



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Wednesday, 5/31/2017
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. **Approval of Minutes**
4/26/2017
4. **Discussion Regarding Variance Criteria**

5. Agenda Items

- I. Case 17-00001: 2803 Sunset Way – Applicant requests a variance to Section 20.17 of the Land Development Code to increase the maximum allowable height to allow for the construction of a new single-family home with a belfry structure.
- II. Case 17-00002: 3701 Gulf Blvd. – Applicant requests a variance to Section 42.7 of the Land Development Code to reduce the minimum required secondary front yard setback to allow for the construction of a deck.

6. Adjournment

APPEAL

APPEAL: Florida Statutes 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

Electronic media must be submitted a minimum of 24 hours in advance to cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.

BOARD OF ADJUSTMENT MEETING

MINUTES

APRIL 26, 2017

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Ron Holehouse, Vice Chairman
Michael Bomar, Member
Tom DeYampert, Member
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

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 3/29/2017

Member Holehouse made a motion to approve the minutes from the March 29, 2017 meeting. The motion was seconded by Member Lyman and unanimously approved by a roll call vote (5 yeses – 0 nos).

4. Election of Officers

Member Holehouse made a motion to keep Paul Skipper as Chairman. The motion was seconded by Member Lyman and unanimously approved by a roll call vote (5 yeses – 0 nos).

Member DeYampert made a motion for Ron Holehouse to remain Vice Chair. The motion was seconded by Member Lyman and unanimously approved by a roll call vote (5 yeses – 0 nos).

5. Agenda Items

I. Case 2016-0066: 1309 Boca Ciega Isle Drive

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

Chairman Skipper asked the applicant to come forward.

Scott Mednick, owner, submitted a survey and spoke in regard to building two single family residences.

Chairman Skipper asked if anyone 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. The following people spoke in opposition to Case No. 2016-0066:

Laura Trivison, 1215 Boca Ciega Isle Drive

Deborah Schechner, Boca Ciega Isle Drive

Tom Perry, 1126 Boca Ciega Isle Drive

Lori Nicklaus, 520 Boca Ciega Isle Drive

Richard Brogan, Boca Ciega Isle Drive

Steve Gordon, 860 Boca Ciega Isle Drive

Cindy Perry, 1126 Boca Ciega Isle Drive

Fran Trivison, 1215 Boca Ciega Isle Drive

David Hubbard, 1240 Boca Ciega Isle Drive

Laura Trivison, 1215 Boca Ciega Isle Drive

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

Member Holehouse made a motion to approve Case No. 2016-0066. The motion was seconded by Member Lyman. The motion was denied by an individual roll call vote, (0 yeses – 5 nos).

II. Case 2017-0011: 1350 Boca Ciega Isle Drive

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

Chairman Skipper asked the applicant or their representative to come forward.

Rick Waugh, Pinnacle Construction, 4792 Ridgemoor Circle, Palm Harbor, contractor of record for the project, spoke in regard to the variance requests for the relaxation of the front yard setback and height of front yard fence, posts and gates.

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

Laura Travison, 1215 Boca Ciega Isle Drive, spoke in favor of the variance.

Fran Travison, 1215 Boca Ciega Isle Drive, suggested showing drawings, sketches or plans of projects to the public during the Board of Adjustment meetings.

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

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

Member Lyman made a motion to approve Variance Case 2017-0011. The motion was seconded by Member Holehouse. The motion was approved by an individual roll call vote, (4 yeses; 1 no – Member DeYampert).

III. Case 2017-0012: 8801 Gulf Boulevard

Mike Larimore gave Staff's presentation to the board, and the recommendation was for approval.

Chairman Skipper asked the applicant to come forward.

Paula Hernandez, 8801 Gulf Boulevard, homeowner, spoke in regard to the variance request for the construction of a fence.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant. 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 hearing portion and opened it for discussion among the Board members.

Paula Hernandez, 8801 Gulf Boulevard, homeowner, spoke in regard to the plans for landscaping on the property.

Member Holehouse made a motion to approve Case No. 2017-0012. The motion was seconded by Member Lyman. The motion was unanimously approved by an individual roll call vote, (5 yeses - 0 nos).

IV. Case 2017-0013: 421 79th Avenue

Mike Larimore gave Staff's presentation to the board, and the recommendation was for approval.

Chairman Skipper asked the applicant or their representative to come forward.

Karen Marriott, 421 79th Avenue, applicant, spoke in regard to the variance request for the construction of an attached garage.

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

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

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

Member DeYampert made a motion for approval. The motion was seconded by Member Holehouse.

Chairman Skipper asked for discussion. Member Bomar requested that the case number be read, and Chairman Skipper agreed.

Member DeYampert made a motion for approval of variance Case 2017-0013 for the replacement of an existing carport with an attached garage.

The motion was seconded by Member Holehouse. The motion was unanimously approved by an individual roll call vote, (5 yeses; 0 nos).

V. Case 2017-0014: 236 41st Avenue

Mike Larimore gave Staff's presentation to the board, and the recommendation was for approval.

Chairman Skipper asked the applicant or their representative to come forward.

Sam Angeles, 3990 Belle Vista Drive, representing Elizabeth Barron, homeowner, spoke in regard to a variance to allow for laundry facilities.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant. 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 hearing portion and opened it for discussion among the Board members.

Member Lyman made a motion to approve variance Case No. 2017-0014 for the laundry facilities in the garage. The motion was seconded by Member Bomar.

Chairman Skipper asked for further discussion. Mr. Larimore suggested that the motion include a washer, dryer and utility sink. Member Lyman agreed and re-stated her motion as follows:

Member Lyman restated the motion for variance Case No. 2017-0014 to include the washer, dryer and utility sink. The motion was seconded by Member Bomar.

Chairman Skipper asked for discussion. Hearing none, Chairman Skipper called for the roll call vote.

The motion was unanimously approved by an individual roll call vote, (5 yeses - 0 nos).

6. Adjournment

There being no further business before the board, the meeting was adjourned at 3:04 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

5/31/17

**Variance Case
#17-00001**

Applicant/Agent
Michael Chren, Property
Owner

Location
2803 Sunset Way

Commission District
District 4

Staff Representative
Mike Larimore,
Zoning Tech II

Related Cases
N/A

**Staff
Recommendation**
Approval

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code 20.17: Height regulations in the Pass-A-Grille Overlay	Maximum height shall not exceed: 28 feet from Base Flood Elevation (BFE) to midpoint of a sloped roof 32 feet maximum height overall	Vacant Lot	Single-Family dwelling with belfry structure with maximum height 41 feet, 10.5 inches from BFE Exceed maximum height by 9 feet, 10.5 inches

Applicant requests a variance to Section 20.17 of the Land Development Code (LDC) to exceed maximum allowable overall height in the Pass-A-Grille (PAG) Overlay District for a belfry architectural feature in a new single-family residential home. The requested additional height allowance is 9 feet, 10.5 inches above the typical 32 feet maximum height.

Existing Use: Vacant

Proposed Use: Detached Single-Family

Adjacent Uses

North: Residential (Detached Single-Family)

South: Infrastructure (28th Avenue)

East: Infrastructure (Sunset Way)

West: Beach & Dune

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. As of the time of this report, no comments have been received.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The subject property is located in the RU-2 zoning district which allows for single-family residential uses. Additionally, the property is located in the PAG Overlay District that has certain design criteria regulations. The PAG Overlay was recently revamped in City Ordinance #2016-19 enacted on February 28, 2017.

The maximum height regulations in the prior and current PAG Overlay have remained unchanged. The maximum allowable height measured from BFE to the midpoint of a sloped roof or top of the parapet of a flat roof is 28 feet. The maximum allowable overall height measured from BFE to the top of a structure is 32 feet.

The LDC (Sec. 7.2.k) allows for 10 feet of allowance from the eave line of a roof to the maximum height regulations for architectural features and non-habitable structures such as belfries; however this allowance is not extended to structures located in the PAG Overlay District.

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 subject property is not peculiar. However, the reasonable use of the property would be negatively affected and the design of the proposed home would be degraded and contradict the purpose of the new form-based design code of the Pass-A-Grille District.*
- 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 district boundaries or permit a nonconforming use.*

- 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 variance is in harmony with the general intent of the Land Development Code. Design elements that reflect the historic nature of the Pass-A-Grille District are encouraged.*

- 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. However, both the architectural and reasonable use of the proposed structure would be negatively impacted and would harm the resulting design consideration and could contradict the purpose of the form-based design code of the Pass-A-Grille District.*

STAFF RECOMMENDATION:

Staff recommends approval – Having met with the Applicant and his architectural design team regarding the design of the proposed new home, staff believes the Applicant is devoted to creating a home that blends with the surrounding historic Pass-A-Grille District. In staff's opinion, the belfry architectural feature in question is correctly scaled to the home and is indicative of the form and pattern of the historic footprint and is in keeping with the purpose of the new Pass-A-Grille form-based code.

Attachments:

- A. Relevant Code Sections
- B. Aerial Photo
- C. Site Photo
- D. Variance Application
- E. Site Plans

Attachment A.

Sec. 7.2. - Official zoning map and general regulations.

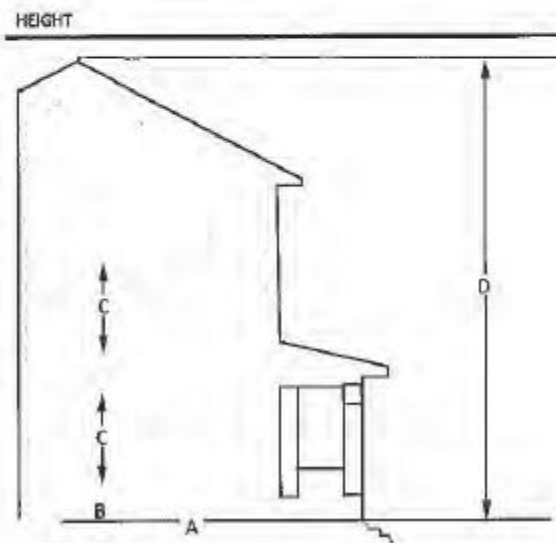
(k) Height limitations. The height limitations contained in the regulations pertaining to specific districts do not apply to spires, belfries, cupolas, personal television antennae, water tanks, ventilators, chimneys, elevator shaft enclosures, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. In addition, the height limitations, except as provided in the PAG Pass-a-Grille Overlay District, shall not apply to non-habitable architectural features extending no more than ten feet above the eave line of a roof. Provided, however, that the heights of the above-cited structures or appurtenances thereto shall not exceed any height limitations prescribed by the Federal Aviation Administration.

