



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Wednesday, 12/14/2016
2:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

- 1. Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
- 2. Audience Comments** – Comments shall be limited to three minutes per person to issues not on the agenda.
- 3. Minutes for Acceptance**
 - I. 11/16/2016

4. Public Hearings

- I. Case 2016-0057: 261 41st Avenue - Applicant requests a variance to Section 8.7(a) of the Land Development Code to reduce the required secondary front yard setback from 20 feet to 9 feet, 2.5 inches to allow for the construction of a garage and recreation room.
- II. Case 2016-0066: 1309 Boca Ciega Isle Drive – Applicant requests variances to: (1) Section 9.6(a) of the Land Development Code to reduce the minimum required lot size, and; (2) Section 9.7(a) of the Land Development Code to reduce the required rear yard setback from 20 feet to 12 feet to allow for the subdivision of the existing lot into two lots and the construction of two single family houses.

5. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, he or she 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.

AMERICANS WITH 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.

BOARD OF ADJUSTMENT MEETING

MINUTES

NOVEMBER 16, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
David Littell, Vice Chairman
Michael Bomar, Member
Tom DeYampert, Member

ABSENT:

Sandie Lyman, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Mr. Larimore, Zoning Tech II, advised the board that the applicant for Case No. 2016-0066 had requested a continuance until the December 14, 2016 Board of Adjustment meeting.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 10/26/2016

Member DeYampert made a motion to approve the minutes from the October 26, 2016 meeting. The motion was seconded by Vice Chairman Littell and unanimously approved by a voice vote (4 yeses – 0 nos).

4. Public Hearings

- I. **Case 2016-0063:** 7800 Blind Pass Road - Applicant requests a variance to Section 26.35(a) of the Land Development Code to reduce the required front yard setback from 10 feet to 3 feet to allow for the construction of a freestanding monument sign.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was for denial.

Chairman Skipper asked the applicant to come forward.

Jack Lynn, Lynn Sign Company, spoke in regard to having no visibility without placing the sign near the sidewalk, property lines, vegetation impeding visibility, and signage.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant.

Doug Izzo, Tampa Bay Beaches Chamber of Commerce, spoke in support of the variance request.

Chairman Skipper asked if anyone else would like to speak on behalf of the application. There were no comments.

Chairman Skipper asked if anyone would like to speak in opposition to the application. There were no comments.

Hearing none, Chairman Skipper closed the public comment portion and opened it for discussion among the Board members and Staff.

Jack Lynn, Lynn Sign Company, spoke, at the request of the board, in regard to the following items: moving the sign north 2 to 3 feet out of the visibility triangle, right-of-ways and setbacks.

Member DeYampert expressed his ex parte communication with the applicant.

In regard to ex parte communications, City Attorney Dickman advised the board members to divulge any ex parte communication or contacts from this meeting forward. The board members complied, and there was no voting conflict or the appearance of a voting conflict.

Jack Lynn, Lynn Sign Company, spoke at the request of the board and agreed to move the sign north, to whatever the requirement would be, out of the visibility triangle.

Member DeYampert made a motion to approve this variance for signage with the condition that the sign is not located anywhere within the visibility triangle. The motion was seconded by Vice Chairman Littell. The motion was approved by an individual roll call vote, (4 yeses – 0 nos).

- II. Case 2016-0066:** 1309 Boca Ciega Isle Drive- Applicant requests variances to: (1) Section 9.6(a) of the Land Development Code to reduce the minimum required lot size, and (2) Section 9.7(a) of the Land Development Code to reduce the required rear yard setback from 20 feet to 12 feet to allow for the subdivision of the existing lot into two lots and the construction of two single family houses.

Mr. Larimore informed the board that he received an email from the applicant requesting a continuance until the December 14, 2016 meeting.

Chairman Skipper asked for board discussion. Hearing none, Chairman Skipper asked for a motion to continue Case 2016-0066 until the December 14, 2016 meeting.

Member Bomar made a motion to continue the variance request for Case No. 2016-0066. The motion was seconded by Member DeYampert. The motion was unanimously approved by an individual roll call vote, (4 yeses - 0 nos).

There was board discussion in regard to attendance for board meetings and having a quorum present. Member Bomar made a suggestion to research having an alternate member for the board.

In regard to Member Lyman's three successive absences, City Attorney Dickman advised the board that Member Lyman be put on notice and contacted in writing in regard to Section 22-36 of the Code of Ordinances. The Clerk's office is to make the communication to the member and copy the person appointing the member.

5. Adjournment

There being no further business before the board, the meeting was adjourned at 2:28 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____



St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

12/14/16

**Variance Case
#2016-0057**

Applicant/Agent
Jim Bedinghaus,
Applicant

Location
261 41st Avenue

**Commission
District**
District 3

Staff Representative
Chelsey Welden,
Planner II

Related Cases
N/A

**Staff
Recommendation**
Denial

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code 8.7(a): Secondary Front Yard Setback	20 feet	9 feet, 2.5 inches	9 feet, 2.5 inches

Applicant requests a variance to Section 8.7(a) of the Land Development Code to reduce the required secondary front yard setback from 20 feet to 9 feet, 2.5 inches to allow for the construction of an addition and a garage.

Existing Use: Residential (Detached Single Family)

Proposed Use: Residential (Detached Single Family)

Adjacent Uses

North: Infrastructure (41st Avenue)

South: Residential (Detached Single Family)

East: Infrastructure (Moody Street)

West: Residential (Detached Single Family)

This request is a continuance from the October 26, 2016 Board of Adjustment Meeting where it was agreed that the Applicant would modify their request. The Applicant has modified their request, originally requesting a variance to construct an addition, carport, and garage within the required 20 foot secondary front and rear yard setbacks to now requesting a variance to reduce only the required secondary front yard setback, eliminating the proposed carport.

The existing structure has a secondary front yard setback of approximately 9 feet, 2.5 inches, and existing encroachment of 10 feet, 9.5 inches. The existing structure is located within the secondary front yard setback and is therefore considered a legal nonconforming structure. The Code prohibits the substantial improvement of a nonconforming structure in a manner that will increase the nonconformity. The Applicant is requesting the proposed additions match the existing secondary front yard setback.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including: a legal advertisement in a local newspaper, written notices of hearing to owners of property within 300 feet of the subject property, and the posting of a public hearing sign for 7 days on the subject property prior to the public hearing. At the time of this report, one (1) letter of support has been received and the Applicant has submitted a list of signatures from nearby property owners in support of the proposal.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The proposed construction of a garage and addition is consistent with the City's Comprehensive Plan and Land Development Code as an accessory residential use subordinate to the existing residential single family dwelling.

The Land Development Code regulates the location of a garage by requiring the structure be located a minimum of 20 feet from the front lot line, the same setback as the principal structure. As stated prior, the existing structure is a legal nonconforming structure in that it is located within the secondary front yard setback and was constructed prior to our current Code regulations. The Code prohibits the improvement or alteration of a legal nonconforming structure in a manner that will increase the nonconformity which this request would entail.

CRITERIA REVIEW (LDC 3.12.a):

The Board of Adjustment may authorize variances to the land development regulations if the applicant is able to demonstrate compliance with **all five (5)** of the following conditions. Staff analysis of criteria in *red italics* below:

- 1) 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. *No peculiarities in the land exist. Buildable land exists on the lot without need of a variance. The pool shown on the survey was approved via building permit review in August 2016 and completed in December 2016 for the current landowners.*
- 2) 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. *No other structures or lands are being considered.*
- 3) 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. *The proposed variance will not affect any district boundaries, uses, or densities.*

- 4) 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. *The reduction of the required secondary front yard as requested does not correspond with the intent of the land development code setback regulations.*
- 5) 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. *No hardship exists. Accessory structures are not requisite for reasonable use of land.*

STAFF RECOMMENDATION:

Staff recommends denial – The proposed additions are not the minimum to make reasonable use of the land. The subject property contains a large amount of currently buildable area within the interior of the lot available without the granting of a variance for either request. The pool in the rear of the property was approved via building permit review in August 2016 and completed in December 2016 for the current property owners. The proposed improvement of the legal nonconforming existing structure, that will increase the footprint of the building in the required secondary front yard setback, is prohibited per Code. No hardship exists; therefore there is no need for the granting of the proposed variance.

Attachments:

- A. Relevant Code Section
- B. Aerial Photo
- C. Site Photo
- D. Variance Application
- E. Letter of Support
- F. Signatures of Support – Applicant submitted
- G. Survey
- H. Site Plans – Original and Revised

Attachment A.

Sec. 6.13. - Accessory residential structures.

Accessory residential structures may be permitted only on zoning lots having one or more existing residential dwelling units and shall be regulated as follows:

(a) Garage, private residential, as defined, fall into one of two types, either attached to or detached from the principal residential structure. Under the terms of this section, the term "garage" shall also include carports. For the purposes of this Code, a garage shall be deemed to be attached only when it shares at least 75 percent of the length of one wall in common with the principal structure to which it is an accessory.

