



Board of Adjustment
Commission Chambers
155 Corey Avenue
St. Pete Beach, Florida 33605
4/25/2012
2:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

Regular Meeting

A. Public Hearings:

Case # 2012-0005 Applicant Daniel Walsh. Property address 3940 Belle Vista Drive East. Applicant requests a variance from section 6.14 of the Land Development Code to encroach into required 7 foot side yard setback by 3 feet 3 inches for installation of pool equipment.

Case # 2012-0012 Property address: 5445 together with 5455 Gulf Blvd. Applicant/agent Jason Sanchez on behalf of Dan Belino requests a variance from Section 26.37 of the Land Development Code - maximum height for a monument sign in the Activity Center district is 8 feet. Applicant requests a monument sign height of 9 feet 8 inches.

B. Adjourn

APPEAL

If a person decides to appeal any decision made at this meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICAN DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance.

The public is cordially invited to attend. All agenda material is available for review at City Hall.

City of St. Pete Beach
Board of Adjustment
Public Hearing
Case # 2012-0005
April 25, 2012

Property Information

Address: 3940 Belle Vista Drive East

Applicant/Owner: Daniel Walsh

Agent: Self

Existing Use: Single Family Residential

Zoning: RU-1

Request: Applicant requests a variance from section 6.14 of the Land Development Code to encroach into required 7 foot side yard setback by 3 feet 3 inches for installation of pool equipment (after the fact approval).

Details of Request and Background Information:

The house on the subject property was built in 2006. The current owner purchased the home during the summer of 2011. A pool permit was issued in 2008 but has since expired. The plans approved at the time indicated that the pool equipment was to be placed at least 10 feet from the side lot line. According to the applicant, the pool equipment was installed in 2009, two years prior to his purchase of the property, and has stated he was unaware of zoning non-compliance when he purchased the home.

The current owner received a notice of violation from the City's Code Enforcement Division in January of this year. The notice stated that the owner was required to move the pool equipment out of the side yard setback in order to comply with the zoning code, and that the permit would not be reinstated until such time as the violation had been corrected.

The applicant has now applied for an after the fact variance for the already-installed pool equipment.

Section 6.14 regulates pool equipment as follows:

Encroachment of certain specified ancillary residential equipment into required yards. Ancillary residential equipment, such as air conditioning compressors, swimming pool and spa filters and pumps, and lawn irrigation pumps shall be allowed to encroach only into the rear or front yards up to four feet, provided that any such equipment located in front of the residence shall be adequately shielded from the adjoining property by either a solid enclosure or solid fence or wall. This shall apply to any equipment installed for new or substantially improved structures or to such items being installed for existing structures the first time. Change-outs of existing equipment shall be exempt.

As the code is silent on allowing the encroachment of the equipment into a side yard setback, it is reasonable to assume that the pool equipment must meet the minimum requirements for side yards, which in this zoning district is 7 feet.

Staff Analysis

Section 3.12 of the land Development Code sets forth the conditions that an applicant must meet in order for a variance to be granted:

- (a) The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant; and*
- (b) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance; and*
- (c) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district; and*
- (d) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application; and*
- (e) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.*

Based on these standards, staff makes the following observations:

- a. It appears that the new owner, the applicant, did not cause the violation, but rather purchased the property in this condition (i.e. with the equipment in the sideyard setback). One can conclude that the circumstances are not the result of the actions of the applicant. Additionally, a lanai was subsequently built where the pool equipment was initially approved to be located.
- b. The owner has reasonable use of the land; a house currently exists on the lot.
- c. The applicant has not made the argument that non-conforming uses of lands, buildings or structures are grounds for requesting the variance.
- d. The granting of the variance will not change the zoning map; the use proposed in conforming to the district.

- e. The purpose of the regulations is to protect the health, safety and welfare of the property owners and citizens. No evidence has been provided that the proposed placement will be injurious to the public welfare.
- f. The applicant already has reasonable use of the land; therefore the request is not the minimum variance to make possible the reasonable use of the land.

Summary and Conclusion

The burden of proof to supply substantial, competent evidence that a hardship exists that is peculiar to the subject property lies with the applicant.

Submitted by: Catherine Hartley, AICP, Senior Planner



VARIANCE APPLICATION

Case Number: _____

APPLICANT/AGENT:

PROPERTY OWNER:

Name: DANIEL P. WALSH
TRUSTEE

Name: DANIEL P. WALSH REV TRUST

Address: 3940 Belle Vista Dr E

Address: 3940 Belle Vista Dr E

City: ST. Pete Beach

State: FL

City: ST. Pete Beach

State: FL

Zip: 33706

Phone: 216-589-7596

Zip: 33706

Phone: 727 827 7701

PROPERTY:

Address: 3940 Belle Vista Drive EAST

Parcel ID: _____

Current Zoning: _____

FLUM Designation: _____

Lot Area: _____

Existing Use: Residential

~~Proposed~~

Proposed Use: Residential

~~Accessory~~

STRUCTURE

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Request variance of sect. 6.14 - "ENCROACHMENT OF CERTAIN
SPECIFIED ANCILLARY RESIDENTIAL EQUIPMENT IN TO REQUIRED YARDS".
Request pool equipment 7 Foot side yard setback
requirement reduced to 3 Foot 9 inches allowing encroachment
OF 3 foot 3 inches into the 7 foot minimum setback.

Attach the following supporting documentation to this application:

- Recent survey of the property
- A site plan, drawn to scale, illustrating the proposed variance.

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission. Failure to do so will delay your application to a later date.

Signature of D Walsh Applicant

Date 20 Jun 12

Signature of Authorized Agent

Date

For office use only:

Hearing Date: _____

Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied
☐ Continued



Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727.363.9265
email: k.holley@stpetebeach.org

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- ☒ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- ☒ On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- ☒ I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.
- ☒ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- ☒ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages.

D. Walsh 20 Jan 2012
Signature of Applicant Date

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment or the City Commission must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

Particular room for placement of equipment allowing effective use is limited secondary to existing yard footprint.

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

Yes. Pool Equipment was built and situated for optimum pool maintenance and performance, while maintaining a low visual and sound profile.

Movement may result in less than optimal performance of pumps and filter.

Removal would render pool useless.

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

The home, with equipment in place, was purchased from Palm Bank without knowledge of the infraction.

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

Will not

3.

4. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

Will not

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

Will not

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Will not. The current position is visually blocked by a privacy fence. The equipment is situated for optimal performance while maintaining minimal ambient noise. Movement to meet the seven foot requirement, while attempting to maintain performance, would place the equipment in a corner, causing greater acoustic presence and closer to neighbors dwelling.

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

Yes. Current position maintains lowest visual profile and is located in area of least noise disturbance to neighbors.



