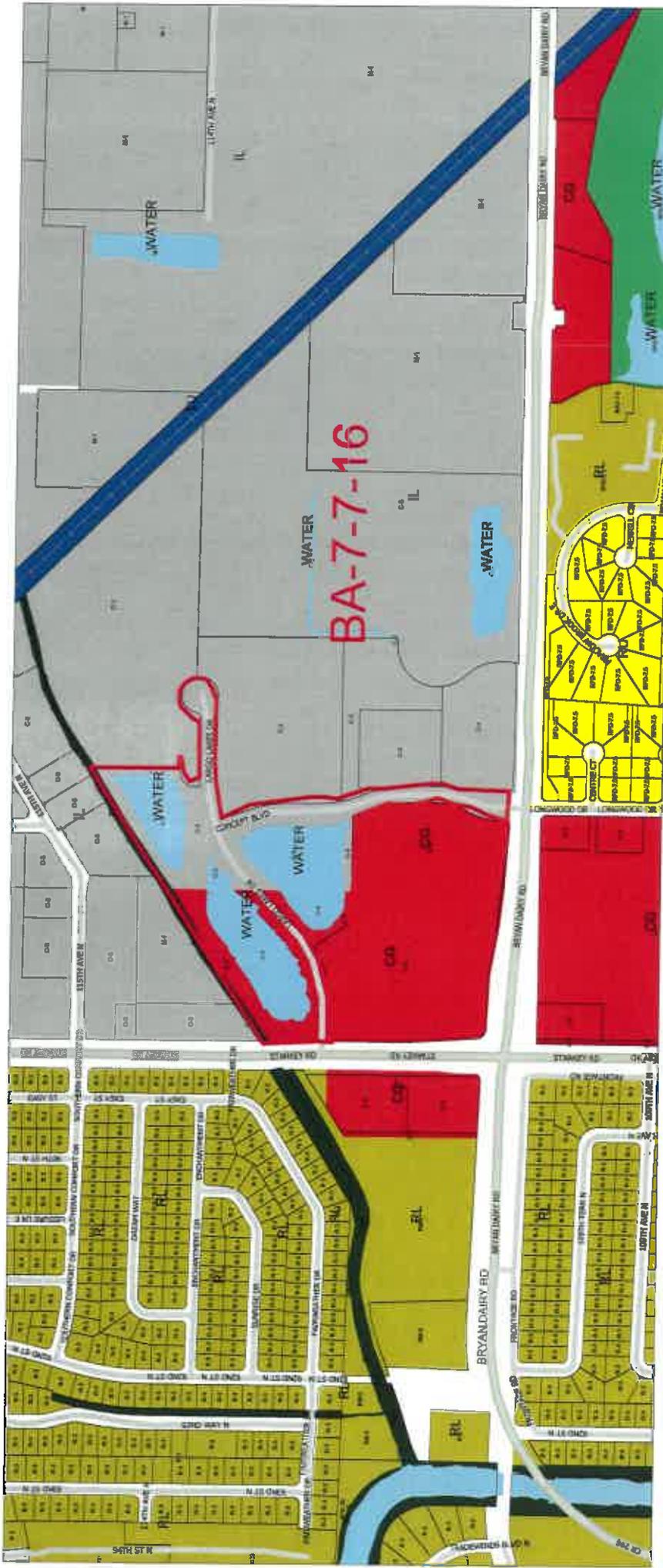
Not applicable

*In addition to the above listed criteria for variance, demonstrate the additional signage requested does not exacerbate visual clutter, driver distraction or traffic safety in the area*

Considering the amount of property frontage, the number of existing signs associated with the corporate park, and the arterial nature of the adjacent roadways, the addition of the proposed sign is not excessive. The majority of the existing signs are associated with the hospital. The proposed sign does not exacerbate visual clutter or cause driver distraction.









Google earth

feet  
meters

200

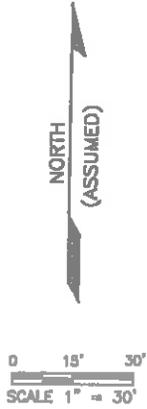
80



EXIST SIGN

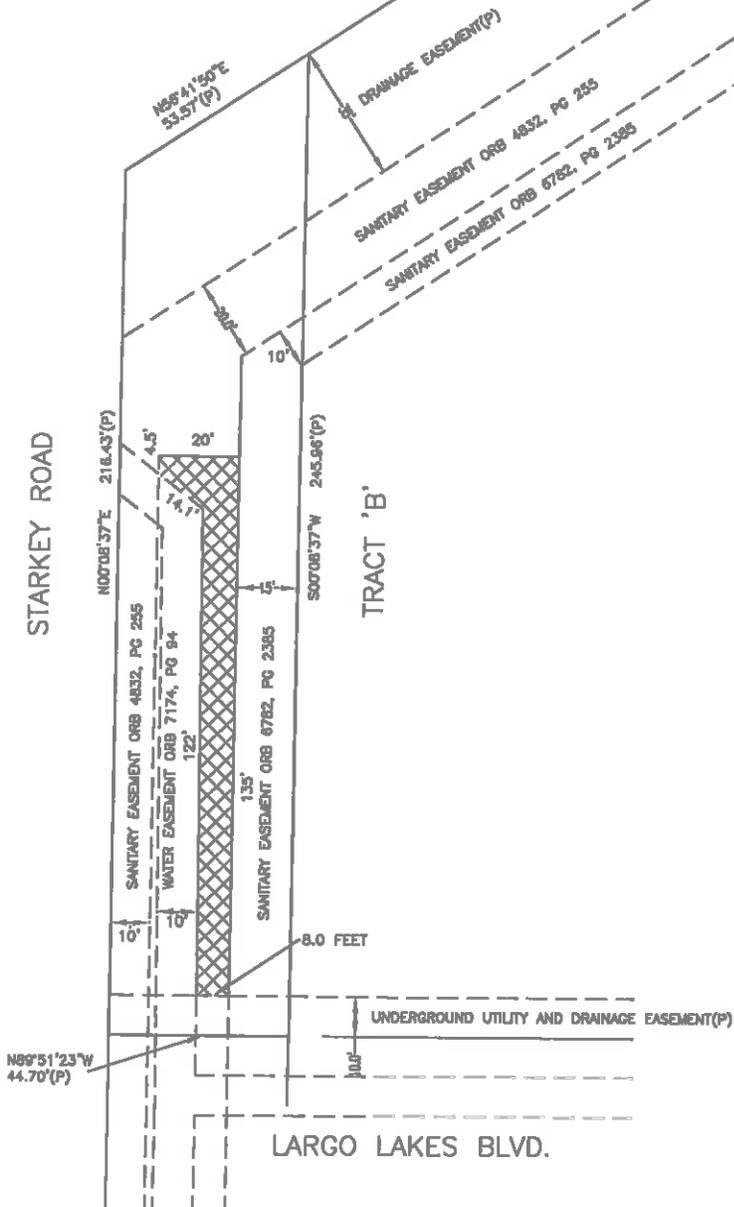
SECTION 13, TOWNSHIP 30 SOUTH, RANGE 15 EAST

PINELLAS GROVES  
PLAT BOOK 1, PAGE 55



STARKEY ROAD

TRACT 'B'



REFERENCE INFORMATION AS FURNISHED:

- STARKEY ROAD RIGHT OF WAY PROJECT 922252 DOES NOT AFFECT
- ORB 9307, PG 388 DOES NOT AFFECT.
- ORB 4067, PG 1789 DOES NOT AFFECT.
- ORB 27, PG 372 DOES NOT AFFECT.
- ORB 2474 PG 739 DOES NOT AFFECT.
- ORB 2610 PG 522 DOES NOT AFFECT.
- SPECIFIC PURPOSE SURVEY BY G.F.YOUNG DATED 11/3/10 DOES NOT AFFECT

SKETCH OF EASEMENTS AFFECTING:

TRACT 6, LARGO LAKES PARK, AS RECORDED IN PLAT BOOK 111  
PAGE 23 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOT A SURVEY

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

(P) = PLAT  
ORB = OFFICIAL RECORDS BOOK  
PG = PAGE

NOTE: TEMPORARY EASEMENTS NOT PLOTTED.

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF STARKEY ROAD, SMD LINE BEARS N00°08'37"E, (ASSUMED). INFORMATION FURNISHED THAT AFFECTS TRACT 6 IS AS PLOTTED ON ABOVE SKETCH.

JOB NO. 09-087 TRACT 6

CHARLES H. FOGELSONGER  
REGISTERED SURVEYOR AND MAPPER  
LICENSE NO. 4148 STATE OF FLORIDA  
LICENSED BUSINESS No. 8106



123 FLAGSHIP DRIVE, LUTZ, FL. 33549  
Phone: (813) 388-2484

BA-7-7-16

Substrate: **X**

Qty: **1** Sides: **2**

Project Colors



DYNAMIC VISUAL COMMUNICATION

12350 S. Belcher Rd - Unit 14B, Largo, FL 33773

727.524.8543

727.524.1936

www.DVCSigns.com Facebook.com/DVCSigns

Order Number: **est33967**

Project Name: **Bardmoor- Largo Lakes Monument**

Client: **YMCA of Greater St. Pete**

Drawing Number: **1 of 1**

Initial Proof Date: **6.16.2016**

Revision 1 Date: **7.28.2016**

Revision 1 Notes: **removed tenant panels. Enlarged main panel**

Revision 2 Date: **X**

Revision 2 Notes: **X**

Additional Revisions: **X**

Additional Billable Time: **X**

This drawing is exclusive property of DVC Signs. Design cannot be copied in whole or in part, altered or exhibited in any manner without written permission from DVC Signs. Design and legal fees will apply.

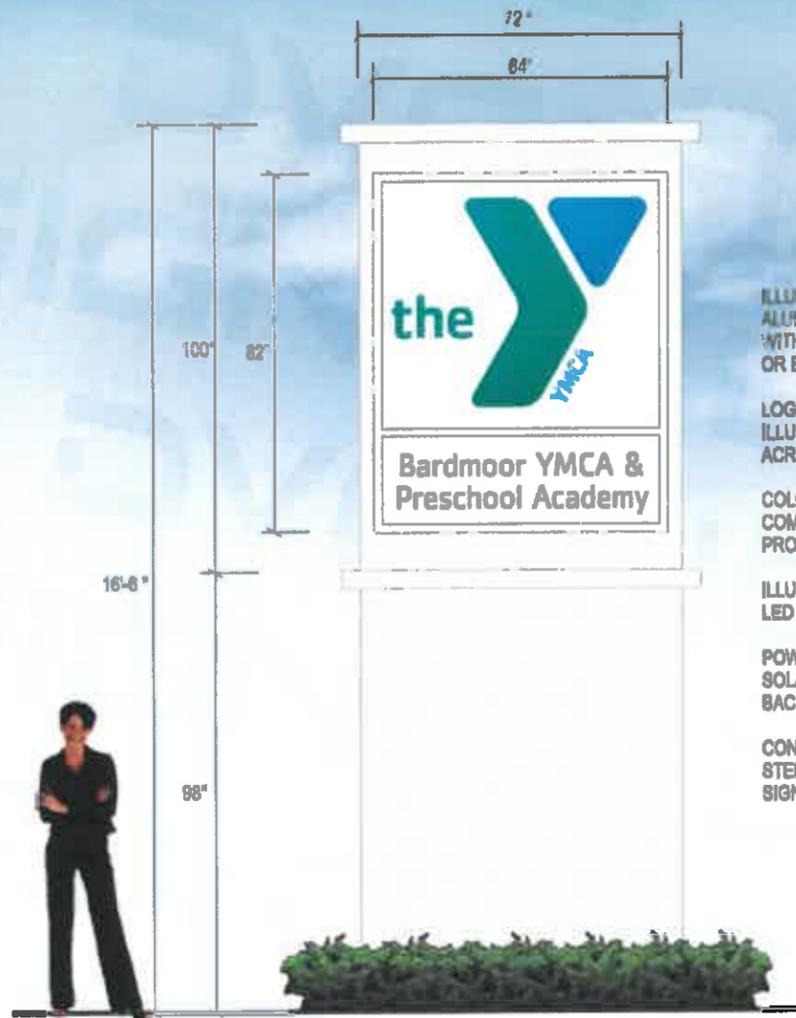
Please review the following proof for accuracy. Prior to production, any mistakes made by DVC Signs will be corrected and a revised proof will be sent at no charge. The standard proofing process is composed of an initial layout and two reasonable revisions. Additional changes made may incur additional design fees and may delay production. Upon final approval, the art will be printed as approved. Any errors/mistypings in the completed signage are not the responsibility of DVC Signs.



EXISTING CONDITIONS



PROPOSED MONUMENT PLACEMENT - IMAGE NOT TO SCALE



ILLUMINATED CABINET ALUMINUM CONSTRUCTION WITH WELDED FRAMING OR EXTRUSION ASSEMBLY

LOGO AND COPY FULLY ILLUMINATED TRANSLUCENT ACRYLIC PANELS

COLOR AND FINISH TO COMPLIMENT EXISTING PROPERTY SIGNAGE

ILLUMINATION BY WHITE LED - LOW CONSUMPTION

POWER VIA REMOTE SOLAR CHARGING AND BACKUP SYSTEM

CONCRETE FOOTER AND STEEL SUPPORT REQUIRED SIGN T.B.D.

NOT ACTUAL SIZE, BUT PROPORTIONAL

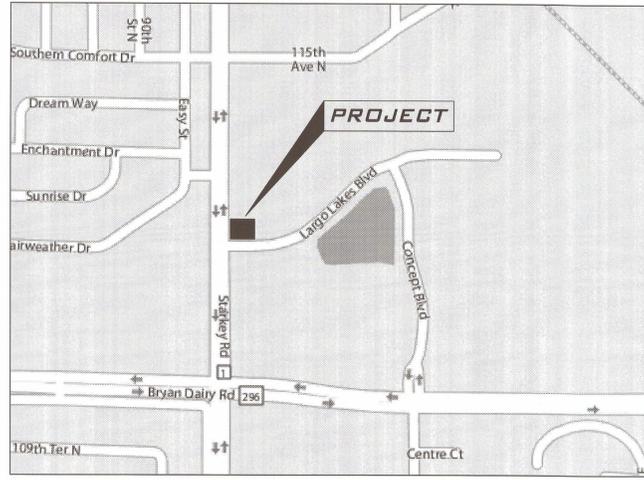
This layout including color, spelling, material, and size is correct and I hereby approve this proof by signing below:

Customer Signature:

Date:

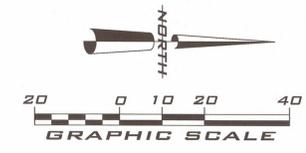
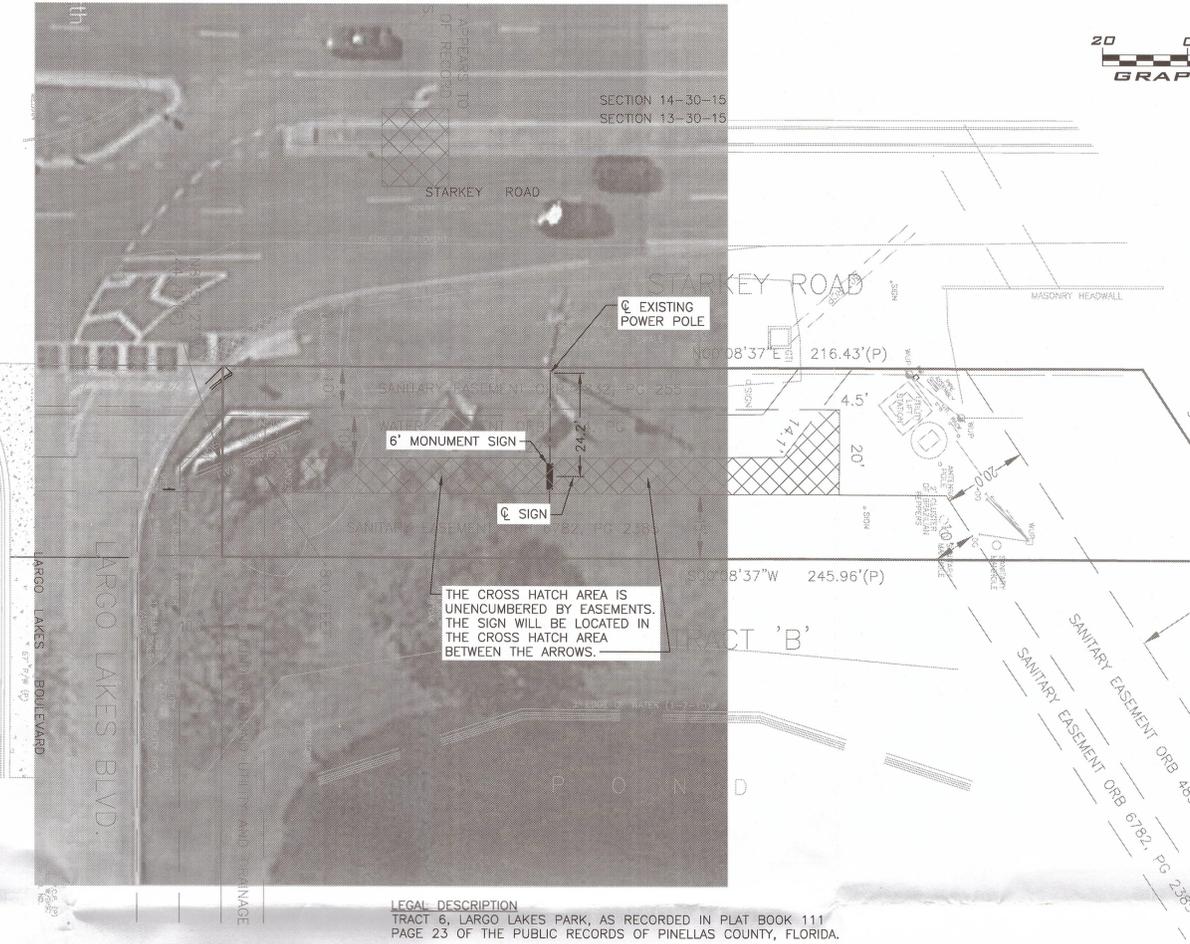
Revision # **1**

BA-7-7-16



VICINITY MAP

FORMATION AS FURNISHED:  
 1. HEIGHT OF WAY PROJECT 922252 DOES NOT AFFECT  
 2. DOES NOT AFFECT  
 3. DOES NOT AFFECT  
 4. DOES NOT AFFECT  
 5. DOES NOT AFFECT  
 6. SURVEY BY G.F. YOUNG DATED 11/3/10 DOES NOT AFFECT  
 7. SEMENTS AFFECTING:  
 8. LARGO LAKES PARK, AS RECORDED IN PLAT BOOK 111



NO.	BY	DATE	DESCRIPTION
1	CHRIS WEDDLE	MAY 26, 2016	ISSUED FOR PERMITS
2	CHRIS WEDDLE		REVISIONS

YMCA SIGN  
LOCATION

LARGO LAKES  
CORPORATE CENTER  
H/A PARTNERS, LTD.  
5550 W. EXECUTIVE DRIVE, SUITE 550  
TAMPA, FLORIDA 33609





White 1800000  
8 Oct 2016 11:11  
Harrod Properties  
Space Available  
813.228.1800

Largo Lakes Corporate Center  
A Development of Harrod Properties

BA-7-7-16



  
**PRESCHOOL ACADEMY**  
A PLACE TO GROW  
**5 BRYAN DAIRY RD**

Office / Warehouse  
From 20,000 s.f.  
**Harrod Properties**  
Space Available  
**813.229.1500**  
www.harrodproperties.com

**BayCare**  
**EMERGENCY**

BA-7-7-16

**BARDMOOR YMCA**  
SOMETHING FOR EVERYONE



**PRESCHOOL ACADEMY**  
A PLACE TO GROW

**NOW OPEN • 8495 BRYAN DAIRY RD →**

**NOTICE OF PROPOSED  
Land Use Action**  
(727) 464-5047

Office / Warehouse  
From 20,000 s.f.

**Harrod Properties**



Space Available  
**813.229.1500**  
[www.harrodproperties.com](http://www.harrodproperties.com)

BA-77-10

**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-1-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** Monica Reinert  
1433 Lemon St  
Clearwater, FL 33756

**REP/ADDRESS:** None

**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 12 foot x 12 foot storage shed to remain with a reduced rear setback of 3 feet 9 inches where 10 feet is required in an R-3 zone, for the property located at 1433 Lemon Street in the unincorporated area of Clearwater.

**PARCEL ID:** 23/29/15/86958/002/0110

**NOTICES SENT TO:** Monica Reinert, Coalition of Clearwater HOA, BCC Office, Surrounding Owners (See Attached List)

**DISCLOSURE:** N/A

**Reference #:BA16-00030**

Filing Deadline: 7-21-16  
Filing Fees: 750.<sup>00</sup>  
Variance: X  
Special Exception: \_\_\_\_\_

Date of hearing (if filed before above date): 9-1-16  
10-6-16

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

FILE # \_\_\_\_\_ PARCEL # 23-29-15-86958-002-0110

After the fact structure YES  NO  Bldg Sign Off: ALL Date 6-28-16

Approved: Structure can/does meet code \_\_\_\_\_ Denied: Engineering/Improvements Req'd \_\_\_\_\_  
*SUBJECT TO ENGINEERING*

Applicant's Signature: Monica A. Reinert Date: 6-28-16

Received by: Nikki Vasquez Date Filed: 6-28-16

**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, 3<sup>rd</sup> 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: Monica Reinert  
Mailing Address: 1433 Lemon St. City: Clearwater  
Street Address: SAME City: \_\_\_\_\_  
State: FL Zip Code: 33756 Telephone No: 727-656-9451  
Daytime Phone: — Fax No. — Email: Mar272u@msn.com
2. Representatives Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone No: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: \_\_\_\_\_

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? NO

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? NO

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 <sup>Allow, an After the fact</sup> B  Special Exception

To allow the following: A Variance to construct a 12x12 storage shed with a reduced rear setback of 3ft 9 inches, where 10 ft is required in an R-3 zoning district.

4. Location of Subject Property: 1433 Lemon St., Clearwater 33756  
(Street Address)

5. Legal Description of Subject Property:  
23-29-15-86958-002-0110

6. Lot Size: 88 x 97

7. Present Zoning Classification: R-3

Present Land Use Plan Designation: RL

8. Present structures and improvements on the property: SFR, screened cover wood deck, open wood deck and 12 x 12 storage shed

9. Proposed use of property will be: residence

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.)

The shed has been there over 20 years  
and it would be a financial hardship to come  
up with the \$5000 to move the shed.

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. (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: 1989-1991

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? code enforcement Violation Number CC16-01510

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

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.

Monica A. Reinert

Signature of Owner or Trustee  
\*(See note below)

Date: June 28, 2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June

20 16 by MONICA A. REINERT who is known to me or has produced FL DL as identification and who did (did not) take an oath.

Nikki R. Vaz

Notary Public  
(seal)

**NIKKI R. VASQUEZ**  
Notary Public - State of Florida  
Commission # FP177881  
My Comm. Expires March 11, 2019

\*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.



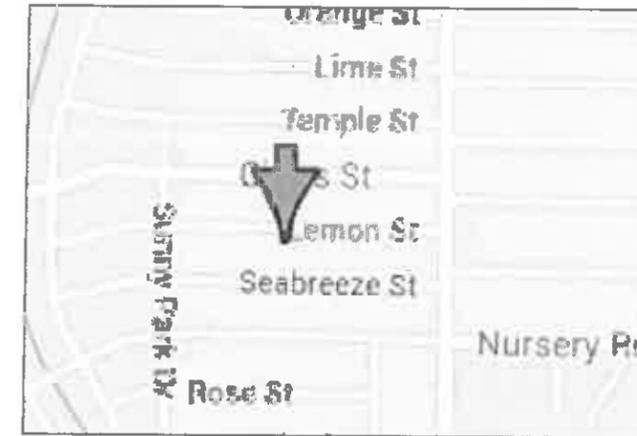




**LEGAL DESCRIPTION**

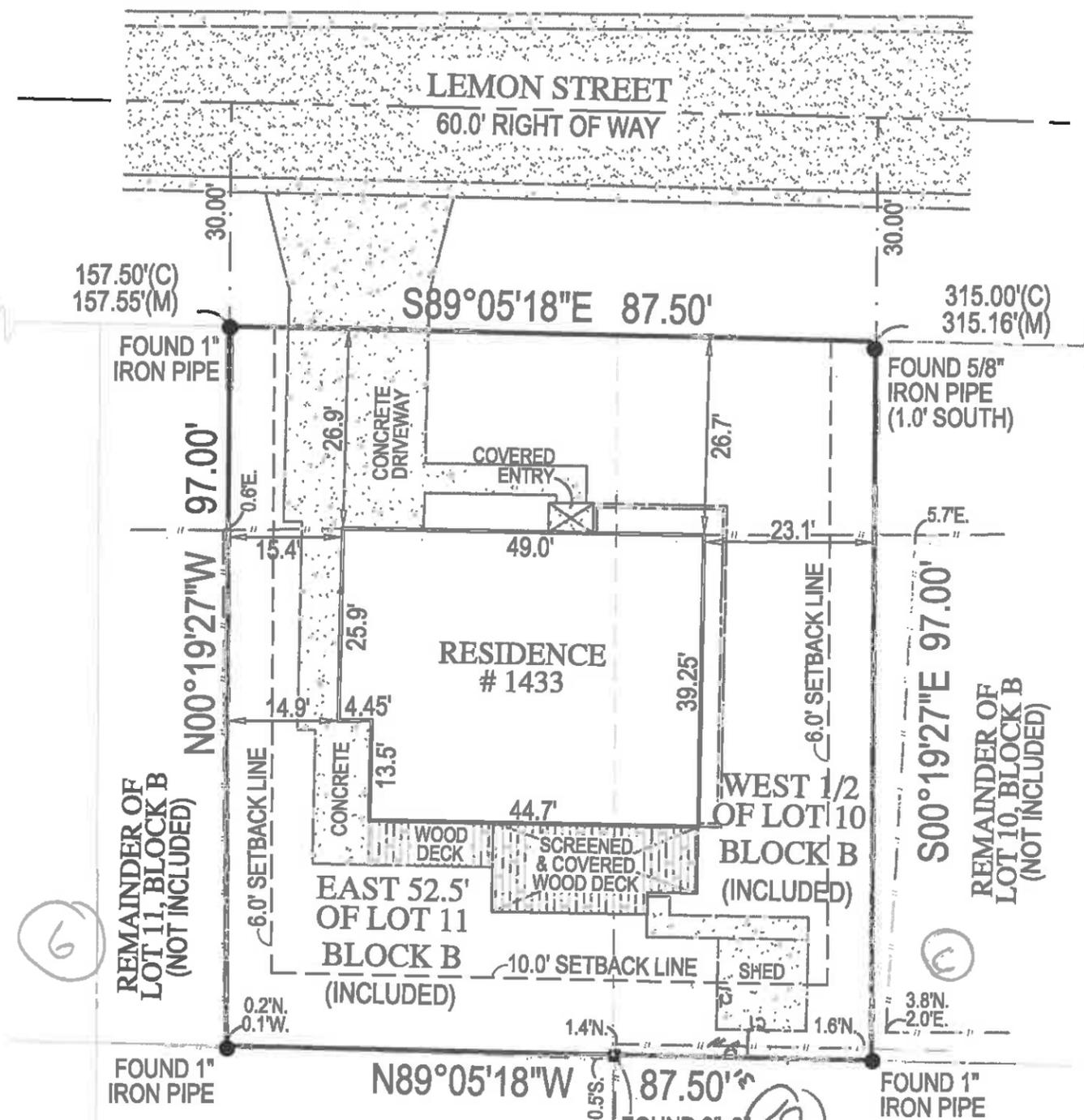
THE WEST 1/2 OF LOT 10, AND THE EAST 52.5 FEET OF LOT 11, BLOCK B, SUNNY PARK GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 2, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE: X  
 COMMUNITY NUMBER: 125139  
 PANEL: 0109  
 SUFFIX: H



**LOCATION MAP**  
NOT TO SCALE

BOUNDARY SURVEY OF  
 1433 LEMON STREET  
 CLEARWATER, FL. 33756  
 PREPARED FOR  
 MONICA REINERT



FOUND 3"x3" CONCRETE MONUMENT @ N.W. CORNER OF LOT 13

FOUND 1" IRON PIPE

FOUND 5/8" IRON PIPE (1.0' SOUTH)

FOUND 3"x3" CONCRETE MONUMENT @ N.E. CORNER OF LOT 6

FOUND 1" IRON PIPE

FOUND 3"x3" CONCRETE MONUMENT @ N.W. CORNER OF LOT 27

FOUND 1" IRON PIPE

**LEGEND**

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.T.S. NOT TO SCALE
- N&D. NAIL & DISC
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK. PARKER KYLON NAIL
- R. RADIUS
- TAN. TANGENT
- T.B.M. TEMPORARY BENCH MARK
- AND CENTERLINE
- AND NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE

C-14025  
 05-31-2016  
 1"=20'  
 1 of 1

6250 N. MILITARY TRAIL  
 SUITE 102  
 WEST PALM BEACH, FL 33407  
 www.compassurveying.net

**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

**NOTES:**

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SURVEYORS CERTIFICATE:  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth J. Osborne*  
 KENNETH J. OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #8415

BA-1-10-16

**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-2-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** Vernon & Velma Gould  
as Trustees of The Gould Revocable Trust  
3623 138th Ave. N.  
Largo, FL 33771

**REP/ADDRESS:** Diocese of St Petersburg  
P.O. Box 40200  
St Petersburg, FL 33743

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

**LAND USE DESIG:** Residential Low Medium

**TYPE APPLICATION:** Special Exception

**CASE DESCRIPTION:** A special exception to allow for an existing single family home to be used as a community outreach center with food pantry in an R-4 zone for the property located at 3718 139th Ave. North, Largo.

**PARCEL ID:** 01/30/15/18126/006/0070 and 01/30/15/18126/006/0050

**NOTICES SENT TO:** Vernon & Velma Gould, Diocese of St Petersburg, City of Largo, BCC Office, Surrounding Owners (See Attached List)

**DISCLOSURE:** N/A

**Reference #:BA16-00034**

Filing Deadline: \_\_\_\_\_

Filing Fees: \_\_\_\_\_

Variance: \_\_\_\_\_

Special Exception: \_\_\_\_\_

Date of hearing (if filed before above date): 10-6-16

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

FILE # \_\_\_\_\_ PARCEL # 01-30-15-18126-006-0070 4 0050

After the fact structure YES  NO  Bldg Sign Off: \_\_\_\_\_ Date \_\_\_\_\_

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received by: [Signature] Date Filed: 8/1/16

#### 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, 3<sup>rd</sup> 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: Vernon J. Gould and Velma J. Gould as Trustees of the Gould Revocable Trust  
Mailing Address: 3623 138th Ave. North City: Largo  
Street Address: 0 139th Ave; 3718 139th Ave. City: Largo  
State: FL Zip Code: 33771 Telephone No: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: \_\_\_\_\_

2. Representatives Name: Diocese of St. Petersburg  
Mailing Address: P.O. Box 40200 City: St. Petersburg  
State: FL Zip Code: 33743-0200 Telephone No: 727-344-1611, ext. 5401  
Daytime Phone: (727) 344-1611 Fax No. \_\_\_\_\_ Email: rbh@dosp.org

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  
Owners are a trust: Vernon J. Gould and Velma J. Gould as Trustees of the Gould Revocable Trust

Specify interest held: Fee simple

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 \_\_\_\_\_

Is contract conditional or absolute? \_\_\_\_\_

2C. Are there any options to purchase subject property? Yes

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

Diocese of St. Petersburg, P.O. Box 40020, St. Petersburg, FL 33743

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

To allow the following: Charitable food pantry and community outreach, specifically directed at immediate surrounding community to be operated by Diocese of St. Petersburg - St. Vincent De Paul Ministry

4. Location of Subject Property: 0 138th Ave. and 3718 138th Ave., Largo FL 33771  
(Street Address)

5. Legal Description of Subject Property:

**Lot 5, 6, 7, 8, & 9, Block F, CORAL HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA, RECORDED IN PLAT BOOK 31, PAGES 71 THROUGH 73 INCLUSIVE, SAID LANDS SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA.**

6. Lot Size: 0.63 acres MOL

7. Present Zoning Classification: R-4

Present Land Use Plan Designation: Low Density Residential

8. Present structures and improvements on the property: Single Family Home, Aluminum Tool Shed

9. Proposed use of property will be: Charitable food pantry & community outreach, specifically directed at immediate surrounding community.

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.)

Charitable food pantry and community outreach to immediate surrounding neighbors. There is a need in this less than affluent community for such services.