(1) Attached garage. An attached garage shall be subject to the same required yard and height requirements as the principal structure.

(2) Detached garage. Detached garages shall be regulated as follows:

a) Required yards:

Front yard:	20 feet
Secondary front yard:	As required for the principal structure
Side yards:	As required for the principal structure
Rear yard:	Ten feet if accessible from an alley; otherwise 20 feet

b. Maximum height: 12 feet above the crown of any street abutting the property.

c. In no case shall a detached garage have any sleeping room, kitchen facilities or plumbing

Sec. 8.7. - Minimum yard requirements.

The minimum yard requirements for principal structures in the RU-1 Residential District are as required in this section.

(a) Detached single-family dwellings.

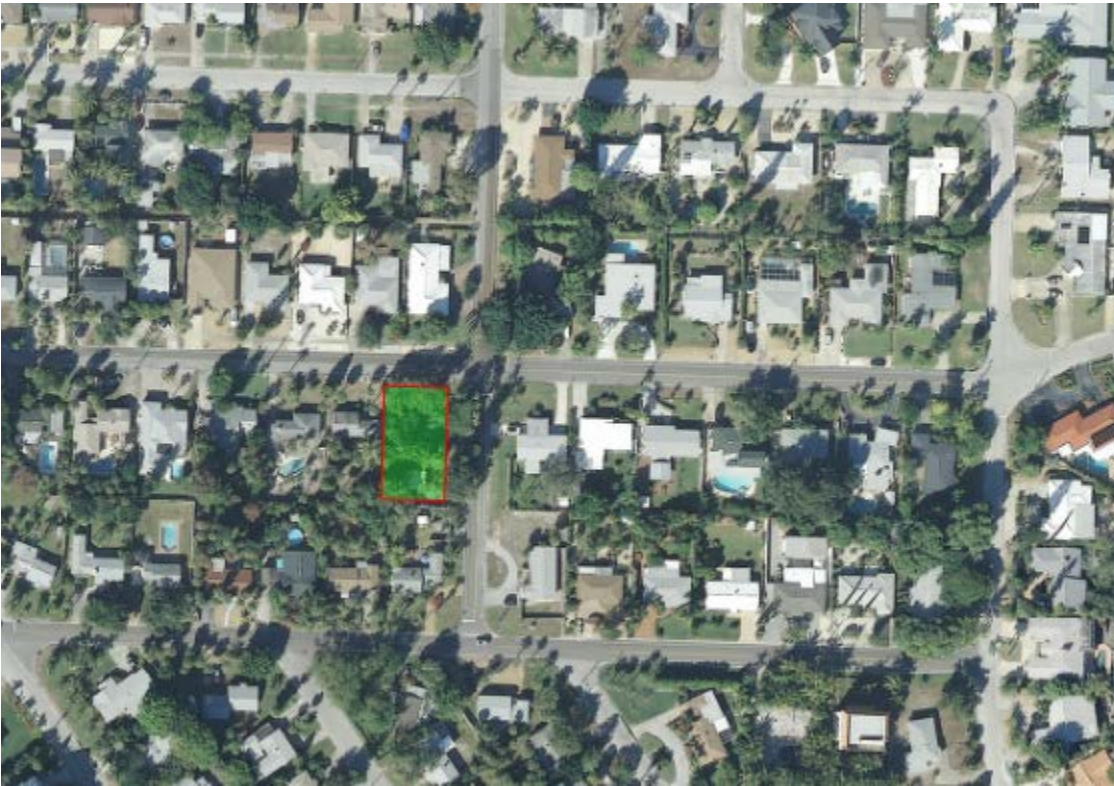
(1) Front yard: 20 feet.

(2) Secondary front yard: 20 feet.

(3) Side yards: The lesser of ten percent of the lot width or seven feet.

(4) Rear yard: 20 feet.

Attachment B.



Above: Subject property highlighted.

Attachment C.



Above: Subject property, facing west; proposed location of addition and garage



City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org



VARIANCE APPLICATION

Case Number: 2016-0057

PROPERTY FOR PROPOSED VARIANCE

Legal Description: Lot 7, Plat of Third Addition to Belle Vista Beach, Plat Bk 26, Pg 23

Parcel ID 07-32-16-07434-000-0070

Address 261 41st Ave, St Pete Beach, FL 33706

Current Zoning: RU-1 FLUM Designation: Ru-1 Lot Area: 8750 sqft

Existing Use: single family dwelling Proposed Use: single family dwelling

APPLICANT/AGENT:

Name: Jim Bedinghaus, Architect

Address: 2963 1st Avenue South

City: St Petersburg State: FL

Zip: 33712 Phone: 727-322-5900

Email: jeb@jimbedinghausarchitect.com

PROPERTY OWNER:

Name: Rick Hudson

Address: 261 41st Ave

City: St Pete Beach State: FL

Zip: 33706 Phone: 423-309-0933

Email: rhudson@cssfiltration.com

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

Division 8 - RU-1, Sec. 8.7, (2) Secondary front yard & (4) Rear yard

Secondary front yard required; 20 ft. Requested secondary front yard, 9'-2 1/2" to match existing building.

~~Rear yard required; 20 ft. Requested rear yard, 8'-5".~~ 11/10/16

Please see attached Site Plan and Elevations for additional information.

Additional Documents:

Check here if document is attached	Required Document
X	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
X	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment 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.

The height of the floor within the existing residence is below the required flood elevation. The property is a corner lot and the secondary front yard distance to the existing residence is less than the required secondary front yard for the zoning district. The residence was originally sited such that it is over 7ft further back from the minimum front yard setback.

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.

The non-compliant status of the structure substantially influences the physical attributes of any improvements to the existing structure and property development in general. Relief from strict application of the set backs requested would allow the Owner to improve the property in a reasonable manner consistent with the neighborhood. The original placement of the existing structure limits the amount of available space behind the structure to the rear property line.

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

The original residence was built in compliance with building codes and zoning codes at the time of construction. Since then, building codes and zoning codes have changed, rendering the residence non-compliant.

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

The proposed variances will not affect the district boundary.

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

The proposed variances will not change or affect the permitted use of detached single family.

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

The proposed variances will not affect the density or intensity of the Comprehensive Plan.

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.

The proposed variances are in harmony with the general purpose and intent of the land development regulations and are consistent with conditions within the surrounding neighborhood.

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

The variances proposed are the minimum necessary for reasonable improvements to the property and existing structure.

Constance Hudson
Rick Hudson 8/19/16

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

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.

CH RA I understand that the City will not accept or process an incomplete application.

CH RA 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.

CH RA On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

CH RA 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.

CH RA I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

CH RA 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.

CH RA 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

Constancia Hudson
Rich / Hudson

Signature of Applicant

8/19/16

Date

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE Rick Hudson & Constance Hudson
(print name of property owner)

hereby authorize Jim Bedinghaus, Architect
(print name of agent)

to represent me/us in an application for set back variances
(type of application: variance, conditional use, zoning, etc.)

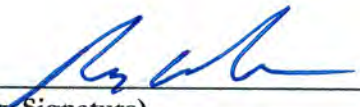

Signature of Owner

Rick Hudson
Print Name of Owner


Signature of Owner

Constance Hudson
Print Name of Owner

The forgoing instrument was acknowledged before me this 19 day of August
2016, by Rick Hudson & Constance Hudson who is personally known _____
or produced Driver's License as identification.


(Notary Signature)

8/19/2016
(Date)

My Commission Expires Nov 18, 2018





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Rick Hudson & Constance Hudson, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Rick Hudson & Constance Hudson

Address: 261 41st Ave, St Pete Beach, FL 33706

Rick Hudson
Signature

Constance Hudson
8/19/16
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 19 day of August, 2016 by Rick & Constance Hudson, who appeared before me, and is personally known to me, or has produced Driver's License as identification, and did take an oath.

My commission Expires: Nov 18, 2018

NOTARY: [Signature]

Print Name: Ryan W Moore

Notary Public, State of Florida

(Notarial Seal)



Attachment E.

09/26/2016

To: Members of the Board of Adjustment:

Re: 2016-0057,

261 41st Avenue



As the most affected property owners, we support the proposed variance.

We have requested the applicants add a window to the recreation room on the east elevation.

Thank you for your time and cooperation,

Brooke + Jim Anderson

Brooke and Jim Anderson

301 41st Avenue

St Pete Beach, FL 33706

RECEIVED

Attachment F.

OCT 26 2016

2:13pm
CITY CLERKS OFFICE

We think these plans would be appropriate
and would add to our neighborhood.

with
Window

Prefer
window

Sue Webb - Neighbor 252 40th Ave.