Signature of Applicant

20 January 2012

Date

Signature of Authorized Agent

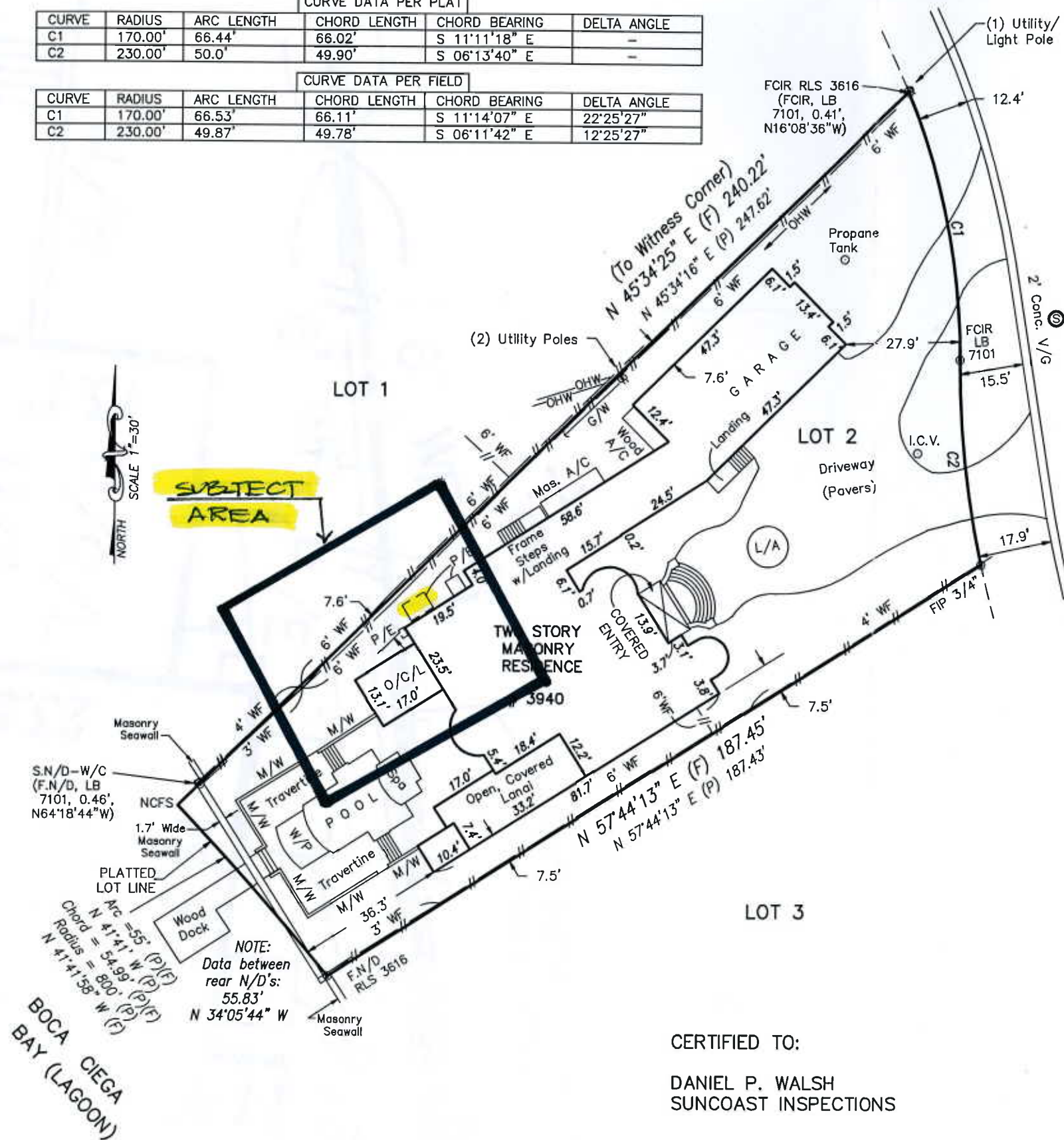
Date



SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST PINELLAS COUNTY, FLORIDA

CURVE DATA PER PLAT					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	66.44'	66.02'	S 11°11'18" E	—
C2	230.00'	50.0'	49.90'	S 06°13'40" E	—

CURVE DATA PER FIELD					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	66.53'	66.11'	S 11°14'07" E	22°25'27"
C2	230.00'	49.87'	49.78'	S 06°11'42" E	12°25'27"



DESCRIPTION: (Per O.R. Book 17301, Page 1713)

Lot 2, Fourth Addition to Belle Vista Beach, according to the map or plat thereof as recorded in Plat Book 28, page 13 of the Public Records of Pinellas County, Florida.

LEGEND:

NCFS	NO CORNER FOUND OR SET, FALLS IN WATER
F.N/D	FOUND NAIL & DISK IN SEAWALL
FCIR	FOUND CAPPED IRON ROD
FIP	FOUND IRON PIPE
S.N/D-W/C	SET NAIL & DISK - WITNESS CORNER, SURVEYOR NUMBER 5523
LB	LICENSED BUSINESS
RLS	REGISTERED LAND SURVEYOR
(P)	PLAT DATA
(F)	FIELD DATA
I.C.V.	IRRIGATION CONTROL VALVE
Conc. V/G	CONCRETE VALLEY GUTTER
M/W	MASONRY WALL
OHW	OVERHEAD WIRE(S)
O/C/L	OPEN, COVERED LANAI
P/E	POOL EQUIPMENT
Mas. A/C	MASONRY AIR CONDITIONER PLATFORM
Wood A/C	WOOD FRAME AIR CONDITIONER PLATFORM
WF	WOOD FENCE
W/P	WADING POOL
L/A	LANDSCAPED AREA
G/W	GUY WIRE
Ⓢ	SANITARY SEWER MANHOLE

SURVEYOR'S NOTES:

- 1.) This is to certify that a survey has been made under my supervision of the property described hereon and that this drawing is a true and accurate representation thereof and that this survey meets or exceeds the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.
- 2.) Bearings are based on the Southeasterly Boundary of subject property bearing N57°44'13"E, a Plat bearing.
- 3.) This survey was conducted for the purposes as stated hereon only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- 4.) This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
- 5.) No underground utilities, underground encroachments, building foundations were observed as a part of this Survey, unless otherwise shown. Shrubs, if any, were not located.
- 6.) This survey not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.
- 7.) The property shown hereon falls within Flood Zone "AE", per Federal Emergency Management Agency Flood Map No. 12103C0278G 0219 H, dated 9-3-2003 (Base Flood Elevation 11), North American Vertical Datum of 1988.

CERTIFIED TO:

DANIEL P. WALSH
SUNCOAST INSPECTIONS

Patrick J. Collins
State of Florida Surveyor No. 5523

Date Signed: _____
Last Date of Field Survey: 10-20-2011

Select Surveying, Inc.

Licensed Business Number 7318

315 S. Delaware Ave. #2
Tampa, Florida 33606
PH. (813) 258-3210



BOUNDARY & TOPOGRAPHIC (& TREE) SURVEY

3940 BELLE VISTA DR. E.
ST. PETE. BEACH, FL. 33706

REVISIONS:

DRAWN BY: PC

SCALE: 1"=20'