Local law enforcement and community will embrace and support the program.

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. (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: 01/09/2004

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? No Violation Number \_\_\_\_\_

Pinellas County Environmental Management? No Violation Number \_\_\_\_\_

Other? No Violation Number \_\_\_\_\_

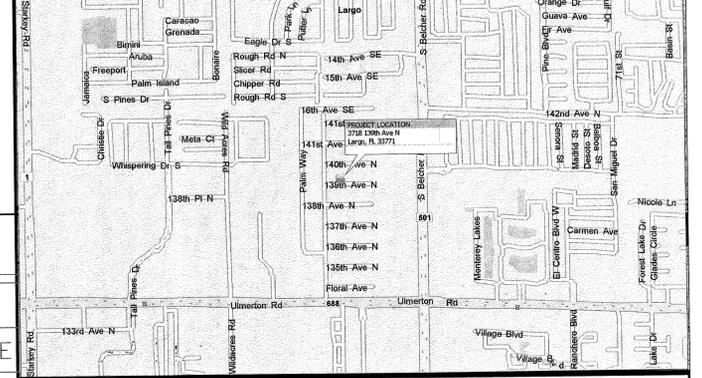
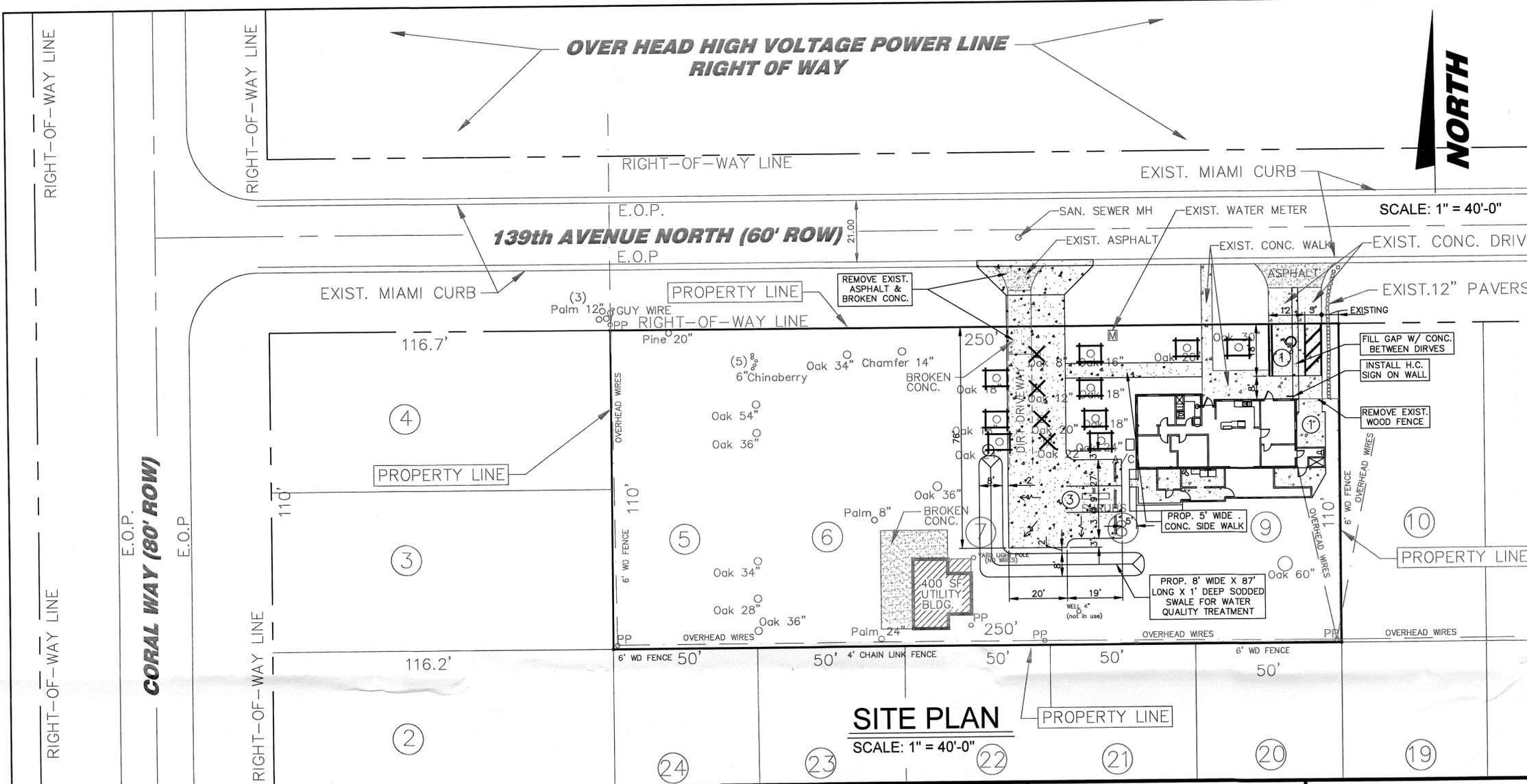
If there is no violation, what prompted you to file this application?

To provide a much needed charity food pantry and provide a community outreach to help the less fortunate in the immediate areas.



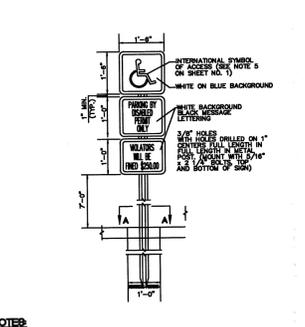
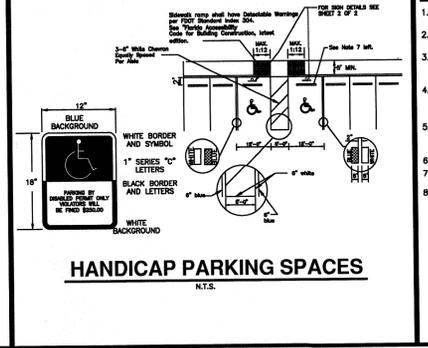
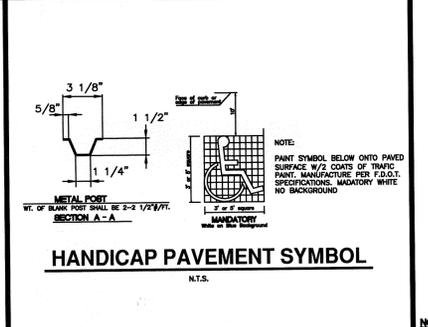
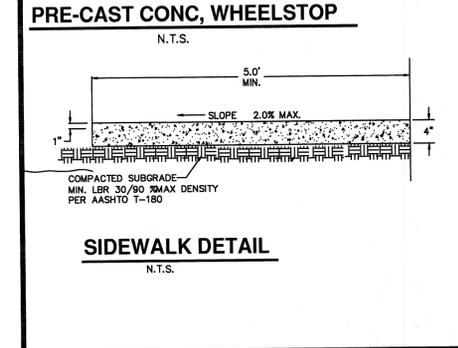
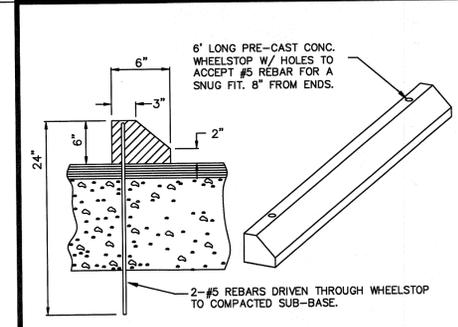
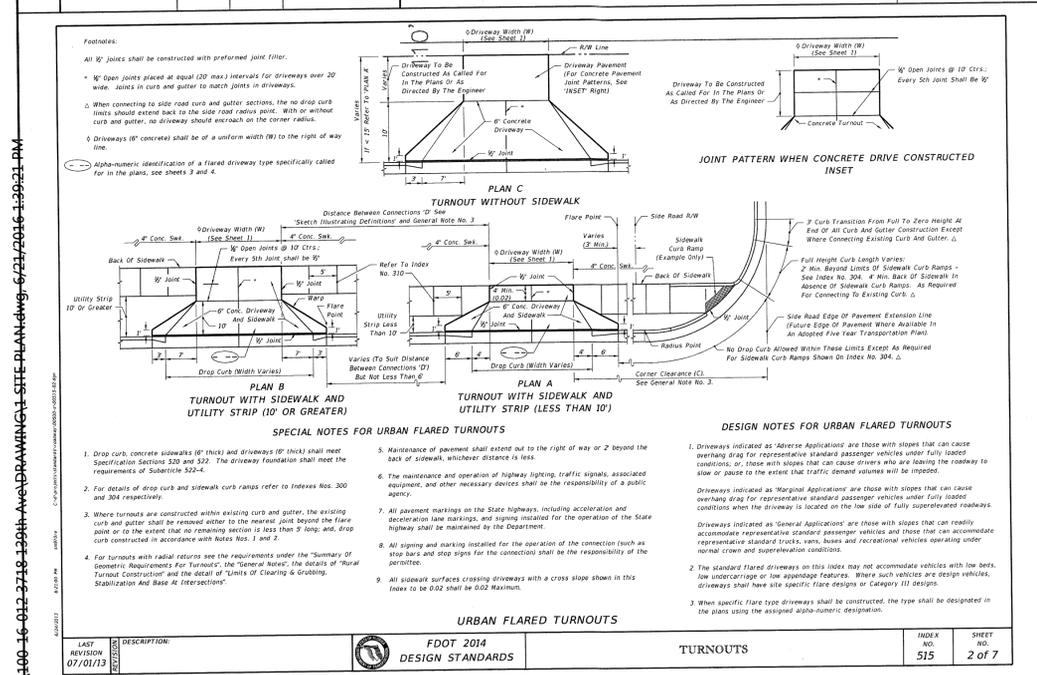
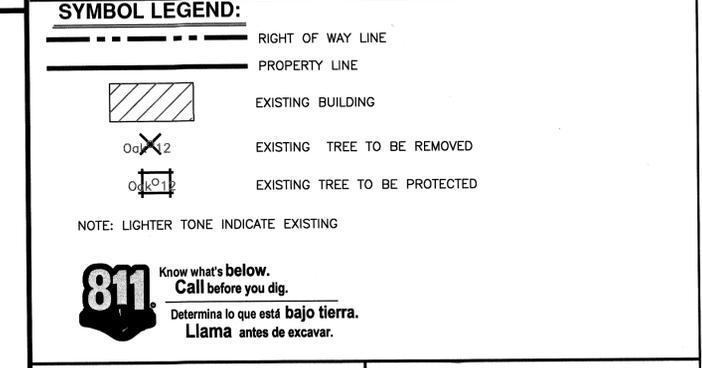
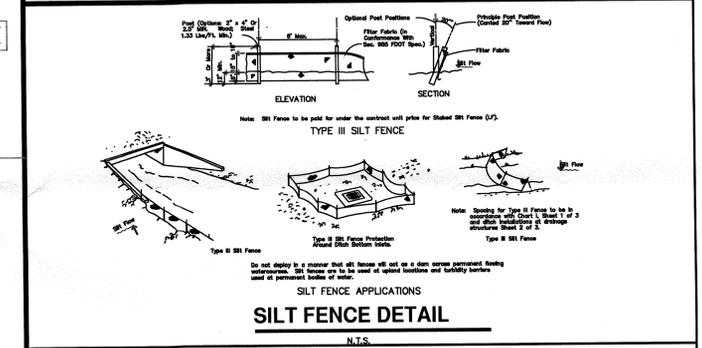
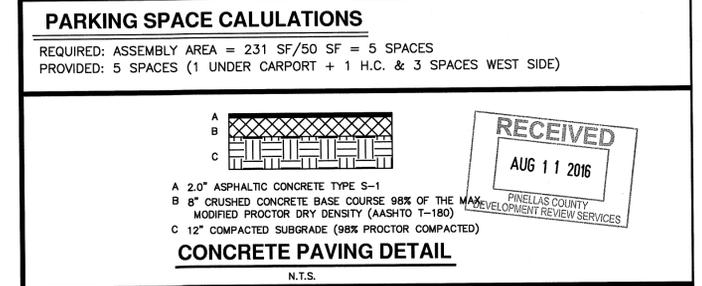






**PARKING SPACE CALCULATIONS**

REQUIRED: ASSEMBLY AREA = 231 SF/50 SF = 5 SPACES  
 PROVIDED: 5 SPACES (1 UNDER CARPORT + 1 H.C. & 3 SPACES WEST SIDE)



**NOTES:**

- METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
- CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (300) IN THICKNESS.
- MESSAGE LETTERING SHALL BE UPPER CASE (BLACK/SERIES C) 1.5" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. EXCEPT AS NOTED ON SHEET 2 OF 2.
- THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595b, COLOR #15180).
- SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
- THE USE OF PROPERLY LOCATED ISLANDS IN ACCESSIBLE PARKING SPACES ARE ACCEPTABLE SUBSTITUTES FOR REGULAR BUMPER GUARD.
- MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES SHALL BE PER FLORIDA ACCESSIBILITY BUILDING CODE SECTION 4.4.3.

DES. H.T.M.	UNLESS SIGNED IN THIS BOX
DRFT. E.W.V.	
CHKD. H.T.M.	
APPD. H.T.M.	

**VERNON J. GOULD TRUSTEE**  
 3623 138TH AVENUE, LARGO, FL 33771

**Civil, Water Resources & Environmental Engineering**  
**H.T.M.A.I. Inc.**  
 14031 N. Dale Mabry Highway, Tampa, Florida 33618  
 Phone: (813) 962-6230 Fax: (813) 962-6420  
 EB #6542

**SPECIAL EXCEPTION FOR FOOD PANTRY USE**  
 3718 139TH AVENUE, NORTH, LARGO FL 33771

**OWNER:**  
 VERNON J. GOULD  
 3623 138TH AVENUE,  
 LARGO, FL 33771-4179

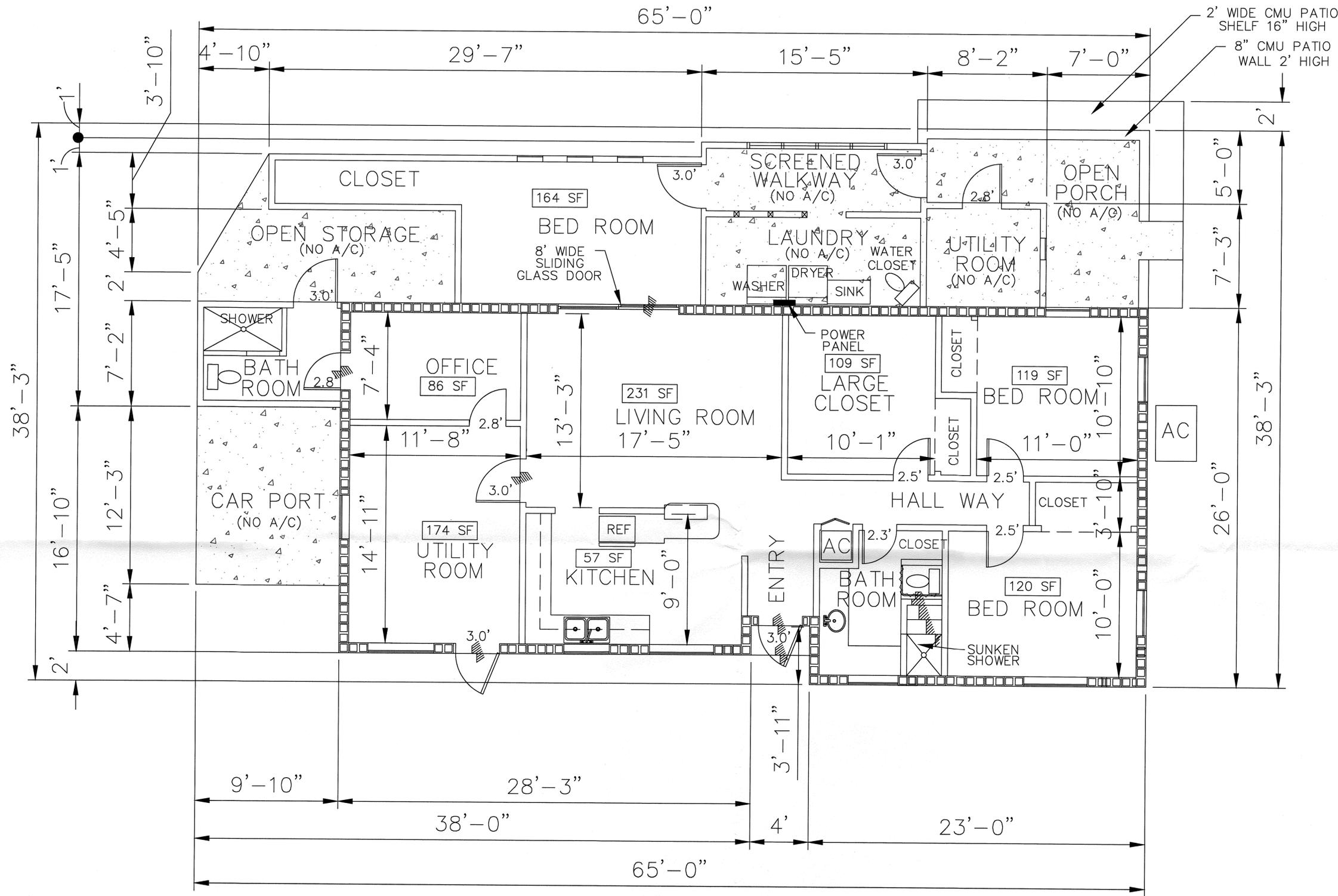
**CONTRACTOR:**  
 T.B.A.

**JOB NUMBER:** 100-16-XXX  
**DATE:** APRIL 2016  
**SHEET:** 1 OF 1

**PROJECT BY OWNER**

**SITE PLAN**

BA-2-10-16



**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 N

C:\100-16-012 3718 139th Ave\DRAWING\2 BLDG FL PLAN.dwg, 6/21/2016 10:05:17 AM

DES.	H.T.M.
DRFT.	E.W.V.
CHKD.	H.T.M.
APPD.	H.T.M.

DATE	REVISION	BY	OWNER

**VERNON J. GOULD TRUSTEE**  
 3623 138TH AVENUE, LARGO, FL 33771

**Civil, Water Resources & Environmental Engineering**  
*H.T.M. Inc.*  
 14031 N. Dale Mabry Highway, Tampa, Florida 33618  
 Phone: (813) 962-6230 Fax: (813) 962-6420  
 EB #6542

PROJECT: **SPECIAL EXCEPTION FOR FOOD PANTRY USE**  
 3718 139TH AVENUE, NORTH, LARGO FL 33771

JOB NUMBER	100-16-012	SHEET	2
DATE	APRIL 2016	OF	2

FLOOR PLAN

BA-2-10-16

**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-3-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** William & Nancy Atkinson  
William Atkinson Inter Vivos Trust  
100 Klosterman Rd West  
Palm Harbor, FL 34683

**REP/ADDRESS:** Michael Campagna  
955 MLK Dr. E., Suite F  
Tarpon Springs, FL 34689

**PROPERTY ZONING:** R-3, Single Family Residential

**LAND USE DESIG:** Residential Low

**TYPE APPLICATION:** Variance

**CASE DESCRIPTION:** A variance to allow for the construction of a single-family home having a front setback of 15.3 feet where a 20 foot setback is required in an R-3 zone, for the property located at 100 Klosterman Road West, in Palm Harbor.

**PARCEL ID:** 23/27/15/05814/000/0010

**NOTICES SENT TO:** William & Nancy Atkinson, Michael Campagna, Baywood Village, BCC Office, City of Tarpon Springs, Surrounding Owners (See Attached List)

**DISCLOSURE:** William & Nancy Atkinson

**Reference #:BA16-00035**

Filing Deadline: 8-25-16

Filing Fees: 375.00

Variance: X

Special Exception: \_\_\_\_\_

Date of hearing (if filed before above date): 10-6-16

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

FILE # \_\_\_\_\_ PARCEL # 23-27-15-05814-000-0010

After the fact structure YES  NO  Bldg Sign Off: \_\_\_\_\_ Date \_\_\_\_\_

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

Applicant's Signature: [Signature] Date: 8/12/16

Received by: Nurini Vazg Date Filed: 8/19/16

#### 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, 3<sup>rd</sup> 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: William & Nancy Atkinson (William W Inter Vivos Atkinson Trust)  
 Mailing Address: 352 Bahia Vista Dr City: Indian Rocks Beach 33785  
 Street Address: 100 Klosterman Rd. West City: Palm Harbor  
 State: FL Zip Code: 34683 Telephone No: 727-385-3907  
 Daytime Phone: 727-530-9793 Fax No. 727-536-8083 Email: Atkinson.Family@Earthlink.net
- Representatives Name: Michael Campagna  
 Mailing Address: 955 MLK DR E suite F City: TARPON SPRS  
 State: FL Zip Code: 34689 Telephone No: 727-944-3577  
 Daytime Phone: 727-409-6784 Fax No. 727-944-3588 Email: office@campagnahomes.com

BAIL-00035

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

William Atkinson and Nancy Atkinson

Specify interest held: Fee Simple

2B. Is there an existing contract for sale on subject property? Yes

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? No

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: A 5' variance to the front setback allowing the new home to be within 15' of front property line. Reduce front from 20' to 15' feet for construction of single family home.

4. Location of Subject Property: 100 Klosterman Rd, Tampa Springs

West end of Klosterman Rd. (Street Address)

5. Legal Description of Subject Property:

6. Lot Size: approx. 140' x 100' x 141' x 114'

7. Present Zoning Classification: R-3

Present Land Use Plan Designation: R-L Residential Low

8. Present structures and improvements on the property: Residential 1-2 story home Pool, Pool deck, Driveway

9. Proposed use of property will be: New Res. Home, Pool, Deck, Driveway

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.)

*We believe, because of the larger than normal rear setback, some of our rights & privilege are hampered. This creates a considerable hardship along with excessively wide front street ROW. This is a dead end street & this is last site. The front ROW & Rear setbacks create design issues.*

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. (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: Aug, 1972

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? No Violation Number \_\_\_\_\_

Pinellas County Environmental Management? No Violation Number \_\_\_\_\_

Other? No Violation Number \_\_\_\_\_

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

NO

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.

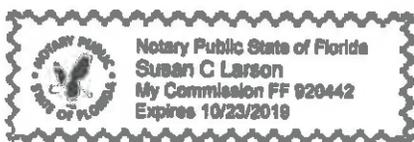
*William Wade Atkinson Jr*  
Signature of Owner or Trustee  
\*(See note below)

Date: 8/11/16

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 11th day of August,

20 16 by William Wade Atkinson Jr who is known to me or has produced DRIVERS License A325-939-63-409-0 as identification and who did (did not) take an oath.



*Susan C. Larson*  
Notary Public  
(seal) Susan C. Larson

\*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.



**BA-3-10-16**





BA-3-10-16



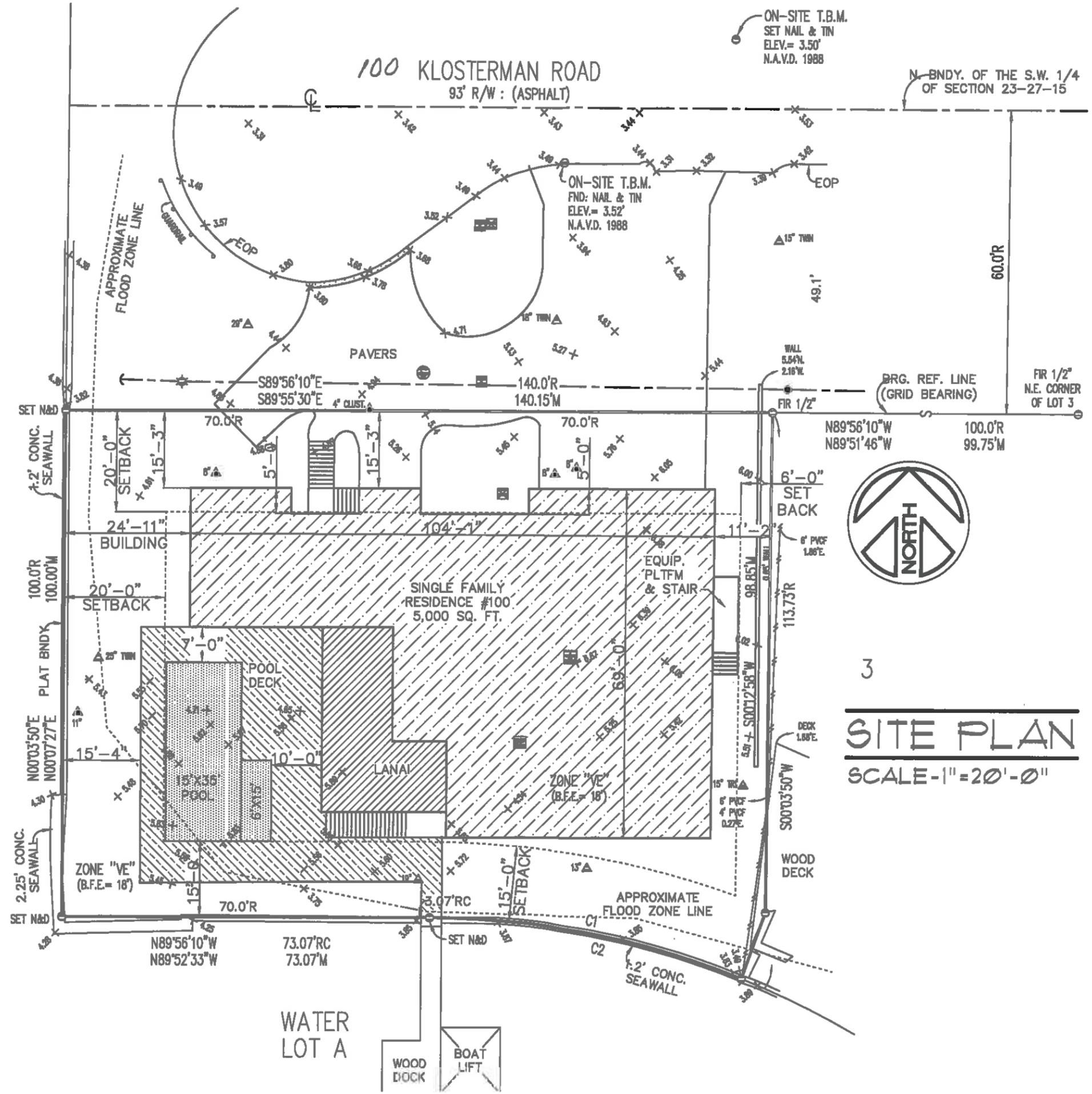
BA-3-10-16



RECEIVED  
AUG 24 2016  
BY: .....

ATKINSON  
Magone  
Campaign

ST. JOSEPH SOUND



3  
**SITE PLAN**  
SCALE - 1" = 20'-0"

BA-3-10-16

SECTION 23, TWP. 27 S., RNG. 15 E., PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

LOTS 1 AND 2, BAYWOOD VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 4 THROUGH 7, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF LOT 2, BAYWOOD VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 4 THROUGH 7, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, ALSO BEING THE POINT OF BEGINNING, AND EXTENDING THENCE NORTH59°50'00" E. ALONG THE EASTERLY BOUNDARY LINE OF LOT 2, 15.00 FEET; THENCE S19°30'35" W, 13.88 FEET TO THE SOUTHERLY CURVED LINE OF SAID LOT 2; THENCE EASTERLY ALONG SAID CURVED LINE, CURVING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC OF 5.00 FEET, A CHORD OF 5.00 FEET AND A CHORD BEARING S67°34'58" E TO THE POINT OF BEGINNING.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE VE (BASE FLOOD ELEVATIONS OF 15 FEET AND 18 FEET), IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, COMMUNITY NUMBER 120130 (MAP NUMBER 120130-0057-6), MAP DATED SEPTEMBER 3, 2003.

SURVEY ABBREVIATIONS

A = AIR CONDITIONER	AS = APPROXIMATE SURFACE	BL = BENCH MARK	BR = BRICK	BS = BRICK SURFACE	CA = CONCRETE	CB = CONCRETE BLOCK	CC = CONCRETE CURB	CD = CONCRETE DRIVE	CE = CONCRETE EAVE	CF = CONCRETE FLOOR	CG = CONCRETE GROUND	CH = CONCRETE HOLE	CI = CONCRETE INTERIOR	CJ = CONCRETE JOINT	CK = CONCRETE KICK	CL = CONCRETE LIFT	CM = CONCRETE MASONRY	CS = CONCRETE SIDEWALK	CT = CONCRETE TIE	CU = CONCRETE UNDER	CV = CONCRETE VENT	CW = CONCRETE WALL	CX = CONCRETE XING	CY = CONCRETE YARD	CZ = CONCRETE ZONE	DA = DRAINAGE AREA	DB = DRAINAGE BASIN	DC = DRAINAGE CHANNEL	DD = DRAINAGE DITCH	DE = DRAINAGE DRAIN	DF = DRAINAGE FLOW	DG = DRAINAGE GULLY	DH = DRAINAGE HOLE	DI = DRAINAGE INTERIOR	DJ = DRAINAGE JOINT	DK = DRAINAGE KICK	DL = DRAINAGE LIFT	DM = DRAINAGE MASONRY	DN = DRAINAGE NORTH	DO = DRAINAGE OUTFALL	DP = DRAINAGE POND	DQ = DRAINAGE QUARTER	DR = DRAINAGE RAMP	DS = DRAINAGE SLOPE	DT = DRAINAGE TIE	DV = DRAINAGE VALVE	DW = DRAINAGE WALL	DX = DRAINAGE XING	DY = DRAINAGE YARD	DZ = DRAINAGE ZONE
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ABBREVIATIONS MAY ALSO BE CONCERNED AS REQUIRED. OTHER COMMONLY RECORDED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREIN.