~~John Webb~~ - NEIGHBOR 252 40th AVE

Karen Harrington - 253 41st Ave

James Anderson James Anderson 301 41st Ave SPB, FL 33706

Brooke Anderson Brooke M. Anderson 301 41st Ave, SPB FL 33706

Mary Price Mary Price 4001 Moody St SPB 33706

Maureen Proctor 270 41st Ave, SPB 33706

Jackie Whittle 214 42ND AVE 363-7711

Grace Everitt 244-43 Que 641-4483

Therese Alphonso 4310 Miller Drive

Rob Whitham 214 42ND AVE 698-7693

Jeff Davis 353 41st AVE. 686-5288

Michael Proctor 270 41st Ave

Michael Bailey 253 41st Ave 727-290-8738

Uana Wolf 302 41st Ave 810-686-6611

Kristen Edet

Steve + Sam Dickerson 4361 Poinsettia

We think these plans would be appropriate
and would add to our neighborhood.

I, KERRY MEADOWS
APPROVE OF THE PLANS
SUBMITTED BY MY
NEIGHBORS TO THE REAR
FOR THE GARAGE FACING
MOODY ST. 261 4th AVE

Kerry Meadows
260 4th AVE, 33706
727-212-5603

SECTION 7, TOWNSHIP 32S, RANGE 16E

41st AVE.

CERTIFIED TO:

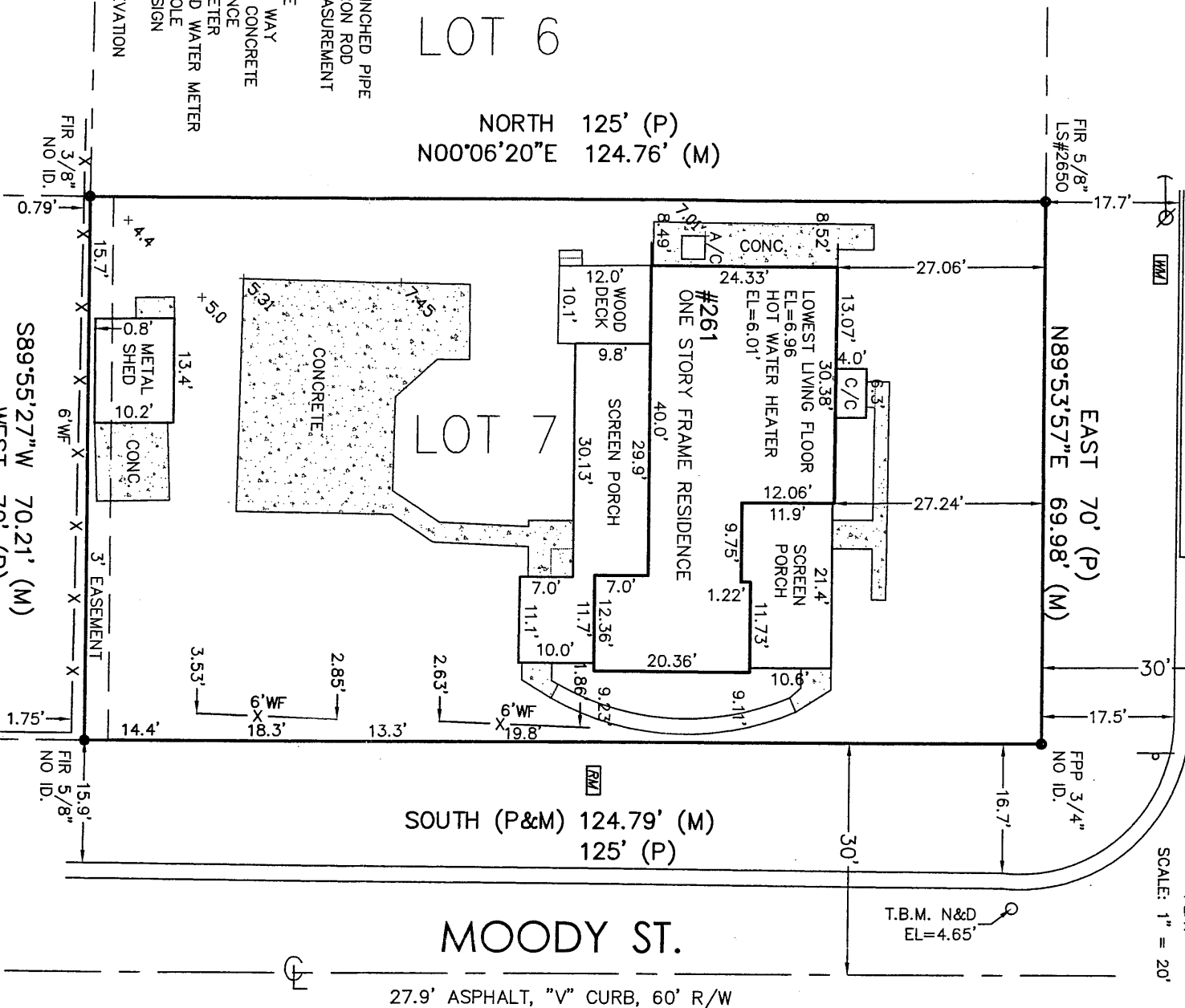
KENDRICK B. HUDSON, JR.
CONSTANCE N. HUDSON

20

NORTH BASIS:

PLAT

SCALE: 1" = 20'



Attachment G.

LOT 6

NORTH 125' (P)
N00°06'20"E 124.76' (M)

LOT 7

SOUTH (P&M) 124.79' (M)
125' (P)

MOODY ST.

27.9' ASPHALT, "V" CURB, 60' R/W

2.63'

2.85'

3.53'

6' WF

18.3'

14.4'

1.75'

FIR 5/8"
NO ID.

3' EASEMENT

15.9'

6' WF

14.4'

1.75'

A BOUNDARY SURVEY OF

LOT 8
WEST 70' (P)
S89°55'27"W 70.21' (M)LOT 7, ACCORDING TO THE PLAT OF
THIRD ADDITION TO BELLE VISTA BEACH
AS RECORDED IN PLAT BOOK 26, PAGE 23
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.BOUNDARY SURVEY WITH IMPROVEMENTS - 6/1/16
ELEVATION CERTIFICATE - 7/18/16

1605-79.CRD FIELD BOOK 925 PAGE 78

Flood Zone
AE (EL. 10')
COMMUNITY PANEL #125149 12103C0278 G,
REVISED 9/3/03
Basis of Bearings:
EAST BOUNDARY
BEING SOUTH (PER PLAT)
Benchmark:
COUNTY #280: 128 SRD
EL. = 4.456' N.G.V.D., ADJUSTED TO
EL. = 3.70' N.A.V.D. M.S.L. = 0.00'
NOTE: This survey is made for the exclusive use of the
current owners of the property and also those who
purchase, mortgage or guarantee the title thereto within
one (1) year from date hereof.

This Survey was prepared without the benefit of a title search and is
subject to all easements, Rights-of-way, and other matters of record.

NOTE: Survey not valid without the signature and the orig-
inal raised seal of a Florida Licensed Surveyor and Mapper.