DATE: 10-17-11

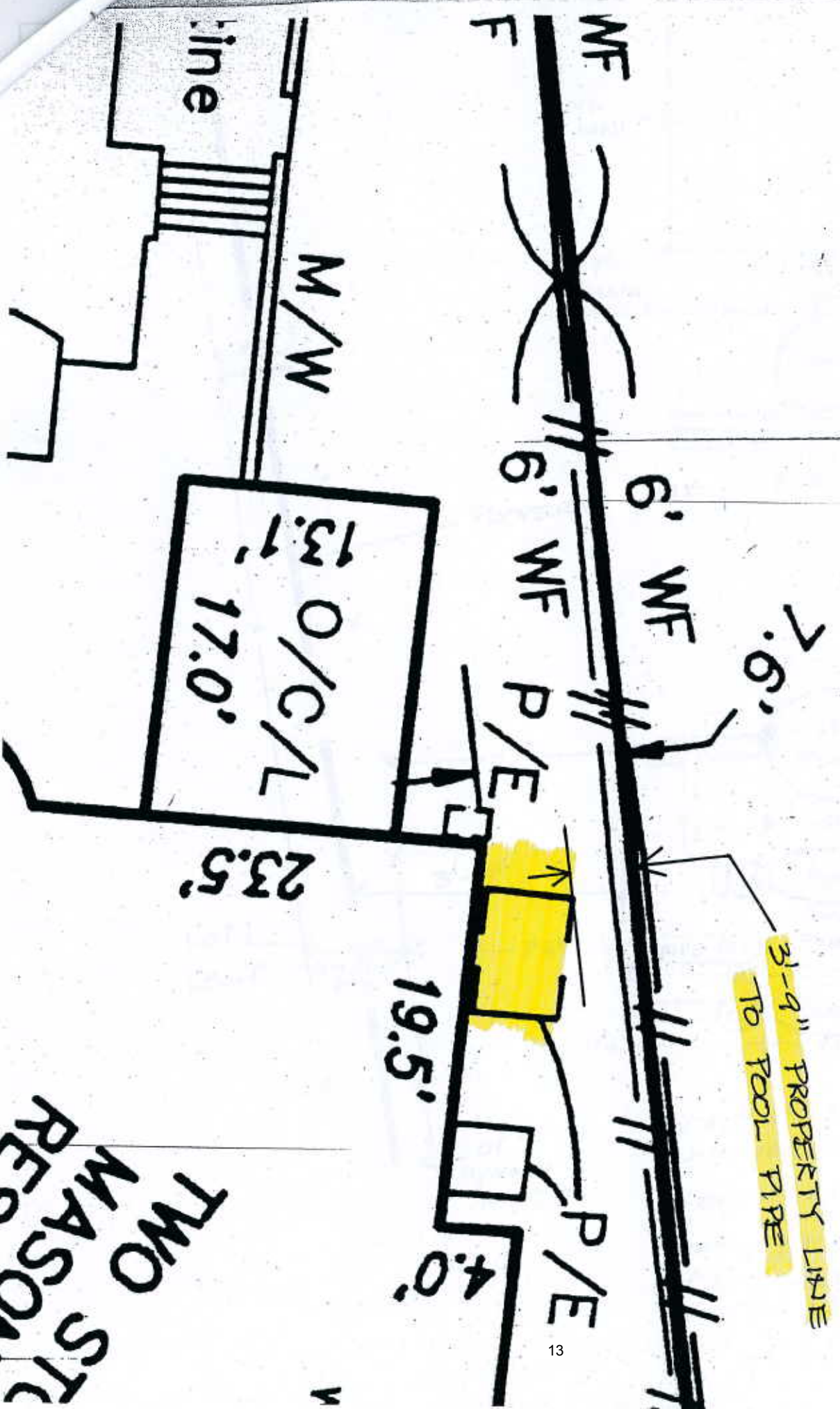
PARTY CHIEF: PC

FIELD BOOK: 1

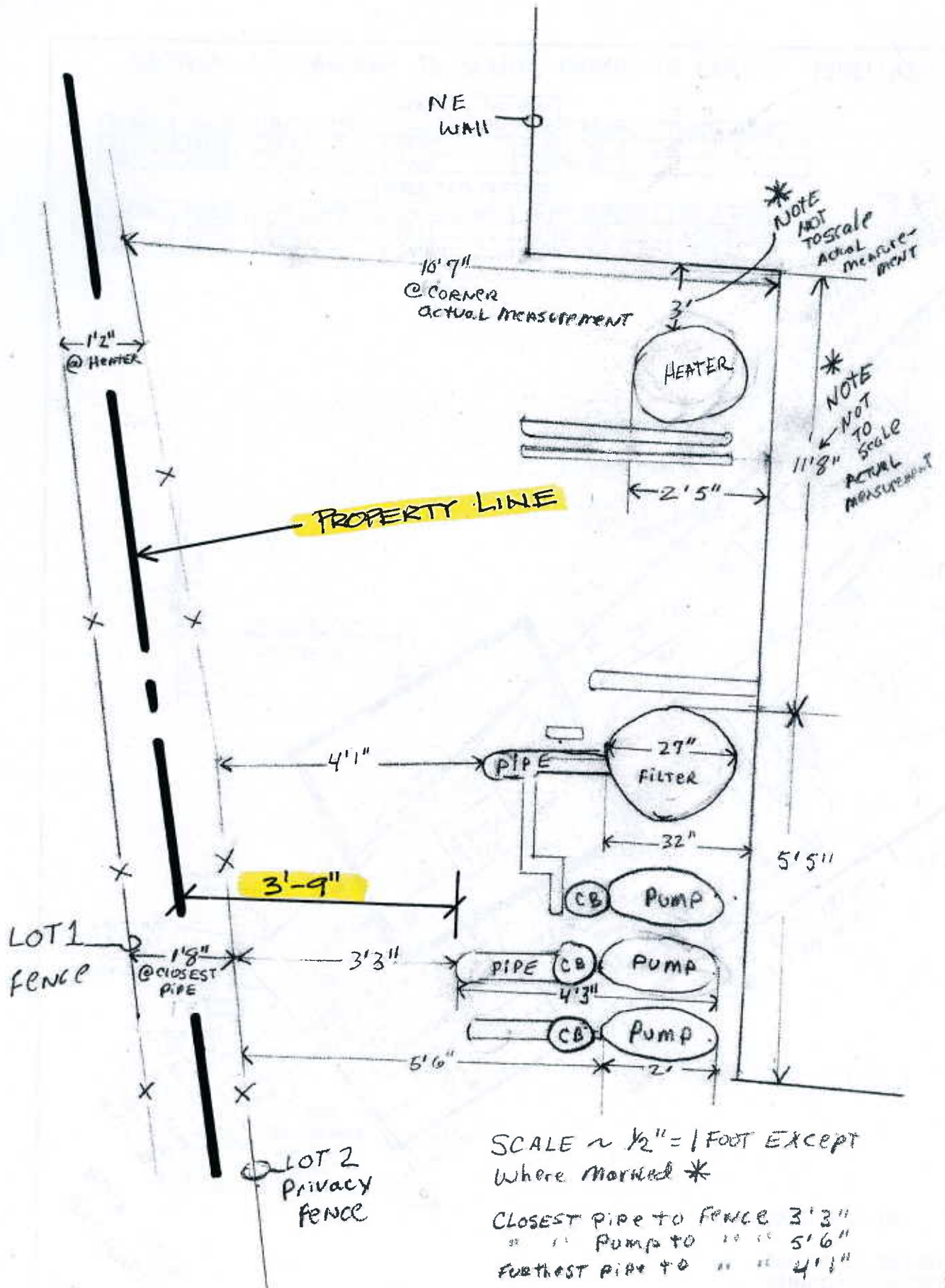
PAGE: 4

DWG #: 327 Belle View

JOB #: 11-1018



TWO ST
MASON
RE



SCALE ~ 1/2" = 1 FOOT EXCEPT
Where Marked *

CLOSEST PIPE TO FENCE 3' 3"
" " PUMP TO " " 5' 6"
FURTHEST PIPE TO " " 4' 1"

CB = Catch BASKET
Fence gap 1' 8" @ CLOSEST PIPE
1' 2" @ HEATER

CITY OF ST PETE BEACH CODE ENFORCEMENT
NOTICE OF VIOLATION
155 Corey Ave
St. Pete Beach, FL 33706

Case # 20120001

January 6, 2012

Walsh, Daniel P. REV TRUST
Walsh, Daniel P. TRUSTEE
17717 Gulf Blvd #305
Redington Shores, FL 33708-1251

VIOLATION PROPERTY:

Address: 3940 Belle Vista Dr St Pete Beach, FL 33706

Parcel ID#: 07-32-16-07452-000-0020

You are hereby notified that on January 6, 2012 you were in violation of Section 6.14 Encroachment of certain specified ancillary residential equipment into required yards, 8.7 minimum yard requirements of the Land Development Code and 98-30 104.5.1.1 permit reinstatement of the Code of Ordinances of the City of St. Pete Beach (see attached). Below is a brief description:

- Pool equipment located within the 7 foot side yard setback and must be relocated to comply with required 7 foot side setback
- Permit # 20080395 has expired and must be reinstated with final inspections performed

You have 14 days from receipt of this notice to correct the above violation(s).

We ask your cooperation in correcting this violation(s) prior to the time allowed. Another inspection will occur after the allowable time to verify compliance. Failure to correct the violation(s) may result to a notice of hearing before the City's Special Magistrate. If the Special Magistrate finds you in violation, a civil penalty may be imposed in accord with Section 22-273 (copy attached), along with administrative costs of \$150.00.

If you have any questions or don't understand this notice please contact me **between 8am and 4pm @ 727-363-9211 or 727-224-4082**. If I am not available, you may leave a message on my voicemail and I will return your call as soon as possible.

H. Hartsock, Code Enforcement Officer
City of St. Pete Beach, FL



**CITY OF ST. PETE BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
727-363-9266**

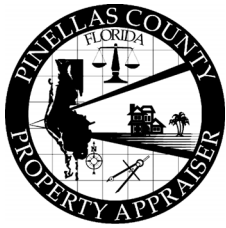
Mailing date: April 6, 2012

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
Hearing Date: April 25, 2012
2:00 P.M.
City Commission Chambers
155 Corey Avenue
St. Pete Beach, Florida 33706**

Case No.: 2012-0005
Address: 3940 Belle Vista Drive East.
Owner: Daniel Walsh
Agent: Owner
Request: Applicant requests a variance from section 6.14 of the Land Development Code to encroach into required 7 foot side yard setback by 3 feet 3 inches for installation of pool equipment.