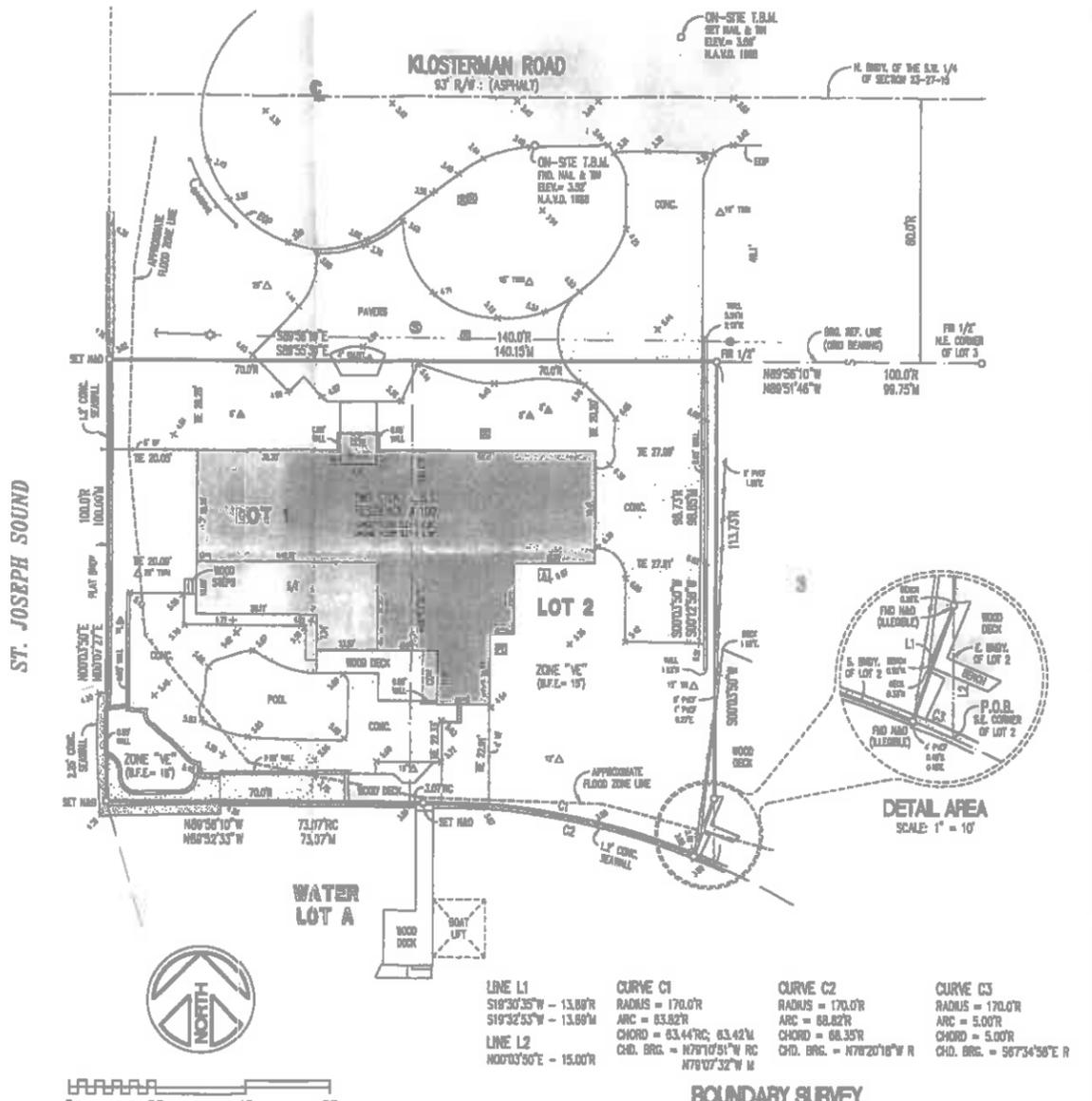
GENERAL NOTES

- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREIN AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFIED PROFESSIONAL SURVEYOR AND MAPPER (THE "SURVEYORS") WHOSE NAMES ARE COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTION THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESS WRITTEN CONSENT.
- THE WORD "SURVEY" AS SHOWN AND USED HEREIN, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST PROFESSIONAL INFORMATION AND BELIEF, AND THAT IT TALES CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREIN.
- THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREIN, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEEDS, EASEMENTS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREIN AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BASES OF BEARING: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, NAD 83, NORTH AMERICAN DATUM OF 1983 (NAD 83) (REALIGNMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- THERE ARE NO VISIBLE ENCUMBRANCES, EXCEPT AS SHOWN HEREIN.
- THIS SURVEY SHOWS VISIBLE ABOVE GROUND FEATURES, NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREIN.
- ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREIN ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE INDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP IS FOR INSURANCE PURPOSES ONLY AND ANY DAMAGES THAT MAY RESULT FROM FLOODING ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY OF THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREIN ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONDUCTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- BECAUSE OF THE POSSIBILITY OF ADJUSTMENT OF THE ADJACENT PROPERTY FROM ITS ORIGINAL PLACEMENT BY FUTURE OWNERS THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE INDICATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES NEARBY ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE SURVEYED.
- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE TYPING MISTAKES OR SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED BY THE MINIMUM TECHNICAL STANDARDS (25-17, FLORIDA ADMINISTRATIVE CODE).
- THIS SURVEY IS BEING COPIED ACCORDING TO THE LATEST DATE OF FIELD SURVEY AND NOT THE DRAWING DATE (IF ANY).
- THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREIN. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LEGAL INSTRUMENTOR OR TITLE COMPANY IN CONNECTION WITH A SURVEY AFFIDAVIT IS EXPRESSLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- BENCH MARKS: THE ELEVATIONS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS ESTABLISHED FROM U.S.C. CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) "WOODVILLE CORS AMP," "BAYVIEW CORS AMP" AND "DUNWELLEN CORS AMP" USING THE ONLINE POSITIONING USER SERVICE (OPUS.) ON MAY 25, 2004.

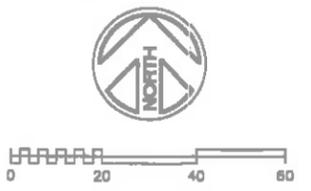
LEGEND

□ - AIR CONDITIONER	○ - WATER METER
▲ - ELEVATION	— - GUY WIRE
☆ - LIGHT POLE	- - - OVERHEAD WIRES
□ - POOL EQUIPMENT	W - OAK
○ - POWER POLE	W - PALM
○ - SANITARY SEWER MANHOLE	

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DO NOT COPY OR REPRODUCE



ST. JOSEPH SOUND



LINE L1 S19°30'35" W - 13.88' M S19°32'55" W - 13.88' M	CURVE C1 RADIUS = 170.0' R ARC = 63.82' R CHORD = 63.44' R; 63.42' M CHD. BRG. = N79°10'51" W RC N79°07'32" W	CURVE C2 RADIUS = 170.0' R ARC = 68.82' R CHORD = 68.35' R CHD. BRG. = N78°20'18" W R	CURVE C3 RADIUS = 170.0' R ARC = 5.00' R CHORD = 5.00' R CHD. BRG. = S67°34'58" E R
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BOUNDARY SURVEY

CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, LICENSE NO. 9137, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND MAP HEREON, AND THAT I AM NOT PROVIDING THIS SURVEY OR MAP TO ANY OTHER PERSON OR ENTITY WITHOUT THE ORIGINAL WRITTEN CONSENT OF THE SURVEYOR AND MAPPER.

DATE SURVEYED: 5-17-2016  
DATE DRAWN: 5-31-2016  
JOB NUMBER: 180023A  
DRAWING FILE: 180023A.DWG  
LAST REVISION: N/A  
X REFERENCE: 180023

GEORGE A. SHIMP II  
AND ASSOCIATES, INCORPORATED  
LAND SURVEYORS LAND PLANNERS  
3001 BAYVIEW BOULEVARD, SUITE B  
PALM HARBOR, FLORIDA 34683  
PHONE (727) 784-5100 FAX (727) 788-1881

Existing House

BA-3-10-16

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
**BA CASE NUMBER: BA-4-10-16**

PRC MEETING: September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Bayou Homes Holding, LLC  
1641 Florida Ave  
Palm Harbor, FL 34683

REP/ADDRESS: Brian O'Connell  
1641 Florida Avenue  
Palm Harbor, FL 34683

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 single family home on a lot having 0 feet of frontage on a public right of way where 75 feet of frontage is required in a R-4 zone for the property located behind 271 & 279 Orange St., Palm Harbor.

PARCEL ID: 10/28/15/12816/016/0103

NOTICES SENT TO: Bayou Homes Holding LLC, Brian O'Connell, OVIS, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: Brian O'Connell

**Reference #:BA16-00036**

Filing Deadline: \_\_\_\_\_

Filing Fees: \_\_\_\_\_

Variance: \_\_\_\_\_

Special Exception: \_\_\_\_\_

Date of hearing (if filed before above date): \_\_\_\_\_

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

FILE # \_\_\_\_\_ PARCEL # 10-28-15-12816-016-0103

After the fact structure YES  NO  Bldg Sign Off: \_\_\_\_\_ Date \_\_\_\_\_

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

Applicant's Signature: *Brian O'Connell* Date: 8-22-16

Received by: \_\_\_\_\_ Date Filed: \_\_\_\_\_

**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, 3<sup>rd</sup> 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: Bayou Homes Holdings, LLC  
Mailing Address: 1641 Florida Avenue City: Palm Harbor  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: Florida Zip Code: 34683 Telephone No: 727-492-1500  
Daytime Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: bayouhomes@tampabay.rr.com

2. Representatives Name: Brian O'Connell  
Mailing Address: same as above City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone No: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: \_\_\_\_\_

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  
Susan J. O'Connell

Specify interest held: Manager

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 \_\_\_\_\_

Is contract conditional or absolute? \_\_\_\_\_

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? \_\_\_\_\_

3. Hearing requested to consider: A  Variance or B  Special Exception  
To allow the following: Allow development of a single family lot with zero frontage on a public road.

4. Location of Subject Property: no address assigned  
(Street Address)

5. Legal Description of Subject Property:

See attached Attachment "A"

6. Lot Size: 43,956 sq. ft. (1.01 acres)

7. Present Zoning Classification: R-4

Present Land Use Plan Designation: RL

8. Present structures and improvements on the property: vacant

9. Proposed use of property will be: single family

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.)

SEE ATTACHMENT "B"

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. (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: 01-12-2015

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? no Violation Number \_\_\_\_\_

Pinellas County Environmental Management? no Violation Number \_\_\_\_\_

Other? \_\_\_\_\_ Violation Number \_\_\_\_\_

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

To develop the existing vacant parcel with a single family residence.

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.

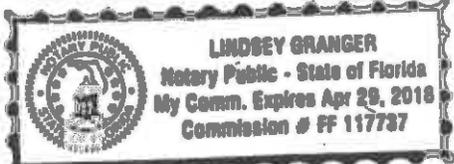
  
\_\_\_\_\_  
Signature of Owner or Trustee  
\*(See note below)

Date: 08/19/16

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of August

20 16 by Brian O'Connell who is known to me or has produced FLDL 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.

**Attachment "A"**

Lot 1, less the north 160 feet and less the east 120 feet thereof, Block P, Map of Charles Burghstreams' Subdivision, according to the map or plat there of recorded at Plat Book 1, Page 16, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Containing 43,956 square feet or 1.01 acres, more or less.

## **Attachment "B"**

The parcel is currently land locked but has access through a private access easement that was previously recorded (see attached). A variance allowing zero lot road frontage would allow the means to develop the underutilized parcel in a moderate and appropriate way. Development of this parcel, in combination with the two existing homes (one under construction) to the east, would allow a three lot subdivision, that would be consistent with the surrounding neighborhood, to be permitted and platted. It would be impractical to design and build a road to access this parcel given the land constraints and that it will only serve three lots. Please note that a zero frontage lot would be consistent with many of the surrounding lots in the neighborhood as shown in Attachment "C".

Attached please find letters of no objection from both lot owners to the east (271 & 279 Orange St) and also from the Palm Harbor Fire District.

8130 Scanned & sent to  
Pin Ag by G. M.

This Instrument Prepared By:  
RETURN TO:  
G. MICHAEL MACKENZIE, of  
G. MICHAEL MACKENZIE, P.A.  
2032 Bayshore Blvd.  
Dunedin, Florida 34688

**DECLARATION OF INGRESS/EGRESS AND UTILITY EASEMENT**  
(Non Exclusive)

This Declaration made on the 31 day of August, 2015, by **BAYOU HOMES HOLDINGS, LLC**, ("Owner") of the following described lands lying in Pinellas County, Florida ("Declarant"):

**Lot 1, Less the North 160 feet thereof, Block P, MAP OF CHARLES BURGHSTREAMS' SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. (The "Property").**

Owner hereby declares, grants and creates for itself, its successors and assigns, and all present and future owners of any part of the Property, a non-exclusive easement for ingress/egress and utilities in, to, upon and over the following portion of the Property:

**The North 25.00 feet of the South 97.13 feet of the East 120.00 feet of Lot 1, Block P, MAP OF CHARLES BURGHSTREAMS' SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part (The "Easement Parcel").**

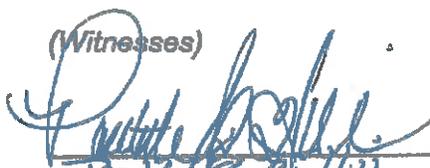
Said easement is given for the sole purpose of providing all current and future owners of the Property with an easement over, under, through and across the Easement Parcel for the installation and maintenance of utilities and for vehicular and pedestrian ingress and egress to the Property.

This easement is not to be construed as an easement given to the exclusion of the Grantor, its successors and assigns, or to others later granted a similar right.

This is a permanent easement for the purposes expressed and shall run with the land.

IN WITNESS WHEREOF, the Grantor has duly executed this Declaration of Easement this 21 day of August, 2015.

**BAYOU HOMES HOLDINGS, LLC**

(Witnesses)  
  
\_\_\_\_\_  
Paulette G. Hill  
(Print name)

By:   
\_\_\_\_\_  
Susan J. O'Connell, It's Manager

  
\_\_\_\_\_  
Michael Mackenzig  
(Print name)

STATE OF FLORIDA  
COUNTY OF PINELLAS

ACKNOWLEDGED before me by Susan J. O'Connell, as Manager of Bayou Homes Holdings, LLC, who is personally known to me or who produced a Florida Driver's License as identification, this 21 day of August, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

 PAULETTE G. HILL  
MY COMMISSION # FF 146799  
EXPIRES: December 6, 2016  
Bonded thru Budget Notary Services

June 8, 2016

Gregory Melton

271 Orange St.

Palm Harbor, FL 34683

To whom it may concern,

I am the current owner and resident of 271 Orange St. Palm Harbor, FL. I am aware of the access easement on the North side of my property as it was surveyed and explained to me for rear property accessibility as well as my own garage. I have no objection to this easement and support its reasoning.

Sincerely,

A handwritten signature in cursive script that reads "Gregory Melton".

Gregory Melton

**June 6, 2016**

**Barbara Cornwell**

**507 Ontario Ave.**

**Crystal Beach, FL 34685**

**To whom it may concern,**

**I am the current owner of 279 Orange St. Palm Harbor, FL and in process of having a new home built at that address. I am aware of the access easement on the south side of my property as it was surveyed and explained to me for rear property accessibility. I have no objection to this easement and support its reasoning.**

**Sincerely,**

A handwritten signature in cursive script that reads "Barbara Cornwell".

**Barbara Cornwell**



**PALM HARBOR FIRE RESCUE**  
250 West Lake Road  
Palm Harbor, Florida 34684-3909  
(727) 784-0454 • FAX (727) 785-9131



Tuesday, December 15, 2015

Landon, Moree & Associates Inc.  
Civil & Environmental Engineers  
31622 US 19 North  
Palm Harbor, FL 34684

Attn: John C. Landon, P.E.

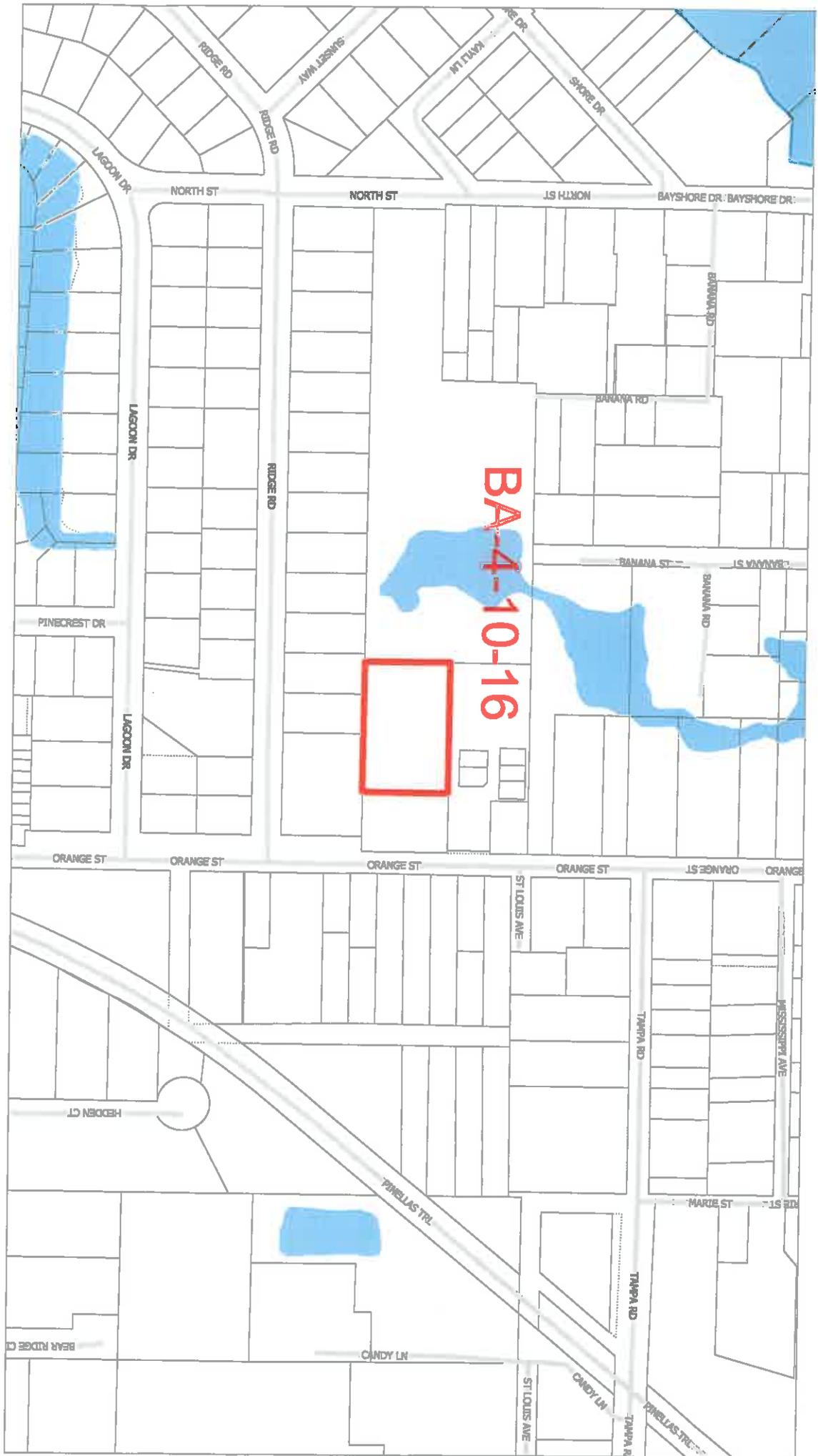
Re: The division of a parcel of land; located in the town of Ozona.

Parcel # 01-28-15-12816-016-0103, 0105, and 0106

The site plan known as: Orange Street Property is requesting to spit the single parcel in to three. The lots are label lot 1, 2, and 3. Lot 1 and 2 will face Orange Street. Lot 3 will have a 25'ft., wide access between lot 1 and 2 from Orange Street. The preliminary review of the project has been conducted by this office and has found no objection to the proposal. Access to all lots is within standards and guidelines of NFPA (National Fire Protection Code).

Frank Lowman, FPO - Fire Marshal  
Palm Harbor Special Fire Control and Rescue District  
250 West Lake Road  
Palm Harbor, Florida 34684  
727-683-1644 (Direct Line)  
727-639-4290 (Cell)  
727-785-9131 (Fax)  
Flowman@palmharborfd.com

*Serving the communities of Ozona, Palm Harbor and Crystal Beach*

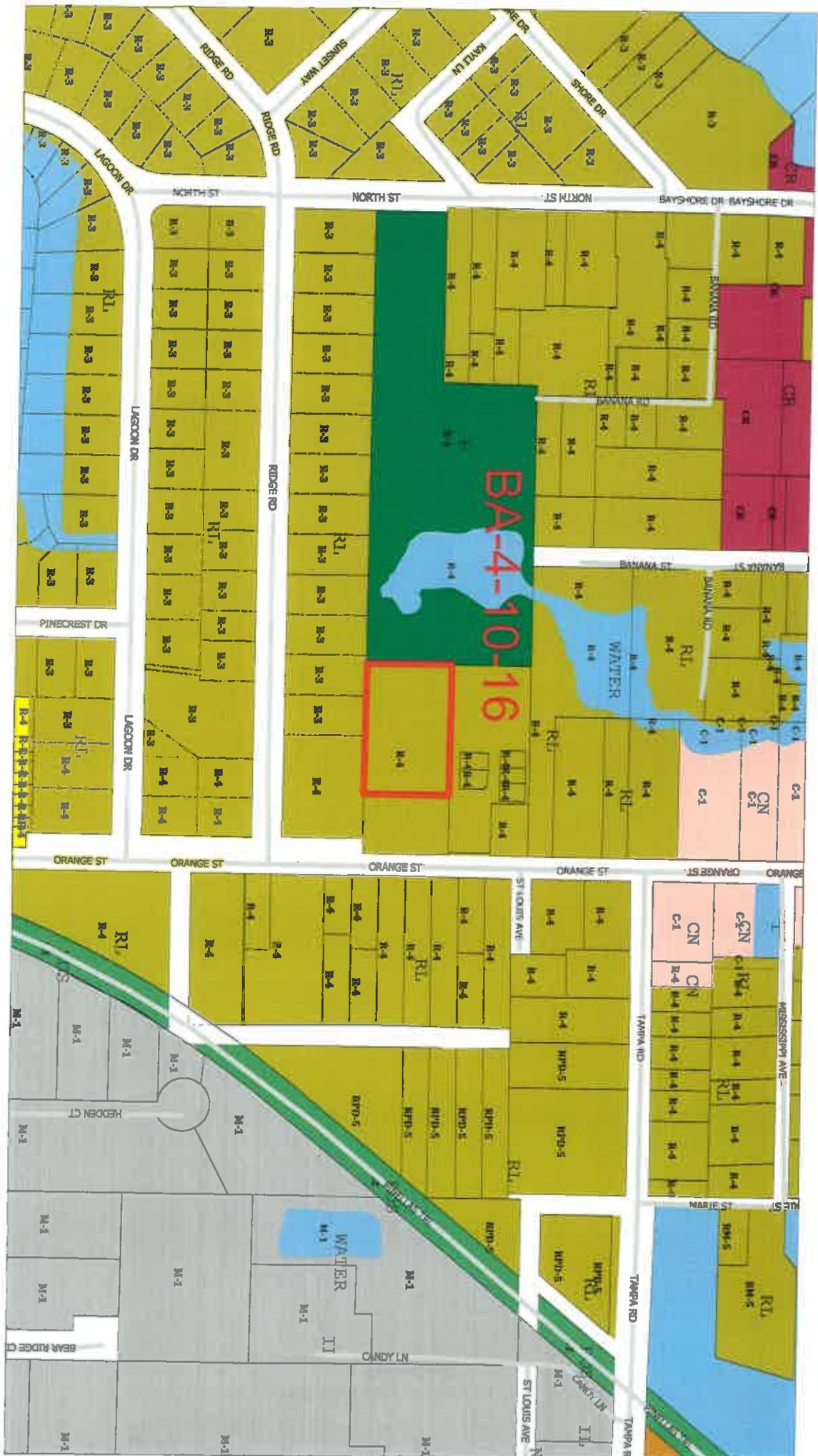


BA-4-10-16



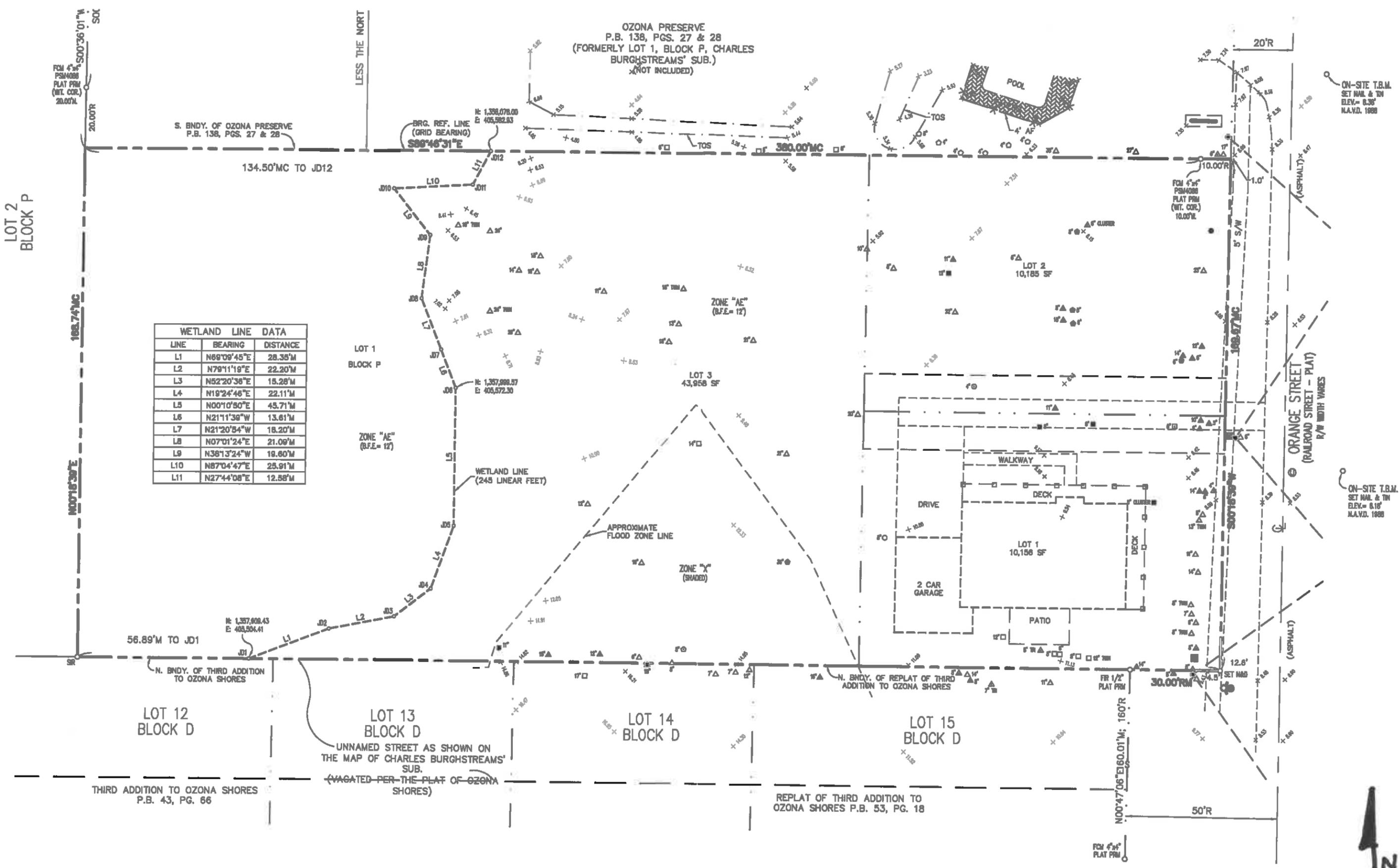
N





OZONA PRESERVE  
 P.B. 138, PGS. 27 & 28  
 (FORMERLY LOT 1, BLOCK P, CHARLES  
 BURGHSTREAMS' SUB.)  
 (NOT INCLUDED)

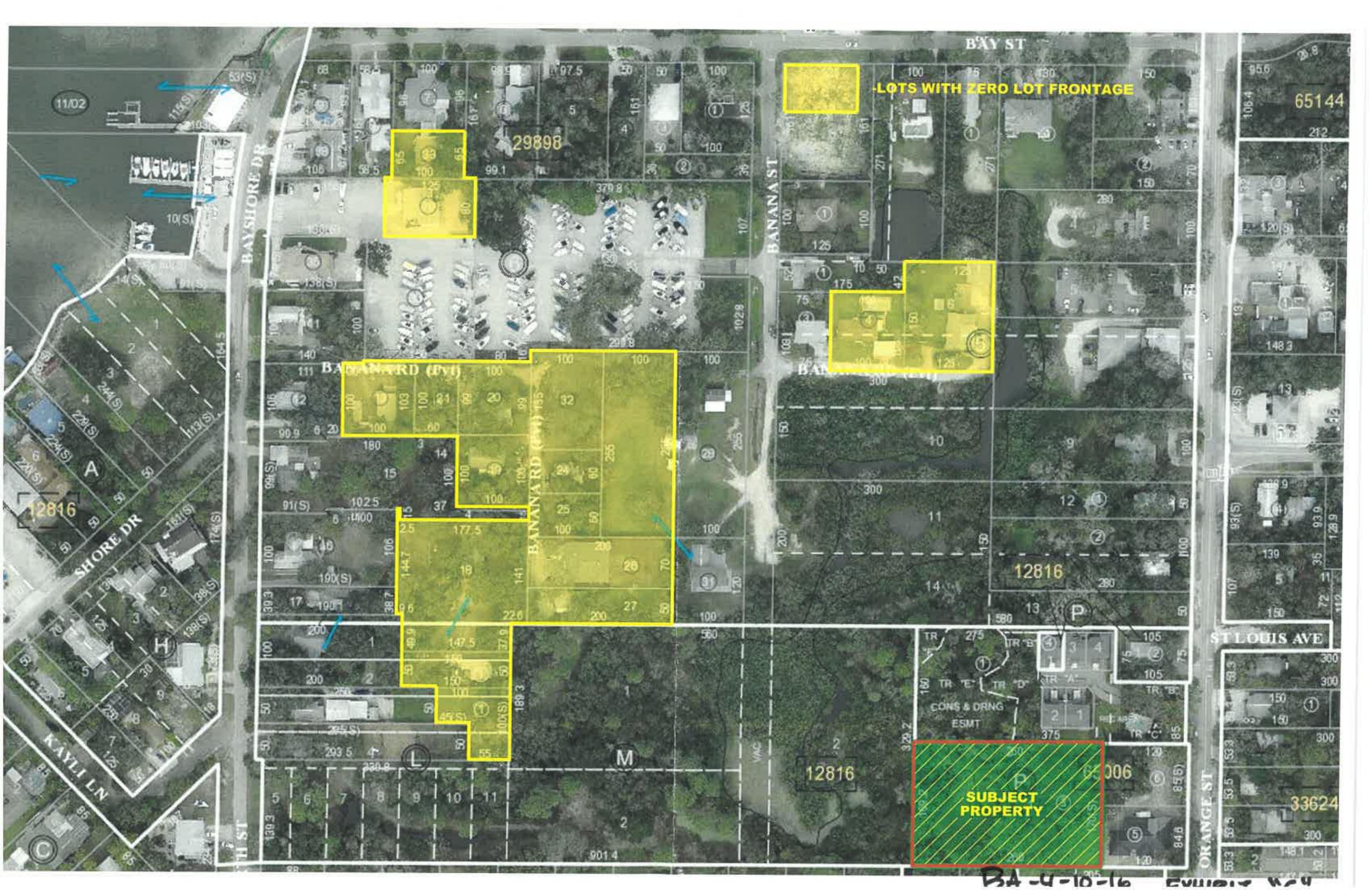
WETLAND LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°09'45"E	28.35'M
L2	N79°11'19"E	22.20'M
L3	N52°20'38"E	15.28'M
L4	N19°24'46"E	22.11'M
L5	N00°10'50"E	43.71'M
L6	N21°11'39"W	13.81'M
L7	N21°20'54"W	18.20'M
L8	N07°01'24"E	21.09'M
L9	N38°13'24"W	19.60'M
L10	N87°04'47"E	25.91'M
L11	N27°44'08"E	12.88'M



EXISTING/PROPOSED LOT LAYOUT

BA-4-10-16 1" = 30'





LOTS WITH ZERO LOT FRONTAGE

SUBJECT PROPERTY

12816

29898

65144

12816

12816

33624

BA-4-10-16

BAYSHORE DR

BANANA ST

BAY ST

BANANARD (BYI)

BANANARD (BYI)

ST LOUIS AVE

ORANGE ST

SHORE DR

KAYLI LN

TH ST

M

P

CONS & DRNG  
ESMT

TR 'A'

TR 'B'

TR 'C'

TR 'D'

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TR 'X'

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TR 'AA'

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TR 'CA'

TR 'CB'

TR 'CC'

TR 'CD'

TR 'CE'

TR 'CF'

TR 'CG'

TR 'CH'

TR 'CI'

TR 'CJ'

TR 'CK'

TR 'CL'

TR 'CM'

TR 'CN'

TR 'CO'

TR 'CP'

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TR 'KD'

TR 'KE'

**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-5-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** Diocese of St. Petersburg  
P.O. Box 40200  
St. Petersburg, FL 33710

**REP/ADDRESS:** Barry M. Bywalec, PE  
3915 Blooming Hill Ln  
Palm Harbor, FL 34684

**PROPERTY ZONING:** A-E, Agricultural Estate Residential  
R-3, Single Family Residential

**LAND USE DESIG:** Institutional  
Residential Low

**TYPE APPLICATION:** Special Exception

**CASE DESCRIPTION:** A modification of an existing special exception for a place of worship in A-E and R-3 zones to allow for the construction of a new 4,000 square foot meeting facility, for the property located at 2757 Alderman Road in Palm Harbor.

**PARCEL ID:** 31/27/16/00000/140/0200

**NOTICES SENT TO:** Diocese of St. Petersburg, Barry M. Bywalec, PE, Cinnamon Hills HOA, Highland Lakes HOA, Alderman Ridge HOA, BCC Office, Surrounding Owners (See Attached List)

**DISCLOSURE:** Robert N. Lynch

**Reference #:BA16-00039**

Filing Deadline: \_\_\_\_\_  
Filing Fees: \_\_\_\_\_  
Variance: \_\_\_\_\_  
Special Exception: \_\_\_\_\_  
Date of hearing (if filed before above date): \_\_\_\_\_

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

FILE # \_\_\_\_\_ PARCEL # 31/27/16/00000/14d0200

After the fact structure YES  NO  Bldg Sign Off: \_\_\_\_\_ Date \_\_\_\_\_

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received by: [Signature] Date Filed: \_\_\_\_\_

**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, 3<sup>rd</sup> 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: Dioceses of St. Petersburg  
Mailing Address: P.O. Box 40200 City: St. Petersburg, FL 33743-0200  
Street Address: 6363 9th Ave. N City: St. Petersburg  
State: FL Zip Code: 33710 Telephone No: 727-341-6840  
Daytime Phone: 727-252-4010 Fax No. 727-347-6444 Email: \_\_\_\_\_

2. Representatives Name: Barry M. Bywalec, PE  
Mailing Address: 3915 Blooming Hill Lane City: Palm Harbor  
State: FL Zip Code: 34684 Telephone No: 813-335-6752  
Daytime Phone: 813-335-6752 Fax No. \_\_\_\_\_ Email: NCC0207@aol.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  
For Robert N. Lynch as Bishop of the Diocese of St. Petersburg, a Corporate sole.