Sec 20.17 Building height

Each building lot typology in Sec. 20.15 provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed not to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed 32 feet. Base flood elevation requirements are outlined in Sec. 98-33 of the City's Code of Ordinances.

	MIN	MAX
Building facade requirements:		
A - Base Flood Elevation (BFE) refer to Sec. 98-33		
B - Finished Grade (FG)		Determined by the BFE & FG
C - Height of Floors (liveable)	8	14
D - Total Height (Measurement from the BFE)		
Residential*	--	28-32*
Commercial (non-residential)	--	Refer to Underlying Zoning District

*Not to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed 32 feet.



Attachment B.



Above: Subject property highlighted.

Attachment C.



Above: Subject property, facing west



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: PLN-17-00001

PROPERTY FOR PROPOSED VARIANCE

Legal Description: LOT 1 + SOUTHERN 20' OF LOT 2
Parcel ID: SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST
Address: 2803 Sunset Way, St. Pete Beach, FL 33706
Current Zoning: RU-2 (PAG) FLUM Designation: RU Lot Area: 9100
Existing Use: Vacant Proposed Use: Single-family residence

APPLICANT/AGENT:

Name: Michael Chren
Address: 6106 Mirada Circle
City: St. Petersburg State: FL
Zip: 33715 Phone: (561) 801-4318
Email: mjcwpb@yahoo.com

PROPERTY OWNER:

Name: Michael Chren
Address: 6106 Mirada Circle
City: St. Petersburg State: FL
Zip: 33715 Phone: (561) 801-4318
Email: mjcwpb@yahoo.com

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

See attached documents

Additional Documents:

Check here if document is attached	Required Document
☒	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
☒	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.

See attached documents

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 documents

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

See attached documents

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

See attached documents

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

See attached documents

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

See attached documents

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 documents

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

See attached documents

	4.17.17		
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

HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING

LETTER OF TRANSMITTAL

to Michael and Fatima Chren
11112 Green Bayberry Drive
Palm Beach Gardens, FL 33418

date April 14, 2017

ref Variance Application

phone (561) 625-4324

from David VanGroningen

cc

comments

sending herewith:

- ☐ letter
- ☒ progress drawings
- ☐ samples
- ☐ sketches
- ☐ construction documents
- ☐ specifications
- ☐ other:

action:

- ☐ as requested
- ☐ for information
- ☐ for bidding
- ☐ for approval
- ☐ for review & comment
- ☐ for construction
- ☒ other: For submittal to St. Pete
Beach on April 17, 2017

quantity	description
2	Site Surveys (1 page each on 11x17 paper)
7	Drawings for Variance Application (12 pages each on 12x18 paper)
1	Variance Application Form (12 pages on 8.5x11 paper)

file:

- ☒ client
- ☐ builder
- ☐ outside
- ☐ other:



ATLANTA - NEW YORK

490 Brasfield Square, Atlanta GA 30316 ~ (678) 325-6665 ~ historicalconcepts.com

Referenced Code Sections:

- Sec. 20.17 – Building Height
- Sec. 2.1 - Height (Definition of)
- Sec. 7.2 (k) – Height Limitations

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.*

From what we could tell by traversing the area on foot and in car, and through reviews of available maps, this is the only lot within the Pass-A-Grille historic district whose secondary front yard (along 28th Ave) is the broad/long side of the lot and is the centered termination of a long, perpendicular street axis (Sunset Way). Combined with the public beach access and start of the pedestrian beach path at the West end of 28th Ave, the lot and proposed house have a unique opportunity to contribute in the following ways:

- a. Terminate the visual axis on Sunset Way in a pleasing and appropriate manner
 - b. Serve as a contextually appropriate and vernacularly sensitive way-finding beacon for both local residents and visitors attempting to locate the beach access
 - c. And, improve the public experience from all three public sides of the property with key architectural features that serve as gifts to the community (i.e. fountain, bench/garden plaza, way-finding marker, defined entrance, and terminating vistas).
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.*

To try and best understand the core values of the community and the underlying reasons for the recent changes to the Pass-A-Grille development code, we met with the St. Pete Beach Community Development team on three occasions over the past eight months to review the progress of the design. Based on these meetings as well as extensive precedent research of Spanish and Mediterranean revival structures in the Pass-A-Grille, surrounding St. Petersburg area, and other historic Florida towns, as well as the preceding European examples that likely influenced the local architects and builders, the team developed several design concepts. At the heart of each of these iterations was a bell tower that would serve as a beacon to the surrounding area as well as an entry sequence to the house that would engage pedestrians and provide an appropriately scaled transition from the public (street) to the private (house).

Although we recognize that the conversations with the Community Development team were not binding we believe the form is most consistent with historic architectural precedent, is best suited to balance the asymmetry of the South elevation, and is the most effective and appropriate symbol for the immediate surrounding area. We assume this is why the original concepts were well received by the Community Development team in our earlier meetings.

Eliminating or significantly reducing the scale of the tower would diminish the value to the surrounding area, and simply lowering the rest of the house to bring the tower within the height limits

defined in Sec. 20.17 and Sec. 7.2 [k] would severely limit the buildable potential of the lot. The belfry allows us to realize this potential while breaking down the massing of the house in a way that relates to the street level as well as the one and one-and-a-half story cottages on the Southeast corner of 28th Ave and Sunset Way.

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

The configuration of the streets and lots as well as the inclusion of a public beach access point were all done prior to the purchase of the lot and the development of the proposed design.

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

It is our understanding that granting the requested variance would not impact any district boundaries.

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

We do not wish to change from the designated single-family residential use and understand the belfry to be accessory to this use.

6. *The variance shall not increase density or intensity over that which is permitted in the comprehensive plan.*

It is our understanding that granting the requested variance would neither increase the density or intensity.

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.*

We believe granting the requested variances is consistent with general purpose and intent of the land development regulations and will be beneficial to the neighborhood and public welfare because:

- The proposed design is consistent with the massing and details of historic Spanish and Mediterranean Revival precedent clearly utilized by other homes in the Pass-A-Grille community.
- The program of the home is arranged to best engage the public rights of way to the West, South, and East
- The mass(es) of the home are scaled to most closely reflect the point at which the public and private experience each of them (i.e. taller elements align with longer views and shorter elements are adjacent to more corbeled corridors)
- The forms engage and celebrate their relationship to the sidewalk on 28th Ave as well as the public beach access and path to the west
- The access to the house and site is safer by entering from the sidewalk on 28th Ave, which is buffered from cars on the street, instead of from Sunset Way and the driveway.
- The design provides an identifiable and aesthetically appropriate beacon for the neighborhood as well as an amenity to the community.

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.

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

mjl 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.

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

mjl 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.

mjl 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.

mjl 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.

mjl 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

mil f. lora 4.17.17
Signature of Applicant Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Michael Chren, 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): Michael Chren
Address: 6106 Mirada Circle, St. Petersburg, FL 33715

Michael J. Chren 4.17.17
Signature Date

STATE OF FLORIDA)
PINELLAS COUNTY) SS:

The foregoing instrument was acknowledged before me this 25 day of April, 2017 by Michael J. Chren, who appeared before me, and is personally known to me, or has produced FL DL as identification, and did take an oath.

C 650-SSO 58-261-0

My commission Expires:

NOTARY:

Print Name:

Notary Public, State of Florida

(Notarial Seal)

DORINDA BELTRAMI-HURST
Notary Public, State of Florida
My Comm. Expires May 4, 2020
No. FF 989457



RECEIVED
APR 17 2017
COMMUNITY DEVELOPMENT

VIEW FROM SUNSET WAY LOOKING NORTH TOWARD THE PROPOSED HOUSE

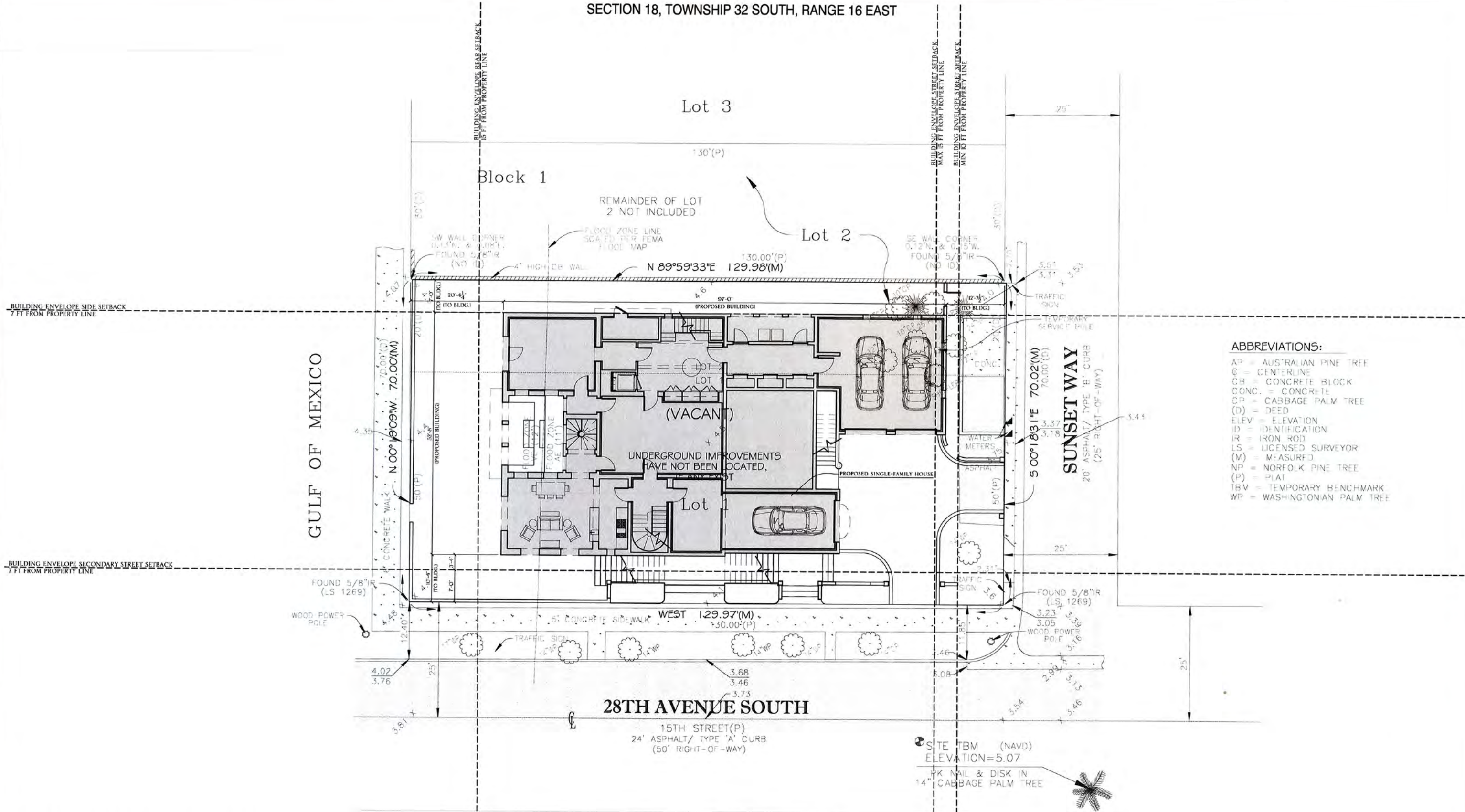


VIEW FROM 28TH AVE LOOKING WEST TOWARD THE BEACH/GULF



VIEW FROM THE BEACH LOOKING EAST TOWARD THE PROPOSED HOUSE

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST



- ABBREVIATIONS:
- AP = AUSTRALIAN PINE TREE
 - C = CENTERLINE
 - CB = CONCRETE BLOCK
 - CONC. = CONCRETE
 - CP = CABBAGE PALM TREE
 - (D) = DEAD
 - ELEV = ELEVATION
 - ID = IDENTIFICATION
 - IR = IRON ROD
 - LS = LICENSED SURVEYOR
 - (M) = MEASURED
 - NP = NORFOLK PINE TREE
 - (P) = PLAT
 - TBM = TEMPORARY BENCHMARK
 - WP = WASHINGTONIAN PALM TREE