You are hereby notified that a variance application for the above-referenced request has been filed with the Community Development Department. Records indicate that you own property within 300 feet of this property. The application is on file with the Community Development Department, which is located on the first floor in City Hall, 155 Corey Avenue, St. Pete Beach. Interested persons are urged to examine the application materials prior to the scheduled hearing date. Individuals who wish to object to the request may either appear at the hearing or file their objection in writing with the Community Development prior to the hearing date. If the objection is in writing, it should refer to the assigned case number and specify the grounds for the objection. Written objections will be presented to the Board of Adjustment for consideration. **Community Development Department may be contacted by telephone at 727-363-9266 or by email at c.hartley@stpetebeach.org.** This public hearing is part of a quasi-judicial proceeding and is subject to special rules and procedures relative to evidence and appeals. Discussions with any board member will be disclosed at the public hearing. Appeals of the decision are by petition for writ of certiorari to the Circuit Court. Persons appealing a decision will need a record of the proceedings and may need to ensure that a verbatim record is made, including testimony and evidence upon which the appeal is based. The City does not provide verbatim transcripts.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 06 Apr 2012

Subject Parcel: 07-32-16-07452-000-0020

Radius: 300 feet

Parcel Count: 34

Note: Parcels with protected address status are not included in this report.

Total pages: 4

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

☒ **MAIN BRANCH- COURTHOUSE**

315 Court St. – 2nd Floor
Clearwater, FL 33756
MAIL: PO Box 1957
Clearwater, FL 33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408

COMMERCIAL APPRAISALS:

TEL: (727) 464-3284

RESIDENTIAL APPRAISALS:

TEL: (727) 464-3643 (C/W)

☐ **NORTH COUNTY**

29269 US Highway 19 N
Clearwater, FL 33761
TEL: (727) 464-8780
FAX: (727) 464-8794

☐ **TYRONE (SOUTH)**

1800 66TH St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
FAX: (727) 582-7610

☐ **MID-COUNTY**

CUSTOMER SERVICE CENTER – WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488

MAIL: PO Box 1957 – Clearwater, FL 33757

TURNER, JEFFERSON E
TURNER, DIEDRE N
3942 POINSETTIA DR
ST PETE BEACH FL 33706-2639

TURNER, JEFFERSON E
TURNER, DIEDRE N
3942 POINSETTIA DR
ST PETE BEACH FL 33706-2639

KILPATRICK, MARY A
KILPATRICK, THOMAS C
433 75TH AVE
ST PETE BEACH FL 33706-1831

HAMILTON, NELSON R
HAMILTON, DONNA J
3903 BELLE VISTA DR E
ST PETE BEACH FL 33706-2654

MARTIN, LACY B
MARTIN, SHIRLEY J
3701 BELLE VISTA DR
ST PETE BEACH FL 33706-3807

WALSH, DANIEL P REV TRUST
WALSH, DANIEL P TRE
17717 GULF BLVD APT 305
REDINGTON SHORES FL 33708-1251

COBB, RHODA T TRUST
COBB, RHODA T TRE
3912 POINSETTIA DR
ST PETE BEACH FL 33706-2639

BUTLER, JOHN M
3892 BELLE VISTA DR E
ST PETE BEACH FL 33706-2629

MOREAN, BETH A
309 39TH AVE
ST PETE BEACH FL 33706-2601

BUFF, LORETTA P
ERDMANN, LAURA B
3900 BELLE VISTA DR E
ST PETE BEACH FL 33706-2631

WRIGHT, GARY
WRIGHT, JEAN
3650 BELLE VISTA DR E
ST PETE BEACH FL 33706-2625

WILLIAMS, GREGORY M
WILLIAMS, MARCY
3922 POINSETTIA DR
ST PETE BEACH FL 33706-2639

GROSSNICKLE, STEPHAN
GROSSNICKLE, FAITH
39 E 79TH ST
NEW YORK NY 10075-0240

PETERSON, WILLIAM KENDALL
PETERSON, KAREN S
3917 BELLE VISTA DR E
ST PETE BEACH FL 33706-2654

GREENE, LUCILE REV TRUST
4140 BAYSHORE BLVD NE
ST PETERSBURG FL 33703-5524

WHEATON, STEPHEN K
WHEATON, DEBORAH
305 40TH AVE
ST PETE BEACH FL 33706-2611

RUTTENCUTTER, EDWARD A
PO BOX 49362
ST PETERSBURG FL 33743-9362

MATUSKOVA, OLGA
3897 BELLE VISTA DR E
ST PETE BEACH FL 33706-2628

FISCHER, JOHN A
3751 BELLE VISTA DR
ST PETE BEACH FL 33706-3807

PETERSON, LANCE B
PETERSON, SARAH K
3919 BELLE VISTA DR E
ST PETE BEACH FL 33706-2654

TURNER, BILL J TRE
TURNER, KATHIE E TRE
3601 BELLE VISTA DR
ST PETE BEACH FL 33706-3805

MURRAY, JAMES F
MURRAY, CAROL L
351 39TH AVE
ST PETE BEACH FL 33706-2601

MATUSKA, OLGA
3897 BELLE VISTA DR E
ST PETE BEACH FL 33706-2628

ALLART, MICHAEL C
5300 QUEEN ST N
ST PETERSBURG FL 33714-2736

LAZUK, MICHAEL
LAZUK, JANET
3988 BELLE VISTA DR
ST PETE BEACH FL 33706-2631

UNDERWOOD, LINDA
UNDERWOOD, STEVEN
3920 BELLE VISTA DR E
ST PETE BEACH FL 33706-2631

CHUDOZILOV, NIKOLA
318 39TH AVE
ST PETE BEACH FL 33706-2602

SCHMEDES, WALTER
SCHMEDES, ILSE MARIE
3666 BELLE VISTA DR
ST PETE BEACH FL 33706-3806

MC BRAYER, W MICHAEL
MC BRAYER, KAREN S
3952 POINSETTA DR
ST PETE BEACH FL 33706-2639

HISCOCK, NANCY M TRE
HISCOCK, ROBERT A TRE
8 MANGROVE PT
ST PETE BEACH FL 33706-3801

PREMER, GREGORY M
PENNEY, MELISA L
3957 MOODY ST
ST PETE BEACH FL 33706-2632

MEYER, WILLIAM P
3907 BELLE VISTA DR E
ST PETE BEACH FL 33706-2654

PAPE, MICHAEL G
EHRKE-PAPE, WENDY H
7705 GARDNER RD
TAMPA FL 33625-3841

SAFRANEK, BARBARA
310 39TH AVE
ST PETE BEACH FL 33706-2602

City of St. Pete Beach
Board of Adjustment
Public Hearing
Case # 2012-0012
April 25, 2012

Property Information

Address: 5445/5455 Gulf Boulevard

Applicant: Dan Belino

Agent: Jason Sanchez

Existing Use: Resort Condominium

Zoning: Activity Center

Request: Variance from Section 26.37 of the Land Development Code - maximum height for a monument sign in the Activity Center district is 8 feet. Applicant requests a monument sign height of 9 feet 8 inches.

Details of Request and Background Information:

The site currently contains a resort condominium. The zoning of this property was recently changed from Resort Facilities Medium (RFM) to Activity Center (AC). The former zoning permitted one (1) freestanding monument sign no taller than 20 feet tall and 135 square feet in area. The resort currently has one sign that meets this criteria.

In the last several months, both the zoning and the sign regulations have changed for all parcels within the community redevelopment district. The resort is only permitted to have one monument sign that is no taller than 8 feet and 50 square feet in size (not including the base for square footage).

The applicant has requested a variance from this section in order to have a slightly taller sign that incorporates a fountain.

Staff Analysis

Section 3.12 of the land Development Code sets forth the conditions that an applicant must meet in order for a variance to be granted:

- (a) The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant; and*
- (b) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance; and*

(c) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district; and

(d) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application; and

(e) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

Based on these standards, staff makes the following observations:

- a) The applicant has not presented evidence of a peculiar circumstance that is unique to this property. The applicant has more than reasonable use of the land; the lot consists of a sign advertising the existing resort.
- b) The applicant has argued that a neighboring non-conforming use is grounds for the request; he states that similar signs are in the area. These signs are non-conforming.
- c) The granting of the variance will not change the boundary of the zoning map and does not increase density.
- d) The applicant has not shown evidence of a hardship.
- e) Again, the applicant already has reasonable use of the land.

Summary and Conclusion

The burden of proof of substantial competent evidence that a hardship exists lies on the applicant.