Specify interest held: Owner

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? \_\_\_\_\_

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?

3. Hearing requested to consider:  A Variance or  B Special Exception  
To allow the following: The construction of a new 4,000 sq. ft. building for a meeting facility to replace an old "wood frame on trailer" facility that was demolished in June 2016 under Permit No. CB16-03737

4. Location of Subject Property: 2757 Alderman Road, Palm Harbor, FL 34684  
(Street Address)

5. Legal Description of Subject Property:  
The southwest 1/4 of the southeast 1/4 of the northeast 1/4 of Section 31, Township 27 south, Range 16 east, Pinellas County, Fl, less the southerly 40 feet thereof for road right-of-way and less the east 25 feet thereof for road right-of-way. Containing 8.574 acres, more or less.

6. Lot Size: Acreage - 629 +/- feet by 593 +/- feet containing 8.574 acres.

7. Present Zoning Classification: A-E Agricultural Estate

Present Land Use Plan Designation: I - Institutional - Public/Semi-Public

8. Present structures and improvements on the property: 1 Church (Sanctuary) building, 1 Ministries Building, and 1 Meeting building with water, sewer, drainage, and paving improvements.

9. Proposed use of property will be: Unchanged and used as a place of worship and gathering.

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.)

See Attachment "A"

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?

A special exception for the construction of a new 2,774 s.f. meeting building was approved by the Board of Adjustment on August 3, 2016 under BA Case Number: BA-2-8-16. The applicant is now proposing a larger meeting building which requires a new special exception.

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.

N/A (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.

N/A (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.

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

N/A (E) Concurrency Variance of Appeal (see Ordinance 89-69. Subject to annual amendment of the Concurrency Test Statement).

13. Date Property Acquired: 1984

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

See Attachment "B"

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? NO Violation Number N/a

Pinellas County Environmental Management? NO Violation Number N/A

Other? NO Violation Number N/A

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

To petition the Board of Adjustment to modify the existing special exception to allow the construction of a new meeting building to replace a "wood frame on trailer" facility that was demolished in June 2016 under Permit No. CB16-03737.

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.

[Handwritten Signature]  
Signature of Owner or Trustee

Paul Kochu for the Diocese of St. Petersburg

Date: 8/25/2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August,

20 16 by PAUL KOCHU who is known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Molly M. Fowler

Notary Public  
(seal)



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

# ATTACHMENT "A"

## Pinellas County Board of Adjustment Application for Public Hearing

St. Luke the Evangelist Roman Catholic Church  
2757 Alderman Road  
Palm Harbor, FL 34684

---

This attachment provides the justification for granting the application as required in paragraph 10 of the application and as proscribed in the following Sections of the Pinellas County Land Development Code:

- Section 138-238, General Standards, of Division 7, Special Exceptions, and
- Section 138-240(15)c., Churches and Places of Worship in Residential Districts.

The site has been operating as a place of worship, assembly, and gathering under the terms of a special exception that was originally granted in 1985. For more than 30 years the church has been a good neighbor, responsible custodian of the land, and valuable resource to the local community. The existing and proposed uses are in accordance with Section 138-240(15)a. of Division 7 of the Pinellas County Land Development Code.

The proposed construction of a new 4,000 sq. ft. building for a meeting facility to replace an old "wood frame on trailer" facility that was built in 1989 and demolished in June 2016 under Permit No. CB16-03737 will meet the General Standards as proscribed in Section 138-238 and the Land Use designation as proscribed in Section 138-240(15)c of the Pinellas County Land Development code as outlined below:

**Section 138-238(1)** *All structures shall be adequately separated from adjacent and nearby uses by screening devices and/or open space.*

**RESPONSE:** The proposed building is being built approximately 14 feet further east and 11 feet further south into the property and away from adjacent and nearby uses. The proposed building is separated from the residential use to the north by an existing dry retention pond and screened by an existing opaque, wooden fence. There are no existing residential uses on the west side of the property at the location of the proposed building. The proposed building is separated from Orchard Drive to the west by a maintained open space that is approximately 200 feet wide. This open space is contiguous property owned by the applicant

**Section 138-238(2)** *Excessive vehicular traffic is not generated on residential streets.*

RESPONSE: The proposed building is being built as a replacement for an existing meeting building that was recently demolished. This replacement will not generate additional traffic. Since there is no vehicular ingress or egress to the site from adjacent residential streets, the proposed building will not alter existing off-site traffic patterns or generate additional traffic on adjacent residential streets.

**Section 138-238(3)** *A vehicular parking or traffic problem is not created.*

RESPONSE: To accommodate the proposed building, some minor modification to on-site driveways and parking will be required. However, these modifications will not reduce on-site parking or alter the general on-site traffic pattern within the site or on adjacent residential streets.

Since there is no existing off-street parking or ingress or egress to the site from adjacent residential streets, the proposed building will not create any off-site traffic or parking problems.

**Section 138-238(4)** *Appropriate drives, walks, and buffers are installed.*

RESPONSE: To accommodate the proposed building, some minor modification to on-site driveways and parking will be required. However, these modifications will not reduce on-site parking or alter the general on-site traffic pattern within the site or on adjacent residential roadways.

New concrete sidewalks are also being proposed to connect existing and revised parking areas to the new and existing meeting buildings.

Existing buffers and open space setbacks on the site will remain. Furthermore, the proposed building is being built approximately 14 feet further east and 11 feet further south 28 feet further into the property and away from adjacent and nearby uses. The proposed building is separated from the residential use to the north by an existing retention pond and screened by an existing opaque, wooden fence. There are no existing residential uses on the west side of the property at the location of the proposed building. The proposed building is separated from Orchard Drive to the west by an open space approximately 200 feet wide. This open space is contiguous property owned by the applicant

**Section 138-238(5)** *The proposed use will be in keeping with the purpose and intent of this Code and not adversely affect properties in the vicinity of the excepted use.*

RESPONSE: The proposed use will be in keeping with the purpose and intent of the code for the following reasons:

- The site has been operating as a church under the terms of a special exception that was originally granted in 1985.

- For more than 30 years the church has been:
  - A good neighbor
  - A responsible custodian of the land, and
  - A valuable resource to the local community.
- The existing and proposed uses are in accordance with Section 138-240(15)a. of Division 7 of the Pinellas County Land Development Code which regulates “Churches and Places of Worship” in residential districts and allows the following uses:
  - Traditional Churches
  - Church Classrooms
  - Meeting Rooms
  - Assembly Rooms
- The new building will be a more permanent, site-built, one story stucco and frame building similar to the existing meeting building to the west
- The new building will not alter the use of the property or affect properties in the vicinity of the excepted use.
- The proposed building is a replacement for an old “wood frame on trailer” facility that was built in 1989 and demolished in June 2016 under Permit No. CB16-03737. This in-kind replacement will not alter the use of the property or affect properties in the vicinity of the excepted use.

**Section 138-238(6)** *The setback requirements of the district in which the use is to be located shall be complied with, unless varied by the Board of Adjustment at the hearing.*

RESPONSE: The site is zoned A-E. The setbacks for the A-E zone are outlined below:

**Front:** Fifty feet, measured from any right-of-way line to the structure.  
**Side and Rear:** Twenty-five feet

The required and proposed setbacks for the new meeting building are shown below:

SETBACK	REQUIRED	PROPOSED
Front	50 Feet	South Side 415 Feet (From the right-of-way of Alderman Road)
Rear	25 Feet	North side 105 Feet (From the north property line)
Side	25 Feet	West Side 105 Feet (From the west property line) East Side 405 Feet (From the east property line which is also the west right-of-way line of Cinnamon Hill Boulevard)

The location of the proposed building provides setbacks that significantly exceed the requirements. For this reason no setback variance is required nor being requested from the Board of Adjustment.

**Section 138-238(7)** *The parcel shall contain an area so as to provide sufficient off-street parking*

RESPONSE: The 8.574 acre site has adequate driveway and parking improvements that were constructed in accordance with the original special exception that was granted by the county in 1985. To accommodate the proposed building, some minor modification to on-site driveways and parking will be required. However, these driveway and parking modifications will not reduce on-site parking or alter the general on-site traffic pattern within the site. For this reason no off-site (street) parking will be required.

**Section 138-240(15)c.** *If the site is equal to or exceeds five acres in size the property must be designated as required by the Future Land Use Map of the Comprehensive plan.*

RESPONSE: The area of the site is 8.574 acres. Presently the Future Land Use Map (FLUM) shows that the site is "Institutional" (I) in the Public/Semi-Public Land Use Classification. Churches are listed as one of the primary uses in this category.

END OF ATTACHMENT

## **ATTACHMENT "B"**

**Pinellas County  
Board of Adjustment  
Application for Public Hearing**

**St. Luke the Evangelist Roman Catholic Church  
2757 Alderman Road  
Palm Harbor, FL 34684**

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This attachment provides the complete legal description of the contiguous property owned by the applicant as required in paragraph 14 of the application.

### **LEGAL DESCRIPTION**

Lots 51 through 56 of the Alderman Ridge Subdivision as recorded in Plat Book 99 on Pages 49 and 50 of the Public Records of Pinellas County, Florida.

**Note:** Even though this contiguous property is owned by the applicant, it is not included in this current request to modify an existing special exception use on the subject property as described in paragraph 5 of the application

**END OF ATTACHMENT**

## McGill, Amber

---

**From:** Bailey, Glenn  
**Sent:** Tuesday, August 23, 2016 11:13 AM  
**To:** Brinson, Ryan; McGill, Amber  
**Subject:** RE: Special Exception - St. Luke's Church

Yes

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)

*All government correspondence is subject to the public records law.*

**From:** Brinson, Ryan  
**Sent:** Tuesday, August 23, 2016 10:56 AM  
**To:** McGill, Amber <[aMcGill@co.pinellas.fl.us](mailto:aMcGill@co.pinellas.fl.us)>; Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>  
**Subject:** FW: Special Exception - St. Luke's Church

FYI... Glenn do you want this correspondence/response for the file?

**Ryan Brinson**  
Program Planner  
Pinellas County  
Planning and Development Services  
310 Court St, Clearwater, FL 33756  
Phone (727) 464-8200  
Fax (727) 464-8201  
[rbrinson@pinellascounty.org](mailto:rbrinson@pinellascounty.org)

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[www.pinellascounty.org](http://www.pinellascounty.org)

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*All government correspondence is subject to the public records law.*

**From:** [NCC0207@aol.com](mailto:NCC0207@aol.com) [<mailto:NCC0207@aol.com>]  
**Sent:** Tuesday, August 23, 2016 10:11 AM  
**To:** Brinson, Ryan <[rbrinson@co.pinellas.fl.us](mailto:rbrinson@co.pinellas.fl.us)>  
**Subject:** Special Exception - St. Luke's Church

Hello Ryan

The Board of Adjustment approved the special exception request for the new meeting building on August 3, 2016 under case no BA-2-8-16. A copy of the agenda is attached. As we discussed last week the church has decided to increase the size of the building. I received your message that the increase in building size will require a new special exception. We intend to submit another application for a new special exception no later than Thursday, August 25, 2016.

The new site plan is being prepared and will be included with the application. We understand that an increase in building size triggers the need for a new special exception application.

If there are minor changes to the new building during final design we would like to avoid another special exception hearing. Can the new application show a square footage slightly larger than the size of the building presently anticipated? If the final building is smaller than the square footage shown on the application will that decrease require a new special exception?

For example, if the special exception allows the construction of a 5,000 sf building and during final design the building square footage is actually only 4,700 sf would that require a new special exception?

Let me know.

Thanks

Barry M. Bywalec, PE  
3915 Blooming Hill Lane  
Palm Harbor, FL 34684  
727-768-5577 (Home)  
813-335-6752 (Cell)





BA-5-10-16







**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-6-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** Northside Baptist Church, Inc.  
6000 38th Ave N  
St Petersburg, FL 33710

**REP/ADDRESS:** Tim Johnson  
Rampart Consulting Group  
11185 6th Street East  
Treasure Island, FL 33706

**PROPERTY ZONING:** A-E, Agricultural Estate Residential  
RPD-12.5  
AL, Aquatic Lands

**LAND USE DESIG:** Institutional  
Residential Medium  
Preservation - Resource Management

**TYPE APPLICATION:** Variance

**CASE DESCRIPTION:** A variance to allow for the installation of up to a 9-foot 2-inch high fence, columns and gate with approximately a 0-foot to 10-foot front setback where a 50-foot setback is required in an A-E zone, for the property located at 7777 62nd Avenue North in the unincorporated area of Pinellas Park.

**PARCEL ID:** 31/30/16/00000/230/0100

**NOTICES SENT TO:** Northside Baptist Church, Inc., Tim Johnson, Terrace Park & Five Towns  
COA, BCC Office, Surrounding Owners (See Attached List)

**DISCLOSURE:** N/A

**Reference #:BA16-00040**

Filing Deadline: \_\_\_\_\_  
Filing Fees: \_\_\_\_\_  
Variance: \_\_\_\_\_  
Special Exception: \_\_\_\_\_  
Date of hearing (if filed before above date) \_\_\_\_\_

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

FILE # \_\_\_\_\_ PARCEL # 31130/16/00000/230/0100 + 36/30/15/00004  
After the fact structure YES \_\_\_\_\_ NO \_\_\_\_\_ Bldg Sign Off \_\_\_\_\_ Date \_\_\_\_\_ 140/  
0100  
Approved: Structure can/does meet code \_\_\_\_\_ Denied: Engineering/Improvements Req'd \_\_\_\_\_  
Applicant's Signature: Donald James Date: August 24, 2016  
Received by: \_\_\_\_\_ Date Filed: \_\_\_\_\_

**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, 310 Court Street, 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: Northside Baptist Church  
2. Mailing Address: 6000 38th Avenue North City: St. Petersburg  
Street Address: 7777 62nd Avenue North City: St. Petersburg  
State: Florida Zip Code: 33710 Telephone No: 727-541-7593  
Daytime Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: Don.James@nck12.com

2. Representatives Name: Tim Johnson - Rampart Consulting Group  
Mailing Address: 11185 6th Street East City: Treasure Island  
State: FL Zip Code: 33706 Telephone No: 813-918-3355  
Daytime Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: tim@twjeng.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: \_\_\_\_\_

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 \_\_\_\_\_

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? \_\_\_\_\_

3. Hearing requested to consider: A  Variance or B  Special Exception  
To allow the following: Installation of a gate and fence within the setback and 9'2" tall.

4. Location of Subject Property: 7777 62nd Avenue North, St Petersburg, FL 33709  
(Street Address)

5. Legal Description of Subject Property:  
FROM SW COR OF NW 1/4 TH N 235FT FOR POB TH N 1010FT (S) TH S55DE 330FT(S) TH N35DE 232.2FT TH SE'LY ALG JOE'S CREEK CANAL 730FT(S) TH SW'LY 10FT TH SE'LY ALG CANAL 470FT(S) TH NW'LY 309.24FT ALG N R/W OF 62ND AVE TH W'LY ALG R/W 478.62 FT TO POB CONT 15.23 AC(C)

6. Lot Size: 28.44 Ac

7. Present Zoning Classification: A-E, RPD 12.5

Present Land Use Plan Designation: Chruch/School

8. Present structures and improvements on the property: Existing School facility with associated drives and parking improvements.

9. Proposed use of property will be: The site will continue to be a school.

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.)

To provide a security barrier/fence with gate along the 62nd Avenue frontage to provide a limit to the access to the property. This project is surrounded by environmental areas and there will never be any other development on the north side of 62nd Ave adjacent to the school and this fence will provide a decorative barrier/entrance to the school.

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?

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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: 1979

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? **No** Violation Number \_\_\_\_\_

Pinellas County Environmental Management? **No** Violation Number \_\_\_\_\_

Other? **No** Violation Number \_\_\_\_\_

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

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.

Dr. Don James

Signature of Owner or Trustee  
\*(See note below)

Date:

8/24/16

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24 day of August

20 16 by Don James who is known to me or has produced

known to me as identification and who did (did not) take an oath.

Notary Public  
(seal)

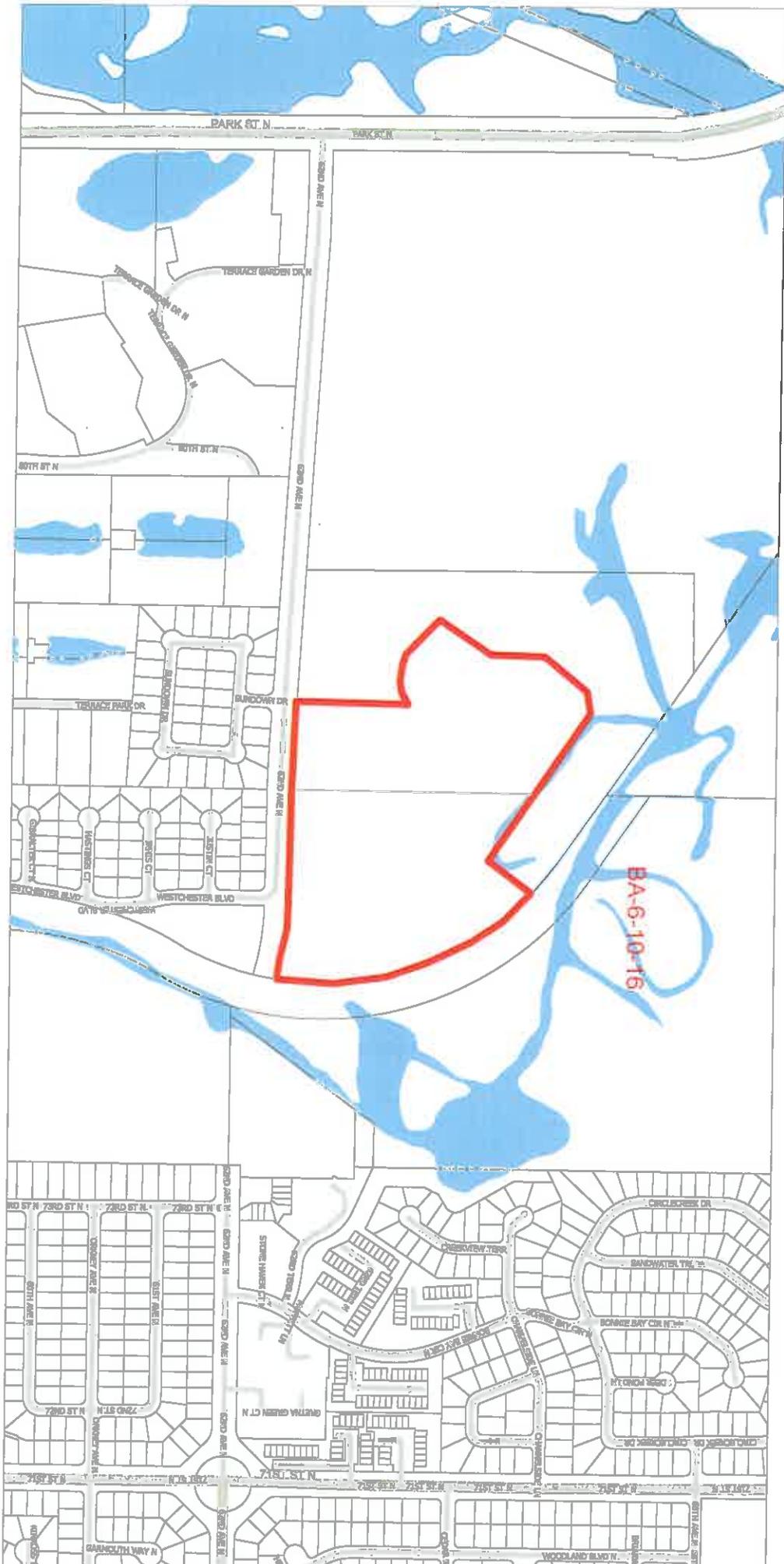
\*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.





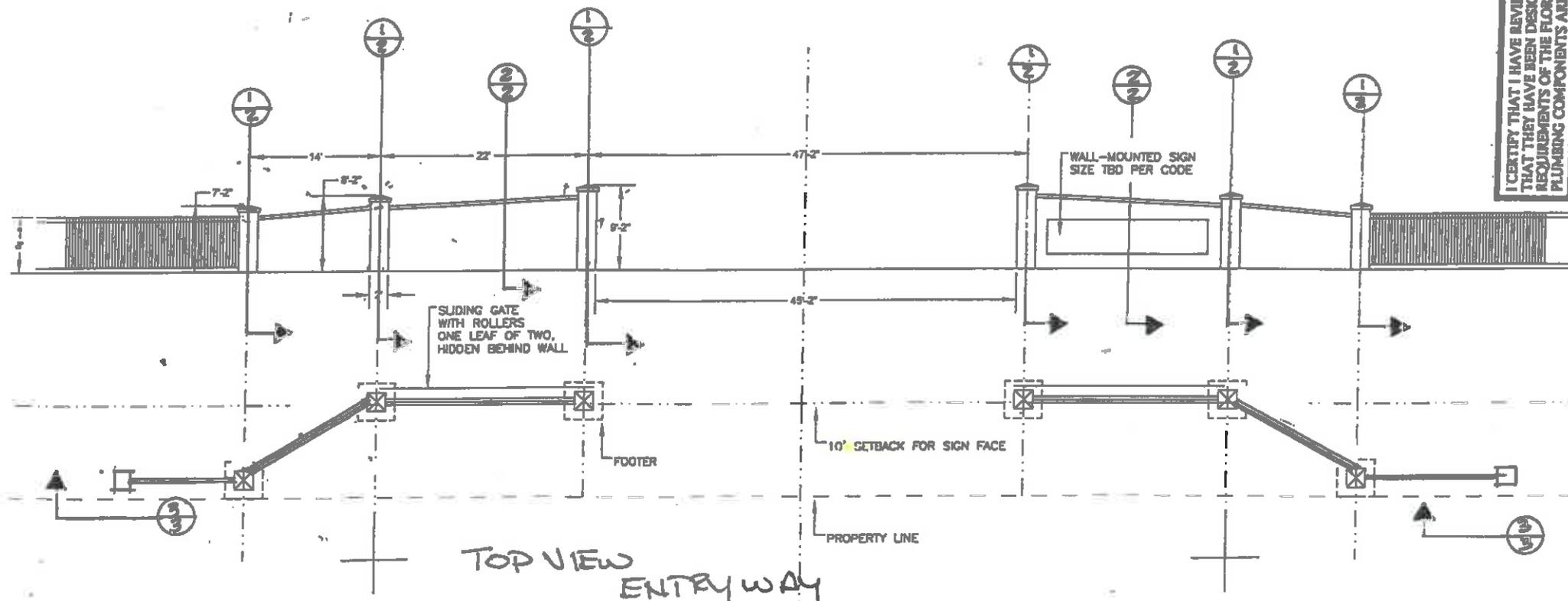


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BA-6-10-16



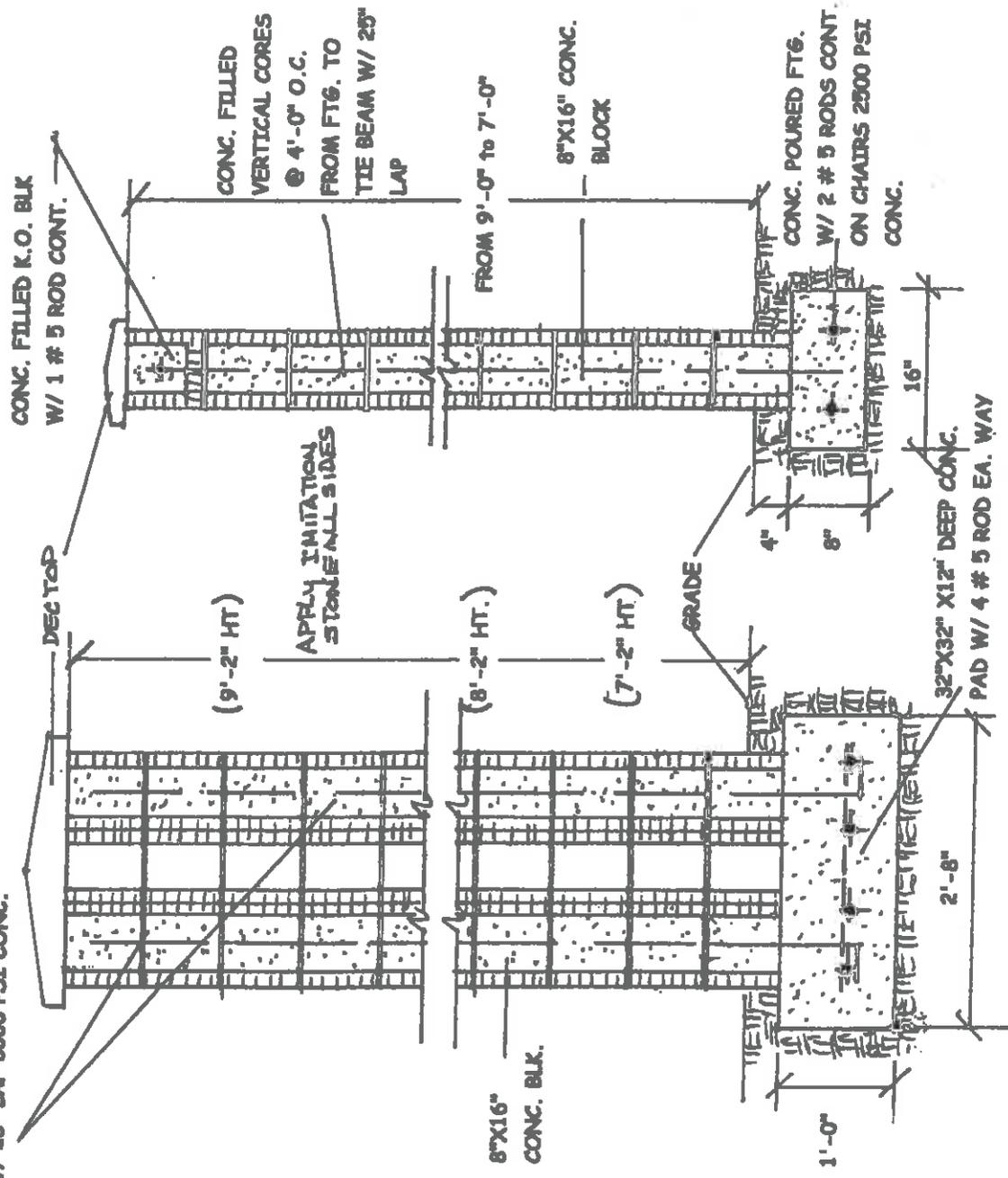


I CERTIFY THAT I HAVE REVIEWED THE STRUCTURE DESCRIBED ON THESE PLANS AND DETERMINED THAT THEY HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH CHAPTER 16, STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE 5TH EDITION (2014). NO MECHANICAL/ELECTRICAL/PLUMBING COMPONENTS ARE INCLUDED IN THIS CERTIFICATION.



ENGINEER OF WORK:  
 1280 HEATHER RIDGE BLVD.  
 DUNEDIN, FL 34698  
 VOICE (727) 738-9025  
 FAX. (727) 738-9505

CONC. FILLED VERTICAL CORES ALL 4 CORNERS FROM FT6. TO TOP W/ 1 # 5 ROD W/ 25" LAP 3000 PSI CONC.



SECTION 1  
2

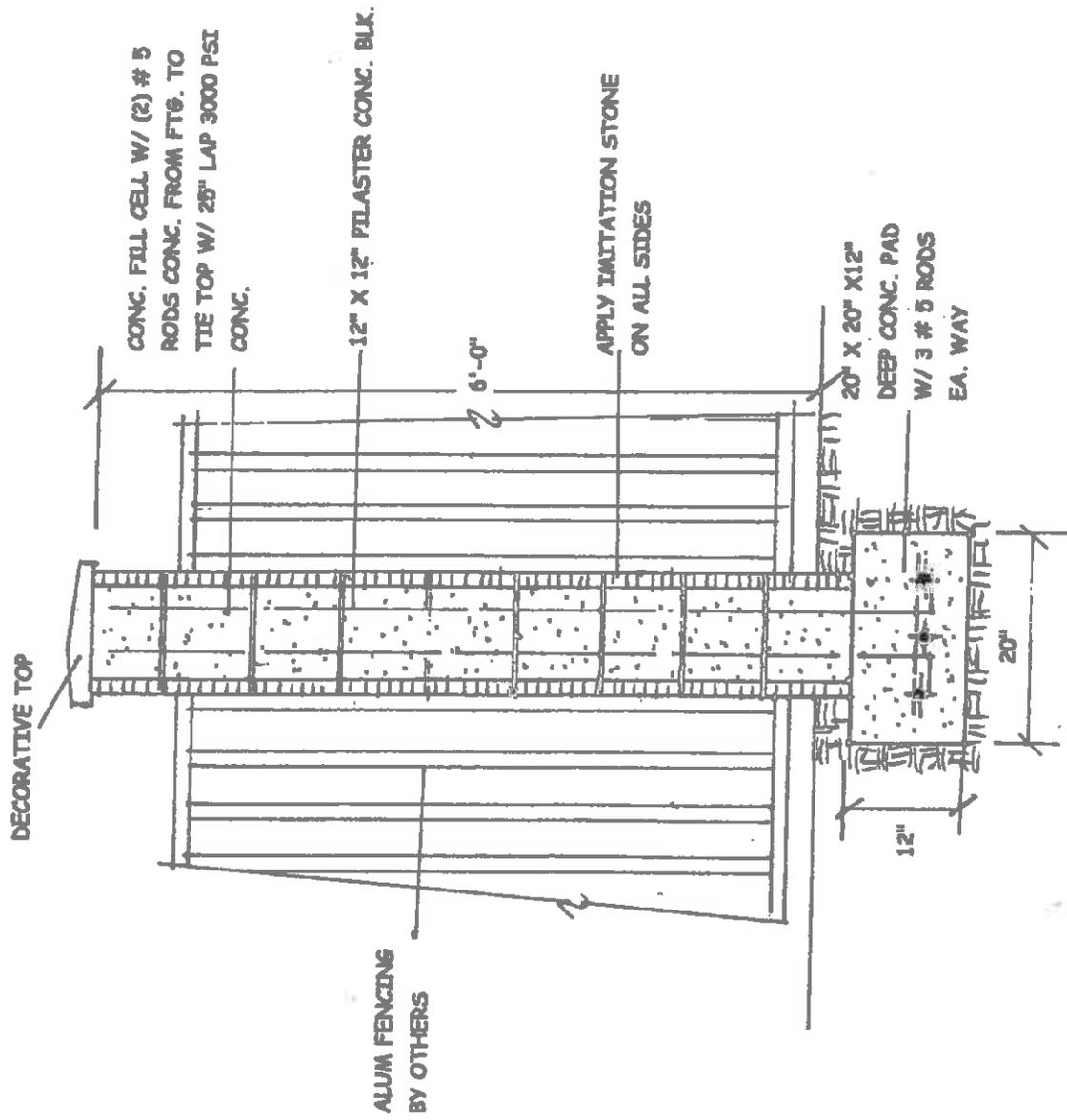
SECTION 2  
2

I CERTIFY THAT I HAVE REVIEWED THE STRUCTURE DESCRIBED ON THESE PLANS AND DETERMINED THAT THEY HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH CHAPTER 16 STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE 5TH EDITION (2014). NO MECHANICAL ELECTRICAL OR PLUMBING COMPONENTS ARE INCLUDED IN THIS CERTIFICATION.

**E. HAGLER**  
 LICENSE No 20158  
 AUG 08 2016  
 STATE OF FLORIDA

ENGINEER OF WORK;  
 1280 HEATHER RIDGE BLVD,  
 DUNEDIN, FL 34698  
 VOICE (727) 738-9025  
 FAX. (727) 738-9505

PAUL E. HAGLER FPE 20158



**SECTION** 3  
3

I CERTIFY THAT I HAVE REVIEWED THE STRUCTURE DESCRIBED ON THESE PLANS AND DETERMINED THAT THEY HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH CHAPTER 16 STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE 5TH EDITION (2014). NO MECHANICAL, ELECTRICAL, OR PLUMBING COMPONENTS ARE INCLUDED IN THIS CERTIFICATION.