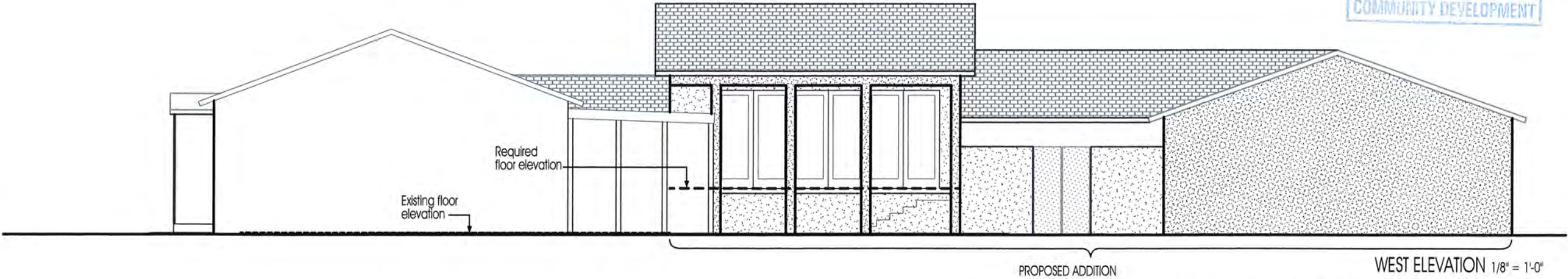
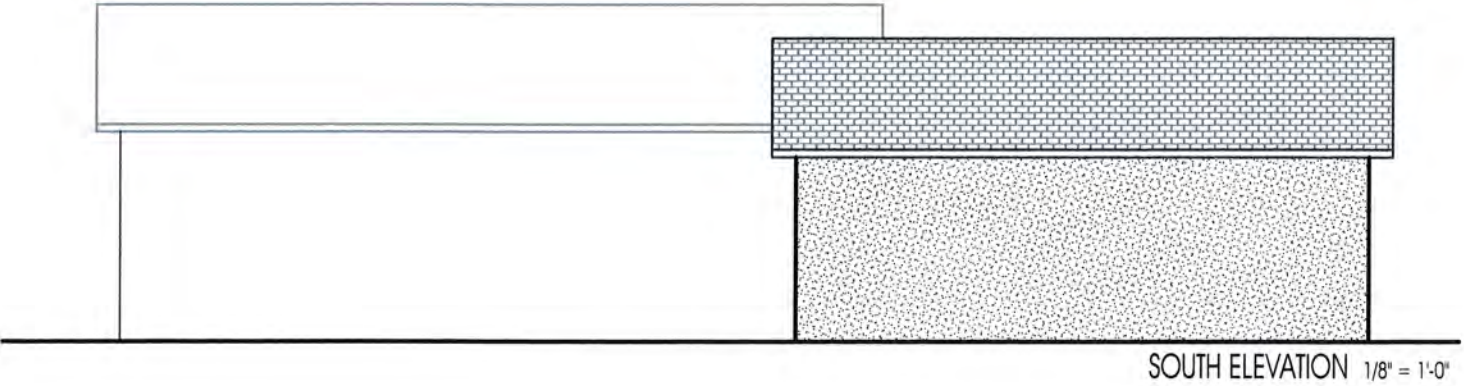
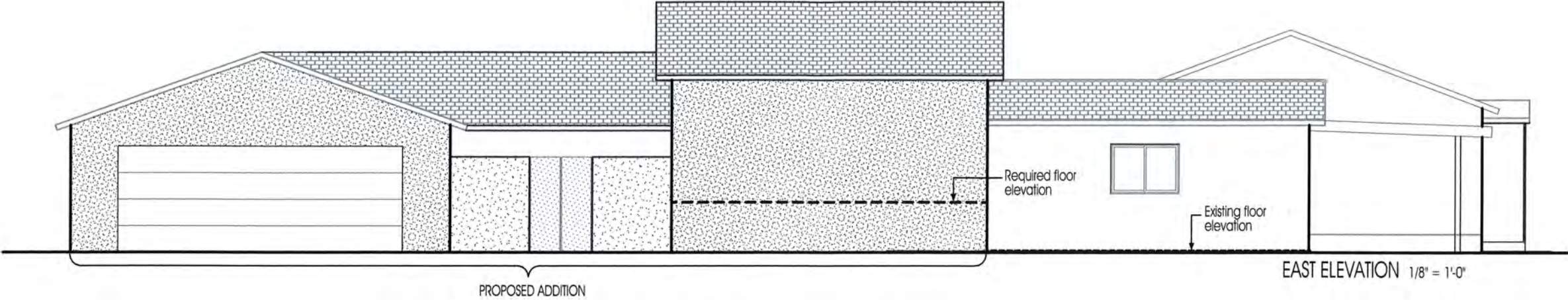
JOB# 1605-79
Dwn: JM

I hereby certify that the survey represented hereon meets the
requirements of Chapter 50-17.052, Florida Administrative Code

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. LB 760

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781

phone (727) 576-7546 ~ fax (727) 577-9932



ORIGINAL



Constance and Rick Hudson
Residence – 261 41st Ave St Pete Beach, FL
Recreation Room and Garage Addition

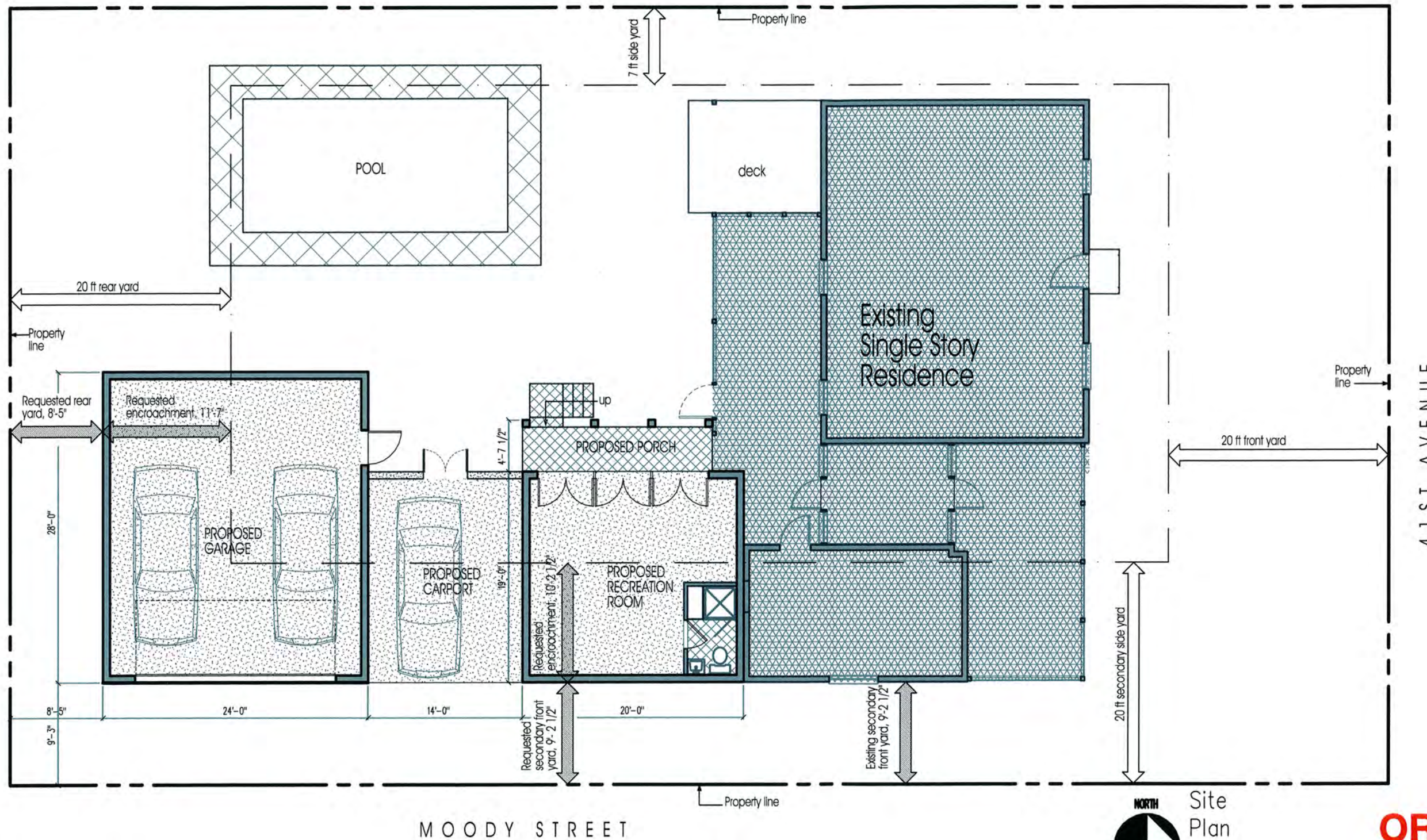
hudsonVariance 08/18/16

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Jim Bedinghaus
Architect Inc
All rights reserved

2963 1st Avenue South
St. Petersburg, FL 33712 (727) 322-6900
jeb@jimbedinghausarchitect.com | jimbedinghausarchitect.com

JIM BEDINGHAUS ARCHITECT, INC
AA26002136





NORTH
Site Plan
1" = 10'-0"