Submitted by: Catherine Hartley, AICP, Senior Planner

VARIANCE APPLICATION

Case Number: 2012-0012

PROPERTY FOR PROPOSED VARIANCE

Legal Description: Surprise Resort on St Pete Bch Condo (Common Element)

Parcel ID 06-32-16-87312-000-0001

Address 5455 Gulf Blvd, St Pete Bch FL

Current Zoning: AC FLUM Designation: CRD-AC Lot Area: _____

Existing Use: _____ Proposed Use: _____

APPLICANT/AGENT:

Name: Jason Sanchez

Address: 11001 49th St. N.

City: Clearwater

State: FL

Zip: _____ Phone: 727-580-5550

PROPERTY OWNER:

Name: Dan Belino

Address: 5455 Gulf Blvd

City: St Pete Bch

State: FL

Zip: 33706 Phone: 727-543-3698

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

We are seeking an variance for the sign height. Sign is
located @ 5455 Gulf Blvd, St Pete Bch. The permitted height is 8'
we are looking to make total sign height 9'8". Please see attached
answers for variance attached and schematic drawing.

Attach the following supporting documentation to this application:

- Recent survey of the property
- A site plan, drawn to scale, illustrating the proposed variance.

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission. Failure to do so will delay your application to a later date. If any materials are missing or any part of this application is left blank, staff may refuse the application until such time as it is completed by the applicant.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment or the City Commission must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

See Attached

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

See Attached

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

See Attached

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

See Attached

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

See Attached

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

See Attached

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

See Attached

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

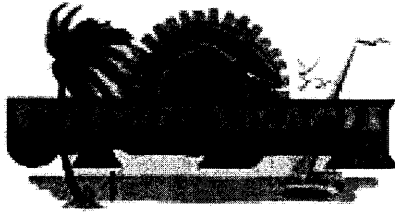
See Attached

	<i>3-25-12</i>		<i>3-25-12</i>
Signature of Applicant	Date	Signature of Authorized Agent	Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied
☐ Continued



**Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727.363.9266
email: c.hartley@stpetebeach.org**

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- ☒ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- ☒ On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- ☒ I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.
- ☒ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- ☒ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages.



Signature of Applicant

3.25.12

Date

Variance application:

Date: 3-26-12

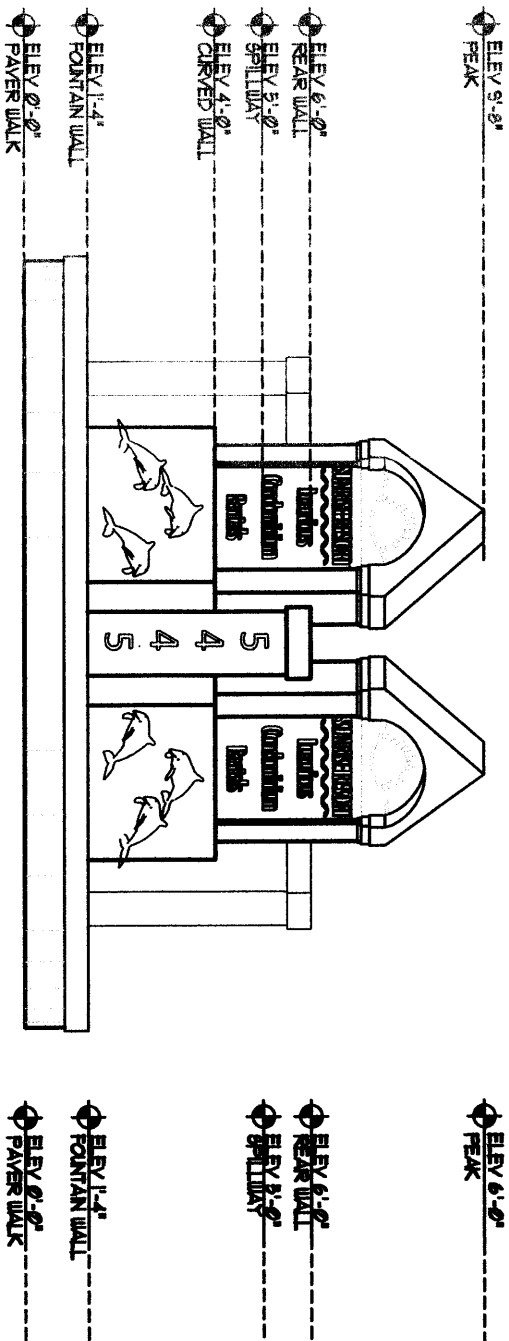
Project: Sunrise Resort

Project address: 5445 Gulf Blvd, St. Pete Beach FL

Answers to questions:

1. The condition of the land has caused the request for a variance in that the land or current grade is very radical due to landscape berm that surrounds front half of the property. We are in the process of construction a sign / fountain at the lowest grade possible. We have essentially cut into the existing berm however in doing so this now has reduced the overall height of the sign. We have done this so that at the finished grade shall be even with existing bus stop / pedestrian sidewalk along gulf blvd. This will ultimately be more pedestrian friendly vs. the proposed walkway around fountain being at a very steep grade.
2. The current provisions of the land development regulations have not deprived us from reasonable use of the land; however due to current conditions of the land will not allow the sign to be constructed at its original height.
3. I do not think the peculiar conditions are the result of us the applicant due to we could have constructed the fountain / sign at a higher elevation or further up in the berm to achieve the height needed on the sign, however we wanted to keep all in conjunction with surrounding signs and pedestrian walkways / sidewalks.
4. The proposed variance will not change any district boundary on the zoning map.
5. The variance shall not permit a non conforming use. The sign / fountain is current under construction of which a building permit was issued. All other aspects of the sign meet all current zoning and building regulations within the city of St Pete Bch.
6. The variance will not increase any density.
7. The granting of variance will be in harmony with all land development regs, furthermore will be contiguous with surrounding properties fountain's / signs. The surrounding properties and multiple properties along the beach actually exceed the height of which we are seeking for this particular sign.
8. The variance proposed is the absolute minimum to make possible. We have derived at the current height being requested via the current grade. The owners and current board members have invested in a new sign to better the building and its appearance to the public. The beach community and surrounding properties have signage similar to the constructed and would be pleased to see updated signs and water features close to their places of business. Overall

granting our variance will not hinder any of the surrounding properties and will only update the grand look of gulf blvd.



ELEVATION "A"

SCALE: 1/4" = 1'-0"



**CITY OF ST. PETE BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
727-363-9266**

April 9, 2012

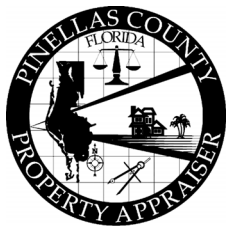
**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

**Hearing Date: April 25, 2012
2:00 P.M.**

**City Commission Chambers
155 Corey Avenue
St. Pete Beach, Florida 33706**

Case No.: 2012-0012
Address: 5455 Gulf Blvd
Owner: Dan Belino
Agent: Jason Sanchez
Request: Variance from Section 26.37 of the Land Development Code - maximum height for a monument sign in the Activity Center district is 8 feet. Applicant requests a monument sign height of 9 feet 8 inches.

You are hereby notified that a variance application for the above-referenced request has been filed with the Community Development Department. Records indicate that you own property within 300 feet of this property. The application is on file with the Community Development Department, which is located on the first floor in City Hall, 155 Corey Avenue, St. Pete Beach. Interested persons are urged to examine the application materials prior to the scheduled hearing date. Individuals who wish to object to the request may either appear at the hearing or file their objection in writing with the Community Development prior to the hearing date. If the objection is in writing, it should refer to the assigned case number and specify the grounds for the objection. Written objections will be presented to the Board of Adjustment for consideration. **Community Development Department may be contacted by telephone at 727-363-9266 or by email at c.hartley@stpetebeach.org.** This public hearing is part of a quasi-judicial proceeding and is subject to special rules and procedures relative to evidence and appeals. Discussions with any board member will be disclosed at the public hearing. Appeals of the decision are by petition for writ of certiorari to the Circuit Court. Persons appealing a decision will need a record of the proceedings and may need to ensure that a verbatim record is made, including testimony and evidence upon which the appeal is based. The City does not provide verbatim transcripts. In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 09 Apr 2012

Subject Parcel: 06-32-16-87312-000-0001

Radius: 300 feet

Parcel Count: 184

Note: Parcels with protected address status are not included in this report.