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 DUNEDIN, FL 34698  
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 FAX. (727) 738-9505

PAUL D. HAGLER FPE 201438

FOR: NORTHSIDE CHRISTIAN SCHOOL

# MecaWind Std v2.2.7.0 per ASCE 7-10

Date : 8/8/2016  
 Company Name : Paul E Hagler, Consulting Eng.  
 Address : 1172 Fernwood  
 City : Holiday  
 State : FL 34690  
 Developed by MECA Enterprises, Inc. Copyright www.mecawind.com  
 Project No. : Northside Christian School  
 Designed By : Paul E Hagler, PE #20158  
 Description : New CMU Entrywall  
 Customer Name : Falini  
 Proj Location : 7777 62nd Ave. N. 33709

## Directional Procedure Simplified Diaphragm Building (Ch 27. Part 2)

Basic Wind Speed(V) = 145.00 mph  
 Risk Category = II  
 Natural Frequency = N/A  
 Importance Factor = 1.00  
 Damping Ratio (beta) = 0.01  
 Alpha = 9.50  
 At = 0.11  
 Am = 0.15  
 Cc = 0.20  
 Epsilon = 0.20  
 B - Horizontal Dim. = 38.00 ft  
 W - Sign Depth = 2.00 ft  
 Bs- Ratio of B / S = 4.00  
 E - Solidity Ratio = 100.00 %  
 Exposure Category = C  
 Flexible Structure = No  
 Kd Directional Factor = 0.85  
 Zg = 900.00 ft  
 Bt = 1.00  
 Bm = 0.65  
 l = 500.00 ft  
 Zmin = 15.00 ft  
 Ht- Grade to Top of Sign = 9.50 ft  
 S - Vertical Sign Dim. = 9.50 ft  
 Sh- Ratio of S / Ht = 1.00  
 Elb - Base Elevation = 0.00 ft

## Gust Factor Calculations

Gust Factor Category I Rigid Structures - Simplified Method  
 Gust1: For Rigid Structures (Nat. Freq.>1 Hz) use 0.85

Gust Factor Category II Rigid Structures - Complete Analysis  
 Zm: = 0.6\*Ht = 15.00 ft  
 lzm:  $Cc * (33/Zm) ^ 0.167$  = 0.23  
 Lzm:  $1 * (Zm/33) ^ Epsilon$  = 427.06 ft  
 Q:  $(1 / (1 + 0.63 * ((B+Ht) / Lzm) ^ 0.63)) ^ 0.5$  = 0.93  
 Gust2:  $0.925 * ((1 + 1.7 * lzm * 3.4 * Q) / (1 + 1.7 * 3.4 * lzm))$  = 0.89

Gust Factor Summary  
 Not a Flexible Structure use the Lessor of Gust1 or Gust2 = 0.85

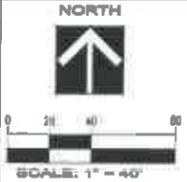
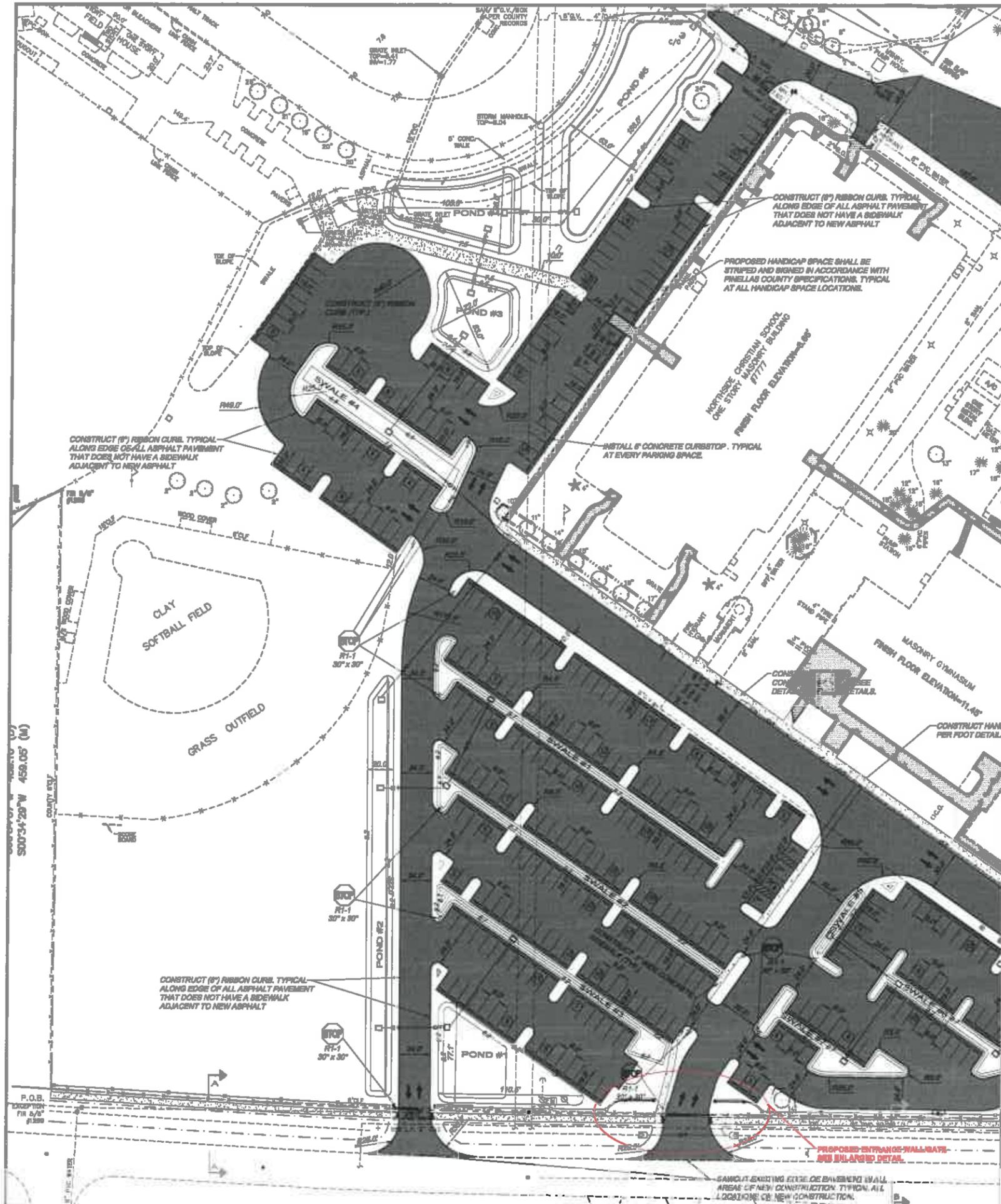
Distance from leading edge ft	Cf	Kz	Kxt	Qh	Wind Pressure @ Distance psf
From 0 to 9.5	2.32	0.85	1.00	23.30	45.95
From 9.5 to 19.0	1.52	0.85	1.00	23.30	30.11
From 19.0 to 28.5	1.04	0.85	1.00	23.30	20.60
From 28.5 to 38.0	0.88	0.85	1.00	23.30	17.43

I CERTIFY THAT I HAVE REVIEWED THE STRUCTURE DESCRIBED ON THESE PLANS AND DETERMINED THAT THEY HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH CHAPTER 16 STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE 5TH EDITION (2014) NO MECHANICAL/ELECTRICAL/PLUMBING COMPONENTS ARE INCLUDED IN THIS CERTIFICATION.

ENGINEER OF WORK;  
 1280 HEATHER RIDGE BLVD.  
 DUNEDIN, FL 34698  
 VOICE (727) 738-9025  
 FAX (727) 738-9505



OR: NORTHSIDE CHRISTIAN SCHOOL



**SITE INFORMATION**

**1. SITE DATA:**  
 TOTAL SITE AREA: 258.44 ACRES  
 ZONING JURISDICTION: PINELLAS COUNTY  
 PROPERTY ID NUMBER: 31-30-16-00000-230-0100, 30-30-15-00000-140-0100  
 PROPOSED USE: PRIVATE SCHOOL  
 FLOOD ZONE: "A" & "X" PANELS: 12087C 01924 (DATED 8-30-08)  
 EXISTING ZONING: A-E, RPD 12.5  
 SITE ADDRESS: 7777 62ND AVENUE NORTH, ST. PETERSBURG, FL 33709

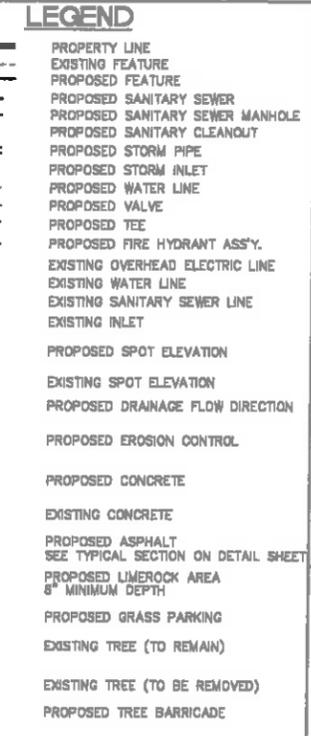
**2. PARKING DATA:**

PROVIDED PARKING (ENTIRE PROJECT)	
TOTAL STANDARD SPACES PROVIDED	367
HANDICAP SPACES PROVIDED	8
TOTAL SPACES PROVIDED	368

**3. AREA DATA:**

TOTAL SCHOOL AREA:	±38.44 AC.
TOTAL PROJECT AREA:	10.84 AC.
PROP. IMPER. AREA:	6.42 AC.

**4. UTILITIES:**  
 WATER: PINELLAS COUNTY  
 SEWER: PINELLAS COUNTY  
 TELEPHONE: VERIZON FLORIDA, INC.  
 ELECTRICITY: DUKE ENERGY



**SITE NOTES:**

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

1. ALL RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
2. HEIGHT CLEARANCE A MINIMUM OVERHEAD CLEARANCE OF 22 FEET MUST BE MAINTAINED FOR ACCESS TO THE DISPOSAL FACILITIES.
3. THE PROP. DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER ADJACENT TO THE SITE.
4. THE PROP. DEVELOPMENT SHALL NOT IMPACT THE FLOODWAY ADJACENT TO THE SITE.
5. BASE ON FLORIDA BUILDING CODE (2001) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
6. HANDICAPPED SIGNS TO BE FLORIDA DEPARTMENT OF TRANSPORTATION #FTD 28 OR 28.
7. ALL STRIPING TO BE PER FOOT INDEX # 17348.
8. REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR TREES TO BE REMOVED.
9. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND ALL OTHER ORDINANCE.

ALL ON-SITE TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

**MUTCD COMPLIANCE**

MATCH LINE SEE SHEET C-5 FOR DETAILS

SP# 1240.10

JUSTIN W. JOHNSON, P.E.  
 PROFESSIONAL ENGINEER  
 NO. 7054

<p>PR. NO.: 2013-00100 DATE: 10-1-13</p> <p>REUSE OF DOCUMENT</p> <p>THIS DOCUMENT IS THE PROPERTY OF RAMPART CONSULTING GROUP, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RAMPART CONSULTING GROUP, L.L.C.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>REVISIONS</th> <th>REVISION BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	REVISIONS	REVISION BY			
DATE	REVISIONS	REVISION BY					
<p><b>RAMPART CONSULTING GROUP, L.L.C.</b></p> <p>11105 6TH ST. E. TREASURE ISLAND, FL 33708        TEL: 727-361-0100 FAX: 727-361-0101        CERTIFICATE OF AUTHORIZATION: 2009-000000</p>							
<p><b>NORTHSIDE CHRISTIAN SCHOOL PARKING AREA REPLACEMENT PINELLAS COUNTY</b></p>							
<p><b>WESTERN SITE PLAN</b></p>							
<p><b>C-4</b></p>							

**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-7-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** Family Owned Service Company Inc  
1190 S. Broad St  
Brooksville, FL 34601

**REP/ADDRESS:** Richard J Marcel  
The Sustainability Group  
P.O. Box 537  
New Port Richey, FL 34656

**PROPERTY ZONING:** A-E, Agricultural Estate Residential

**LAND USE DESIG:** Institutional

**TYPE APPLICATION:** Special Exception & Variance

**CASE DESCRIPTION:** A modification of an existing special exception for a cemetery and funeral home in an A-E zone to allow for the renovation and expansion of the funeral home, the addition of accessory mausoleums/columbaria, and a reconfiguration of parking areas, sidewalks and drives. In addition, a variance to recognize existing burial plots, mausoleums and crypts within the required 50-foot setback, for the property located at 2966 Belcher Road in the unincorporated area of Dunedin.

**PARCEL ID:** 24/28/15/70128/400/1700

**NOTICES SENT TO:** Family Owned Service Company, Inc., Richard J Marcel, City of Dunedin, New Athens City HOA, Wilshire Estates HOA, BCC Office, Surrounding Owners (See Attached List)

**DISCLOSURE:** Barry K. Brewer, Yvonne Brewer and Charles Brewer

**Reference #:BA16-00042**

Filing Deadline: \_\_\_\_\_  
Filing Fees: \_\_\_\_\_  
Variance: \_\_\_\_\_  
Special Exception: \_\_\_\_\_  
Date of hearing (if filed before above date): \_\_\_\_\_

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

FILE # \_\_\_\_\_ PARCEL # 24-28-15-70124-400-1700  
After the fact structure YES  NO  Bldg Sign Off: \_\_\_\_\_ Date \_\_\_\_\_  
Approved: Structure can/does meet code \_\_\_\_\_ Denied: Engineering/Improvements Req'd \_\_\_\_\_  
Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Received by: \_\_\_\_\_ Date Filed: \_\_\_\_\_

**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, 3<sup>rd</sup> 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: Family Owned Service Company, Inc.  
Mailing Address: 1190 South Broad Street City: Brooksville, FL 34601  
Street Address: 2966 Belcher Road City: Dunedin  
State: FL Zip Code: 34698 Telephone No: (727) 314-4991  
Daytime Phone: (727) 314-4991 Fax No. \_\_\_\_\_ Email: BARRY@BREWERFUNERALHOMES.COM
2. Representatives Name: Richard J Marcel w/ The Sustainability Group, llc  
Mailing Address: PO Box 537 City: New Port Richey  
State: FL Zip Code: 34656 Telephone No: (727) 488-1002  
Daytime Phone: (727) 488-1002 Fax No. \_\_\_\_\_ Email: RICHARD@SGROUPFL.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  
Barry K. Brewer, PD - Yvonne Brewer, STD - Charles Brewer, CHD

Specify interest held: 100%

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 \_\_\_\_\_

Is contract conditional or absolute? \_\_\_\_\_

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? \_\_\_\_\_

3. Hearing requested to consider: A  Variance or B 

And Special Exception
-----------------------

 Special Exception  
To allow the following: See Attachment 'A'

4. Location of Subject Property: 2966 Belcher Road, Dunedin, FL  
(Street Address)

5. Legal Description of Subject Property:  
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; AND THE EAST 235 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; ALL IN SECTION 24, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO KNOWN AS LOTS 17, 18, AND THE EAST 235 OF LOT 19, IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS GROVES, RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR BELCHER ROAD (COUNTY ROAD NO. 70). CONTAINS 548,445.2 SQUARE FEET OR 12.591 ACRES, MORE OR LESS (M).

6. Lot Size: ~~12.59~~ ac. (548,445.24 sf)  
12.939

7. Present Zoning Classification: Agriculture Estate (A-E)

Present Land Use Plan Designation: Institutional (I)

8. Present structures and improvements on the property: \_\_\_\_\_  
Please See Attachment 'B'

9. Proposed use of property will be: Funeral Home & Cemetery

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.)

\_\_\_\_\_  
Please See Attachment 'C'  
\_\_\_\_\_

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. (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: August of 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? No Violation Number \_\_\_\_\_

Pinellas County Environmental Management? No Violation Number \_\_\_\_\_

Other? No Violation Number \_\_\_\_\_

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

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.

*[Handwritten Signature]*

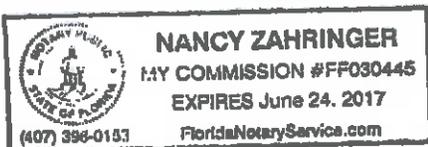
Signature of Owner or Trustee  
\*(See note below)

Date: August 24, 2016

STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of August

20 16 by Barry K. Brewer who is known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



*[Handwritten Signature]*  
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.

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**ATTACHMENT 'A'**  
**Hearing Request to Consider a Variance and Special Exception**  
**To Allow the Following:**

**REQUEST SUMMARY**

1. A request is being made to allow a Special exception use per LDC section 138-378(3); under other category per section 138-240(4) for a cemetery use, which may include ancillary and accessory uses and structures without a crematory accessory.
2. A second request is being made to deviate from LDC section 138-240(4); to allow existing burial plots, mausoleums and/or columbaria, and crypts to have a reduced setback from 50 ft. to 0 ft. along all property lines.

**Definition(s)**

1. Ancillary Crematory – A place where human remains are cremated.
2. Accessory Columbarium – A room or building containing 9-inches of space for funeral urns to be stored.
3. Accessory Mausoleum - A stone building or wall area containing slots for bodies of several people or the body of one.

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## ATTACHMENT 'B'

### Present Structures and Improvements on the Property:

#### ***Existing Conditions:***

Dunedin Funeral Home at Parklawn Memorial Cemetery is located at 2966 Belcher Road within unincorporated Pinellas County. The parcel sits at the southwest corner of Belcher Road and Solon Avenue consisting of 12.59 acres developed circa 1940 as a cemetery. The property is presently zoned 'Agricultural Estate Residential District' [A-E] with a future land-use classification of 'Institutional' [I]. The west and south property lines are adjacent to a residential parcel use known as Lone Pine Ridge Trailer Park.

Parklawn Memorial Gardens presently has two main structures on-site devoted towards a funeral home and cemetery use. The first is a one-story brick building once converted for crematory use with a 51.6 ft. setback from Belcher Road and 287.0 ft. setback to the southern property line. The brick structure was built in 1994 and contains approximately 2,432 sf housing a utility room and crematory ovens. The crematory has since been discontinued by Family Owned Services Company, Inc. upon purchase of the cemetery. Crematory services are offsite at another location owned by the company.

The funeral home onsite is a one-story brick building constructed in 1990, which contains approximately 3,268 sf of conditioned space. The structure houses a chapel, administration offices and storage areas. The building sits at a setback of 114.6 ft. from Belcher Road and 207.6 ft. from Solon Avenue.

Towards the west are several accessory structures consisting of mausoleums, columbaria, equipment sheds and a garage (recently demolished). Since the cemetery opened circa 1940, burial plots and/or crypts were placed throughout the site some close to a 0 ft. setback along property lines.

A 10 ft. wide paved drive aisle meanders throughout the property connecting into Solon Avenue and Belcher Road. Parking is limited on-site not meeting current land development code regulations. A substandard paved parking area is located directly south of main structures encroaching into the ROW of Belcher Road by 1.5 ft. Grass parking is also on-site west and north of the funeral home.

The western property line contains existing mature trees and invasive species buffering the adjacent residential use at Pine Ridge Trailer Park. The southern property line contains broken pieces of a landscaped buffer consisting mostly of Australian pines and mature shade trees.

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***Proposed Conditions & Request(s):***

A request is being made to allow a Special exception use per LDC section 138-378(3); under other category per section 138-240(4) for a cemetery use, which may include ancillary and accessory uses. Dunedin Funeral Home at Parklawn Memorial Cemetery is proposing to demolish the crematory and utility room building. The existing funeral home structure will be renovated while expanding the condition space with a Mediterranean architectural style. The funeral home will house a 105 seat chapel, 2,000 sf of administration offices and storage areas. The expansion of the funeral home will incorporate a barrel tile hip roof at a maximum height of 45 ft. adjacent to the two fronting roads, while implement a hip roof with barrel tiles. An exterior sidewalk will be elevated over the existing wet pond. Additionally, an accessory 'interior' (conditioned space) is proposed at the northwest corner of the site. Overall, the floor area ratio for the parcel will be increased to by 0.01 for a gross floor area of 12,615 sf.

Accessory 'outdoor' mausoleums (and/or columbarium) are proposed throughout the property incorporating the same Mediterranean architectural style. Hip barrel tile roofs will be placed over the structures at a maximum height of 35 ft. Furthermore, all accessory structures will maintain a 50 ft. setback from adjacent parcels.

*Per LDC section 138-240(4), 'cemeteries, which may include ancillary and accessory uses and structures. Graves and/or burial crypts shall not be within 50 feet of an adjacent parcel. Any accessory crematory shall not be located within 200 feet of an abutting parcel and shall be buffered from view from adjacent residential lands by fencing or landscaping as deemed appropriate by the board of adjustment. If the site exceeds or is equal to three acres in size, the uses shall be designated as institutional on the future land use map. The existing crematory on-site has been discontinued and will be relocated off-site'.*

Due to the age of the cemetery circa 1940, a second request is being made to allow existing burial plots, mausoleums, burial crypts to be within the 50-foot setback. Proposed accessory structures (mausoleums and/or columbaria) will maintain a minimum 50 ft. setback from adjacent parcels. Additionally, a tiered landscape effect will be incorporated further buffering views from adjacent residential neighbors along the south and west property lines. The site once housed a crematory, but was discontinued onsite upon purchase of the property by Family Owned Service Company, Inc. Services are provided offsite at another location owned.

Other site improvements consist of increasing the one-way drive aisles to a minimum width of 16 ft. providing enhanced vehicular circulation and increased emergency services turn around maneuvering. The expansion of the chapel and office area will demand 35 parking spaces and 36 proposed for the site. The revised parking layout will allow for ADA stalls and accessibility route into the main structure as

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shown on site plan. Parking will also be located adjacent to mausoleums and burial plots. All grass parking will be removed and replaced with hard surfaces stalls for angled parking stalls. Additionally, the existing substandard paved parking lot fronting Belcher Road will be removed eliminating a 1.5 ft. encroachment into the right-of-way.

Due to the increase of impervious surface area(s) an additional on-site stormwater management system will be implemented onsite treating run-off per Pinellas County's latest Stormwater Manual and Southwest Florida Water Management criteria for 25yr/24hr event. Furthermore, the existing wet pond will be brought into compliance with local and state regulations.

Additional landscaped buffers will be incorporated enclosing the cemetery view from adjacent neighbors, pedestrians and the fronting roadway. Along the north and east property lines a landscape buffer will be incorporated. The roadway buffers will consist of 24-inch by 24" columns every 64 LF with a row of 3 ft. tall Podocarpus shrubs alternating with a 5 ft. tall wrought iron fence. Palms species will also be planted every 50 ft. or clustered into groups of two- to prevent encroachment into existing burial plots, crypts and wet pond. A wrought iron fence will be installed around areas of the wet pond were a row of shrubs cannot be maintained. Signage is proposed at the main entrance along Belcher Road and Intersection of Solon Avenue. Signs will incorporate a Mediterranean architectural style further complimenting redeveloped parcels within the surrounding community. Existing conditions at the west and southern property lines have broken areas of a landscaped buffer with numerous invasive species mingled with mature shade trees. The landscape buffer will be replanted concealing adjacent residential views from the on-site commercial use. The landscape buffer will incorporate a row of 6 ft. tall Podocarpus shrubs, existing mature shade trees, and planted shade trees/cedars at 12 ft. height. (35 ft. O.C.). All proposed vehicular areas will be landscape per Land Development Code requirements. Throughout the property some hard scape items will be included such as gazebo, fountain and monument benching around the side adjacent to the wet pond.

## ATTACHMENT 'C'

### Present Structures and Improvements on the Property:

Per LDC Section 138-378 & 138-240, 'Other' Special Exception "Cemeteries, which may include ancillary and accessory uses and structures. Graves and/or burial crypts shall not be within 50 feet of an adjacent parcel. Any accessory crematory shall not be located within 200 feet of an abutting parcel and shall be buffered from view from adjacent residential lands by fencing or landscaping as deemed appropriate by the board of adjustment". If the site exceeds or is equal to three acres in size, the uses shall be designated as institutional on the future land use map". The current cemetery use is consistent with the Agricultural Estates zoning classification and was developed as such circa 1940. Furthermore, the property is consistent with the current version of Pinellas County's Comprehensive Plan an Institutional Future Land-use classification for parcels over 3 acres in size.

### Sec. 138-113. - Criteria for granting of variance.

In order to authorize any variance to the terms of this chapter, the board of adjustment shall consider the following criteria:

- (1) Special conditions.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, including the nature of and to what extent these special conditions and circumstances may exist as direct results from actions by the applicant.

Peculiar conditions only consist with existing burial plots, mausoleums, crypts located close to a 0 ft. setback along the property lines. And, peculiar conditions are hindering the placement of parking stalls requiring an additional request to allow a reduction to required parking setback for the stalls adjacent to Belcher road from 75 ft. to 50 ft. as required by LDC 170-199(2)S. Additionally, the property once had reinterment from a Clearwater cemetery relocated to Parklawn Memorial Garden due to expansion of a roadway circa 1950 and the age of the original property development (circa 1940) would make disinterment practically impossible. Per state statute (497.384), Disinterment requires the following steps to be taken:

- (1) The disinterment and reinterment of human remains shall require the physical presence of a licensed funeral director, unless the reinterment is to be made in the same cemetery.
- (2) In order to ensure that any disinterment or transportation of a dead human body is conducted in a manner that properly protects the public health, safety, and welfare, the licensing authority may adopt rules to regulate the disinterment and transportation of human remains.
- (3) The funeral director shall obtain written authorization from a legally authorized person or a court of competent jurisdiction prior to the disinterment and reinterment of a dead human body.
- (4) Notification must be provided licensing authority as provided in s. 497.382.
- (5) The removal of human remains from a designated temporary storage area to a place of permanent burial within a cemetery shall not be considered a disinterment or reinterment.

Burial plots encroachment into required setback was not a direct result by applicant, but from the parcel being developed circa 1940 and reinterment from another offsite location circa 1950 prior to the existence of land development code setback regulations.



- (2) *No special privilege.* That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other similar lands, buildings, or structures in the same zoning district.**

  - a. Granting of the Special Exception and variance request will not generate any special privileges for similar use(s) within the community. Building height, setbacks, floor area ratio and impervious surface ratios proposed, are consistent with Pinellas County's Land Development code criteria under Agricultural Estate and current Future Land-Use classification.
- (3) *Unnecessary hardship.* That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter.**

  - a. Granting of the requests would not deprive the applicant's rights commonly enjoyed by other properties in the same zoning classification. The existing zoning classification is consistent with the Land Development Code and Comprehensive Plan.
- (4) *Minimum variance necessary.* That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

  - a. A request is being made to allow existing burial plots, mausoleums and/or crypts to remain within the 50 ft. setback per LDC 138-240. All other criteria is proposed to meet technical standards of the Land Development Code. Without the request being granted improvements to the site would be impractical. due to the location of existing burial plots, access drive locations, on-site specific use parking demands.
- (5) *Purpose and intent compliance.* That the grant of the variance will be in harmony with the general intent, purpose, and spirit of this code.**

  - a. The improvements proposed for on-site parking, buildings and landscape buffers meet technical standards of the Land Development Code. Improvements throughout the parcel will be harmony with the general intent, purpose and spirit of the Land Development Code and Comprehensive Plan.
- (6) *Detriment to public welfare.* That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

  - a. Proposed improvements for the subject parcel is not a detriment to the public welfare and only enhances the surrounding community. Furthermore, proposed landscape buffers along the west and south property lines will only further conceal the cemetery use from adjacent residential views. Proposed building expansion and landscape buffers along the east and north fronting property lines will further conceal the subject use from other adjacent use(s) and vehicles travelling down Solon Avenue and Belcher Road. The landscape buffer along the fronting road will help contribute to a more pedestrian environment.
- (7) *Increasing floor area, lot coverage restrictions.* Any variance to the floor area or lot coverage restrictions of this chapter shall be limited to an increase of no more than ten percent of the applicable requirement. (Example: 0.20 floor area ratio may be varied to no more than 0.22.)**

  - a. The subject improvements are below the floor area ratio and impervious surface ratio maximum allowed per Agricultural Estate criteria.
- (8) *May not constitute amendment.* The variance, if allowed, shall not constitute an amendment of this chapter, the comprehensive land use plan or the countywide comprehensive plan.**

  - a. The variance and special exception requests are within the current version of Pinellas County Land Development Code and Comprehensive Plan compatible with the zoning and future land-use. The subject request does not constitute an amendment of the LDC chapter nor Comprehensive Plan.