NOTES:

YARD SETBACKS DETERMINED FROM PASS-A-GRILLE OVERLAY DISTRICT SEC 20.15 OF THE LAND DEVELOPMENT CODE OF ST. PETE BEACH FLORIDA

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

A SITE PLAN

HISTORICAL CONCEPTS

THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDUMS AND OTHER DOCUMENTS REFERENCED BY THE SPECIFICATIONS. BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEX, THE CONTRACTOR SHALL REVIEW THEM CAREFULLY AND ASK FOR CLARIFICATION OF ANY PART OF THEM BEFORE STARTING. ANY PART OF THE WORK, CANNOT BE DONE WITHOUT FIRST OBTAINING THE CONTRACTOR'S WRITTEN APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

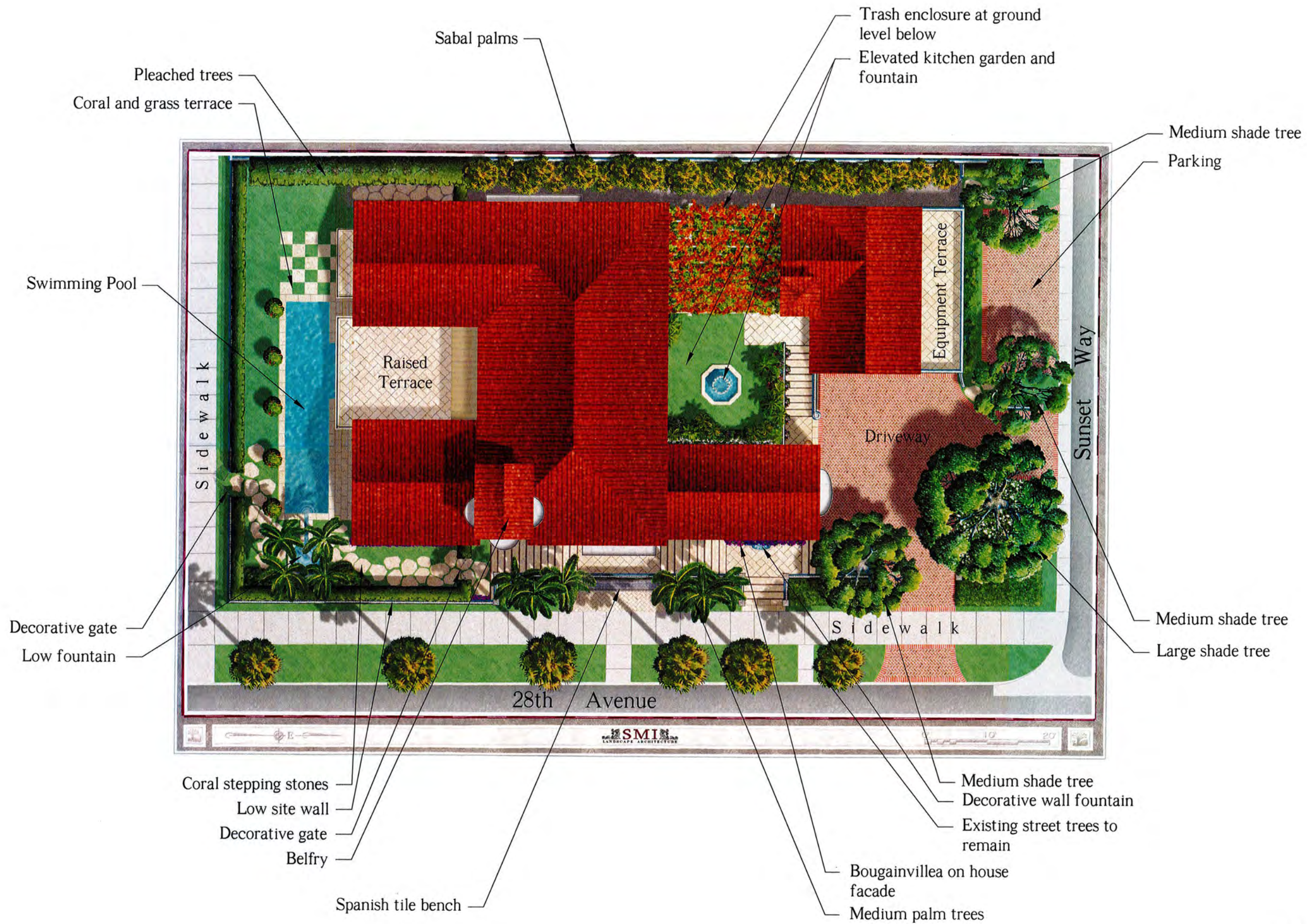
RELEASES:

THE

NOT FOR CONSTRUCTION

REVISIONS:

CHREN RESIDENCE



The Chren Residence

107 28th Ave.
St. Pete Beach, FL



SMI shall retain all common law, statutory and other reserved rights, including the copyright for these drawings. These drawings shall not be used by the recipients or others except by agreement in writing and with appropriate compensation, waiver of claims, and indemnification to SMI

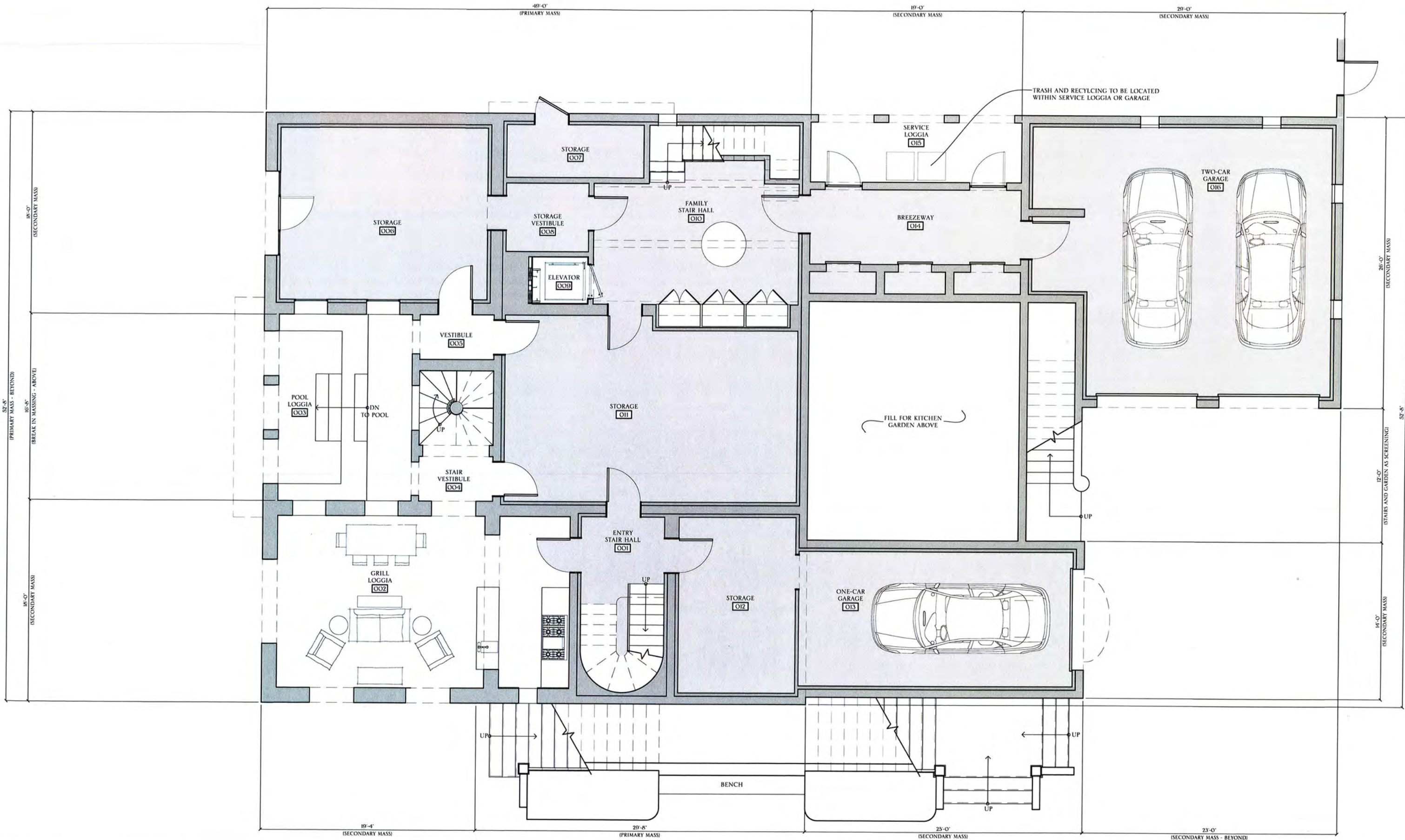
NO.	DATE	DESCRIPTION
REVISIONS		
		Preliminary

SMI

LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: smila@bellsouth.net www.smila.net
FL registration #223 SC registration #329

TITLE		
Schematic Plan		
SCALE	PROJECT NO.	
1/16" = 1'-0"	1609	
DATE:	PRJCT MNGR:	CHECKED:
04-11-2017	BSV	24
SEAL	DRAWING NO.	