Total pages: 15

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

☒ **MAIN BRANCH- COURTHOUSE**

315 Court St. – 2nd Floor
Clearwater, FL 33756
MAIL: PO Box 1957
Clearwater, FL 33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408
COMMERCIAL APPRAISALS:
TEL: (727) 464-3284
RESIDENTIAL APPRAISALS:
TEL: (727) 464-3643 (C/W)

☐ **NORTH COUNTY**

29269 US Highway 19 N
Clearwater, FL 33761
TEL: (727) 464-8780
FAX: (727) 464-8794

☐ **TYRONE (SOUTH)**

1800 66TH St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
FAX: (727) 582-7610

☐ **MID-COUNTY**

CUSTOMER SERVICE CENTER – WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488
MAIL: PO Box 1957 – Clearwater, FL 33757

MESSINA, ANTHONY J
175 55TH AVE APT 107
ST PETE BEACH FL 33706-2350

MESSINA, ANTHONY J
175 55TH AVE APT 107
ST PETE BEACH FL 33706-2350

HARRIGAN, LAURA J
6313 TRAIL RIDGE CT
LOVELAND OH 45140-8150

BOLINO, DANIEL A
1135 S PASADENA AVE # 225
ST PETERSBURG FL 33707-2888

G & J REALTY TRUST
SHANLEY, GILDA TRE
16 NICKERSON RD
LEXINGTON MA 02421-6820

TRUHINS, VLADIMIRS
TRUHINS, DMITRIJS
5353 GULF BLVD APT A204
ST PETE BEACH FL 33706-2377

DUSSIN, ANTONIO
DUSSIN, JOLE
270 SPRINGBROOK RD
ANCASTER ON L9G 3K9

KNOT BAD LLC
11541 MYRRH LN
FRANKFORT IL 60423-7809

ZEMAN, LEON G
5413 ALOHA DR
ST PETE BEACH FL 33706-2316

FORZLEY, JEFFREY E
16036 ABERDEEN DR
LOCKPORT IL 60441-9583

BURBICK, RONALD L
4900 61ST AVE S
ST PETERSBURG FL 33715-1624

CAMPBELL, JOHN W
CAMPBELL, JUANITA L
277 55TH AVE
ST PETE BEACH FL 33706-2306

SWICK, MARK W
SWICK, VALERIE A
5301 GULF BLVD APT B712
ST PETE BEACH FL 33706-2375

COCKEY, CHARLES
17915 BUNKER HILL RD
PARKTON MD 21120-9429

CHATHAM, CLAYTON D
CHATHAM, CAROL L
320 BARDOLIER
ALPHARETTA GA 30022-5129

KINGSBURY, JONNIE KAY
KINGSBURY, JAMES M
5301 GULF BLVD APT A202
ST PETE BEACH FL 33706-2314

COASTAL LEISURE INVESTMENTS INC
1 COLLANY RD
TIERRA VERDE FL 33715

PRAMG LLC
5880 CHERRY WOOD DR
YOUNGSTOWN OH 44512-3986

LEE, EUI-DONG
LEE, JEE-YEUN
29125 HERITAGE LN
PAW PAW MI 49079-8412

EAGAR, PETER
EAGAR, SONIA
15 MEE RD
KENTVILLE NS B4N 1W6

NIELSEN, ERIC T
NIELSEN, JOAN M
125 MAPLE CENTER RD
HILTON NY 14468-9011

HUESECKEN, TILL
C/O DEUTAG-PETROL
5445 GULF BLVD APT 505
ST PETE BEACH FL 33706-2367

METZ, RONALD L
METZ, WILLIAM B
1605 HARRINGTON DR
CHAMPAIGN IL 61821-6404

CUBBA, JAMES A
CUBBA, LAURA
3071 HESSEL AVE
ROCHESTER MI 48307-4834

BRIGHTWATER BEACH EST ASSN
C/O FRED G JONES
600 55TH AVE
ST PETE BEACH FL 33706-2315

BERAQUIT, ANTONIO B
BERAQUIT, ADELAIDA C
9 IRON GATE CT
COLUMBUS NJ 08022-1967

HARDING, JOHN R
RIETTIE, MICHELLE
2 STONEHEDGE HOLLOW
UNIONVILLE ON L3R 3Y9

NORELLI, JOSEPH
PERROTTE LIVING TRUST
1839 MOURNING DOVE DR
PALM HARBOR FL 34683-4826

SWICK, VALERIE A
5301 GULF BLVD APT B712
SAINT PETERSBURG FL 33706-2375

BRIGHTWATER BEACH CONDO ASSN
175 55TH AVE
ST PETE BEACH FL 33706-2320

MURRAY, RAYMOND H
PEARSON, DEBORAH A
175 55TH AVE APT 208
ST PETE BEACH FL 33706-2351

STOCK, CATHERINE J
COURT VIEW, 11 NORTHFIELDS
SYSTON
LEICESTER LE7 1HW

DI GENNARO, STEPHAN II
PO BOX 26324
ROCHESTER NY 14626-0324

HIGDON, LEWIS
HIGDON, CAROL
14 DAYFLOWER DR
ASHEVILLE NC 28803

ABEND, ALFRED
ABEND, MARY
5301 GULF BLVD APT B201
ST PETE BEACH FL 33706-2355

NICKLAUS, H GREGG
HVAL, VALERIE N
5300 GULF BLVD
ST PETE BEACH FL 33706-2319

SNAVELY, JACK REVOCABLE TRUST
SNAVELY, JACK TRE
5301 GULF BLVD APT C405
ST PETE BEACH FL 33706-2353

DUVOISIN, JAN
DUVOISIN, DEBRA
5301 GULF BLVD APT C609
ST PETE BEACH FL 33706-2353

HAGGARD, HERBERT C
HAGGARD, ALICE M
7795 BIG BEND RD
MARTINSVILLE IN 46151-7785

MAVILIA, JOHN
MAVILIA, LINDA
11209 BROWN RD
UPPER MARLBORO MD 20774-9367

CEKANDER, DOUGLAS G
CEKANDER, JAYME M
10802 N BODELL DR
PEORIA IL 61615-8824

NICKLAUS, DEBORAH L
HVAL, VALERIE N
5302 GULF BLVD
ST PETE BEACH FL 33706

MASON, JOHN H
5410 LEILANI DR
ST PETE BEACH FL 33706-2325

GERRISH, JEFFREY
GERRISH, CAROLYN
4450 GULF BLVD APT 505
ST PETE BEACH FL 33706-3853

HARRIS FAMILY TRUST
HARRIS, KEN
5301 GULF BLVD APT E610
ST PETE BEACH FL 33706-2381

BRIGHTWATER BEACH CONDO ASSN INC
C/O LANG & BROWN PA
PO BOX 7990
ST PETERSBURG FL 33734

MONFREDO, KENNETH N
MONFREDO, ROBIN M
21 ROYALSTON LN
S SETAUKET NY 11720-1414

COLEMAN, MICHAEL
4 COBB LN
CORNERBROOK NL A2H 2V4

DEVERTER, DONNA M
79 JOHNSON AVE
GILLETTE NJ 07933-2005

MILLOW, JOHN
MILLOW, SUSAN
4 CLEVELAND AVE
ST HEILER JERSEY JE2 4PF

WINSOR, IVY L
41 NEWMAN ST
ST JOHNS NL A1E4W2

COLLINS, HEATHER
COLLINS, MICHEAL
70 VALLEY VIEW DR
CORNER BROOK NL A2H 6T6

STEER, KERRY
STEER, ELEFTERIA
16465 KENNEDY RD
CALEDON ON L7C 2H9

KIRBY, MICHAEL
74 OLEARY AVE
SAINT JOHNS NL A1B 2C7

GLOSSOP, DAVID
GLOSSOP, JENNIFER M
35 FIADOR COURT MIDWAY QUAY
EASTBOURNE BN23 5DG

CASTELLANI, EDWARD J
CASTELLANI, ROBIN C
2115 CHELTINGHAM BLVD
LANSING MI 48917-5152