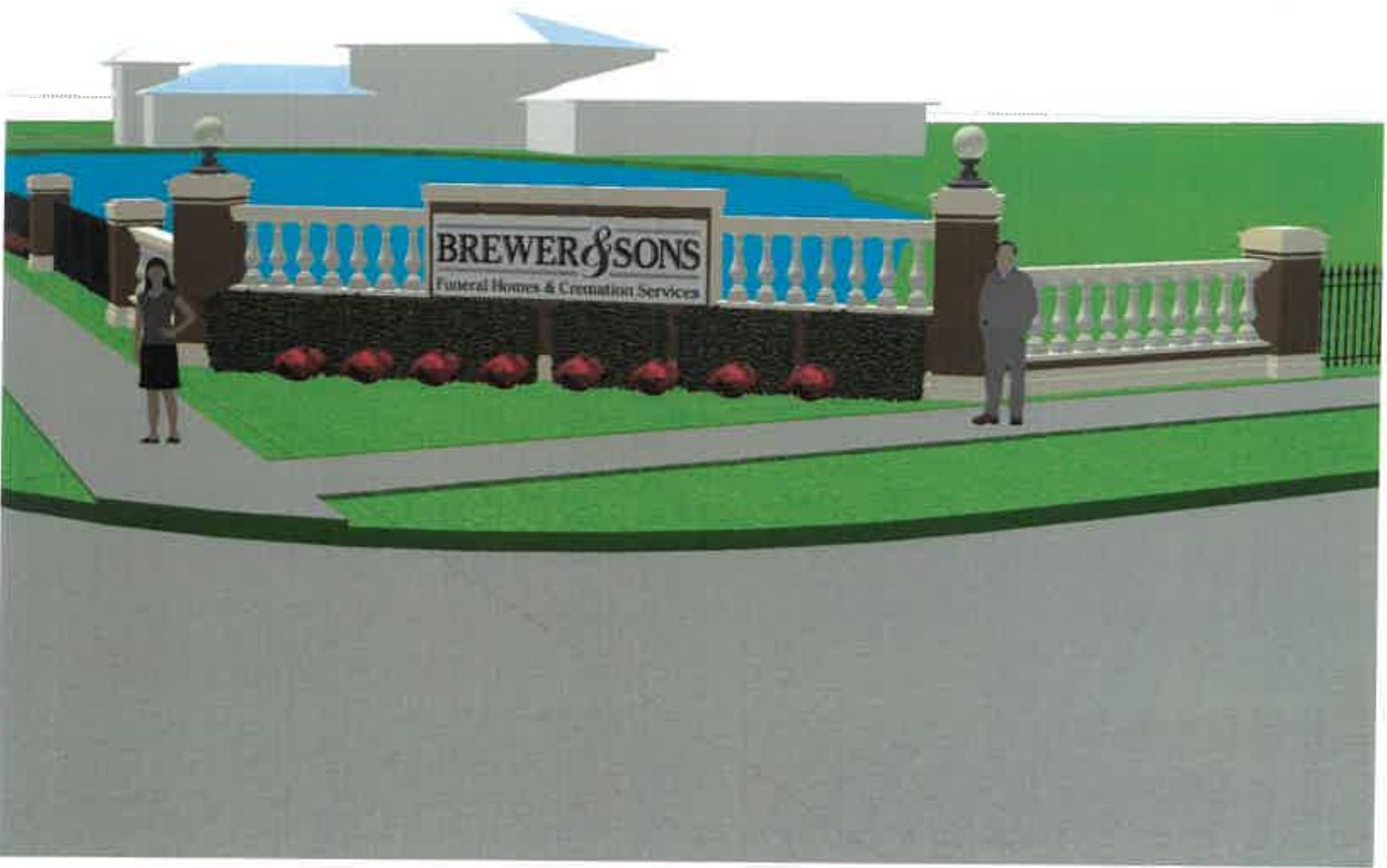
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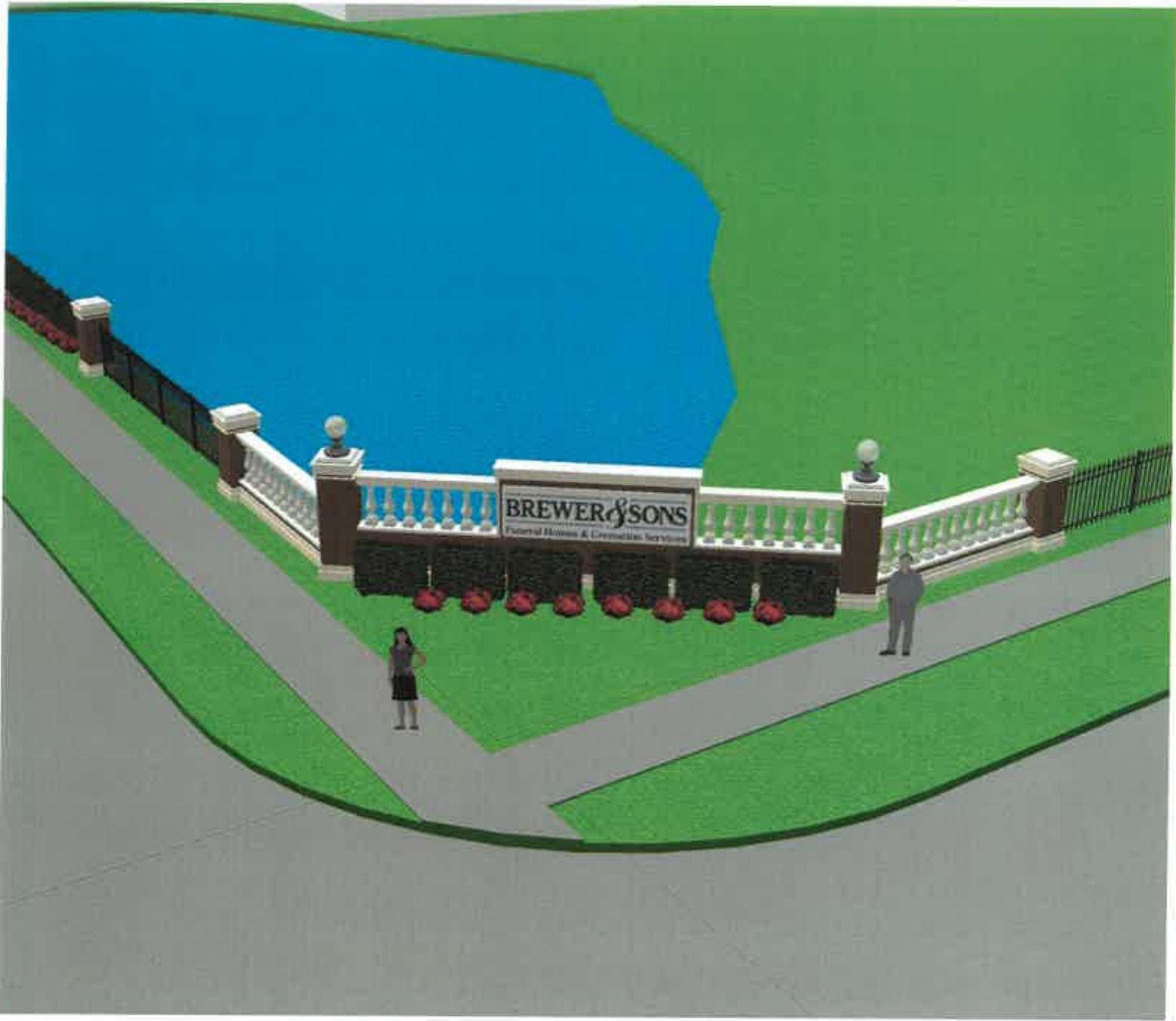


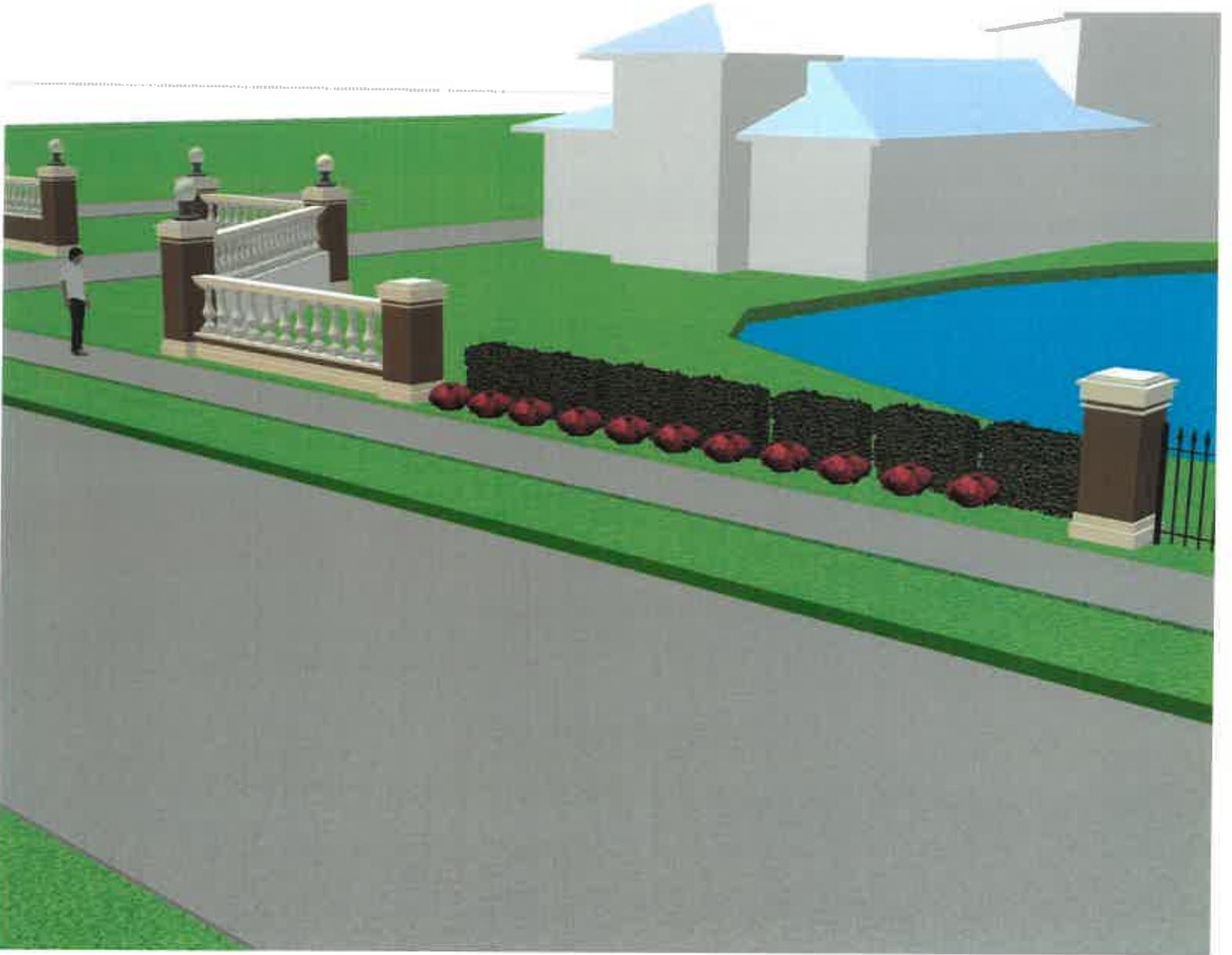
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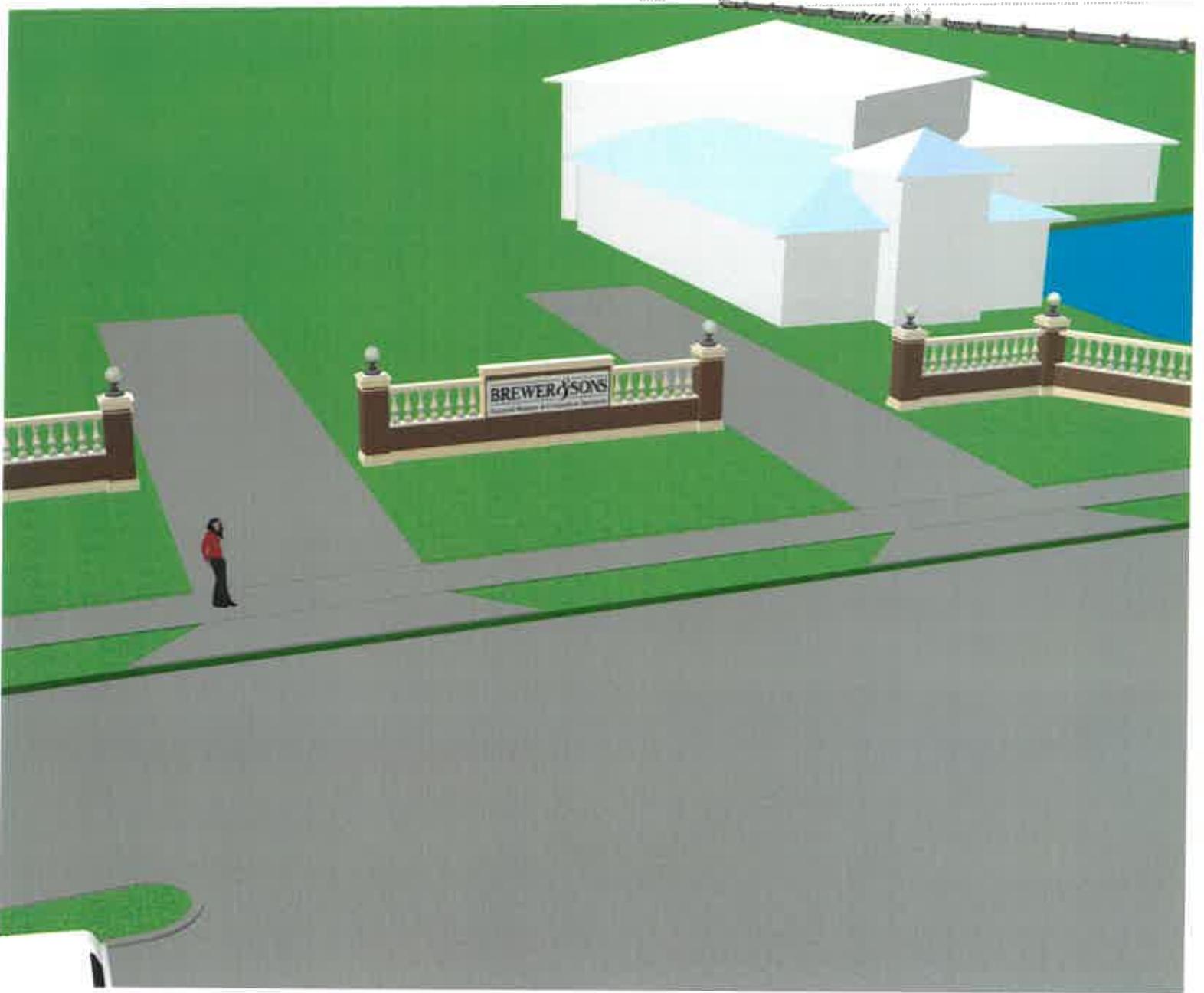
- (9) **Consideration of rezoning.** A rezoning or, where applicable, an amendment to another future land use map category has been considered and determined not to meet the objective of the variance and would not be appropriate.
- a. The subject property falls within the 'Other' Special exception category allowed under the current zoning classification for 'Agricultural Estate' and future land-use of 'Institutional'. A rezoning for the subject property is not necessary.

The property was originally developed for a cemetery use circa 1940, with burial plots, mausoleums and crypts placed within the required 50 ft. setback. Additionally, circa 1950 an existing cemetery reinterment from another location to the subject parcel. Improvements to the subject property implements landscaped buffers, on-site parking and structures contributing towards a Mediterranean style theme. The exception, variance request and onsite improvements are consistent with Pinellas County's Land Development Code and Comprehensive Plan. We believe that this application should be granted based on information provided.

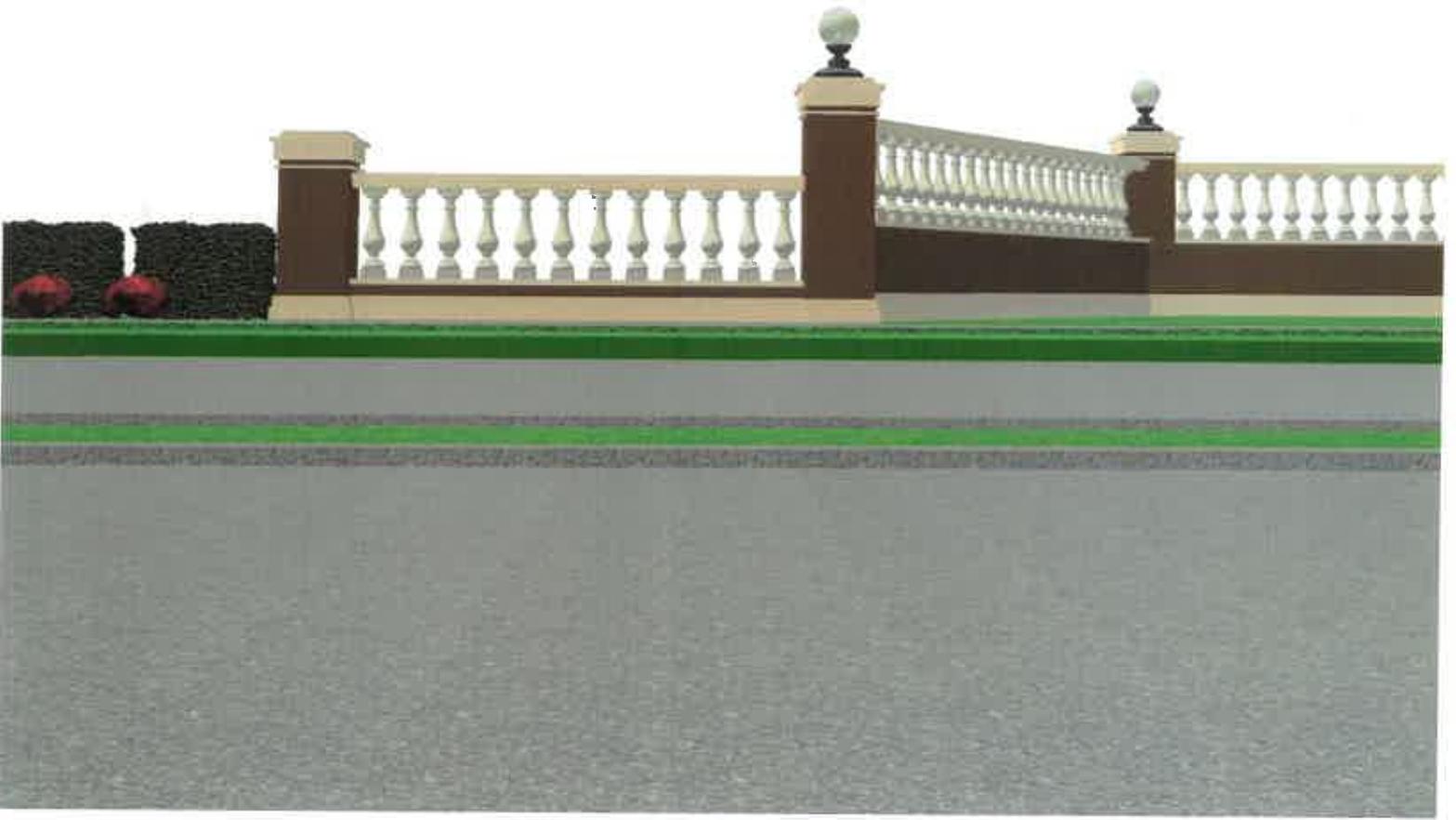












**Crematory –**

**Noun:** A place where a dead person's body is cremated.

**Adjective:** Of or relating to a cremation (not remains in urn)



Example of traditional crematory



Example of Latest Crematory Equipment

**Columbarium -**

Plural Noun for Columbaria

A room or building with 9-inches for funeral urns to be stored.  
Or niche to hold a funeral urn.



Example of Roman era Columbarium



Example of newly constructed columbaria – Custom built per cemetery or family

**Mausoleum** - a stone building with places for the dead bodies of several people or the body of an important person.



Example of 6-Crypt Mausoleum which are custom built to suit cemetery or family.



Example of an estate mausoleum housing individual or family.



**Example of Indoor Mausoleum. Custom built per family and/or cemetery as community use**



**Example of Exterior Mausoleum. Custom built per family and/or cemetery as community use**



Example of Benches at sidewalk around Wet pond.



BA-7-10-16









**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-8-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** T B R Properties, LLC  
12052 49th St N  
Clearwater, FL 33762

**REP/ADDRESS:** Shelli Tatro  
4400 34th St N, Ste E  
St Petersburg, FL 33714

**PROPERTY ZONING:** M-1, Light Manufacturing & Industry  
C-2, Gen Retail Commercial & Limited Svcs

**LAND USE DESIG:** Industrial Limited

**TYPE APPLICATION:** Variance

**CASE DESCRIPTION:** A variance to allow a 194-square foot freestanding sign to remain where a 150-square foot sign is permitted in an M-1 zone for the property located at 4400 34th Street North in Lealman.

**PARCEL ID:** 03/31/16/00000/410/0500

**NOTICES SENT TO:** T B R Properties, LLC, Shelli Tatro, Lealman CMA, Council of NBA, City of St. Petersburg, BCC Office, Surrounding Owners (See Attached List)

**DISCLOSURE:** N/A

**Reference #:BA16-00041**

Filing Deadline: \_\_\_\_\_  
 Filing Fees: \_\_\_\_\_  
 Variance: \_\_\_\_\_  
 Special Exception: \_\_\_\_\_  
 Date of hearing (if filed before above date): 10-6-16

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

FILE # \_\_\_\_\_ PARCEL # \_\_\_\_\_  
 After the fact structure YES  NO  Bldg Sign Off: RM Date 8-26-16  
SUBJECT TO ENGINEERING  
 Approved: Structure can/does meet code \_\_\_\_\_ Denied: Engineering/Improvements Req'd \_\_\_\_\_  
 Applicant's Signature: [Signature] Date: 8/25/16  
 Received by: L. Kheirredine Date Filed: 8/25/16

**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, 3<sup>rd</sup> 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: TBR Properties, LLC  
 Mailing Address: 12052 49th Street N City: Clearwater, FL  
 Street Address: same City: same  
 State: FL Zip Code: 33762 Telephone No: 727-458-2093  
 Daytime Phone: 644-6463 Fax No: \_\_\_\_\_ Email: SOR63456@AOL.com

2. Representatives Name: Stephen R. Serlach Shellie Tatro  
 Mailing Address: APR 4400 34th St N STE E City: same st Pete.  
 State: FL Zip Code: 33714 Telephone No: 727-564-1297  
 Daytime Phone: 727-564-1297 Fax No: \_\_\_\_\_ Email: shellie.t@bayside  
SportsAcademy.org

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? \_\_\_\_\_

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?

\_\_\_\_\_

3. Hearing requested to consider: A  <sup>194 (19.2x9.8)</sup> Variance or B  Special Exception

To allow the following: An Existing 360sq ft Freestanding for Bayside Sports Academy to remain where 150sq ft is permitted.

4. Location of Subject Property: 4400 34<sup>th</sup> St., St. Petersburg, 33714  
(Street Address)

5. Legal Description of Subject Property:  
see attached

6. Lot Size: 6.491 acres

7. Present Zoning Classification: M1 & C2

Present Land Use Plan Designation: IL

8. Present structures and improvements on the property: 117,000 sq ft Structure and 1 pylon sign

9. Proposed use of property will be: no change General Commerce

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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. (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.

N/A (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.

N/A (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.

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

N/A (E) Concurrency Variance of Appeal (see Ordinance 89-69. Subject to annual amendment of the Concurrency Test Statement).

13. Date Property Acquired: Feb 26, 2007

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*

*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? *No*

Pinellas County Building? \_\_\_\_\_ Violation Number \_\_\_\_\_

Pinellas County Environmental Management? \_\_\_\_\_ Violation Number \_\_\_\_\_

Other? \_\_\_\_\_ Violation Number \_\_\_\_\_

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

*Pinellas County notified us of the fact that  
The pylon is too large while applying for  
a different sign permit*

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.

*Stephen R. Gerlach*

Signature of Owner or Trustee  
\*(See note below)

Date: August 25, 2016  
STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 25 day of August,

20 16 by Stephen Gerlach who is known to me or has produced Florida Driver's License as identification and who did (did not) take an oath.

*Annmarie Blasingame*

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.



## EXHIBIT "A"

## LEGAL DESCRIPTION - PINELLAS COUNTY, FLORIDA

From the SE corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 3, Township 31S, Range 16E, run N. 89 degrees 58'30"W, 129.80', to the West right of way line of 34th St. North (U.S. Hwy. 19 & State Road 55), to the P.O.B.; thence along the said right of way line N. 89 degrees 58'30"W, 10.52'; thence S. 03 degrees 29'29"W, 179.80' to the Northerly right of way line of the Atlantic Coast Line Railroad; thence N. 44 degrees 24'12"W, along said Railroad right of way line, 446.71'; thence N. 00 degrees 01'48"W, 712.87'; thence N. 89 degrees 58'12"E, 196.00'; thence S. 00 degrees 01'48"E, 165.83'; thence N. 89 degrees 58'12"E, 179.63', to the point on the West right of way line of 34th St. North (U.S. Hwy. 19 - S.R.55); thence along said West right of way line, S. 03 degrees 29'29"W, 687.50' to the P.O.B.

TOGETHER WITH an easement recorded in O.R. Book 4092, pages 592 and 593, and subject to an Atlantic Coast Line Railroad easement recorded in O.R. Book 288, page 477, in the Public Records of Pinellas County, Florida, and an easement for railroad purposes as recorded in O.R. Book 4092, pages 587-588, in the Public Records of Pinellas County, Florida.

AND

TOGETHER WITH:

(i) An easement for ingress, egress and utilities described as follows:

Commence at the E  $\frac{1}{4}$  corner of Sec. 3, Twp. 31S, Range 16E, and run thence S. 00 degrees 22'29"W, 418.92'; thence S. 89 degrees 58'12"W, 70.00' to the point on the westerly right of way line of 34th St. North (U.S. Hwy. 19); thence S. 00 degrees 22'29"W, 11.71'; thence S. 08 degrees 33'51"W, 113.58' to the P.O.B. of an area bounded by the following description: From the said P.O.B.; thence S. 08 degrees 33'51"W, 88.11'; thence S. 03 degrees 29'28"W, 12.50'; thence S. 89 degrees 58'12"W, 30.87'; thence N. 08 degrees 33'51"E, 100.67'; thence N. 89 degrees 58'12"E, 30.20' to the P.O.B.

AND

(i) Easements for Utilities and Utility Maintenance only described as:

Commence at the E  $\frac{1}{4}$  corner of Sec. 3, Twp. 31S, Rge. 16E, and run thence S. 00 degrees 22'29"W, 418.92'; thence S. 89 degrees 58'12"W, 70.00' to a point on the westerly right of way line of 34th St. North (U.S. Hwy. 19); thence S. 89 degrees 58'12"W, 203.70'; thence S. 00 degrees 01'48"E, 58.70'; thence S. 89 degrees 58'12"W, 328.23'; thence N. 00 degrees 01'48"W, 30.00' to the P.O.B. of an area bounded by the following description: From the said P.O.B., thence S. 89 degrees 58'12"W, 131.10'; thence N. 00 degrees 25'50"E, 10.00'; thence N. 89 degrees 58'12"E, 131.02'; thence S. 00 degrees 01'48"E, 10.00' to the P.O.B.

(ii) Commence at the E  $\frac{1}{4}$  corner of Sec. 3, Twp. 31S, Rge. 16E and run thence S. 00 degrees 22'29"W, 418.92'; thence S. 89 degrees 58'12"W, 70.00' to a point on the westerly right of way line of 34th Street North (U.S. Hwy. 19); thence S. 89 degrees 58'12"W, 203.70'; thence S. 00 degrees 01'48"E, 58.70'; thence S. 00 degrees 01'48"E, 101.28' to the P.O.B. of an area bounded by the following description: From the said P.O.B., thence S. 53 degrees 48'28"E, 24.79'; thence S. 00 degrees 01'48"E, 49.92'; thence S. 89 degrees 58'12"W, 20.00'; thence N. 00 degrees 01'48"W, 54.53' to the P.O.B.

(iv) Commence at the E  $\frac{1}{4}$  corner of Sec. 3, Twp. 31S, Rge. 16E, and run thence S. 00 degrees 22'29"W, 418.92'; thence S. 89 degrees 58'12"W, 70.00' to a point on the Westery right of way line of 34th St. No. (U.S. Hwy. 19); thence S. 89 degrees 58'12"W, 203.70'; thence S. 00 degrees 01'48"E, 58.70'; thence S. 89 degrees 58'12"W, 218.23' to the P.O.B. of an area bounded by the following description: From the said P.O.B., thence S. 89 degrees 58'12"W, 10.00'; thence S. 00 degrees 01'48"E, 40.00' to the P.O.B.

AND

SUBJECT TO THE FOLLOWING: Easements for utilities and ingress and egress:

(v) Commence at the E  $\frac{1}{4}$  corner of Sec. 3, Twp. 31S, Rge. 16E, and run thence S. 00 degrees 22'29"W, 418.92'; thence S. 89 degrees 58'12"W, 70.00' to a point on the westerly right of way line of 34th St. North (U.S. Hwy. 19); thence S. 89 degrees 58'12"W, 203.70'; thence S. 00 degrees 01'48"E, 58.70'; thence S. 89 degrees 58'12"W, 188.00' to the P.O.B. of an area bounded by the following description: From the said P.O.B.; thence S. 00 degrees 01'48"E, 83.43'; thence S. 89 degrees 58'12"W, 40.23'; thence N. 00 degrees 01'48"W, 83.43'; thence N. 80 degrees 58'12"E, 40.23'; to the P.O.B.

(vi) Commence at the E  $\frac{1}{4}$  corner of Sec. 3, Twp. 31S, Rge. 16E, and run thence S. 00 degrees 22'29"W, 418.92'; thence S. 89 degrees 58'12"W, 70.00' to a point on the westerly right of way line of 34th St. North (U.S. Hwy. 19); thence S. 89 degrees 58'12"W, 203.70'; thence S. 00 degrees 01'48"E, 58.70' to the P.O.B. of an area bounded by the following description: From the said P.O.B. thence S. 00 degrees 01'48"E, 20.00'; thence S. 89 degrees 58'12"W, 188.00'; thence 00 degrees 01'48"W, 20.00'; thence N. 89 degrees 58'12"E, 188.00' to the P.O.B.

(vii) Commence at the E  $\frac{1}{4}$  corner of Sec. 3, Twp. 31S, Range 16E and run thence S. 00 degrees 22'29"W, 418.92'; thence S. 89 degrees 58'12"W, 70.00' to a point on the westerly right of way line of 34th St. North (U.S. Hwy. 19); thence S. 89 degrees 58'12"W, 203.70'; thence S. 00 degrees 01'48"E, 58.70'; thence S. 00 degrees 01'48"E, 101.28' to the P.O.B. of an area bounded by the following description: From the said P.O.B. of an area bounded by the following description: From the said P.O.B., thence S. 00 degrees 01'48"E, 12.40'; thence N. 53 degrees 48'28"W, 158.49'; thence N. 89 degrees 58'12"E, 16.92'; thence S. 53 degrees 48'28"E, 137.51' to the

**From:** Shelli Tatro [<mailto:shellit@baysidesportsacademy.org>]  
**Sent:** Tuesday, August 30, 2016 2:50 PM  
**To:** Brinson, Ryan <[rbrinson@co.pinellas.fl.us](mailto:rbrinson@co.pinellas.fl.us)>  
**Subject:** Hardship

Mr. Brinson,

When we chose to take over the existing pylon, I relied on the sign company representative to know the codes and requirements. I was assured that if we only changed the face of the sign, there would be no issues since we were not changing the structure of the sign, which was determined to be in good condition. Changing the face of the sign using flex face totaled \$9,071, a significant financial burden for my small company. The expense and timing of adding the signage has been in the business plan and budget since establishing the business in 2008.

My gymnastics facility is a small, woman-owned gymnastics business. We teach children to be active, when childhood obesity is a substantial problem in our society, we donate both funds and auction items to local schools, and we provide jobs to both professionals and young people just entering the job market. Through our Bright Stars program, we assist children with special needs by providing "therapy" for much less than an occupational therapist, but achieving similar results. Within our Bright Stars program we work closely with occupational therapists and the program is operated at cost. It is a way for us to give back to the community and help the children who need it most. The sign allows us to grow and benefit additional local children.

The pylon sign in question, is 200 square feet (the original application states that it is 360 square feet, which is incorrect). The pictures attached will show that the sign is "in line" with the neighborhood. It is also located at an overpass and sits back significantly from the road next to the building. A smaller sign would be difficult to read from the street.

I thank you very much for your time and consideration. Please let me know if you need anything in addition to this email.

Thank you,  
Shelli

Shelli Tatro, Ph.D.  
President  
Bayside Gymnastics & Cheerleading  
Office: (727) 258-4981  
Cell: (727) 564-1297  
Office email: [shellit@baysidesportsacademy.org](mailto:shellit@baysidesportsacademy.org)



OPEN TO THE P

4400

TOW AWAY ZONE

4400

NATURE COAST MARINE  
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BY ROAD HOME 1-800-888-8888



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Enterprises  
KITCHEN & BATH  
**Cabinets • Granite**



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CALL A PROFESSIONAL PAIN  
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THE TUCSON  
LEFT BY AIR

APPROXIMATE  
TIMING OF  
TRUCK AND  
TRUCKER

4400

AMERICAN FREIGHT

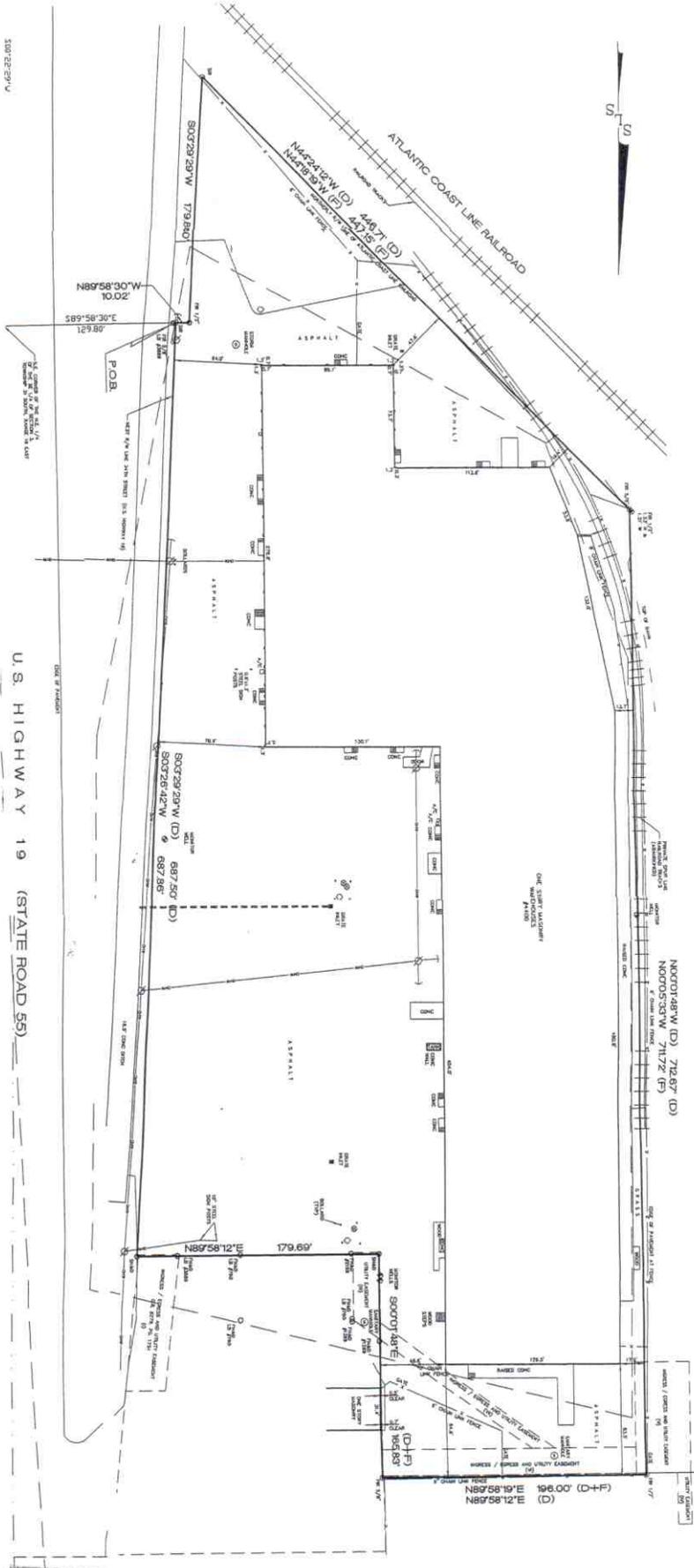
AMERICAN FREIGHT  
LOGISTICS





EXHIBIT "B"

Site Plan





**BA-8-10-16**





BA-8-10-16





BA-8-10-16



**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-9-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** Rebecca Farley Cheaney & Brian Cheaney  
720 Ranch Rd  
Tarpon Springs, FL 34688

**REP/ADDRESS:** None

**PROPERTY ZONING:** A-E, Agricultural Estate Residential

**LAND USE DESIG:** Residential Rural

**TYPE APPLICATION:** Variance

**CASE DESCRIPTION:** A variance to allow an existing atrium to be remodeled into a 1,050 square foot accessory dwelling unit where a maximum of 750 square feet is allowed in an A-E zone for the property located at 720 Ranch Rd., East Lake Tarpon.