ORIGINAL



Constance and Rick Hudson
Residence - 261 41st Ave St Pete Beach, FL
Recreation Room and Garage Addition

hudsonVariance 08/18/16

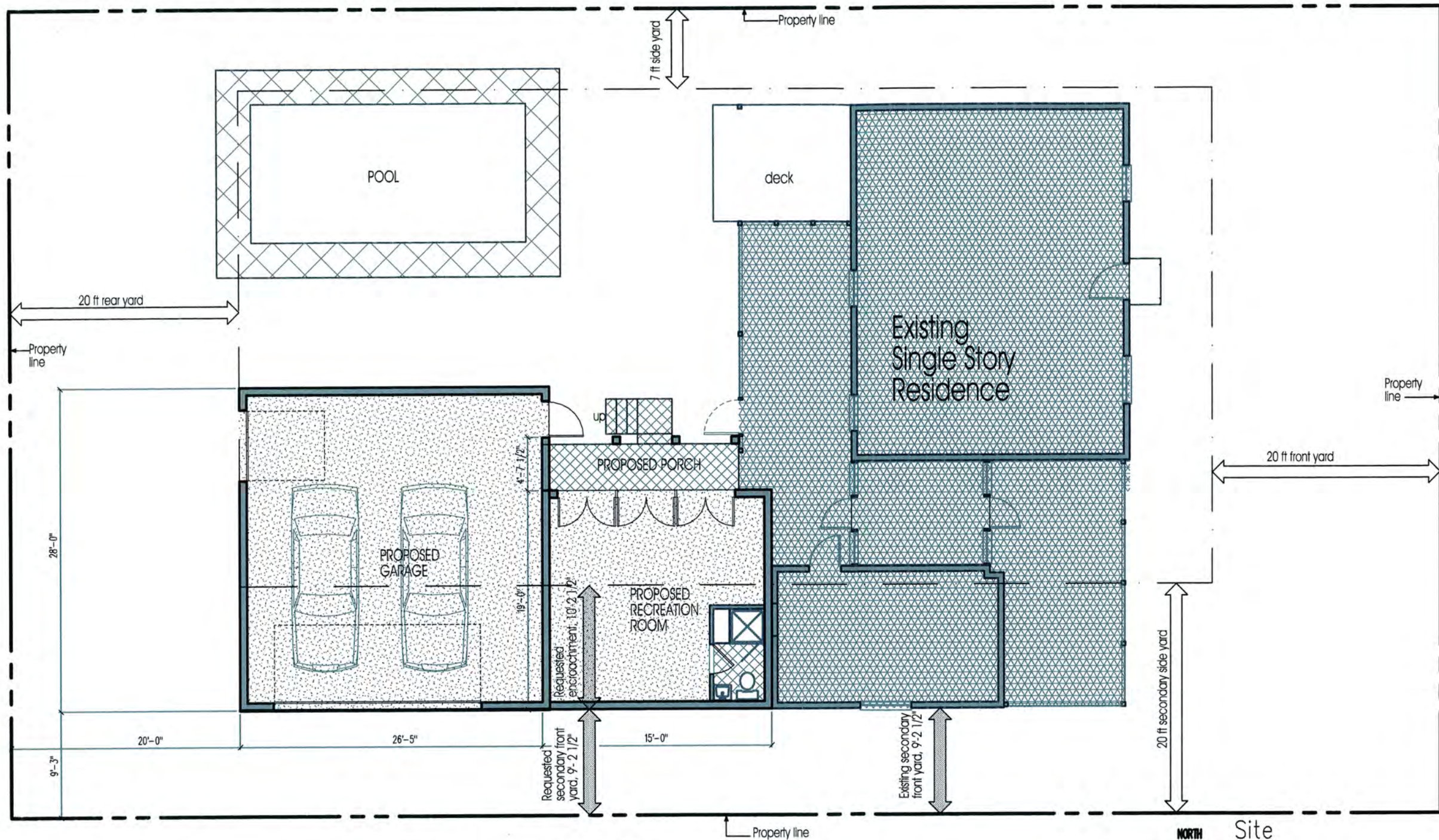
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St. Petersburg, FL 33712 (727) 322-5900
jeb@jimbedinghausarchitect.com | jimbedinghausarchitect.com

JIM BEDINGHAUS ARCHITECT, INC
AA26002136



11/10/2016



MOODY STREET

41ST AVENUE



Site Plan
1" = 10'-0"



REVISION

Constance and Rick Hudson
Residence - 261 41st Ave St Pete Beach, FL
Recreation Room and Garage Addition

hudson Variance 06/18/16

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Architect Inc
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JIM BEDINGHAUS ARCHITECT, INC
AA26002136





St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

12/14/16

Variance Case
#2016-0066

Applicant/Agent
Scott Mednick, Owner

Location
1309 Boca Ciega Isle
Drive

Commission
District
District 3

Staff Representative
Mike Larimore, Zoning
Tech II

Related Cases
N/A

Staff
Recommendation
Denial

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code 9.6(a): Minimum Lot Size	6,000 square feet	9,375 square feet	4,687 square feet
Land Development Code 9.7(a): Rear Yard Setback	20 feet	N/A	12 feet

Applicant requests variances to: 1) Section 9.6(a) of the Land Development Code to decrease the minimum lot size requirement from 6,000 square feet to 4,687 square feet; and 2) Section 9.7(a) of the Land Development Code to decrease the minimum required rear yard setback from 20 feet to 12 feet to allow for the subdivision of one parcel into two parcels and the construction of two single family residences.

Existing Use: Residential (Detached Single-Family)
Adjacent Uses

North: Infrastructure (Boca Ciega Isle Drive)
South: Infrastructure (Boca Ciega Isle Drive)
East: Residential (Detached Single-Family)
West: Residential (Detached Single Family)

The Applicant is requesting variances to decrease the minimum required lot size and the required rear yard setback to subdivide an existing lot into two lots in order to build two single family residences. The lot is an interior lot with single family residences to the east and west and is bounded on the north and south by the right-of-way of Boca Ciega Isle Drive.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including: a legal advertisement in a local newspaper, written notices of hearing to owners of property within 300 feet of the subject property, and the posting of a public hearing sign for 7 days on the subject property prior to the public hearing. At the time of this report, nine (9) letters of comment have been received.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The existing use of the property for detached single-family residences is consistent with the City's Comprehensive Plan and Land Development Code. The eventual proposed increase in density is not consistent with the Comprehensive Plan or the Land Development Code, which is limited to 7.5 units per acre in the RU-2 District. The Comprehensive Plan prohibits variances to density.

The Land Development Code regulates the minimum required size and setback requirements of lots. The Land Development Code allows for the ability to construct single-family homes on lots that do not meet the required lot size requirements if the lot was an existing lot of record at the time the code was established (2005) which this proposed lot is not.

CRITERIA REVIEW (LDC 3.12.a):

The Board of Adjustment may authorize variances to the land development regulations if the applicant is able to demonstrate compliance with all five (5) of the following conditions. Staff analysis of criteria in *red italics* below:

- 1) 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. *The orientation of the subject property is peculiar. However, this peculiarity does not deprive the Applicant reasonable use of the land. The ability to construct a single-family residence is possible in the subject property's current configuration.*
- 2) 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. *No other structures or uses are being considered.*
- 3) 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. *The proposed variances will not affect any boundaries or uses. However, the proposed variances will effectively increase the development density above the allowable density set out in the Land Development Code and Comprehensive Plan.*

- 4) 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. *The requested variances are not in harmony with the general intent of the Land Development Code density or setback regulations. Additionally, Staff have received nine letters of comment (8 in opposition to the request, 1 in support) from property owners on Boca Ciega Isle.*
- 5) 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. *The literal enforcement of the land development regulations would not result in a hardship for the Applicant.*

STAFF RECOMMENDATION:

Staff recommends denial – The proposed reduction in minimum lot size requirements and the subsequent subdivision of the lot would increase the development density potential beyond that set out in the Land Development Code and effectively circumvent the City's Comprehensive Plan. Increased density would place additional strain on the City's sewer infrastructure. Given the current situation, the City could not permit an additional sewer tap. The ability to construct a single-family residence on a nonconforming lot is applicable if the lot existed in its nonconforming configuration prior to the adoption of the Code Section in 2005 (Ord. 2005-43). The subdivision of a currently conforming lot into two nonconforming lots would violate this provision.

Attachments:

- A. Relevant Code Section
- B. Aerial Photo
- C. Site Photo
- D. Variance Application
- E. Survey
- F. Letters of Comment

Attachment A.

Sec. 9.6. - Minimum zoning lot requirements.

The maximum residential density permitted in the RU-2 Residential District shall not exceed seven and one-half units per acre. The minimum lot area and width requirements in the RU-2 Residential District are as follows:

- (a) Detached single-family dwellings.
 - (1) Lot area: 6,000 square feet.
 - (2) Lot width: 60 feet.

Sec. 9.7. - Minimum yard requirements.

The minimum yard requirements for principal structures in the RU-2 Residential District are as required in this section.

- (a) Detached single-family dwellings.
 - (1) Front yard: 20 feet.
 - (2) Secondary front yard: Ten feet.
 - (3) Side yards: Ten percent of the lot width.
 - (4) Rear yard: 20 feet.