A GROUND FLOOR PLAN

SCALE: 25/1/8" = 1'-0"

HISTORICAL CONCEPTS

THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDUMS AND OTHER DOCUMENTS EXCLUDED IN THE PROJECT MANUAL. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

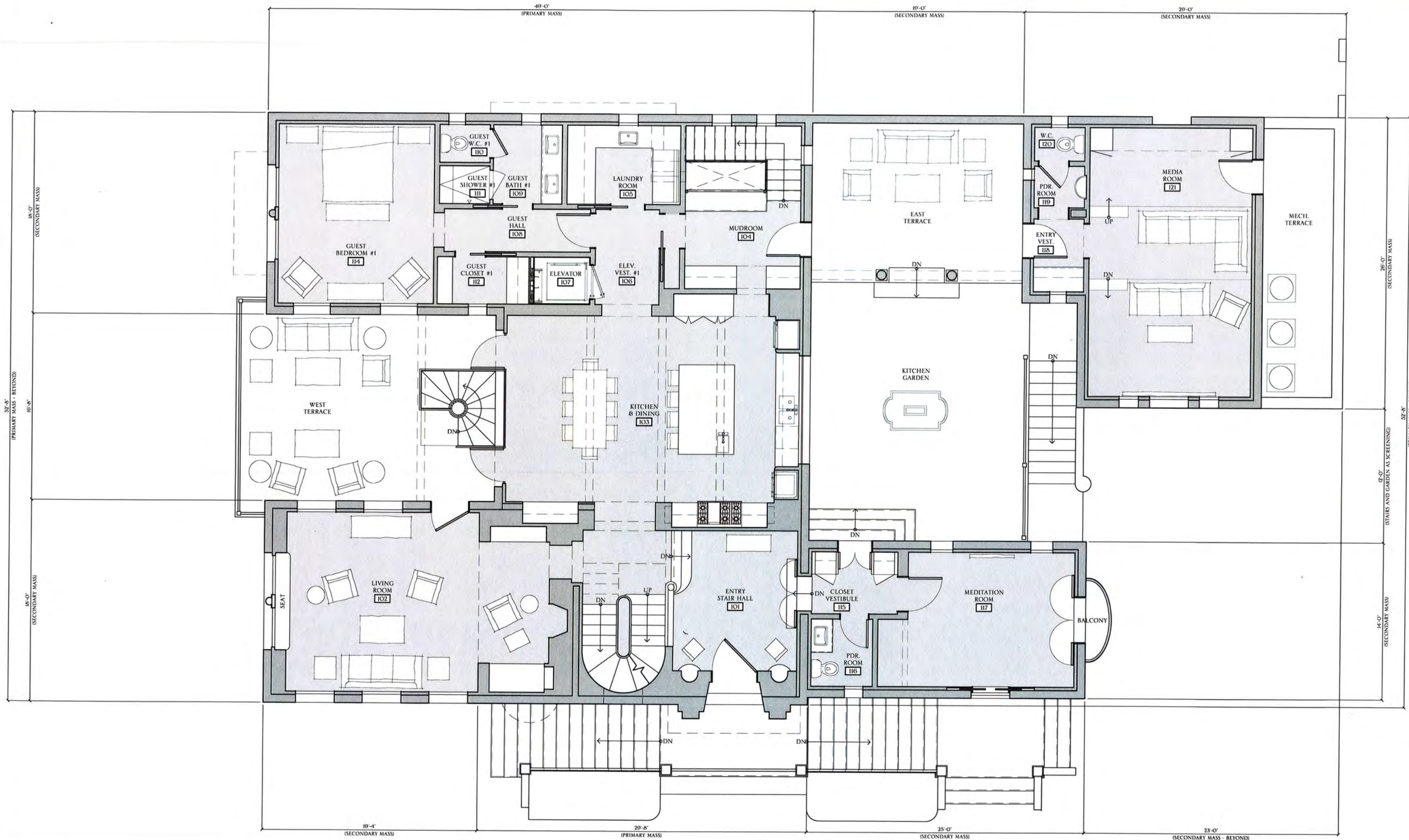
RELEASES:

THE

NOT FOR CONSTRUCTION

REVISIONS:

CHREN RESIDENCE



A MAIN FLOOR PLAN



A SOUTH ELEVATION

HISTORICAL CONCEPTS

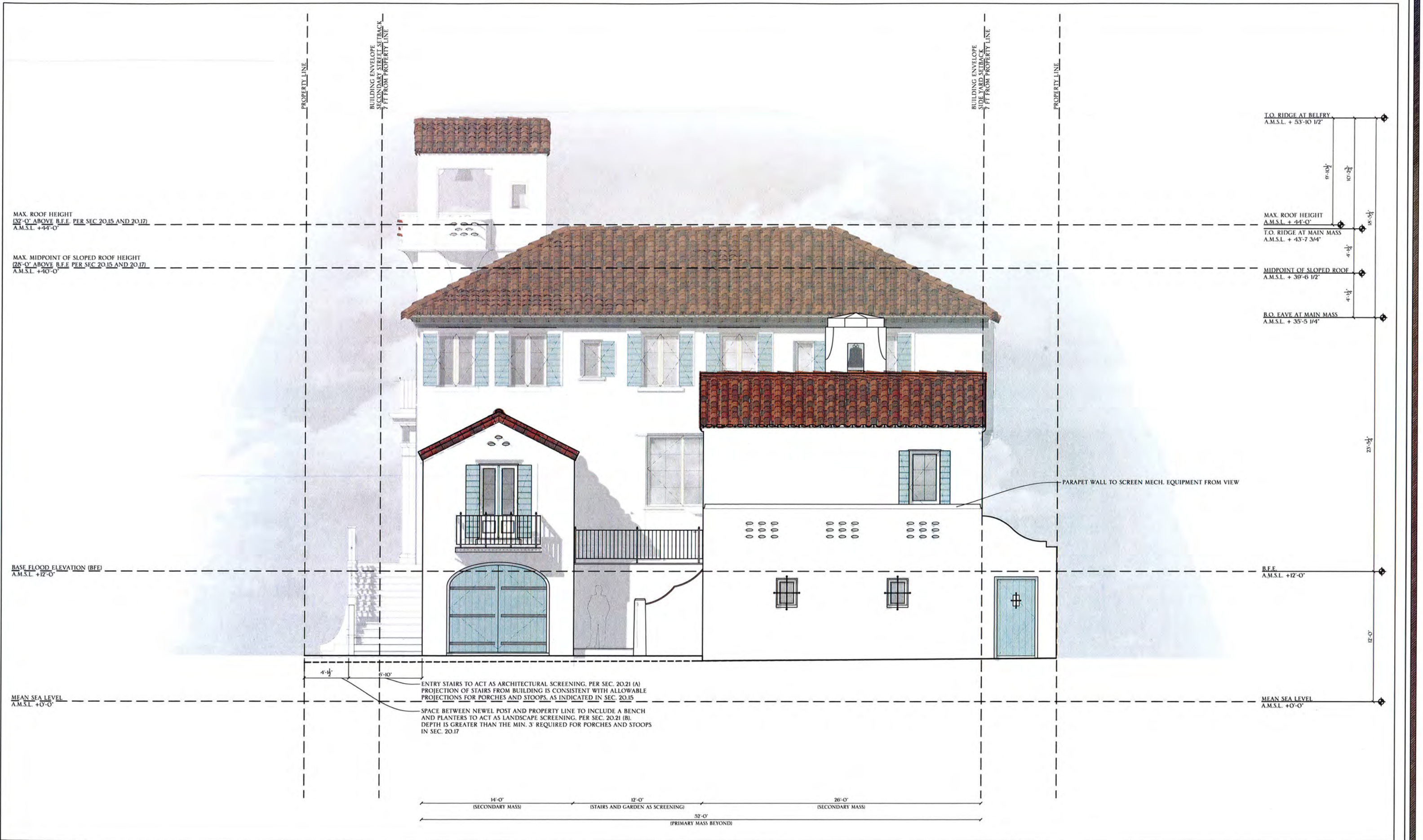
THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, AGREEMENTS AND OTHER DOCUMENTS (INCLUDING AS PER THE SPECIFICATIONS) THAT ARE COMPLEMENTARY TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RELEASES:

THE

NOT FOR CONSTRUCTION

REVISIONS:



A EAST ELEVATION



A NORTH ELEVATION

MAX. ROOF HEIGHT
(32'-0" ABOVE B.F.E. PER SEC. 20.15 AND 20.17)
A.M.S.L. +44'-0"

MAX. MIDPOINT OF SLOPED ROOF HEIGHT
(28'-0" ABOVE B.F.E. PER SEC. 20.15 AND 20.17)
A.M.S.L. +40'-0"

BASE FLOOD ELEVATION (BFE)
A.M.S.L. +12'-0"

MEAN SEA LEVEL
A.M.S.L. +0'-0"

ORNAMENTAL FEATURE PROJECTS 1'-0" PER SEC. 6.22 (C),
AND EAVE PROJECTS LESS THAN THE ALLOWABLE 2'-0"
NOTED IN SEC. 6.22 (D)

BUILDING ENVELOPE
SECONDARY STREET SETBACK
7 FT FROM PROPERTY LINE

PROPERTY LINE

T.O. RIDGE AT BELERY
A.M.S.L. + 53'-10 1/2"

MAX. ROOF HEIGHT
A.M.S.L. + 44'-0"

T.O. RIDGE AT MAIN MASS
A.M.S.L. + 43'-7 3/4"

MIDPOINT OF SLOPED ROOF
A.M.S.L. + 39'-6 1/2"

B.O. EAVE AT MAIN MASS
A.M.S.L. + 35'-5 1/4"

B.F.E.
A.M.S.L. +12'-0"

MEAN SEA LEVEL
A.M.S.L. +0'-0"

ENTRY STAIRS TO ACT AS ARCHITECTURAL SCREENING. PER SEC. 20.21 (A)
PROJECTION OF STAIRS FROM BUILDING IS CONSISTENT WITH ALLOWABLE
PROJECTIONS FOR PORCHES AND STOOPS. AS INDICATED IN SEC. 20.15

SPACE BETWEEN NEWEL POST AND PROPERTY LINE TO INCLUDE A BENCH
AND PLANTERS TO ACT AS LANDSCAPE SCREENING. PER SEC. 20.21 (B).
DEPTH IS GREATER THAN THE MIN. 3' REQUIRED FOR PORCHES AND STOOPS
IN SEC. 20.17

19'-0"
(SECONDARY MASS)

16'-8"
(BREAK IN MASSING)