**PARCEL ID:** 14/27/16/46611/000/0120

**NOTICES SENT TO:** Rebecca Farley Cheaney & Brian Cheaney, BCC Office, Surrounding Owners  
(See Attached List)

**DISCLOSURE:** N/A

**Reference #:BA16-00037**

Filing Deadline: 8-25-16  
Filing Fees: \_\_\_\_\_  
Variance: X  
Special Exception: \_\_\_\_\_  
Date of hearing (if filed before above date): 10-6-16

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

FILE # \_\_\_\_\_ PARCEL # 14-27-16-46611-000-0120

After the fact structure YES  NO  Bldg Sign Off: \_\_\_\_\_ Date \_\_\_\_\_

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

Applicant's Signature: [Signature] Date: 8/24/16

Received by: Mikki Vasquez Date Filed: 8-24-16

**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, 3<sup>rd</sup> 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: Rebecca Farley Cheaney + Brian Cheaney  
Mailing Address: 720 Ranch Rd. City: Tarpon Springs  
Street Address: 720 Ranch Rd. City: Tarpon Springs  
State: Florida Zip Code: 34688 Telephone No: 813-210-1569  
Daytime Phone: 813 210 1569 Fax No. \_\_\_\_\_ Email: Becksorange@gmail.com
- Representatives Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone No: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: \_\_\_\_\_

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? NO

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: for conversion of a room of 1050 sqft to an ~~accessory~~ ~~building~~ dwelling unit where 750 sqft is allowed.

4. Location of Subject Property: 720 Ranch Rd.  
(Street Address)

5. Legal Description of Subject Property:

Keystone Ranchettes unit 1

6. Lot Size: 5.05 acres

N 1/2 of tract 12

7. Present Zoning Classification: A-E-W

Present Land Use Plan Designation: RR

8. Present structures and improvements on the property: single family dwelling

9. Proposed use of property will be: single family dwelling

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.)

See attached

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. (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: dec. 2014

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

#10

There are two reasons for turning this existing building into a mother-in-law suite. The first is the owner's mother and father own an older home in Tampa that they can no longer physically or financially keep in shape. The other is that the owner now has a 1 year old and is going to start watching her sisters 2 month old during the day. Her parents would be there to help her when we got home from work to watch them while she is able to take care of her house work and other household work. We would only be living in the down stair portion on of the building and the upstairs would be used for storage.

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? no Violation Number \_\_\_\_\_

Pinellas County Environmental Management? \_\_\_\_\_ Violation Number \_\_\_\_\_

Other? \_\_\_\_\_ Violation Number \_\_\_\_\_

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

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.

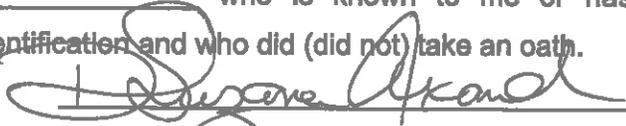
  
\_\_\_\_\_  
Signature of Owner or Trustee  
\*(See note below)

Date: July 15, 2014

STATE OF FLORIDA; COUNTY OF PINELLAS

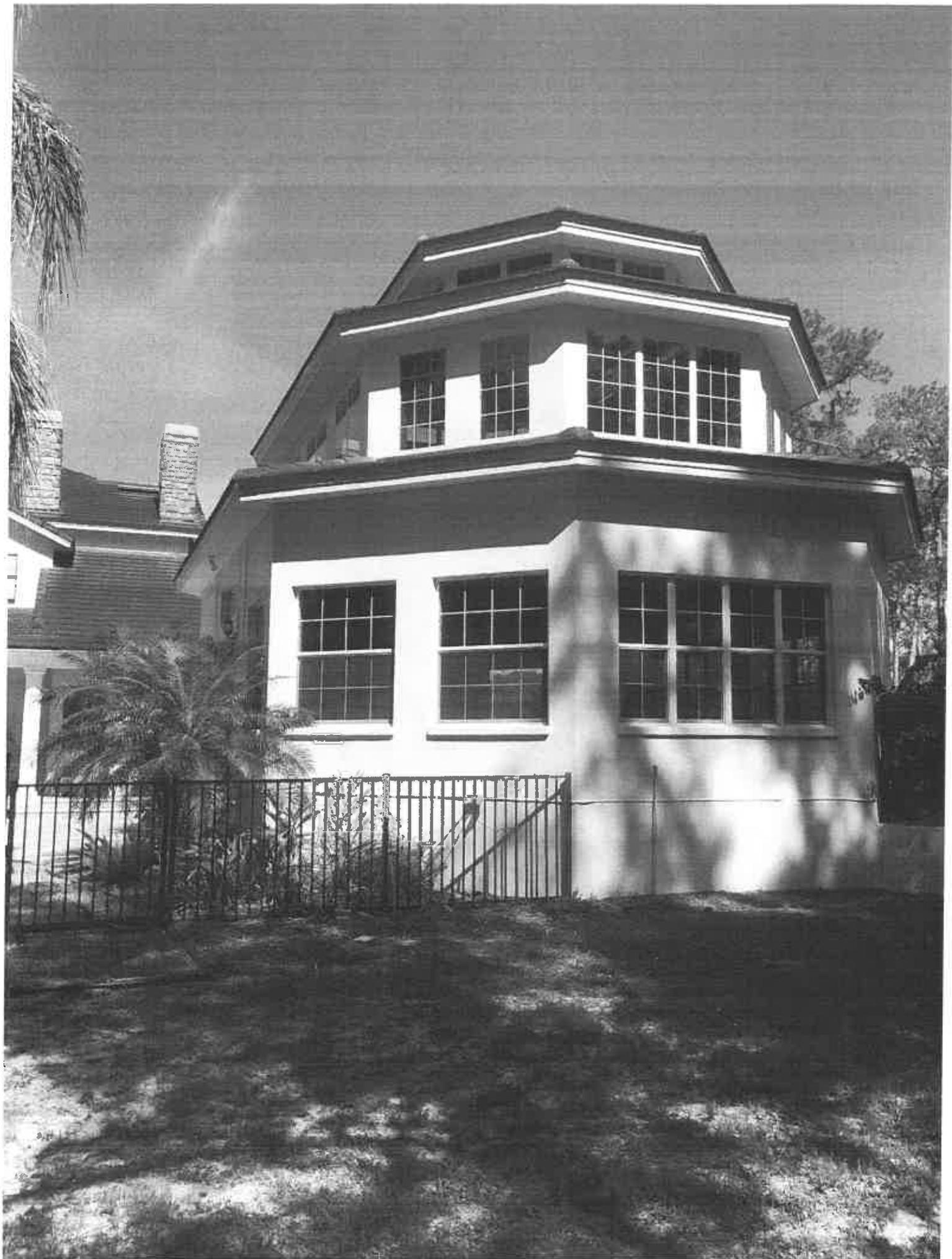
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July

20 16 by Rebecca Farley who is known to me or has produced  
FL Drivers license as identification and who did (did not) take an oath.

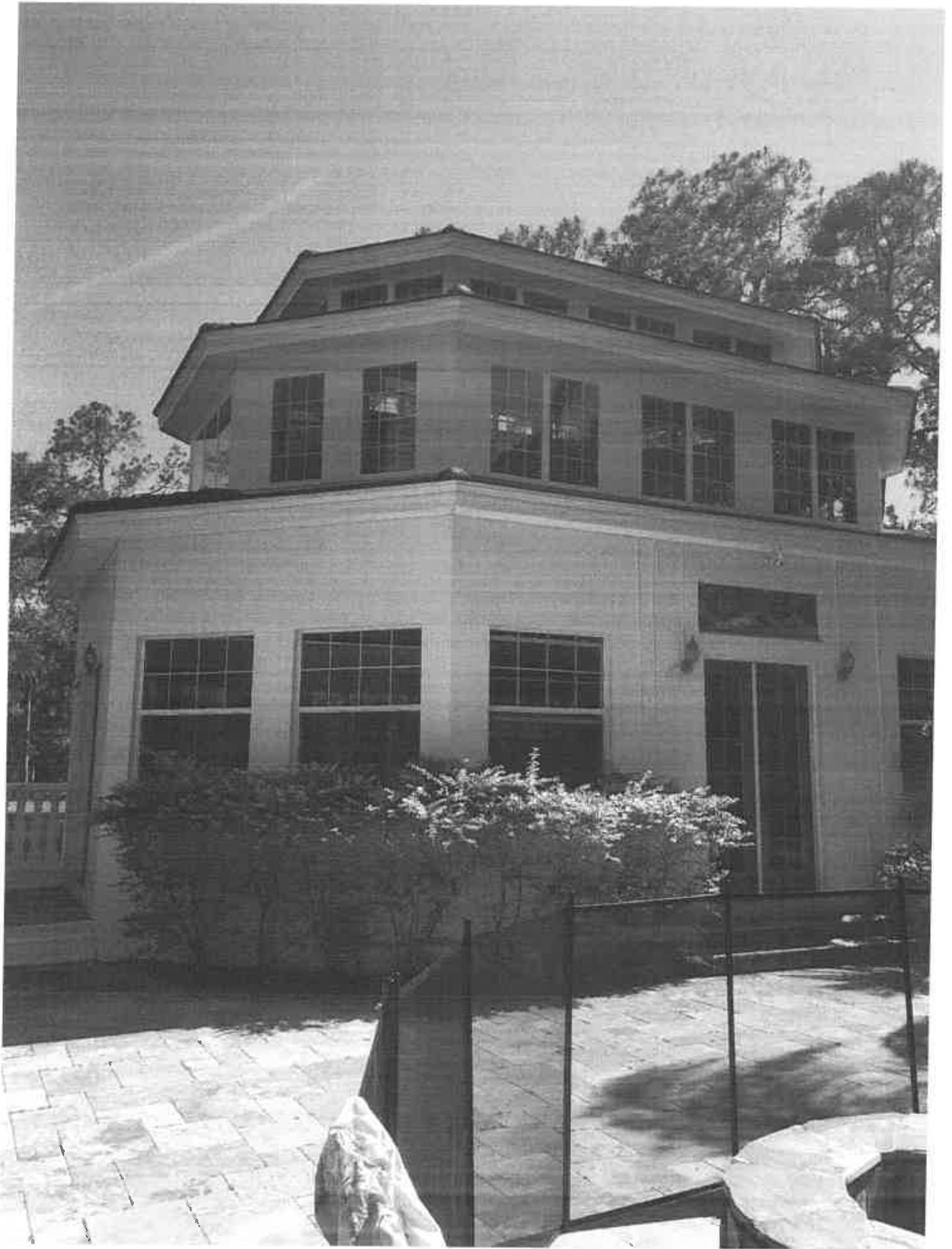
  
\_\_\_\_\_  
Notary Public  
(seal)

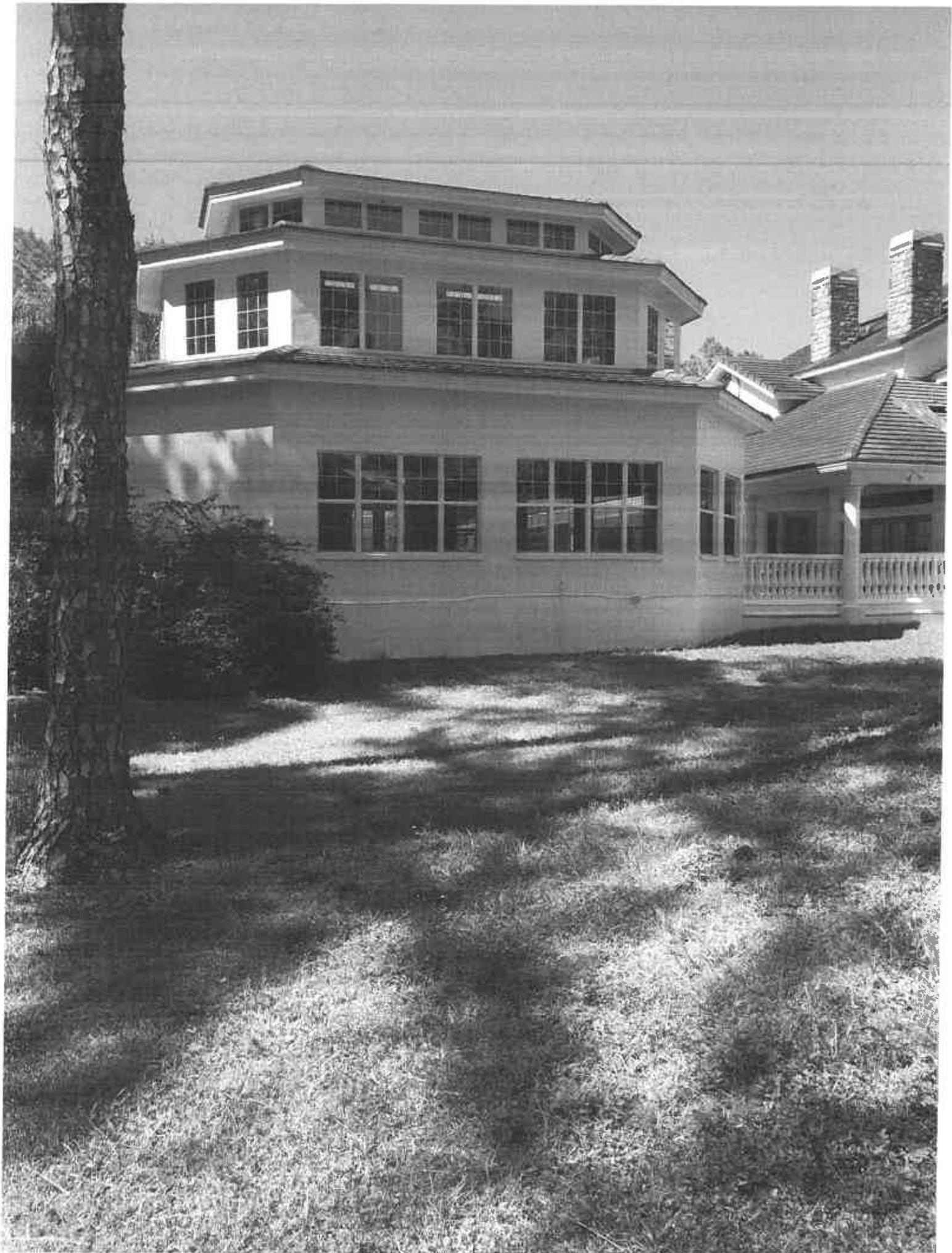
\*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.









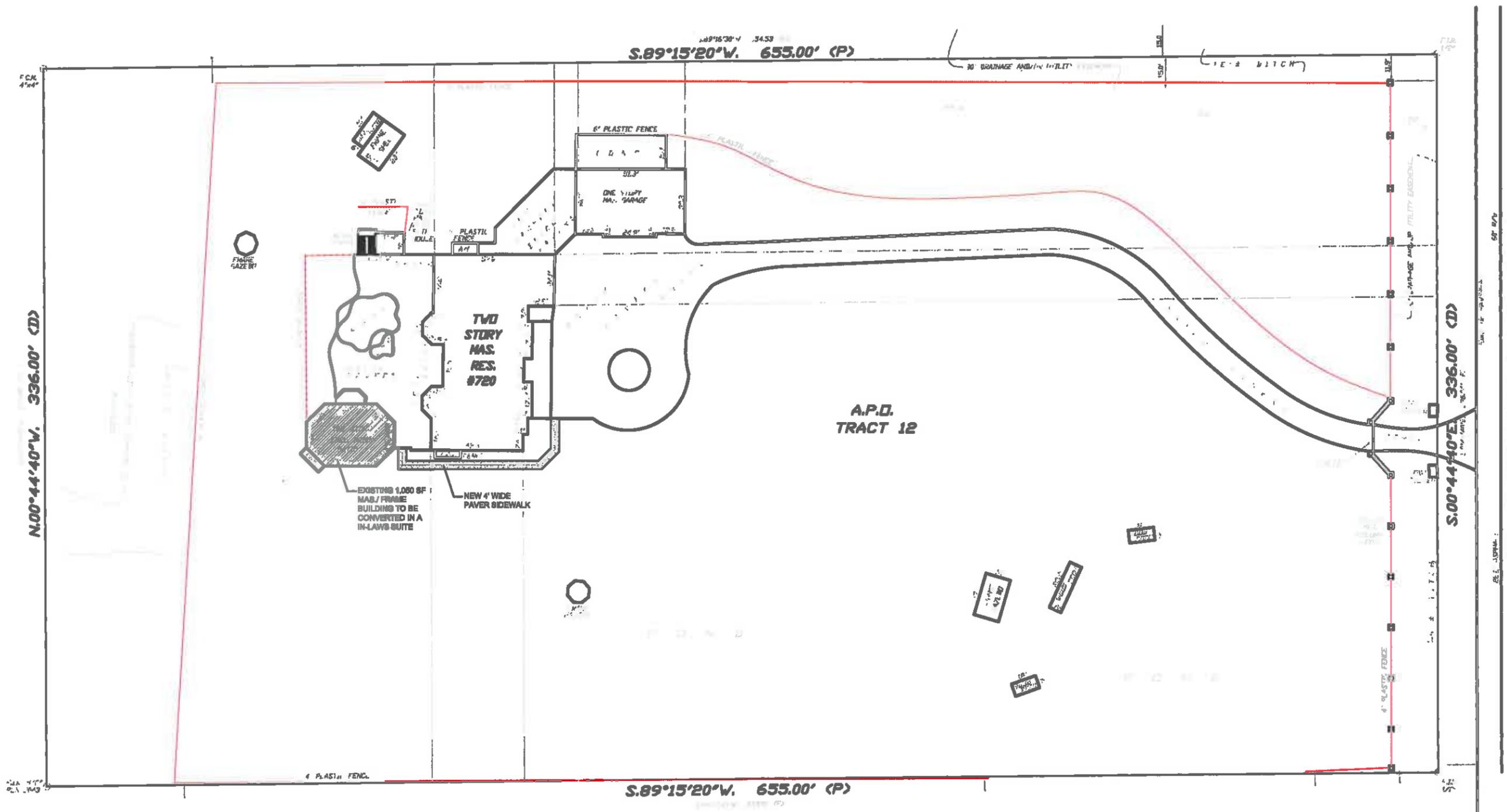








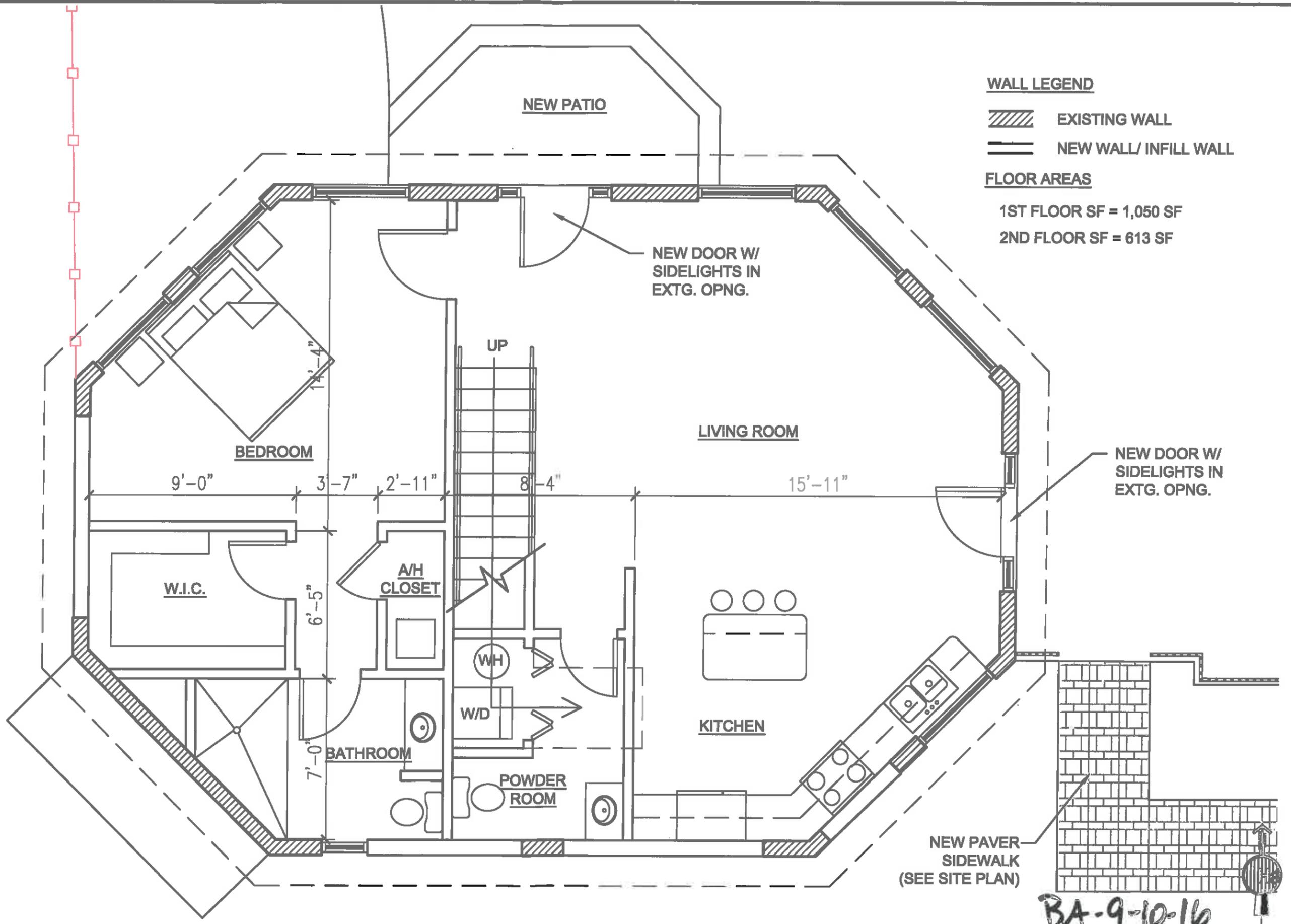
LEGAL DESCRIPTION:  
 THE NORTH 1/2 OF TRACT 12, KEYSTONE RANCHETTES, UNIT ONE,  
 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK  
 67, PAGE 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



RANCH ROAD

BA-9-10-16





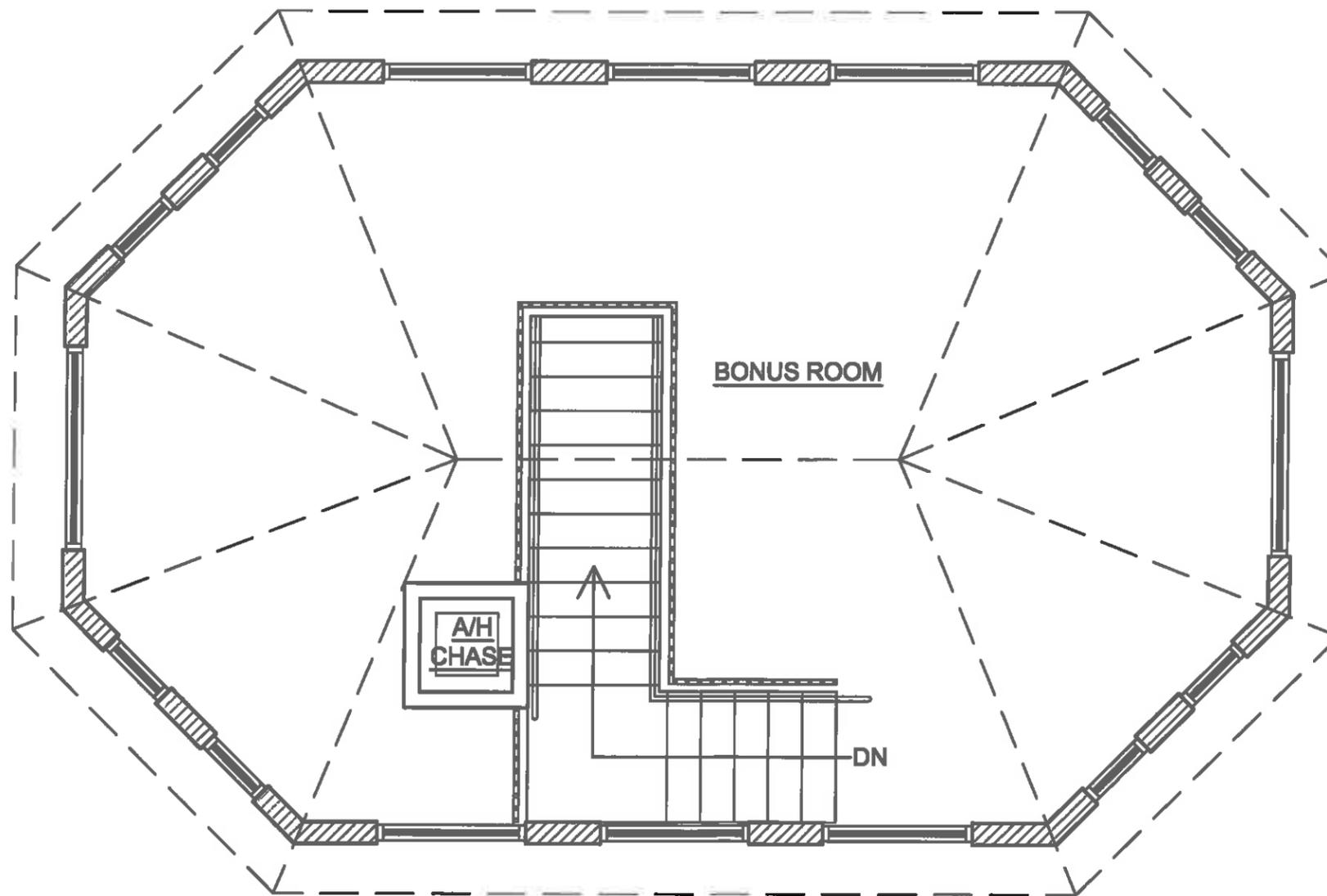
**WALL LEGEND**

-  EXISTING WALL
-  NEW WALL/ INFILL WALL

**FLOOR AREAS**

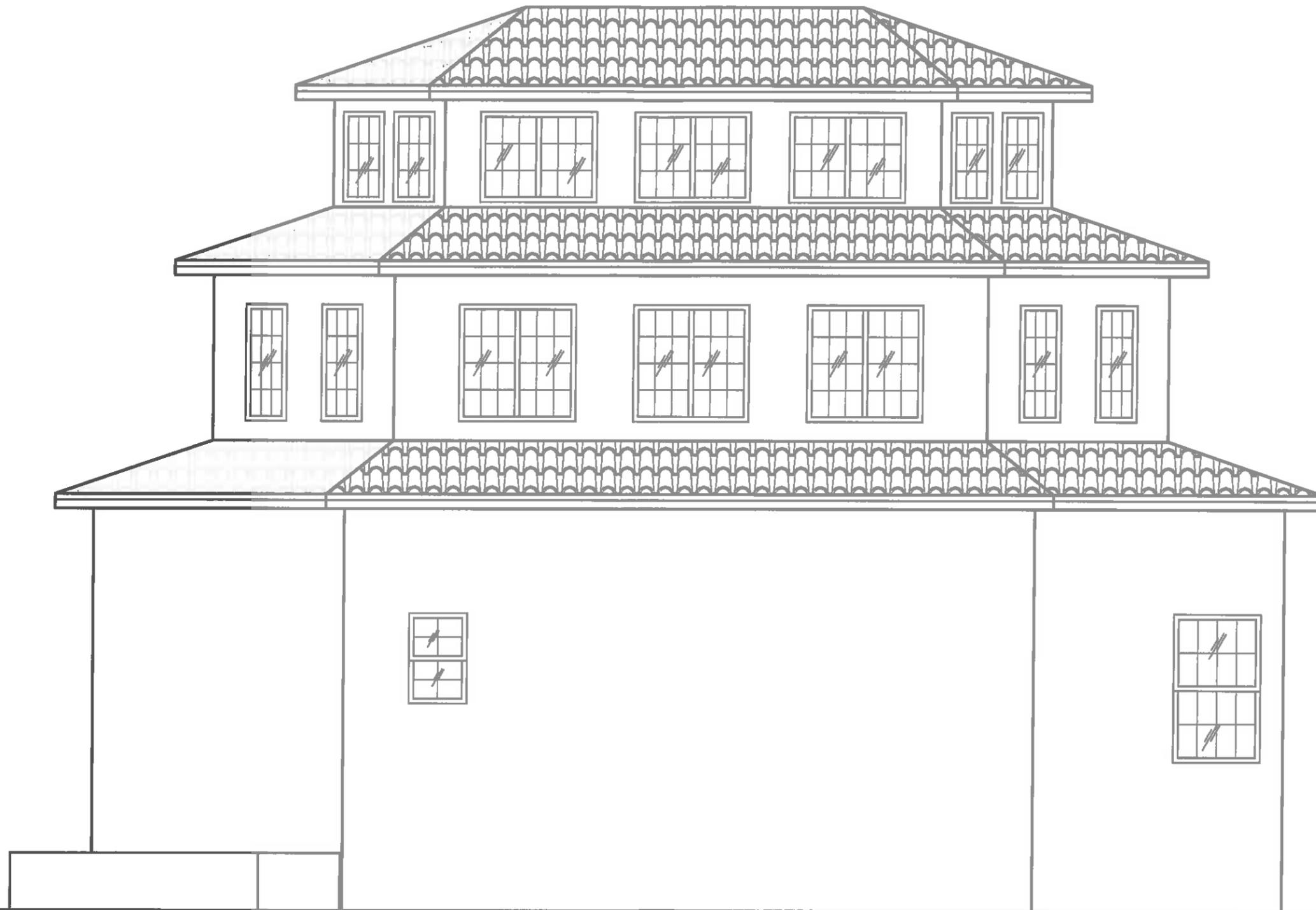
1ST FLOOR SF = 1,050 SF  
 2ND FLOOR SF = 613 SF