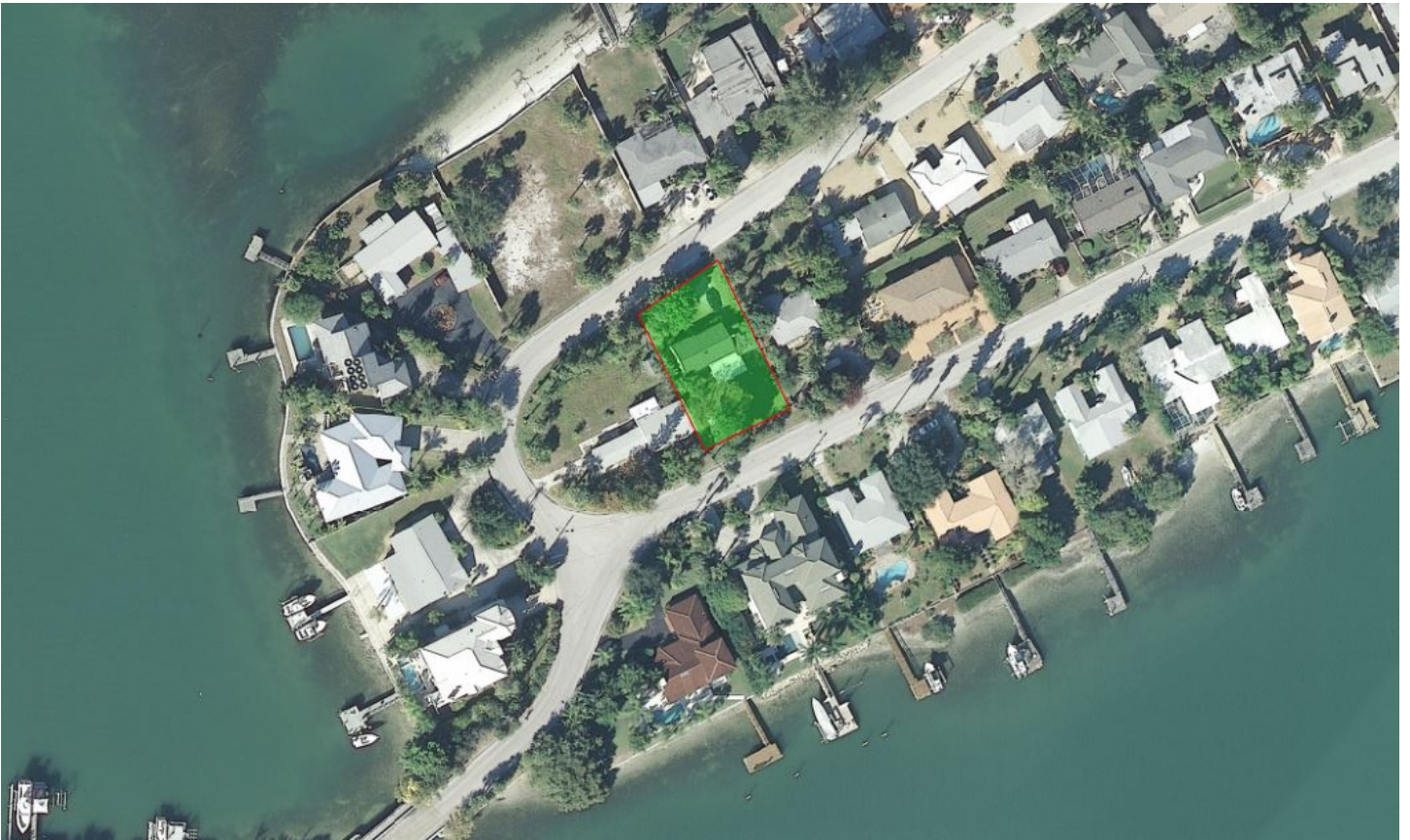
Sec. 3.10. - Vested rights and nonconformities.

The purpose of this section is to regulate the continued existence of certain uses and structures established prior to the effective date of this Code that do not conform to these regulations. It is the intent of this Code to permit legally nonconforming uses and structures to continue in existence until they are removed or abandoned.

To avoid undue hardship, nothing in this Code shall be deemed to require a change in the plans, construction or designated use of any structure on which actual construction was lawfully begun prior to the effective date of this Code, or amendment thereto, and upon which actual building construction has continued unabated since inception of such construction, pursuant to valid building permits issued therefor.

- (a) Nonconforming lots. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Code, except as provided below, a single-family dwelling and customary accessory buildings may be erected on any lot of record as of the adoption date of this Code. This provision shall apply even though such lot fails to meet the requirements for lot width or area, or both, that are generally applicable to the district, provided that the building setbacks and other requirements shall conform to the regulations for the district in which the lot is located.

Attachment B.



Above: Subject property highlighted.

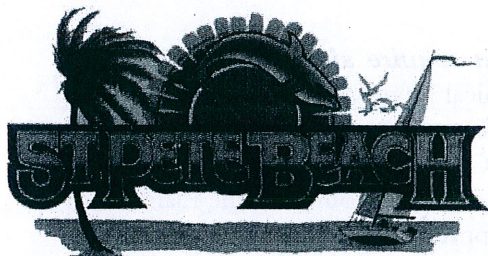
Attachment C.



Above: Subject property, facing north



Above: Subject property, facing south



THE SUNSET CAPITAL OF FLORIDA

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

VARIANCE APPLICATION

Case Number:

2016-0066

PROPERTY FOR PROPOSED VARIANCE

Legal Description: Lot 4 and the southwesternly half of lot 5, BLK B Boca Ceiga isle, as recorded in plat book 23, pages 31 and 31, prof P.C

Parcel ID 06-32-16-09594-002-0040

Address 1309 1039 Boca Ceiga Isle Drive

Current Zoning:

RU2

FLUM

Designation:

RU

Lot Area: 9375 sq ft.

Existing Use:

Residential

Proposed Use:

2 Single Family Homes

APPLICANT/AGENT:

Name: Scott E Mednick

Address: 335- 46th Avenue

City: St. Pete Beach

State: FL

Zip: 33706

Phone: 813-244-8064

Email: _____

PROPERTY OWNER:

Name: Scott E Mednick

Address: 335- 46th Avenue

City: St Pete Beach

State: FL

Zip: 33706

Phone: 813-244-8064

Email: _____

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

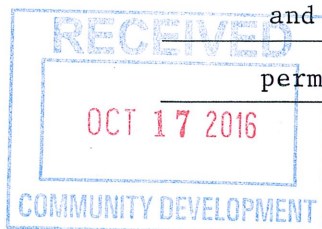
Sec 9.6A/ Lot size. Each lot will have approx 4687 sq ft and 75' Wide

each. Sec 9.7/set- back. A rear set-back of 12' is being requested on each lot

this will permit a 28' deep house. A required front yard set-back of 20'

and side yard set-backs of 7.5' will be met. Applicant requests

permission to subdivide the subject parcel into two buildable lots.



Additional Documents:

Check here if document is attached	Required Document
X	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
X	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment 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.

The subject property is comprised of one 50' wide lot and one 25' wide 1/2 lot. With only one exception, all other interior lots on Boca Ciega Isle are divided in the middle (East to West) as applicant is requesting.

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.

Without variances to both lot size and rear yard set-back, applicant would not be able to build two homes on subject lots of a reasonable size. A 20' rear set back would only allow a 20' deep house. The requested 12' rear set-back would allow for a 28' deep structure.

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

The property was deeded in the configuration that it currently exists. The applicant has taken title to the subject property in the same configuration which was not a result of the action of the applicant.

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

Proposed variance will have no effect on the district boundary on the zoning map.

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

The proposed use will not be non-conforming and is specifically permitted in the zoning district.

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

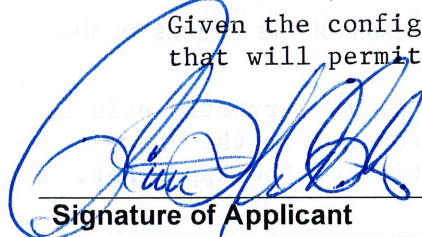
It will not increase density or intensity over that, which is permitted in the comprehensive plan.

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.

The variances are 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.

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

Given the configuration of the lots, this is the minimum variance that will permit a reasonable use of the land.



Signature of Applicant

Date

10/17/16

Signature of Authorized Agent

Date

For office use only:

Hearing Date: _____ Fees: _____

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

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.

Sm I understand that the City will not accept or process an incomplete application.

Sm 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.

Sm On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

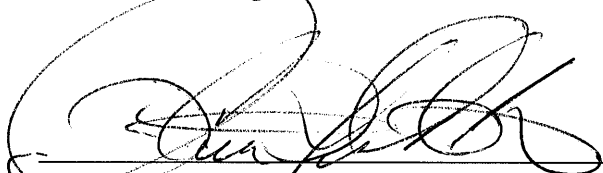
Sm I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.