LAIEWSKI, STANISLAUS J
LAIEWSKI, CYNTHIA J
5353 GULF BLVD APT A402
ST PETE BEACH FL 33706-2379

CZYSZCZON, KRZYSTOF REV TRUST
CZYSZCZON, KRZYSTOF TRE
5301 GULF BLVD # F-508
ST PETE BEACH FL 33706-2383

PAYNE ENTERPRISES LLP
12033 GANDY BLVD N APT 171
ST PETERSBURG FL 33702-1522

SCHNEIDER, JAMES R
SCHNEIDER, MELODEE C
3580 NW 85TH TER
OCALA FL 34482-3877

BUTTON, W WAYNE
BUTTON, LINDA M
147 ELIZABETH AVE
ST JOHNS NL A1B 1S2

JACKSON, GERALD L SR
JACKSON, SONDR
2211 TUSCANY TRACE # 189
PALM HARBOR FL 34683

LIGUORI, JOSEPH L
LIGUORI, PEGGY A
98 S GLEN RD
KINNELON NJ 07405

PAULEY, JAMES F
5301 GULF BLVD APT F201
ST PETE BEACH FL 33706-2383

PAXVALE INC
5 HANOVER COURT
WHITBY ON L1N 7J1

L F M INC
197 MAY AVE
RICHMOND HILL ON L4C 3S8

WROBLEWSKI, RICHARD J TRUST
WROBLEWSKI, RICHARD J TRE
12 S 331 LEMONT RD
LEMONT IL 60439

GURISKO, LOUIS J
831 SAINT JOHNS BLVD
LINCOLN PARK MI 48146-4311

CAVANAUGH, PATRICK J
CAVANAUGH, BETSY L
5583 CREEKVIEW DR
ANN ARBOR MI 48108-8551

MAC MILLAN, DAVID P
MAC MILLAN, ROSEMARY
5353 GULF BLVD APT A104
ST PETE BEACH FL 33706-2376

ANDRUSIS, MARTHA
175 55TH AVE APT 103
ST PETE BEACH FL 33706-2349

LINNAINMAA, MIKA
LINNAINMAA, RANJA
VALSKARINKATU 9 A7
HELINSKI 00260

O'NEILL, ROBERT T
O'NEILL, DEENA L
10411 S HOMAN AVE
CHICAGO IL 60655-2424

SUNCOAST HOLDINGS LLC
5814 W 97TH ST
OAK LAWN IL 60453-2805

NICKLAUS, H GREGG TRE
SIRATA BEACH RESORT TRUST
5300 GULF BLVD
ST PETERSBURG FL 33706-2319

KORDIA, WILLIAM S
KORDIA, LINDA J
15511 GULF CLUB DR
MONTCLAIR VA 22025-1115

WIELAND, RODNEY A
WIELAND, MARY ANNE
1612 LAKESIDE TER
WATERTOWN WI 53094-7025

MURRAY, JOHN P
12 KENWOOD DR
CHERRY HILL NJ 08034-2734

DI GENNARO, STEPHEN M
DI GENNARO, PATRICIA
58 COUNTRY WOOD LANDING
ROCHESTER NY 14626-1069

GRESKIEWICZ, LEONARD
GRESKIEWICZ, JUDITH
1645 PINELLAS BAYWAY S APT A7
TIERRA VERDE FL 33715-2547

BALDELLI, ROCCO D
BALDELLI, MICHELLE A
5301 GULF BLVD APT C610
ST PETE BEACH FL 33706-2353

LARRINAGA, ROSARIO A
5301 GULF BLVD APT F406
ST PETE BEACH FL 33706-2383

BALL, NICKLAUS W
5301 GULF BLVD APT D406
ST PETE BEACH FL 33706-2380

KURUSZ, HENRY
KURUSZ, PATRICIA E
5301 GULF BLVD APT D202
ST PETE BEACH FL 33706-2380

MC KNIGHT, EMMA
MC KNIGHT, RACHEL
101 DUNKIRK RD
WARINGSTOWN CO ARNAGN

MIENTKIEWICZ, DOUGLAS A
MIENTKIEWICZ, JODI S
810 LUGO AVE
CORAL GABLES FL 33156-6321

SUNRISE 202 TRUST
RIEDMANN, JOSEF TRE
47 TAMARACK DR BOX 16
NOBEL ON POG 1GO

H & A HOLDINGS INC
2506 YOUNGE ST
TORONTO ON M4P 2H7

WAY, PHILIP K
WAY, CHERYL M
4009 WATER WILLOW LANE
HOOVER AL 35244-1469

SUETHOLZ, GERALD
SUETHOLZ, PAMELA A
316 14TH AVE NE
ST PETERSBURG FL 33701-1218

BERAQUIT, PAUL
PATEL, SACHIN
14633 IVY LAKE DR
ODESSA FL 33556

HANSON, GARY
SHULTZ, KATHY
5353 GULF BLVD APT B202
ST PETE BEACH FL 33706-2377

FOREMAN, RONNIE
FOREMAN, NORMA
14 SHARMAN HSE OLD WINDMILL RD
CRAWFORDSBURN BT191XN

SPEHAR, GARY F
SPEHAR, LEE A
520 WINESAP ST SW
NORTH CANTON OH 44709-1051

BURBICK, RONALD L
4900 61ST AVE S
ST PETERSBURG FL 33715-1624

REGAN, NADIA
105 RAVENSBOURNE CRESCENT
ETOBICOKE ON M9A 2B3

MC ENERY, JOHN T
66 MARTINIQUE AVE
TAMPA FL 33606-4039

BERKS, RICKY REVOCABLE TRUST
BERKS, RICKY TRE
5301 GULF BLVD APT E712
ST PETE BEACH FL 33706

SCHWARZ, MATTHEW B
145 108TH AVE
TREASURE ISLAND FL 33706

WEDGWOOD, GODFREY J
WEDGWOOD, SHEILA M
PO BOX 13366 STN A
SAINT JOHNS NL A1B 4B7

JESTER, HAROLD G
JESTER, KATHRYN A
35 SANKATY CIR
HENDERSON NV 89052-6670

MINUTO, MICHAEL
MINUTO, MARY E
139 RATON AVE
ROCHESTER NY 14626-4503

GRANT, MARVIN F
GRANT, MARY L
4123 DELHI PIKE
CINCINNATI OH 45204-1273

TEMPEL, CARL G REVOCABLE TRUST
TEMPEL, CARL G TRE
967 LAKESHORE DR
CINCINNATI OH 45231-2508

DONLAN, LAURA J REVOCABLE TRUST
DONLAN, LAURA J TRE
10514 N DAHLIA CT
PEORIA IL 61615-8817

BURBICK, RONALD L
4900 61ST AVE S
ST PETERSBURG FL 33715-1624

UNRUH, MELISSA J REV TRUST
UNRUH, MELISSA J TRE
3009 W SUMMERBENDS CT
PEORIA IL 61615

MEDAJ, JAMES
MEDAJ, THOMAS
104 ELMCREST CIR
LIVERPOOL NY 13090-2823

GRAHAM, JOSEPH P III
GRAHAM, KARA K
1164 BANBURY CIRCLE
NAPERVILLE IL 60504

SUNRISE PROPERTY REV LIV TRUST
JOHN, THOMAS E TRE
53 CHARLCOMBE RISE PORTISH
NORTH SOMERSET BS28ND

DENNIS, RICHARD
DENNIS, LORENA
9 MAGREGOR PL
CORNER BROOK NF A2H 7B7

MORELLO, RONALD
MORELLO, EILEEN
114 CORRAL LN
BAY SHORE NY 11706-8112

BROWN, MARGARET P
717 KENTON LN
HARROW WEALD, MIDDLESEX HA36AR

HOLMES & BRAKEL LTD
830 BROCK RD
PICKERING ON L1W 1Z8

TRAVIS, LARRY J
TRAVIS, MARY ANN
28240 BARBARA LN
GROSSE ILE MI 48138-2059

KILKER, THOMAS
KILKER, MARIE
3309 CHASE JACKSON DR
LUTZ FL 33559-7351

ZERVOS, STELLA
5353 GULF BLVD APT B101
ST PETE BEACH FL 33706-2376

THOMPSON, PETER B
THOMPSON, EDITH F
SWISS COTTAGE NORDRACH
BLAGDON BRISTOL BS40 7XW

PLANTE, ELAINE D
277 BARNSTABLE DR
WYCKOFF NJ 07481-2148

PRO OFFICE SERVICE 653924 ONTARIO LTD
830 BROCK RD