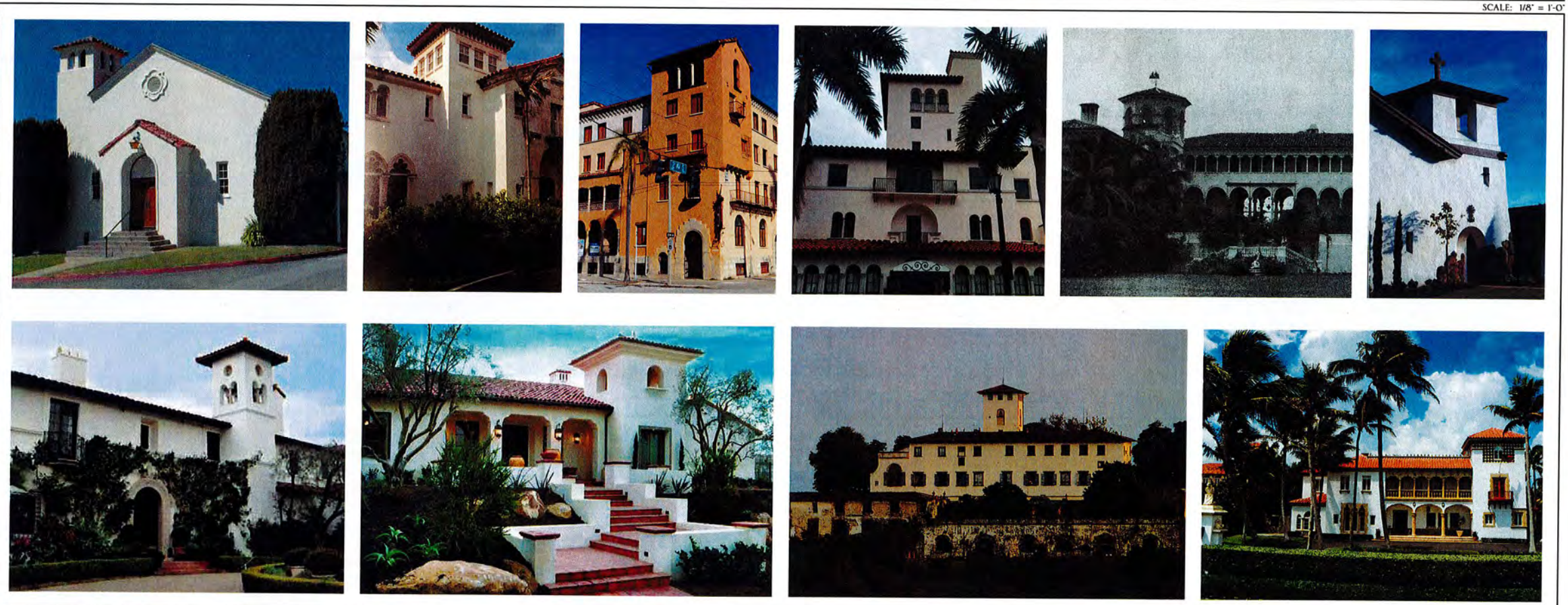
52'-8"
(PRIMARY MASS - BEYOND)

16'-0"
(SECONDARY MASS)

WEST ELEVATION



ELEVATION COMPARISON



PRECEDENT IMAGERY



St. Pete Beach Board of Adjustment

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

5/31/17

Variance Case
#17-00002

Applicant/Agent
Devanand Mangar,
Property Owner

Location
3701 Gulf Blvd.

Commission District
District 3

Staff Representative
Mike Larimore,
Zoning Tech II

Related Cases
N/A

Staff Recommendation
Approval with Conditions

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code 42.7: Secondary Front Yard Setback	20 feet	N/A	5 feet

Applicant requests a variance to Section 42.7 of the Land Development Code to reduce the minimum required secondary front yard setback from 20 feet to 5 feet to allow for extension of an existing outdoor deck.

Existing Use: Transient Lodging (Hotel Zamora)

Adjacent Uses

North: Multi-Family (Bella Maguerite Condominiums) & Commercial (Office)

South: Infrastructure (37th Avenue)

East: Water (McPherson Bayou)

West: Infrastructure (Gulf Blvd.)

Applicant requests a variance to allow for the extension of an existing outdoor deck structure. The existing deck is located in the southeast corner of the property adjacent to McPherson Bayou to the east and 37th Avenue to the south. The new proposed deck is designed to be 26 feet wide and 31 feet long, extend westward from the existing deck over an existing retention pond, and match the existing deck's 5 foot 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. As of the time of this report, no comments have been received.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The subject property is located in the Bayou Residential (BR) zoning district which allows for transient lodging as a conditional use. The outdoor deck is an accessory use to the primary transient lodging use of the property. Decking must meet all typical setback requirements of the zoning district they are located with an exception to an allowable 10 foot encroachment into rear yard setbacks.

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 conditions and circumstances are not peculiar. However, reasonable use of the deck would be compromised if not approved. The proposed deck would not increase the already existing nonconformity.*
- 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 district boundaries or permit a nonconforming use.*

- 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 variance is in harmony with the general intent of the Land Development Code. Maintenance of existing landscape screening and water retention capacity should be considered as necessary conditions if approved.*
- 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. However, reasonable use of the land would be compromised as there is no proposed increase in nonconformity.*

STAFF RECOMMENDATION:

Staff recommends approval with conditions – The Hotel's existing deck has a secondary front yard setback of 5 feet. The proposed extension of deck would not increase this nonconforming characteristic. Staff has determined the proposed deck will not conflict with other regulations and the dense existing landscaping provides a sufficient buffer between the adjacent right-of-way and the proposed deck.

Staff recommends approval with the following three (3) conditions: 1) the dense landscaping is maintained in such a way as to provide effective screening of the proposed deck, and; 2) the capacity and functionality of the existing water retention pond and swale is maintained, and; 3) drinking & dining activities remain prohibited from the deck unless under condition of a special event permit.

Attachments:

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

Attachment A.

Sec. 42.7. - Height and setbacks.

For the Bayou Residential District, height and setbacks are regulated as follows:

Use	Height and Front Yard Setbacks
Exclusive Residential	35 feet with a minimum setback of 20 feet from Gulf Blvd.
Residential uses mixed with commercial uses	54 feet with a minimum setback of 30 feet from Gulf Blvd.
Tourist Lodging with or without a mixed use commercial component	54 feet with a minimum setback of 40 feet from Gulf Blvd.

Other setback requirements:

Secondary Front:	20 Feet
Side yard:	10 percent of lot width per side; 10 foot minimum setback required.
Rear yard	20 feet. No setback shall be required for any structural pedestrian facilities adjacent to any body of water. Outdoor seating areas for permitted commercial uses may be placed within the required rear yard setback.



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: PLN-1700002

PROPERTY FOR PROPOSED VARIANCE

Legal Description: DONCE-SAR PLACE (BLDG ONLY) BLK H, ALL OF BLK H LESS RD TOGETHER WITH THAT 10 FT WIDE STRIP ELY OF SEA WALL LABELED RESERVED PER DEED 987/117
Parcel ID: 07-32-16-21852-029-001

Address: 3701 GULF BOULEVARD

Current Zoning: _____ FLUM
Designation: _____ Lot Area: _____

Existing Use: RETENTION POND Proposed Use: DECK COVER FOR SEATING/STANDING GUEST

APPLICANT/AGENT:

Name: _____
Address: _____
City: _____ State: _____
Zip: _____ Phone: _____
Email: _____

PROPERTY OWNER:

Name: DEVANAND MANGAR
Address: 360 BLANCA AVE
City: TAMPA State: FL
Zip: 33606 Phone: (813) 909-6430
Email: DMANGAR1@ME.COM

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

Variance (M)
~~CONDITIONAL USE APPROVAL~~ FOR THE CONSTRUCTION OF A DECK
TO BE USED FOR OUTDOOR SEATING, WEDDING CEREMONIES, ~~PERMANENT~~ (M)
~~TO SECTION 14.4(g) OF THE LAND DEVELOPMENT CODE (LDC); AND~~
A VARIANCE TO SECTION 42.7 (M) OF THE LDC ALLOWING FOR THE AFOREMENTION
DECK TO ENCROACH 15 (M) FEET INTO THE REQUIRED 20 (M) FEET SECONDARY BACK YARD
SET BACK ALONG 37TH AVENUE

Revisions made 4/21/17 (M)
via email w/Applicant

Mike Larimore

From: Devanand Mangar <Devanand_Mangar@teamhealth.com>
Sent: Friday, April 21, 2017 9:20 AM
To: Mike Larimore
Cc: Jennifer Bryla
Subject: Re: Zamora Variance Request Amendment

Yes please amend, permission granted, and we will be there on the scheduled date.

So much appreciate all the help

Thanks

Devanand Mangar

"Please excuse typos, brevity and informal grammar as message sent from mobile device."

Sent from my iPhone 6 plus

Devanand Mangar, MD, FCCP
President, FGTBA
Regional Medical Director,
TEAMHealth Anesthesia
Chief, Department of Anesthesiology,
Tampa General Hospital
office 813.844.4434
cell 813.909.6430
fax 813.844.4467
Devanand_Mangar@teamhealth.com

On Apr 21, 2017, at 08:17, Mike Larimore <mlarimore@stpetebeach.org> wrote:

Dr. Mangar,

I received your variance request for the exterior deck extension and it is scheduled to be heard at the May 31st Board of Adjustment Meeting. However, I will need to amend your exact "details of the request" as written on the first page of the variance application.

First, you request a "conditional use" when it should be a variance. Since the deck is not associated with a restaurant or bar, it would only require a variance, not a conditional use.

Also, the request states a variance to Section 14.7(c). The request would be to vary from Section 42.7, the setback regulations for the BR zoning district in which the Zamora is located. The quoted request is to "encroach 20 feet in the required 25 feet secondary back yard set back" when it should read "encroach 15 feet into the required 20 feet secondary front yard setback".



3701 Gulf
Variance #17-00002

With your permission, I can 1): amend the request from a "conditional use" to a "variance"; 2): amend the quoted LDC section from "14.7(c)" to "42.7"; and, 3): amend the request from 20 feet into the 25 foot setback to 15 feet into the 20 foot setback (as stated above).

Best,

Mike Larimore

Mike Larimore

Zoning Tech II

City of St. Pete Beach

727-363-9253

<image003.png>

Download SPBConnect at www.stpetebeach.org/spb-connect.html

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity.

Instead, contact this office by phone or in writing.

The information contained in this e-mail message may be privileged and confidential. If the reader of this transmission is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error or are not sure whether it is privileged, please immediately notify us by return e-mail and delete or destroy any copies, electronic, paper or otherwise, which you may have of this communication and any attachments.