Sm I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

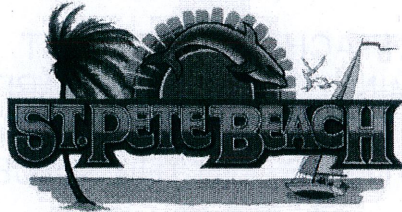
Sm I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

Sm 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

10-17-16
Date



THE SUNSET CAPITAL OF FLORIDA

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Scott E. Mednick, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Scott E. Mednick

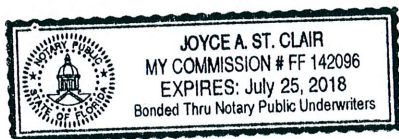
Address: 335- 46th Avenue, St. Pete Beach, FL 33706

[Signature] 10-17-16
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 17th day of October, 2016 by Scott E. Mednick, who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires:

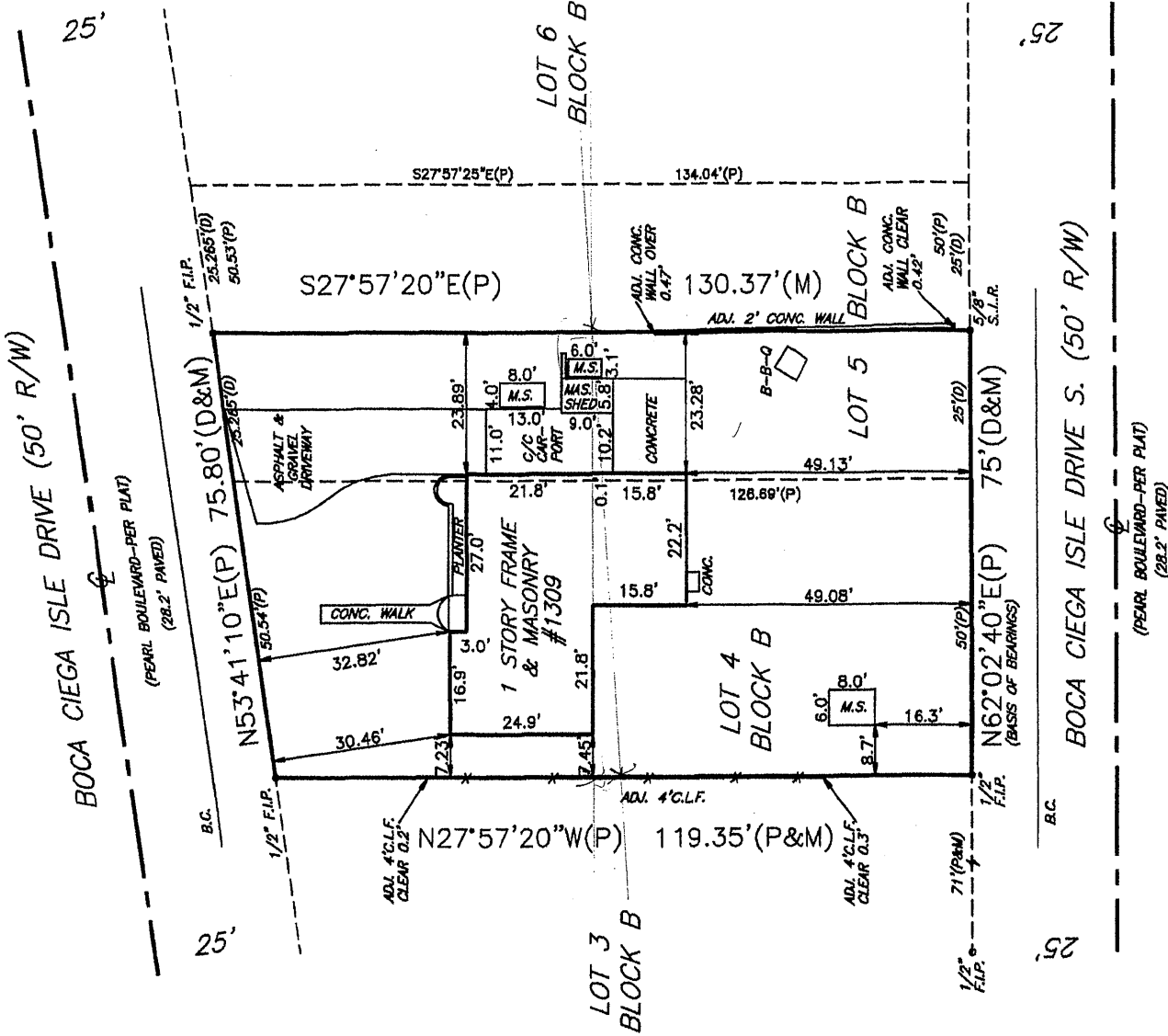
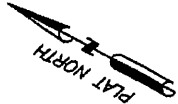


NOTARY:

Print Name: Joyce A Stclair

Notary Public, State of Florida

(Notarial Seal)



A BOUNDARY SURVEY OF LOT 4 AND THE SOUTHWESTERLY ONEHALF OF LOT 5, BLOCK B, BOCA CIEGA ISLE, AS RECORDED IN PLAT BOOK 23, PAGES 31 AND 32, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

JOB NUMBER: MMXVI365 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 9/26/16 SCALE: 1 INCH = 30 FEET DRAWN BY: DCH	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 6 TOWNSHIP 31 SOUTH RANGE 16 EAST	FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0276 G CHECKED BY: DCH
CERTIFIED TO: SCOTT E. MEDNICK SUNCOAST TITLE COMPANY OF FLORIDA INC. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY		
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027. NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON. LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988. B.F.E.=BASE FLOOD ELEVATION. A=ARC LENGTH. ADJ.=ADJACENT. B.C.=BACK OF CURB. C=CHORD LENGTH. C.L.F.=CHAINLINK FENCE. R/W=RIGHT OF WAY. CONC=CONCRETE. M.H.=MANHOLE. C/D=COVERED CONC. CL=CENTERLINE. C.B.=CHORD BEARING. V.F.=VINYL FENCE. R/W=RIGHT OF WAY. EL=ELEVATION. FF=FINISHED FLOOR. F.I.P.=FOUND IRON PIPE. S.I.R.=SET IRON PIPE WITH CAP. #2650 P.C.=POINT OF CURVE. F.I.R.=FOUND IRON ROD. F.C.M.=FOUND CONCRETE MONUMENT. M.=MEASURED. M.S.=METAL SHED. P.O.L.=POINT ON LINE. D=DEED. R=RADIUS. W/W=HING WALL. W.F.=WOOD FENCE. DR=DRAINAGE. UT=UTILITY. EASE=EASEMENT. P/S=PAVERSTONE. B.M.=BENCHMARK. P.L.=POINT OF INTERSECTION. P.R.M.=PERMANENT REFERENCE MONUMENT. P=PLAT. E.P.=EDGE OF PAVEMENT. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"		

Mike Larimore

From: Christiana Pezze <WACHELO@msn.com>
Sent: Friday, November 11, 2016 1:03 PM
To: Mike Larimore; Christiana Pezze
Subject: Objection to lot division on Boca Ciega Isle

Categories: Zoning / BOA

Dear Mr. Larimore,

I own the home on 739 Boca Ciega Isle Dr. I am writting to object to Scott Mednick dividing the lot he bought on Boca Ciega Isle.

My objection is based on several points. This was my second year on the island and during storm season I experienced flooding and overflowing sewage. Having more homes will put more pressure on the already existing problem of the overload on our taxed sewer system. Changing the distance between homes will decrease our privacy which was of great appeal when I purchased our home. It is also of concern because it would decreasing property value of our homes. While it may not inically have a great impact on property value what it does do is open up the doors for others to do the same. It set a precidence for this to keep happening which means it will effect property value, reduce privacy, tax our sewer system and these issues won't go away and will effect the whole beach. One small action like this effects the homeostasis of the whole of our St. Pete Beach Community.

I hope you will have long term vision when approaching this issue and that you will consider it's current residents. I think it would be irresponsible to allow plots to be devided into smaller lots.

Sincerely,
Christiana Pezze

Christiana S. Pezze



Mike Larimore

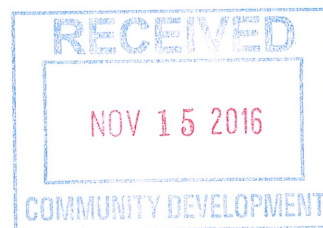
From: Lori Green <lori.green@gcus.com>
Sent: Sunday, November 13, 2016 5:26 PM
To: Mike Larimore
Subject: Case 2016-0066

Categories: Zoning / BOA

I am writing in reference to case # 2016-0066 , property on Boca Ciega Isle Drive.

I have concerns regarding the variance being requested. Building two homes on one lot will only increase the density in our neighborhood, including setting a precedence for future similar variance requests. This may negatively impact property values, available parking and result with potential sewage issues.

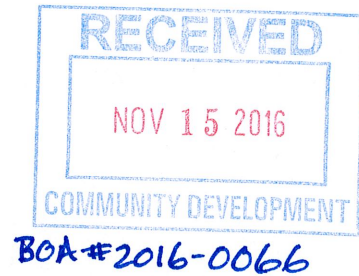
Lori Green
1212 Boca Ciega Isle Drive
St. Pete Beach, Florida 33706



BOA#2016-0066

November 14, 2016

Variance Request # 2016-0066



Dear Mr. Larimore,

We have seen the variance signage on the property at 1309 Boca Ciega Isle Dr. and are very concerned about the ramifications to our neighborhood, should this variance be approved. Specifically, this variance requests to reduce the minimum required lot size to create 2 lots, and force the reduction of the rear set back so that two new homes would "fit". This change does not fit the neighborhood characteristics and is inconsistent with what has been happening in our neighborhood, as the older homes have been getting replaced.