PICKERING ON L1W 1Z8

WEST GULF CONDO HOLDINGS LLC
5301 GULF BLVD
APT E-711
ST PETE BEACH FL 33706-2382

DONLAN, LAURA J REVOCABLE TRUST
DONLAN, LAURA J TRE
10574 N DAHLIA CT
PEORIA IL 61615

KAH, RANDY J
KAH, DEIRDRE A
5301 GULF BLVD # B406
ST PETE BEACH FL 33706

KAYSER, ROLF REVOCABLE LIVING TRUST
KAYSER, ROLF TRE
5301 GULF BLVD # A609
ST PETE BEACH FL 33706

MC NALLY, MAURICE
MC NALLY, KATHLEEN
36W442 HUNTERS GARE RD
ST CHARLES IL 60175-5132

SEPE, MICHAEL S
5301 GULF BLVD APT D201
ST PETE BEACH FL 33706-2380

KOWALEWSKI, RYSZARD
KOWALEWSKI, BOZENA W
4190 SHOEMAKER RD
HUNTINGDON VALLEY PA 19006-1708

KUTAY, GULSUN TRUST
KUTAY, GULSUN TRE
5301 GULF BLVD APT E202
ST PETE BEACH FL 33706-2381

SHUCK, ROBERT F
SHUCK, MARCY D
5301 GULF BLVD APT B711
ST PETE BEACH FL 33706-2375

HVAL, VALERIE N
NICKLAUS, H GREGG
5300 GULF BLVD # B405
ST PETE BEACH FL 33706-2386

KUSS, JOHN R
KUSS, LINDA L
7353 MCGREGOR RD
ROCKFORD IL 61102-9648

HARRIS FAMILY TRUST
HARRIS, KEN TRE
45 PHEASANT RUN TER
DANVILLE CA 94506-5875

HOLLANDS, VONNAH W
175 55TH AVE APT 102
ST PETERSBURG FL 33706-2349

BREUER, ALAN P
BREUER, NANCY C
169 CRESTVIEW CT
BARRINGTON IL 60010-4703

JENIO, JOSEPH
12258 FENTON RD
FENTON MI 48430-9619

BURLEY, SIMON
BURLEY-LUBACH, ILONE
HUGO DE VRIESLAAN 16
OEGSTGEEST 2341 NT

PORT 2 PORT SOLUTIONS LLC
2813 E TURTLE CREEK DR
FAIRFIELD OH 45014

MARTIN, ANDREW A
MARTIN, HELEN T
99 HENDERSON RARK
WINDY GATES FIFE KY852N

SEAMARK INC
5396 GULF BLVD
ST PETERSBURG FL 33706-2328

GADACZ, THOMAS R
GADACZ, JUDITH M
5353 GULF BLVD APT A201
ST PETE BEACH FL 33706-2377

DORFMAN, ROBERT M
DORFMAN, MARLENE A
105 ESWORTHY PL N
POTOMAC MD 20878-8723

WOHLFART, ROLAND
DEFOY, RUTH HEDWIG
5353 GULF BLVD APT B104
ST PETE BEACH FL 33706-2376

BRINK, CHARLES R
BRINK, LINDA A
10105 PARLEY DR
TAMPA FL 33626-5406

SLATTERY, JOAN A TRE
3111 WYNFIELD TERRACE CT
ST LOUIS MO 63129

SLATTERY, JOAN A TRE
3111 WYNFIELD TERRACE CT
SAINT LOUIS MO 63129-3971

MISTRY, PANKAJ
5353 GULF BLVD # B-203
ST PETE BEACH FL 33706-2377

BELLA GRANDE HOMEOWNERS ASSN INC
556 CENTRAL AVE
ST PETERSBURG FL 33701-3704

DENNIS, LES HOLDINGS LTD
PO BOX 748
CORNER BROOK NL A2H 6G7

MALTARP, HUGO
MALTARP, SHARON
65 ELLEN ST # 504
BARRIE, ON L4N 3A5

NICKLAUS, H GREGG
NICKLAUS, DEBORAH L
5300 GULF BLVD
ST PETE BEACH FL 33706-2319

SEAMARK INC
5396 GULF BLVD
ST PETE BEACH FL 33706-2328

ORA, MELVIN D
ORA, PAMELA K
1930 SADDLE HILL RD N
DUNEDIN FL 34698-2437

KUSNIR, RICHARD
KUSNIR, JANE
4486 E HARBORS EDGE DR
PORT CLINTON OH 43452-8977

MILLER, TREVER D
MILLER, PARI T
24155 HIDEOUT TRL
LAND O LAKES FL 34639-8111

DEL PORTO, CHARLES
CHEMIN DU LAC 1
1195 DULLY

WEBER, JILL A
5301 GULF BLVD # D304
ST PETE BEACH FL 33706-2380

PATEL, SAMIR
PATEL, RAJESH
57 CEDAR MEADOW DR
CAPE MAY COURT HOUSE NJ 08210-2841

COX, JEFFREY S
PO BOX 1342
WILSON NC 27894-1342

SCHULZ, JOHN S
SCHULZ, KARIN L
219 55TH AVE
ST PETE BEACH FL 33706-2306

REKIEL, DEBRA
5301 GULF BLVD APT A610
ST PETE BEACH FL 33706-2314

REED, BARBARA
175 55TH AVE APT 206
ST PETE BEACH FL 33706-2351

ABRAMS, MARY A
175 55TH AVE APT 203
ST PETE BEACH FL 33706-2350

TOBIAS, PETER M
41 LAWSON AVE
ROCKVILLE CENTRE NY 11570-5809

NOSEWORTHY, RICK
NOSEWORTHY, SARAH
10 DANIBERRY PL
PARADISE NL A1L 0A2

O'NEILL, ROBERT
O'NEILL, BONNIE
13437 S MISTY MEADOW DR
PALOS HEIGHTS IL 60463

BREUER, KURT H
5306 N SCOTTSDALE RD
ELOY AZ 85231

BURNS, RICHARD G
BURNS, MARIE C
5416 ALOHA DR
ST PETE BEACH FL 33706-2317

ARMITAGE, GARY REV LIVING TRUST
ARMITAGE, GAIL REV LIVING TRUST
6 REGENT ST
HEYWOOD LANCASHIRE OL103BS

TEXEIRA, DOMINIC R
TEXEIRA, SUSAN M
5414 ALOHA DR
ST PETE BEACH FL 33706-2317

SUNRISE RESORT ON ST PETE BEACH CONDO ASSN
C/O WELCH ENTERPRISES 1993
5050 GULF BLVD
ST PETE BEACH FL 33706-2417

ALLEN, CRAIG R
ALLEN, ELIZABETH A
2030 BAY POINTE DR
HIXSON TN 37343-6113

SCHNIEDERJAN, SALLY TRE
5410 ALOHA DR
ST PETE BEACH FL 33706-2317

LADEMIC LLC
6854 NEW ALBANY CONDIT RD
NEW ALBANY OH 43054-8573

VICHICH, NAOMI N
650 PINELLAS BAYWAY # 1201
TIERRA VERDE FL 33715-2900

MURRAY, JOHN J
3125 TIFFANY DR
BELLEAIR BEACH FL 33786

WEIDNER, MARK
WEIDNER STEVE
5353 GULF BLVD APT B103
ST PETE BEACH FL 33706-2376

AXON, JAMES A
AXON, L D
5 EASTMOOR GROVE
MORRIS GREEN BOLTON BL3 3RY

GRZYBOWSKI FAMILY REVOCABLE TRUST
GRYZBOWSKI, ARTHUR A TRE
136 BROADMOOR LN
ROTONDA WEST FL 33947-1933

GRESKIEWICZ, LEONARD
GRESKIEWICZ, JUDITH
1645 PINELLAS BAYWAY S APT A7
TIERRA VERDE FL 33715-2547

C W TRICE PROPERTIES LLC
1591 GOLDEN ISLES PKWY
PERRY GA 31069-9417

BOCA SANDS CONDO ASSN INC
5301 GULF BLVD
ST PETE BEACH FL 33706-2307

WAGNER FAMILY TRUST
WAGNER, ROGER PHILIP TRE
1812 WINCANTON DR
LAS VEGAS NV 89134-6171

R I A-TRADEWINDS INC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

BALL, RONALD WINSTON
511 55TH AVE
ST PETE BEACH FL 33706-2312