1. THE CURRENT EXISTING DECK WILL CONNECT WITH THE NEW PROPOSED DECK AND AN ADDITIONAL EXIT SHALL BE INCORPORATED INTO THE DESIGN OF THE DECK IF NECESSARY

2. A GUARDRAIL SHALL BE INCORPORATED INTO THE DECK IF THE HEIGHT OF THE DECK IS HIGHER THAN 30 INCHES ABOVE THE FINISHED GROUND

3. ALL TREES WITH A DBH GREATER 3" SHALL REMAIN

4. THE EXISTING TREES/HEDGE THAT IS ALONG PROPERTY LINE SHALL REMAIN

5. A FENCE SHALL BE PUT IN PLACE ON THE 37TH AVE + NEXT TO SIDE WALK TO PREVENT GUESTS FROM ACCESSING 37TH AVE.

6. SIGNAGE SHALL BE PLACED IN A PROMINENT LOCATION PROHIBITING THE REMOVAL OF ALCOHOL IN AN OPEN CONTAINER BEYOND THE BOUNDARIES OF THE PROPERTY

7. TWO WASTE RECEPTACLES SHALL BE PLACED ON THE DECK

8. AMPLIFIED SYSTEMS WILL NOT BE PLACED ON DECK

9. THE LIGHTING ON THE DECK SHALL MATCH THE BUILDING AND CURRENT LIGHT ON OTHER DECK, LIGHTS SHIELDED AND LESS THAN 100 WATTS

Additional Documents:

Check here if document is attached	Required Document
	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
	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.

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, THE STRICT APPLICATION OF THE PROVISIONS OF THE LAND DEVELOPMENT REGULATIONS WOULD DEPRIVE US OF REASONABLE USE.

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

THE PECULIAR CONDITIONS ARE THE RESULT OF OUR ACTIONS.

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

THE PROPOSED VARIANCE WILL BE
WITHIN THE EXISTING FOOT PRINT OF
THE PROPERTY.

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

THIS VARIANCE WILL NOT PERMIT
A NON-CONFORMING USE.

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

THE VARIANCE 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.

YES, THE GRANTING OF A VARIANCE
WILL BE IN HARMONY.

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

YES, THE VARIANCE PROPOSED IS THE
MINIMUM VARIANCE THAT WILL MAKE
IT POSSIBLE.

Devant C. Brown

4/14/2017

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.

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

 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.

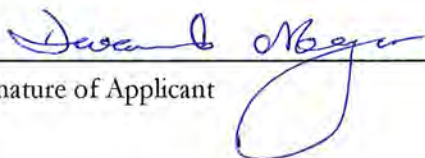
 I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.

 I understand that 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.

 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

 4/14/2017
Signature of Applicant Date

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

(I) WE

DEVANAND MANGAR
(print name of property owner)

hereby authorize

(print name of agent)

to represent me/us in an application for

(type of application: variance, conditional use, zoning, etc.)

Devanand Mangar
Signature of Owner

Signature of Owner

DEVANAND MANGAR
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 14th day of April 2017, by Devanand Mangar who is personally known ☒ or produced _____ as identification.

Jordan Seales
(Notary Signature)

4-17-2017
(Date)

My Commission Expires 6-7-2020





THE SUNSET CAPITAL OF FLORIDA

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, DEVANAND MANGAR, 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): DEVANAND MANGAR / ZAMORA HOSPITALITY

Address: 3701 GULF BOULEVARD

Devanand Mangar Signature 4/14/2017 Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 14th day of April, 2017 by Devanand Mangar, who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires: 6-7-2020



NOTARY: Jordan Seales
Print Name: Jordan Seales
Notary Public, State of Florida
(Notarial Seal)

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

1. ALL STORM STRUCTURES SHALL BE FINISH GROUTED TO INVERT ELEVATION.
2. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
3. SEE COVER SHEET FOR SITE DATA.
4. SEE BOUNDARY & TOPOGRAPHIC SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
5. THE CONTRACTOR SHALL MEET ALL APPLICABLE REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE ACCESSIBILITY REQUIREMENTS MANUAL PREPARED BY THE FLORIDA BOARD OF BUILDING CODES AND STANDARDS.
6. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR THE LOCAL MUNICIPALITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
7. ALL DISTURBED AREAS WITHIN RIGHTS-OF-WAY TO BE SODED.
8. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED.
9. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA.
10. MANGROVES SHALL BE PROTECTED FROM REMOVAL AND DESTRUCTION AT ALL TIMES. TRIMMING MAY BE PERFORMED BY A PROFESSIONAL MANGROVE TRIMMER. CONTACT BRIAN JOHNS AT PINELLAS COUNTY WATER AND NAVIGATION DEPT. (727) 453-0385

1. SIDEWALK IS TO BE CONSTRUCTED IN ACCORDANCE FDOT STANDARD #310 & 304.
2. ALL CONCRETE SIDEWALK PLACED WITHIN THE STATE RIGHT OF WAY SHALL BE A MINIMUM OF 4" THICK (6" THICK IN DRIVEWAYS CROSSINGS), 3,000 P.S.I. CLASS 1 NON-STRUCTURAL CONCRETE WITH FIBER MESH. IN GENERAL ALL SIDEWALK TO BE BUILT IN ACCORDANCE WITH FDOT INDEX 310.
3. ALL DRIVEWAYS TO BE CLOSED ARE TO USE FDOT STANDARD INDEX # 300 (TYPE "F") CURB & GUTTER, 3,000 P.S.I. CLASS 1 NON STRUCTURE CONCRETE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS FDOT DESIGN STANDARDS AS WELL AS FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. ANY DAMAGED SIDEWALK OR CURB ALONG THE FRONTAGE SHALL BE REMOVED AND REPLACED IN COMPLIANCE WITH FDOT DESIGN STANDARDS.

	FIRE DEPARTMENT CONNECTION
	DOUBLE DETECTOR CHECK VALVE
	6' HIGH BLACK ALUMINUM PICKET FENCE
	STORM PIPE
	PIPE END SECTION
	DECORATIVE STREET LIGHT
	BUILDING MOUNTED EXTERIOR LIGHT
	GRASS AREA
	PAVERS
	CONCRETE
	SILT FENCE EROSION CONTROL

PRIOR TO THE REMOVAL OF ANY MATERIAL, THE AREA MUST BE SAW CUT TO PREVENT DAMAGE TO ANY ROADWAYS.

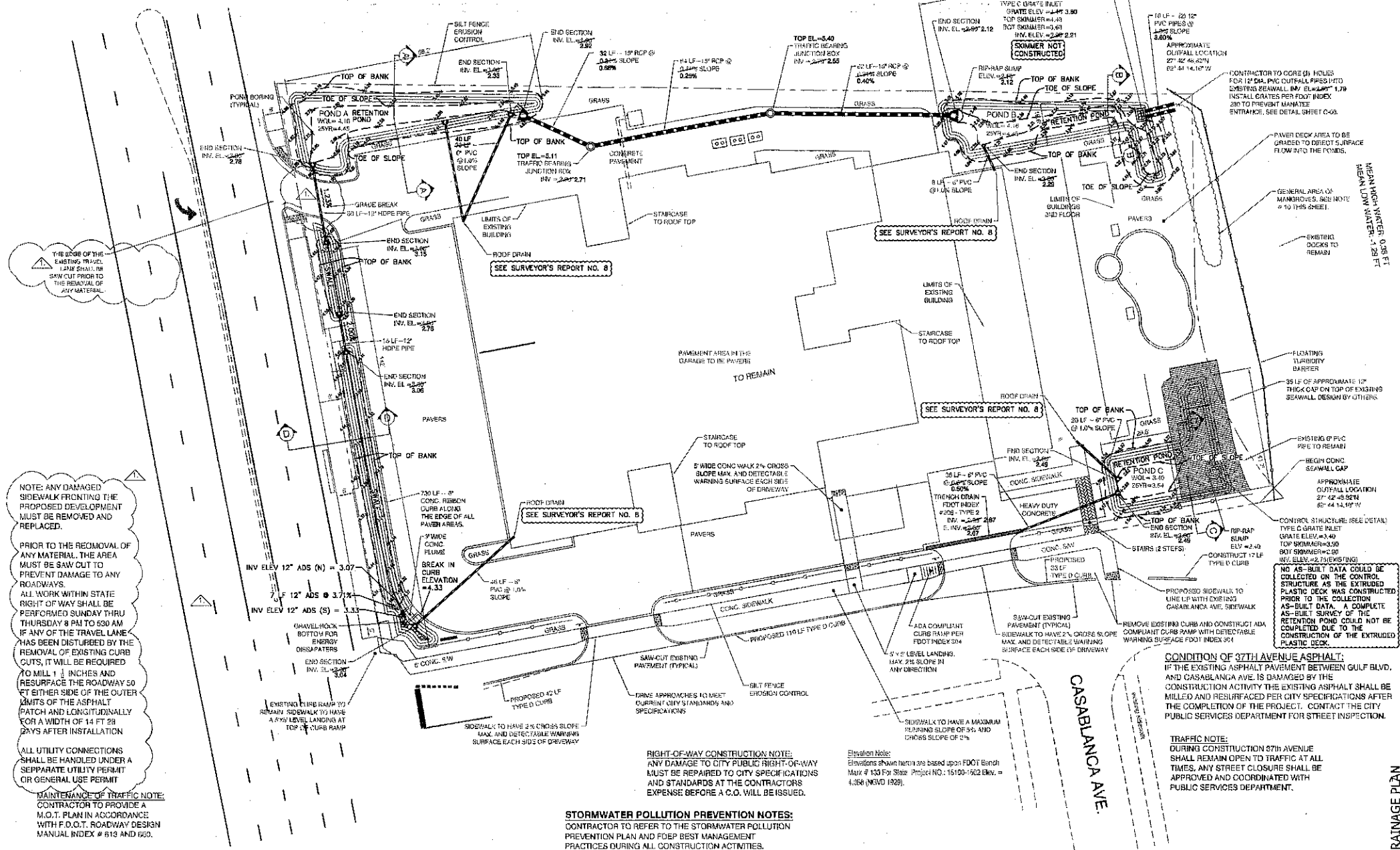
ALL WORK WITHIN STATE RIGHT OF WAY SHALL BE PERFORMED SUNDAY THRU THURSDAY 8 PM TO 530 AM IF ANY OF THE TRAVEL LANE HAS BEEN DISTURBED BY THE REMOVAL OF EXISTING CURB CUTS, IT WILL BE REQUIRED TO MILL 1 1/2 INCHES AND RESURFACE THE ROADWAY 5 FT EITHER SIDE OF THE OUTER LIMITS OF THE ASPHALT PATCH AND LONGITUDINALLY FOR A WIDTH OF 14 FT 28

MAINTENANCE OF TRAFFIC NOTE:
CONTRACTOR TO PROVIDE A
M.O.T. PLAN IN ACCORDANCE
WITH F.D.O.T. ROADWAY DESIGN
MANUAL INDEX # 613 AND 650.