*BA-9-10-16*



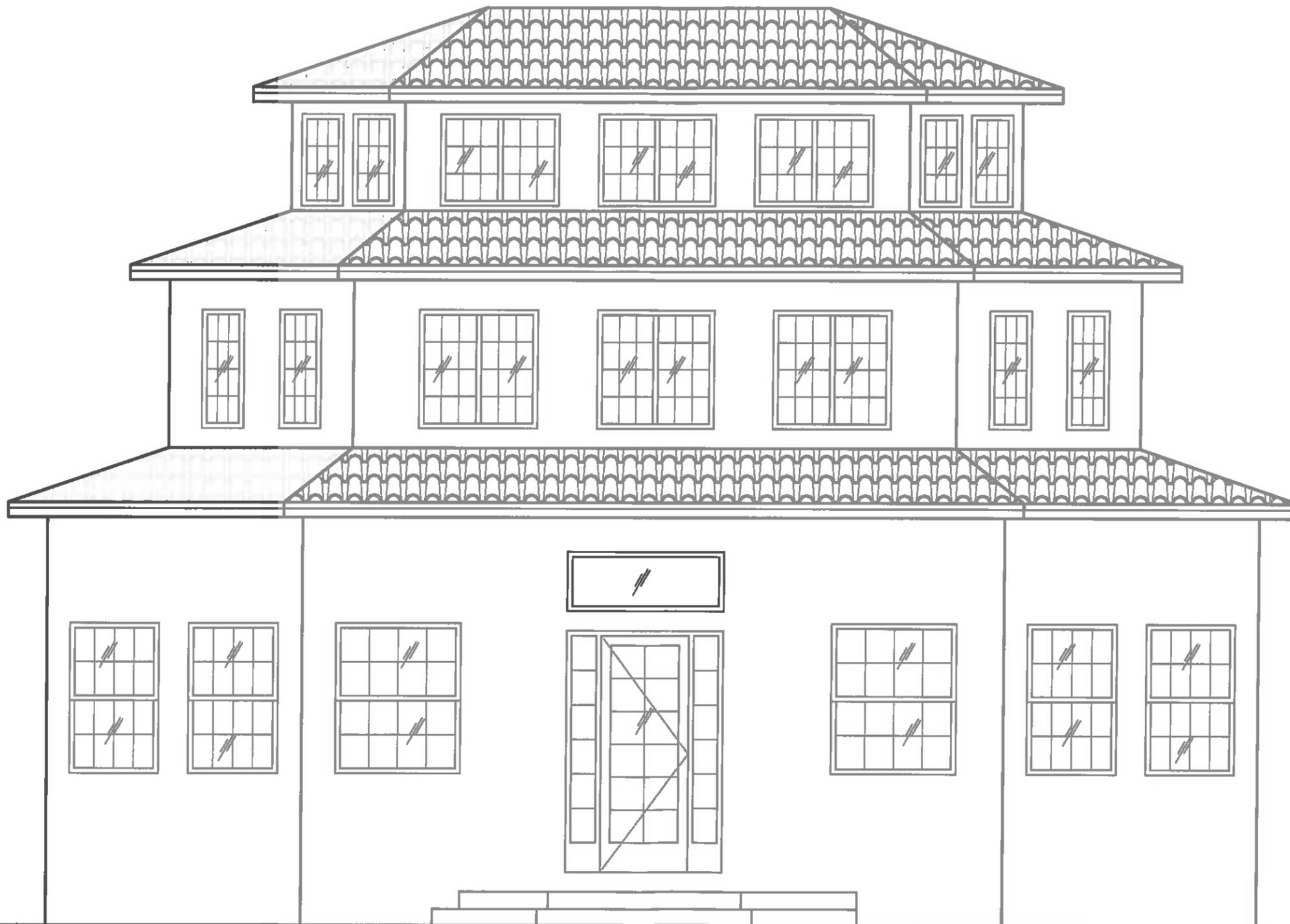
BA-9-10-16



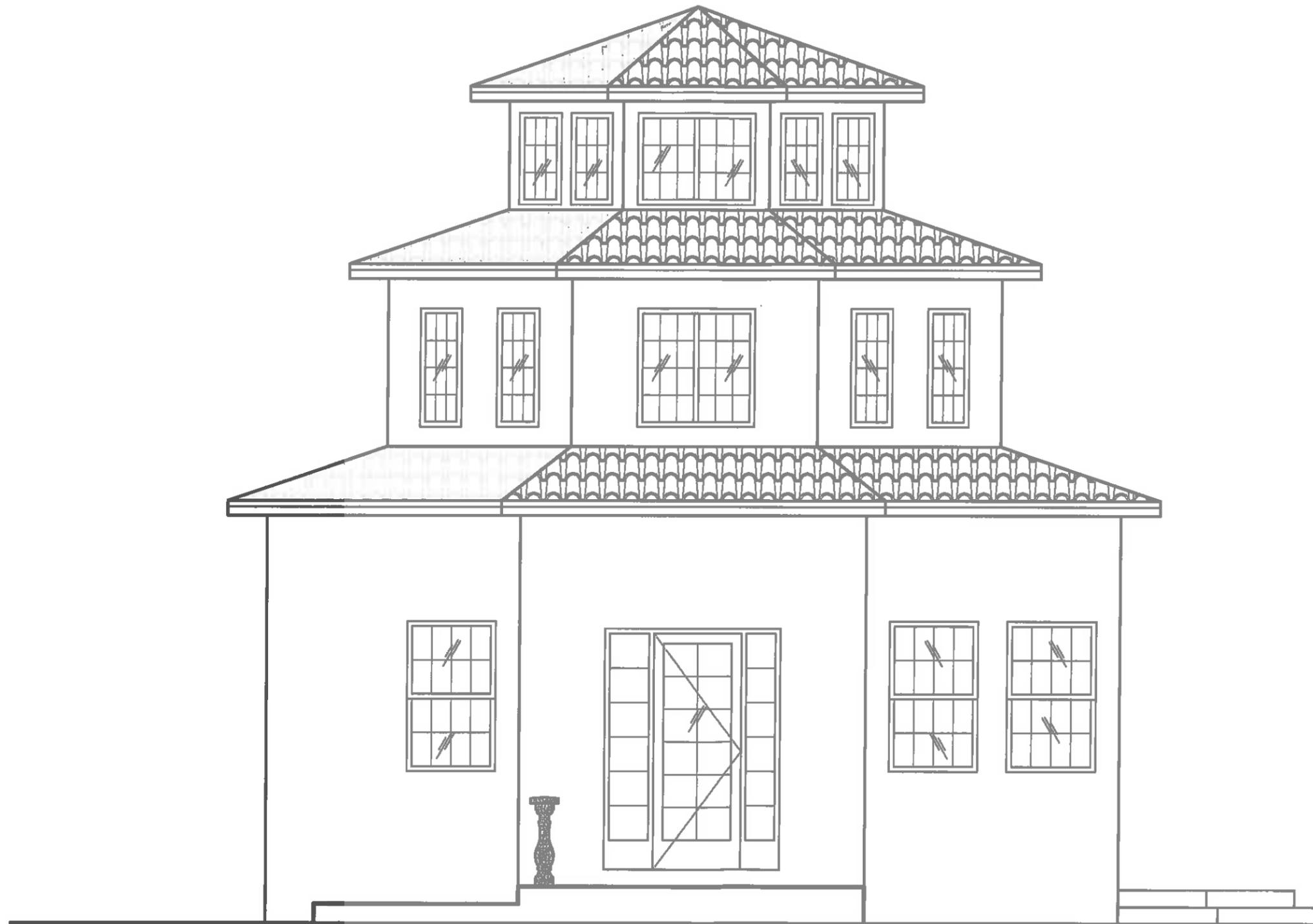


BA-9-10-16

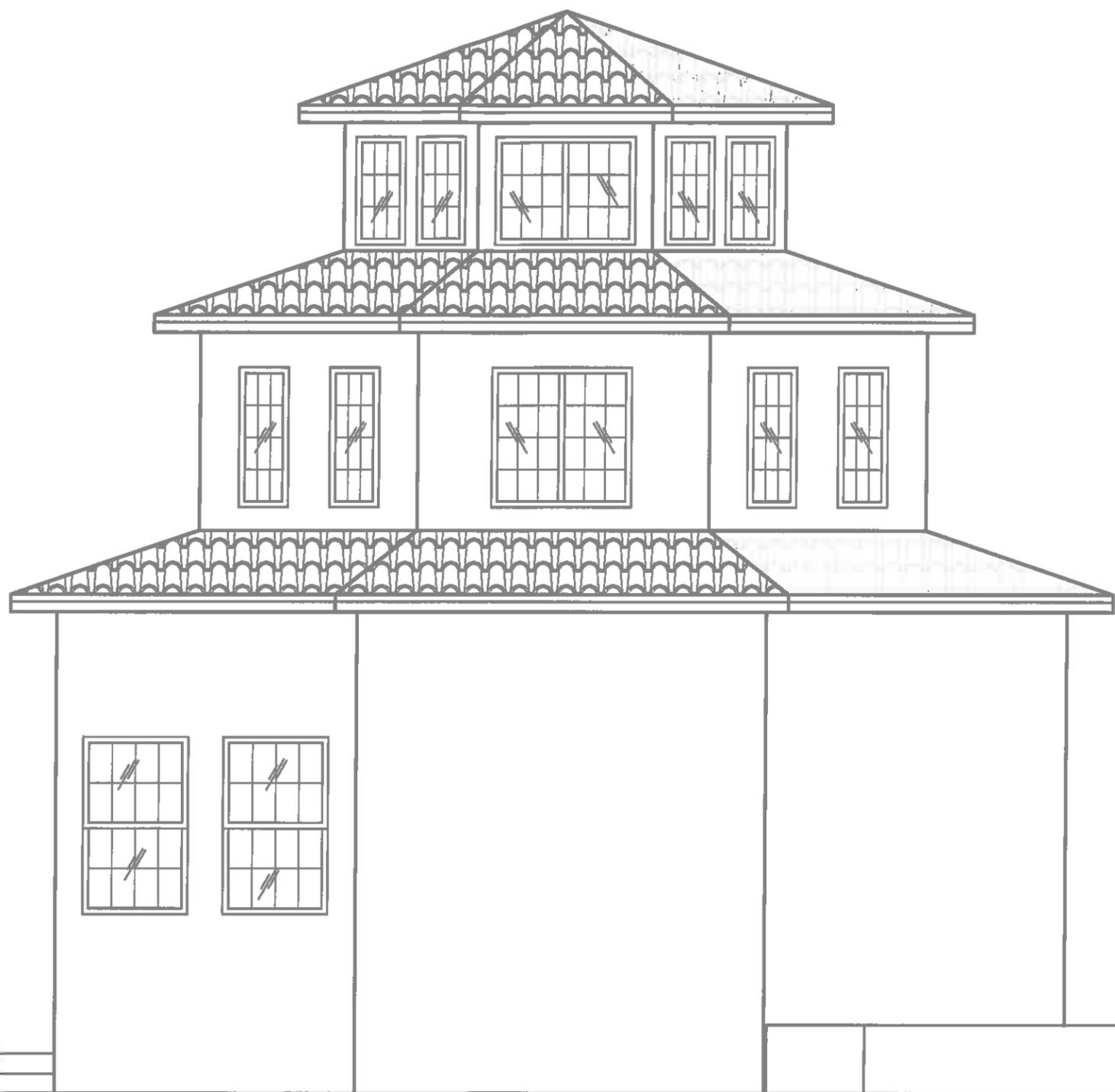




BA-9-10-16



BA-9-1076



BA-9-10-16



**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-10-10-16**

**PRC MEETING:** September 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

**BOA HEARING:** October 6, 2016 @ 9:00 A.M. - 5th Floor, Board Assembly Room

**OWNER/ADDRESS:** Gerhard & Sandy Winter  
12215 Gaines Way  
Richwood, KY 41094

**REP/ADDRESS:** Tim Roney  
Roney Design Group, LLC  
535 Central Ave., Suite M1  
St. Petersburg, FL 33701

**PROPERTY ZONING:** R-2, Single Family Residential

**LAND USE DESIG:** Residential Low

**TYPE APPLICATION:** Variance

**CASE DESCRIPTION:** Variances to allow for the construction of a room addition having a 17.6-foot front setback and for a 6-foot high privacy wall having a 15.7-foot front setback from the property line adjacent to Madonna Boulevard where 20 feet is required in an R-2 zone, for property located at 340 6th Avenue N. in Tierra Verde.

**PARCEL ID:** 19/32/16/58482/011/0170

**NOTICES SENT TO:** Gerhard & Sandy Winter, Tim Roney Tierra Verde CMA, BCC Office, Surrounding Owners (See Attached List)

**DISCLOSURE:** N/A

**Reference #:BA16-00038**

Filing Deadline: 8-25-16  
 Filing Fees: 375.00  
 Variance: Y  
 Special Exception: \_\_\_\_\_  
 Date of hearing (if filed before above date): 10-6-16

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

FILE # \_\_\_\_\_ PARCEL # 19-32-16-58482-011/0170  
 After the fact structure YES  NO  Bldg Sign Off: \_\_\_\_\_ Date \_\_\_\_\_  
 Approved: Structure can/does meet code \_\_\_\_\_ Denied: Engineering/Improvements Req'd \_\_\_\_\_  
 Applicant's Signature: [Signature] Date: \_\_\_\_\_  
 Received by: Nikki Vaz Date Filed: 8-25-16

**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, 3<sup>rd</sup> 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: GERHARD AND SANDY WINTER  
 Mailing Address: 12215 GAINES WAY City: RICHWOOD, KY 41094  
 Street Address: 340 6<sup>TH</sup> AVE. N. City: TIBARA VERDE  
 State: FL Zip Code: 33715 Telephone No: 859-916-0054  
 Daytime Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: GWINTER@PLASMA TECHNOLOGY.COM
- Representative Name: TIM RONEY - RONEY DESIGN GROUP, LLC  
 Mailing Address: 535 CENTRAL AVE, SUITE M1 City: ST. PETERSBURG  
 State: FL Zip Code: 33701 Telephone No: 727-522-8600  
 Daytime Phone: 727-522-8600 Fax No. \_\_\_\_\_ Email: TIM@RONEYDESIGN.COM

BA16-00038

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  
NO CORPORATION

Specify interest held: \_\_\_\_\_

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 \_\_\_\_\_

Is contract conditional or absolute? \_\_\_\_\_

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? \_\_\_\_\_

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

To allow the following: AN ADDITION TO THE NORTH SIDE OF THE PROPERTY WITH A VARYING STREET SIDE YARD VARIANCE OF 17.6' TO 20.0' WHERE A 20' SET BACK IS REQUIRED. ENCROACHMENT = 20.5 SQ. FT., ADDITIONAL A 6' HIGH PRIVACY WALL WITH A 15.7' SETBACK

4. Location of Subject Property: 340 6TH AVE. N, TIERRA VERDE  
(Street Address)

5. Legal Description of Subject Property: LOTS 17 & 18, BLOCK 11, MONTE CRISTO ISLE, PLAT BOOK 17, PAGES 51 AND 52

6. Lot Size: 130' X 106'

7. Present Zoning Classification: R-2

Present Land Use Plan Designation: RL

8. Present structures and improvements on the property: SINGLE FAMILY RESIDENCE, SWIMMING POOL, DRIVEWAY, AND PRIVACY WALLS

9. Proposed use of property will be: SINGLE FAMILY RESIDENCE

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.)

PLEASE REFER TO ATTACHED NARRATIVE.

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. (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.

NA (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.

NA (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.

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

NA (E) Concurrency Variance of Appeal (see Ordinance 89-69. Subject to annual amendment of the Concurrency Test Statement).

13. Date Property Acquired: MAY 2004

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

**VARIANCE APPLICATION  
FOR AN  
ADDITION TO THE RESIDENCE  
Gerhard and Sandy Winter  
340 6<sup>th</sup> Street N.  
Tierra Verde, Florida**

**NARRATIVE STATEMENT**

The Owner of this property is requesting a minor street side yard setback variance in order to construct an addition to the existing residence.

The existing site is currently an improved site with a single family residence and swimming pool. The lot size is an irregular shaped 130' wide x 106'± deep, with an area of 13,780 sq. ft. which currently exceeds the minimum lot size requirements of the R-2 zoning district.

**Narrative:**

- 1) The Owner is requesting a street side yard variance to construct a Covered Lanai, Family Room and Exercise Room to the north side of the existing residence. This location is the most logical area for these spaces since the kitchen and Master Bedroom are located on the northwest corner of the residence. The spaces will interact with each other in their use and to locate them on the south side would not be in keeping with efficient design. The requested variance occurs only on the Exercise Room portion of the proposed addition and the encroachment is on a pie shaped area totaling 20.5 square feet of area. By meeting the setbacks, the resulting building design would be a saw toothed wall layout, not in keeping with the original design of the structure.
- 2) The existing location of the original residence and the shape of the lot with un-parallel setbacks to the residence, are not the result of the applicant.
- 3) We believe this variance is the minimum required to remain consistent design for the residence and prevent a saw toothed design to meet the setback requirement. By developing a consistent parallel north wall of this addition, we feel the appearance will be more in keeping with the original design of the current residence.
- 4) The granting of this variance will be in harmony with the intent of the code in order to develop an attractive architecturally designed home.
- 5) The granting of this variance will enhance the character of the neighborhood as mentioned above and we feel the relatively small encroachment will not detract from the character of the neighborhood.

We ask for your thoughtful consideration of this variance request, as we feel that it will have little or no adverse effect to the neighboring properties or the city. In fact we believe, it will enhance the value of the neighborhood to closely match the larger square footage residences in Tierra Verde.

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? NO Violation Number \_\_\_\_\_

Pinellas County Environmental Management? NO Violation Number \_\_\_\_\_

Other? NO Violation Number \_\_\_\_\_

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

DESIRE TO IMPROVE SAID PROPERTY ON THE MOST LOGICAL SIDE OF RESIDENCE FOR ADJACENT SPACES TO FLOW & COINCIDE WITH EACH OTHER.

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]  
Signature of Owner or Trustee  
\*(See note below)

Date: 8/24/16  
Kentucky Grant  
STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24 day of August  
20 16 by Sandy Winter who is known to me or has produced  
known acquaintance as identification and who did (did not) take an oath.

[Signature]  
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.

Land Survey of Lots 17 and 18, Block 11, MONTE CRISTO ISLE, according to the map or plat thereof as recorded in Plat Book 17, Pages 51 and 52, Public Records of Pinellas County, Florida.

(A)  
 RADIUS = 2527.93'  
 ARC = 131.26'  
 CHORD = 131.24'  
 CH BRG = S2°18'03"W  
 (P&M)



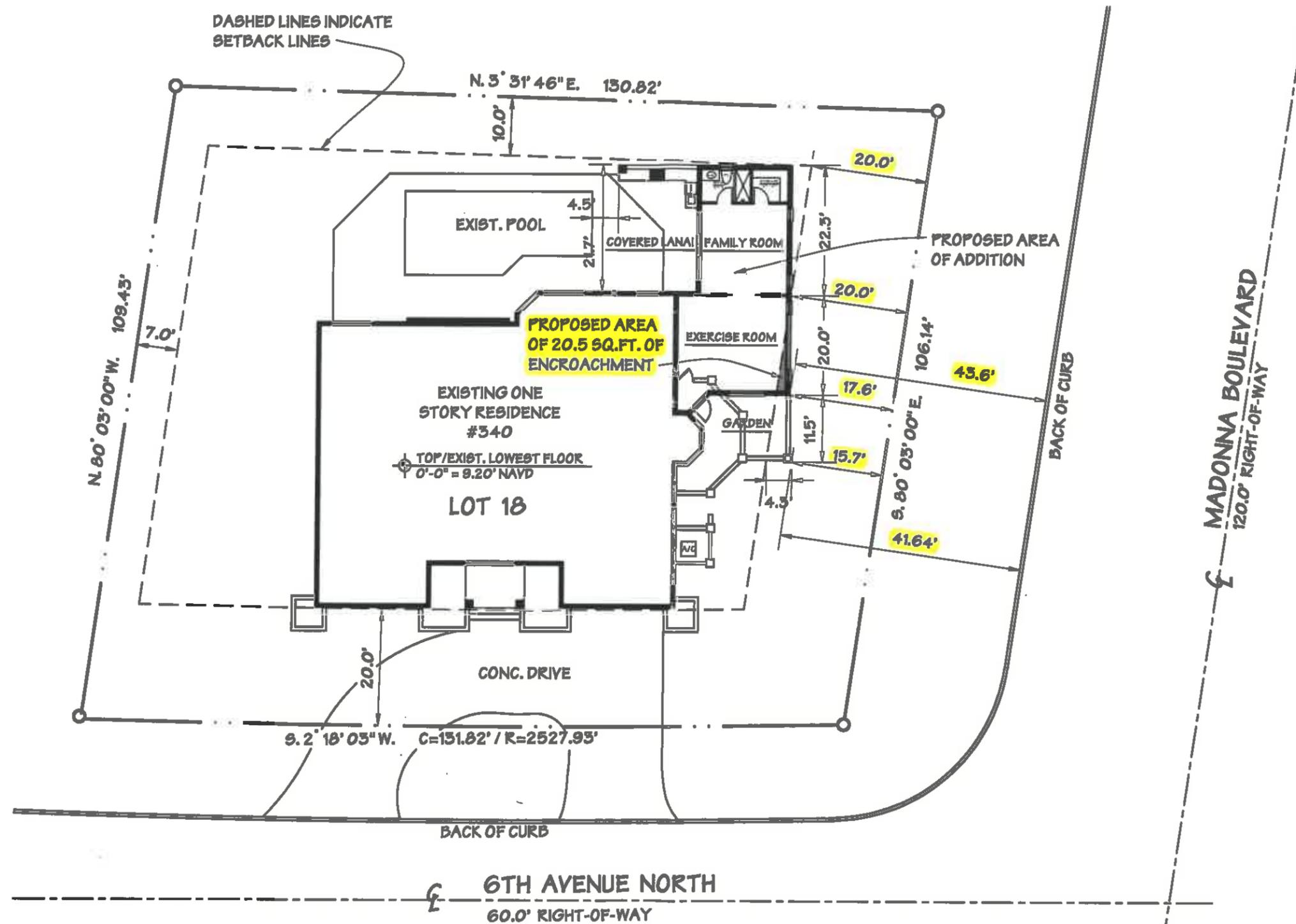
JOB NUMBER: 40701 TELEPHONE: (727) 360-0838 DATE OF FIELD SURVEY: 5/10/04 SCALE: 1 INCH = 30 FEET DRAWN BY: DLP	<b>DAVID C. HARNER</b> PROFESSIONAL LAND SURVEYOR 9923 GULF BOULEVARD TREASURE ISLAND, FL. 33706	FLOOD ZONE: "AE" FLOOD MAP DATE: 9/03/03 COMMUNITY NUMBER: 125139 PANEL NUMBER: 0278 G CHECKED BY: DCH
SECTION 20 TOWNSHIP 32 SOUTH RANGE 16 EAST		
CERTIFIED TO: GERHARD AND SANDRA K. WINTER FIFTH THIRD BANK		



**BA-10-10-16**

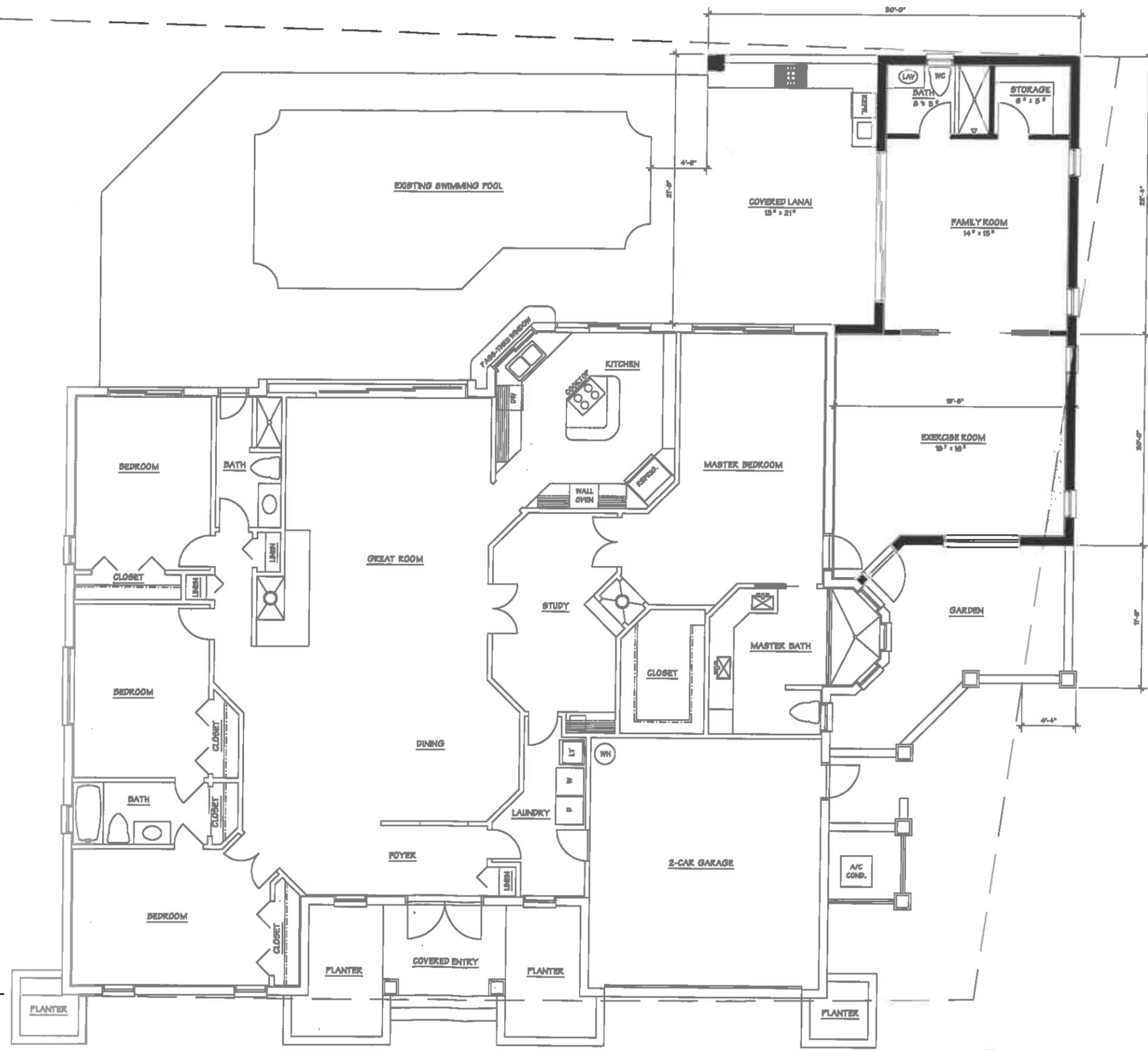






**1** SITE PLAN  
 NORTH  
 C1 1" = 20.0'

**ADDITIONS & REMODELING**  
 TO THE  
**WINTER RESIDENCE**  
 340 6TH AVENUE NORTH  
 TIERRA VERDE, FLORIDA



**GENERAL NOTES TO CONTRACTOR**

1. ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR CORRECTIONS ONCE THE CONSTRUCTION HAS BEGUN. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. THE STRUCTURAL INTEGRITY OF THE BUILDING / CONSTRUCTION SHOWN ON THESE DRAWINGS IS DEPENDENT UPON THE COMPLETION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING OR SHORING UNTIL PERMANENTLY APPLIED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER AND DESIGNER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. SEE THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE DRAWINGS AND SPECIFICATIONS. BE AKE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

**1 FLOOR PLAN**  
D3 1/4" = 1'-0"

REVISIONS

RICHARD WALKER, P.E.  
1629 CHATEAUVILLE DRIVE  
CLEARWATER, FLORIDA 33764  
(727) 588-4341  
(727) 531-3111-FAX  
Professional Engineer, PE #15286

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE STRUCTURAL PROVISIONS OF THE FLORIDA BUILDING CODE IN 4-8TH EDITION

SCALE: AS SHOWN ON DRAWING ONLY

**KONEY DESIGN GROUP, LLC**  
PROFESSIONAL BUILDING DESIGNERS  
A U B D.  
535 Central Avenue, Suite M-1 (727) 822-8600  
St. Petersburg, Florida 33701 fax (727) 822-8655

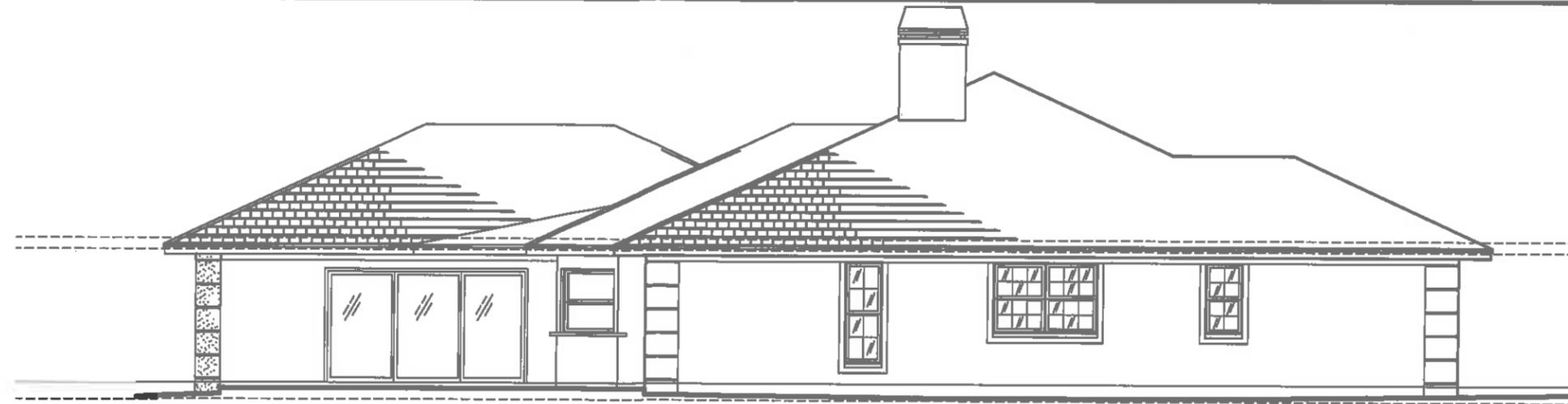
**ADDITIONS & REMODELING**  
TO THE  
**WINTER RESIDENCE**  
340 6TH AVENUE NORTH  
TERRACERRE, FLORIDA

I have documents and the information explained herein are the sole property of KONEY DESIGN GROUP, LLC. Unrestricted number copies may be provided in accordance with the appropriate copyright and patent laws.  
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OWNED BY: THE  
CHECKED BY: [Signature]  
DATE: JULIAN, 2016  
NOT FOR CONSTRUCTION

JOB NUMBER  
**16022**  
SHEET NUMBER

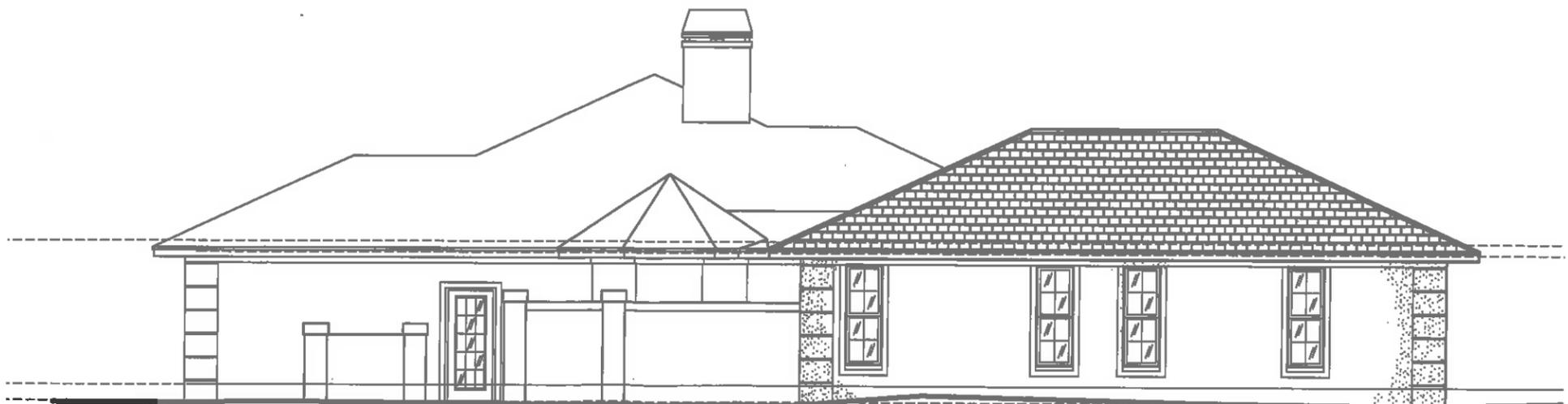
**D3**  
PRELIM.



**3 PROPOSED LEFT ELEVATION**  
 D4 1/4" = 1'-0"



**2 PROPOSED REAR ELEVATION**  
 D4 1/4" = 1'-0"



**1 PROPOSED RIGHT ELEVATION**  
 D4 1/4" = 1'-0"

**GENERAL NOTES TO CONTRACTOR**

1. ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR SAME ONCE THE CONSTRUCTION HAS BEGUN. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION PRIOR TO THE BEGINNING OF CONSTRUCTION.

2. THE STRUCTURAL INTEGRITY OF THE BUILDING / CONSTRUCTION SHOWN ON THESE DRAWINGS IS DEPENDENT UPON THE COMPLETION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING OR SHORING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER AND DESIGNER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE OWNER ASSUMES THE COST OF TEMPORARY BRACING AND SHORING ARE INCLUDED IN THE DRAWINGS AND SPECIFICATIONS. OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

REVISIONS	

RICHARD WAREWICK, P.E.  
 1609 CHEATHAMWOOD DRIVE  
 CLEARWATER, FLORIDA 34764  
 (727) 598-4341  
 (727) 531-3111-FAX  
 Professional Engineer, No. #15586

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE 614-814 EDITION

ISSUED FOR PERMITS ONLY

**KONEY DESIGN GROUP, LLC**  
 PROFESSIONAL BUILDING DESIGNERS  
**A U B D.**  
 6305 Central Avenue, Suite M-1 (727) 822-8600  
 Ft. Pembroke, Florida 33701 Fax: (727) 822-8695

**ADDITIONS & REMODELING**  
 TO THE  
**WINTER RESIDENCE**  
 340 6TH AVENUE NORTH  
 TERRA VERDE, FLORIDA

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DATE: AUG 04, 2016  
 SET FOR CONSTRUCTION

JOB NUMBER  
**16022**  
 SHEET NUMBER

**D4**  
 PRELIM.