We ask that the Board of Adjustment **deny** this variance request for several reasons including:

- Inconsistent with the single family residential home **characteristics** on Boca Ciega Isle which RU2 zoning requirements are intended to preserve
- Misleading application. The application states "... with only one exception, all other interior lots on Boca Ciega Isle are divided in the middle (East to West) as applicant is requesting..." This statement fails to take into account the shape of Boca Ciega Isle which is much narrower at the applicants end.
- Dividing this property would create the 2 smallest lots on Boca Ciega Isle at only **77.5% of the required minimum**. Currently, the 4 smallest lots at 1295, 1245, 515, and 0 (adjacent to 515) Boca Ciega Isle are at **92.5%, 97.5%, 99.4%, and 98.3%** of the minimum required lot size respectively.
- Inconsistent with the **denial of a previous request** sent to the Board of Adjustment to divide 1110 Boca Ciega Isle which would have resulted in 2 lots at **92%** of the minimum required lot size.
- Putting 2 smaller homes at the entry of Boca Ciega Isle would decrease the **value** of existing homes on Boca Ciega Isle
- Increasing the demands on the already stressed St Pete Beach **sewerage infrastructure** by adding an additional home
- Increasing storm water run off due to increased impervious surfaces.
- Increasing **automobile presence** on Boca Ciega Isle
- Potential to require future easements or variances for power connection, AC units, etc.

This investor does not have the intention to preserve the character and value of our neighborhood. This is strictly a money making proposition. Families on Boca Ciega Isle received an e mail on 11/11 from Joseph Ward stating "...talked to Scott this morning regarding his plans. Eventually he would like to sell one house to his son and the other either sell or rent...".

We ask that the Board of Adjustment maintain the existing minimum zoning requirements and not make an exception to enable 2 small homes to be built on 2 newly created significantly undersized lots. Please reject this second request to divide a lot below the minimum requirements on Boca Ciega Isle and preserve the home values in our neighborhood. Thank you.

Respectfully,

Cindy and Tom Perry
1126 Boca Ciega Isle Dr.

Mike Larimore

From: Debs <dmoss001@tampabay.rr.com>
Sent: Tuesday, November 15, 2016 7:09 AM
To: Mike Larimore
Subject: Case2016-0066

Categories: Zoning / BOA

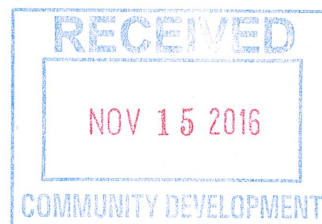
Mr. Larimore,

I am the owner of two homes on Boca Ciega Isle Dr. My homes are located at 609 and 619 Boca Ciega Isle. My family has owned property on this beach in Pass-a-Grille for almost seventy years.

I am writing this email to **whole heartedly support the variance request in 2016-0066**. The property has become an unbelievable eyesore. It's a place for rats and other critters to reside. It is an area of the Island that has some problem properties. It is FANTASTIC that a neighbor bought the property and wants to build two new beautiful residences. It is a large lot and the plan to build two homes makes sense. Maybe a compromise could be to require landscaping to soften the look of two homes. Please allow this variance as it will help the Island look immensely!!!! It will enhance the value and enjoyment all of our properties.

Thank you,

Debora Moss



BOA #2016-0066

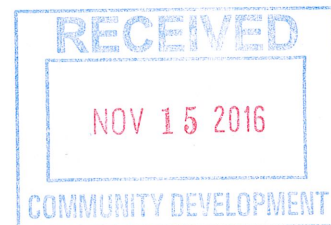
Mike Larimore

From: Patricia Ocean <pocean73@yahoo.com>
Sent: Tuesday, November 15, 2016 7:25 AM
To: Mike Larimore
Subject: BCI split lot

Categories: Zoning / BOA

Hellllloo there!!! I hope you are well today. My name is Rayanne Muntean of 703 BCI Drive. I can't make it to the meeting tonight. Thank you for the invite. My only input is this, Our isle is small. Especially right there at the entrance. Parking and roadway space is always a problem. Safety of walkers and my young children is always a concern. Also sewer on this beach is terrible as I know you are aware of ☹️. One nice home would be a perfect addition to this Isle. Thank you for reading my input. And best of luck tonite. Have a great day.

Sent from my iPhone



BOA #2016-0066

Community Development Dept
St. Pete Beach FL

11-12-16

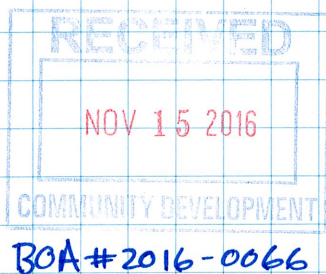
CASE 2016-0066

ATT Michael LAMORE

The LOT AT 1309 HAS always been Lot 4 and Lot 5. It didn't meet the land development originally and still does not. The land development code existed before Scott Mednick purchased this property.

Increasing land density does not increase property values rather it pushes them down or retards value increase. More homes, more sewage into a very heavily loaded system. 60% OF THE LAND AREA will be covered by concrete or house so runoff will increase. Parking has been and will probably continue to be a problem more homes will not help.

I oppose this VARIANCE



Scott B Anton
540 Boca Ciega
Isle Dr St. Pete Bch

REV. NO.	DESCRIPTION	DESIGN:	SCALE:
DATE		DRAWN:	DATE:
FARFIELD		CHKD:	DWG: 41
		APRVD:	

Mike Larimore

From: dorothyharff@gmail.com
Sent: Tuesday, November 15, 2016 12:15 PM
To: Mike Larimore
Subject: 1309 Boca Ciega Isle Dr.

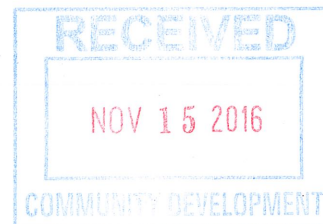
Mr. Larimore:

I am opposed to building two homes on the 1309 property and splitting the lot.

Sincerely,
Dorothy Harff
722 BCI



This email has been checked for viruses by Avast antivirus software.
www.avast.com



BOA#2016-0066

Mike Larimore

From: lennycoe11 <lennycoe11@gmail.com>
Sent: Tuesday, November 15, 2016 2:43 PM
To: Mike Larimore
Cc: Fran Trivison
Subject: Splitting Lots on Boca Ciega

Some concerns

1. Adding more houses will affect sewage..water..parking and flooding problems as we all know. I'm sure the present Plan was designed with the thought there would be limited issues but as we know that didn't work. So now we're going to add more homes....which means more people.. more waste..more cars..more traffic..more issues...All of this so the new owner I feel is going to be building Rental properties..His friend already stated in another email he would like to sell one to a family member and possibly rent the other..So that means the owner of property will not be living there.What if the family member doesn't buy does he rent that one also..

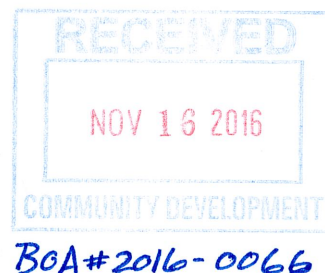
2. If this happens it will open up the possibility of every time someone sells an older home in here someone can swoop in buy it split it and Boom more rentals...

3. For the residents thinking your home value is going up IT WONT..When a Realtor tries to list your home he uses LIKE houses for values..The new homes will have no bearing on your value..

I have no problem with building a new home to replace the old one..Adding more homes to an already overcrowded neighborhood is irresponsible.

Lenny Coe

Sent from my T-Mobile 4G LTE Device



Mike Larimore

From: Laura Travison <lauratravison@gmail.com>
Sent: Wednesday, November 16, 2016 12:17 PM
To: Mike Larimore
Cc: Mom; Chris Iaconetti
Subject: Disapproval of variance change BCI

Categories: Zoning / BOA

Hi Mike. I am strongly opposed to the variance change. This would allow our neighbors to build very close to the back of our property and when building up it would ruin the privacy we currently have in our back yards. This issue does not impact those who live on the water as they have privacy in their back yards. We are already very close to our neighbors and we rely on our back yard privacy to enjoy island life. For one person who wants to build two houses I think it is very unfair to jeopardize every other homes privacy on the island. In fact it is purely selfish to do that to the rest of us for their financial gain. We purchased our property under the current codes and EXPECT that those codes will be upheld and remain in place. If I wasn't at work today in Tampa I would be there to very seriously voice my opinion in person. Please do not allow this to happen - it simply is just not right.

Thank you,

Laura & Chris Iaconetti
1215 Boca Ciega Isle Dr

Sent from my iPhone