1. This survey not valid unless embossed with a rolled surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. This survey was prepared without the benefit of a Title Commitment, Title Opinion, or Ownership and Easement Report. The surveyor is not aware of any other encroachments that are not shown on this survey that may be found in the Public Records of Pinellas County, Florida.
4. The purpose of this survey is to depict as-built data for the storm sewer system and retention ponds at the site of the former St. Petersburg Municipal Airport.
5. Grey-scale background shown herein derived from digital drawing files of the construction plans for the Hotel Zomara in St. Petersburg Beach, Florida provided to the undersigned surveyor by Howard Civil Engineers, LLC, the owner of the site, for use in this survey.
6. Elevation shown herein are in accord with the elevation datum of the digital drawing files of the construction plans provided to the undersigned surveyor and are relative to the National Geodetic Vertical Datum (NGVD) of 1929.
7. Parent bench mark is Florida Department of Transportation Bench Mark No. 133, a 4" x 4" concrete monument with brass disk set for State Project No. 15100-100. Elevation = 4.088 (NGVD 1929). The parent bench mark (X) was not determined for road flash elevation as it was not possible to get an elevation of the pipe invert at the building.

I, the undersigned Professional Surveyor and Mapper, hereby certify that this As-Built Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Minimum Technical Standards for Land Surveying in the State of Florida Chapter SJ-17, Florida Administrative Code.

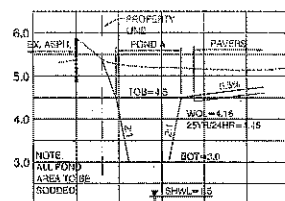
Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida



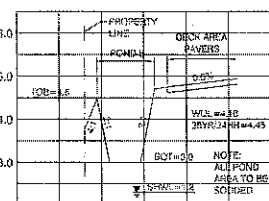
RIGHT-OF-WAY CONSTRUCTION NOTE:
ANY DAMAGE TO CITY PUBLIC RIGHT-OF-WAY
MUST BE REPAIRED TO CITY SPECIFICATIONS
AND STANDARDS AT THE CONTRACTORS
EXPENSE BEFORE A C.O. WILL BE ISSUED.

CONTRACTOR TO REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND FDEP BEST MANAGEMENT PRACTICES DURING ALL CONSTRUCTION ACTIVITIES.

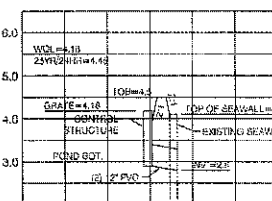
CONTRACTOR TO KEEP FLOATING TURBIDITY BARRIER IN PLACE DURING CONSTRUCTION ACTIVITIES ALONG SEAWALL



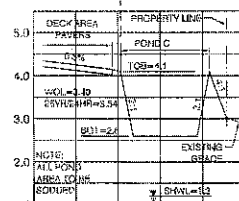
SECTION A-A
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=10'



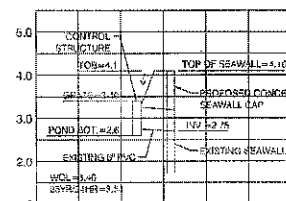
SECTION B-D
HORIZ. SCALE: 1"=20'



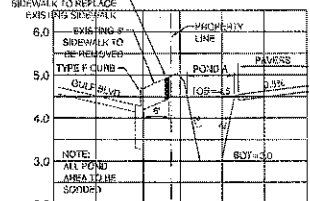
POND B OUTFALL SECTION
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



SECTION C-C
HORIZ. SCALE: 1"=20'



POND C OUTFALL SECTION
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



SECTION D-D
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

MAR 13 2017

PAVING, GRADING AND DRAINAGE PLAN

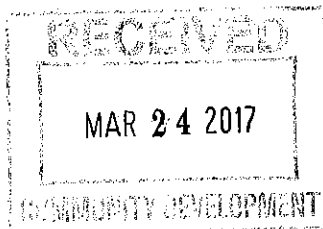
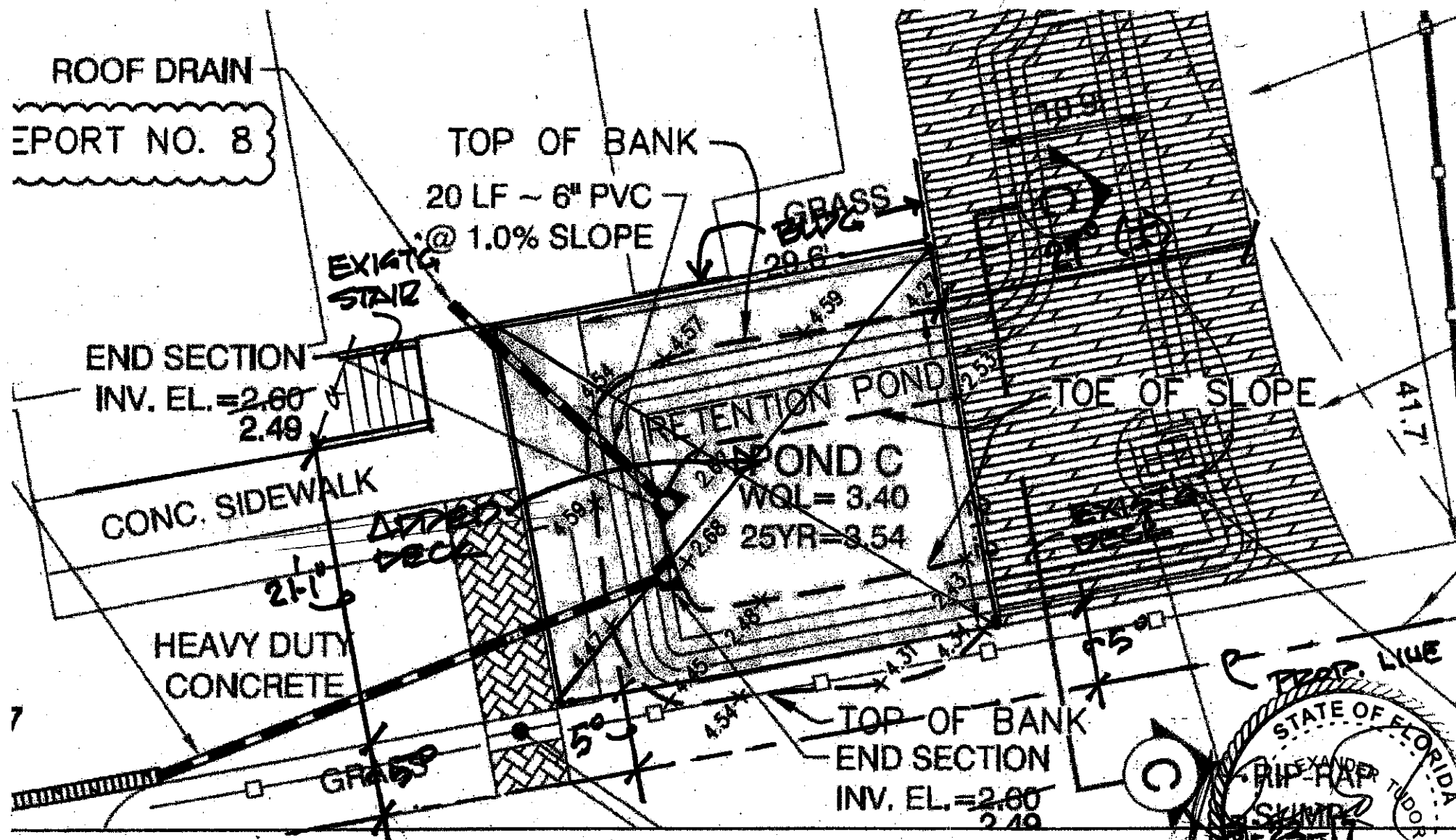
PREPARED FOR:
ZAMORA HOSPITALITY GROUP, LLC
POST OFFICE BOX 1839
TAMPA, FLORIDA 33601

DENNIS J. BENHAM
PROFESSIONAL SURVEYOR & MAPPER
11921 WANDSWORTH DRIVE
TAMPA, FLORIDA 33626
TEL: (813) 403-0220

AS-BUILT SURVEY

∞
CHECKED BY: D.J.B.

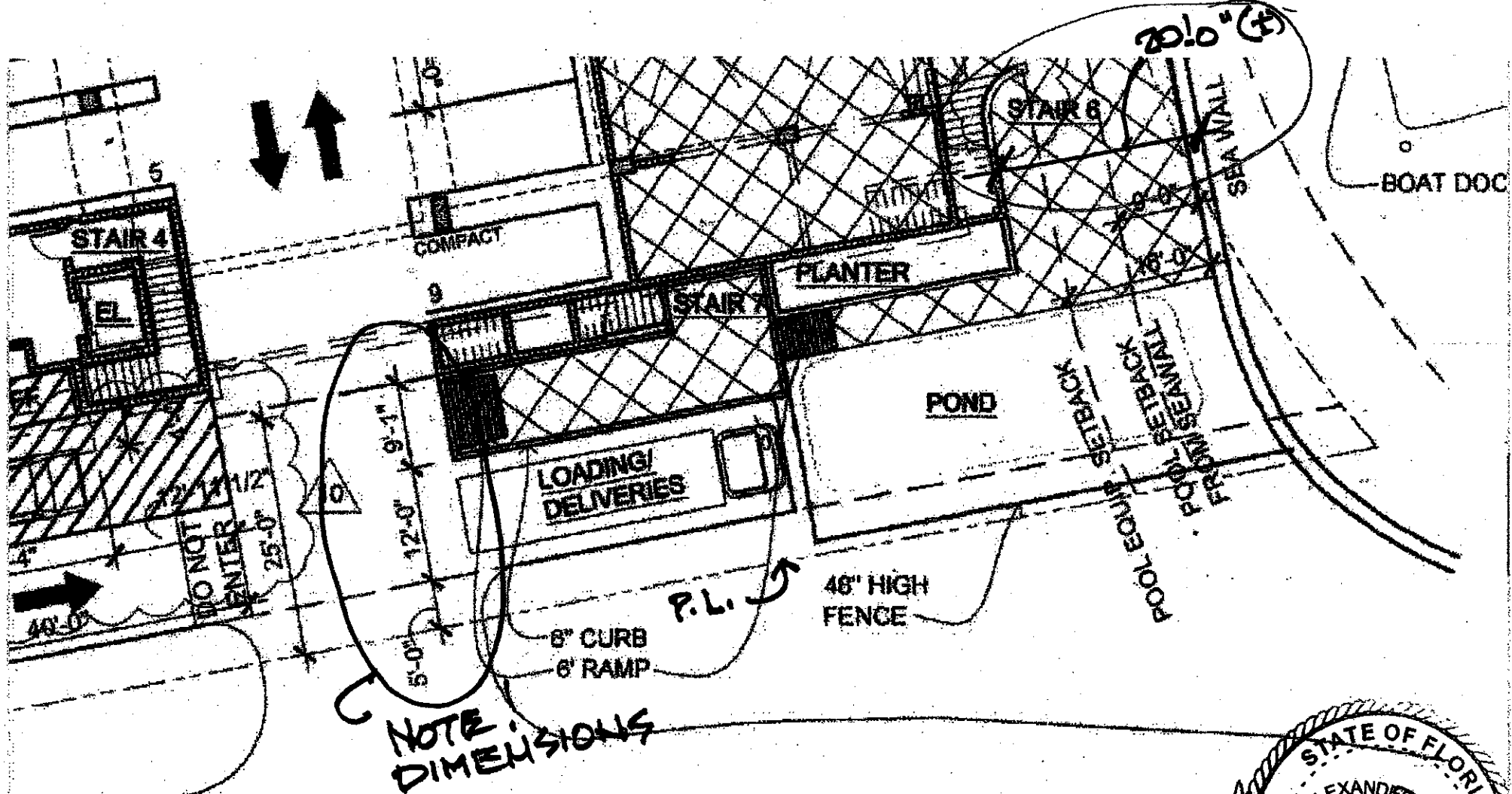
ADDENDUM #1



1

PROPOSED DECK ADDITION - PLAN [1"=10' (±)]
HOTEL ZAKORA.
3701 GULF BLVD. - ST. PETER BEACH, FL.

ADDENDUM #1



MAR 24 2017

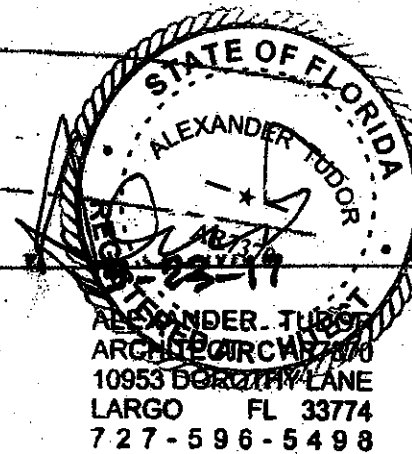
CONFIDENTIAL

PROPOSED DECK ADDITION - PLAN

HOTEL ZAMORA.

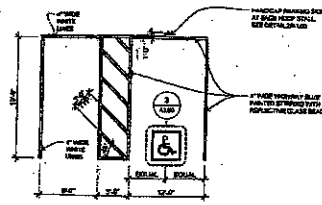
3701 GULF BLVD. - ST. PETER BEACH, FL.

[1"±10' (±1)]

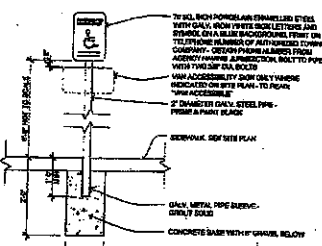


3701 GULF BLVD. - ST. PETER BEACH, FL.

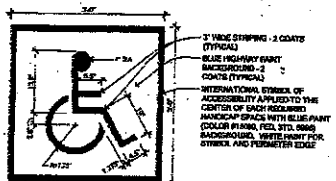
MAR 24 2017



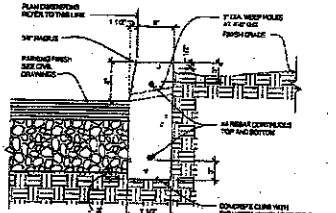
2. HANDICAP PARKING STALL DETAIL
1/2" = 1'-0"



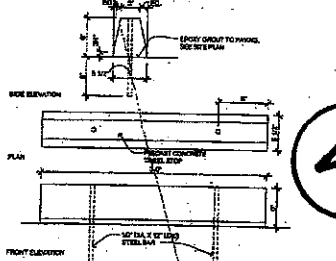
3. HANDICAP SIGN AT STALL
1/2" = 1'-0"



4. HANDICAP SYMBOL OF ACCESSIBILITY
1/2" = 1'-0"



5. CONCRETE CURB AT PARKING/LANDSCAPING
1/2" = 1'-0"



6. WHEEL STOP
1/2" = 1'-0"

MINIMUM OFF-STREET PARKING REQUIREMENTS - TRANSIENT ACCOMMODATION FACILITIES			
PER ST. PETE BEACH LAND DEVELOPMENT CODE - SECTION 14.8 - RPA (RESORT FACILITIES MEZMUM DISTRICT)			
Line	Parking Requirement	Parking Required	
TRANSIENT ACCOMMODATION FACILITIES	1 per transient accommodation unit, plus 1 additional per 10 transient accommodation units	38 units provided	40
restaurant space	1 per 200 of floor area	1,600 sq. ft. restaurant space provided	23
Ballrooms, lobby area, conference and meeting rooms, and storage facilities	1 per 1,000 of floor area	710 sq. ft. ballroom space provided	1
office space	1 per 300 of floor area	3,074 sq. ft. meeting space provided	4
		254 sq. ft. office space provided	1
			60

Parking spaces that are in excess of the number of spaces required by this division shall be constructed as guest parking, but shall not be in a parking structure.

All projects shall be required to provide a minimum of one bicycle rack space, or a number of bicycle rack spaces equal to two percent of the required number of vehicle parking spaces, whichever is greater.

Handicapped parking shall be provided consistent with the requirements of Florida Statutes, as may be amended.

HANDICAPPED ACCESSIBLE PARKING SPACES REQUIRED (PER FDC - 11.4)		
TOTAL PARKING IN LOT	REQUIRED	
51 TO 75	3	
76 TO 100	5	
101 TO 150	8	
151 TO 200	12	
201 TO 250	15	
251 TO 300	18	
301 TO 350	21	
351 TO 400	24	
401 TO 450	27	
451 TO 500	30	
501 TO 550	33	
551 TO 600	36	
601 TO 650	39	
651 TO 700	42	
701 TO 750	45	
751 TO 800	48	
801 TO 850	51	
851 TO 900	54	
901 TO 950	57	
951 TO 1000	60	

In parking structures, one in every eight accessible spaces, but not less than one, shall be "van accessible" and shall be designed as required by Section 11-4.6.3. The vertical clearance at each space shall comply with Section 11-4.6.3. All such spaces may be grouped on one level of a parking structure. When such spaces are provided in a parking structure and only one in eight meet the height requirement of Section 11-4.6.3, they shall be designated as required by Section 11-4.6.4.

Parking Required

Handicapped Accessible Parking Required

Total Parking Required

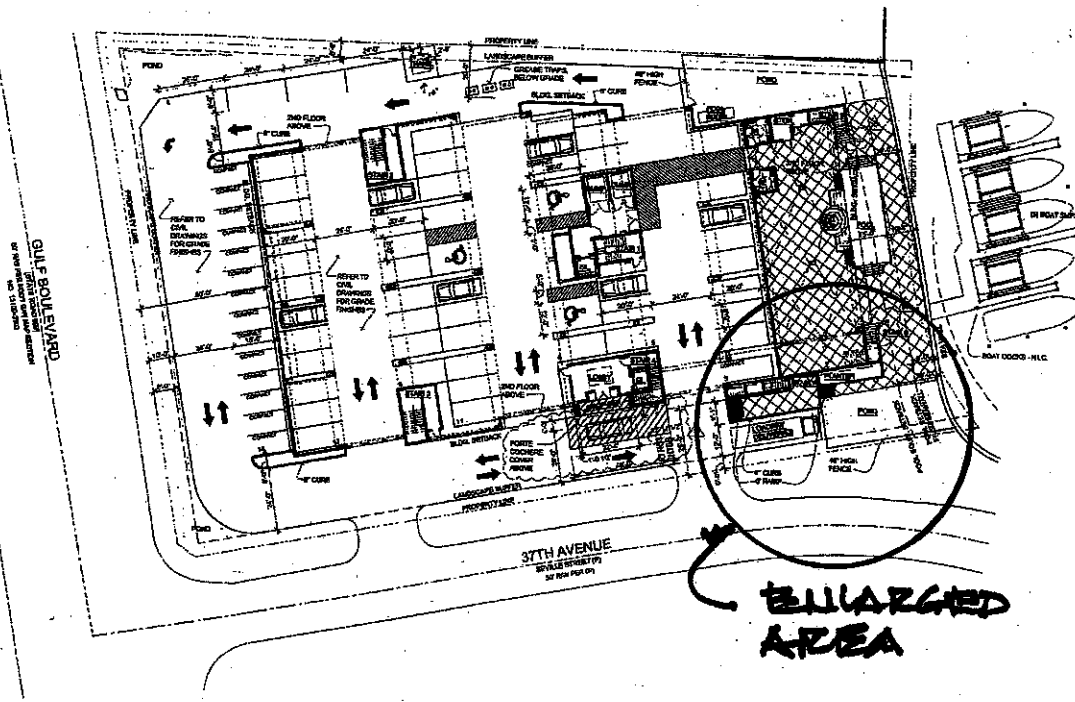
Total Parking Provided

FLOOD VENT CALCULATIONS:

TOTAL VENTILATION REQUIRED (SQ. FT.)	# OF VENTS PROVIDED	TOTAL VENTILATION PROVIDED (SQ. FT.)
204	24	4800

* SHIRT VENT, PROVIDES 200 SQ. FT. OF VENTILATION EACH * AT RATED WALLS (SEE SHIRT VENT, MODEL 1550 12 HAWK OR EQUAL

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ave
tampa, fl 33605
p 813.241.4700
f 813.241.2727
info@designstyles.com
www.designstyles.com



1. SITE PLAN
1" = 20'-0"

4. PROPOSED DECK ADDITION - PLAN [1" = 10' (1)]
HOTEL ZAMORA.
3701 GULF BLVD. - ST. PETERS BEACH, FL.

Hotel Zamora
3701 Gulf Blvd., St. Pete Beach, FL
PREPARED FOR
Terra Nova Ventures, LLC
Project #0734

STATE OF FLORIDA
ALEXANDER TUDOR
ARCHITECT
10933 BOQUET LANE
LARGO, FL 33774
727-596-5498