



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH**

**Notice of Public Meeting
Technical Review Committee**

Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, January 18, 2023
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Variance #22080 - 1 Pass-a-Grille Way

Applicant requests a variance to replace an existing six-foot wood fence with a six-foot vinyl fence within a waterfront yard.

Next Meeting: February 1, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Variance #22080 - 1 Pass-a-Grille Way

Date: January 18, 2023

Prepared By: Kristin Coman, Senior Planner

Through: N/A

Summary of Issue: Applicant requests a variance to replace an existing six-foot wood fence with a six-foot vinyl fence within a waterfront yard.

Funding:

Requested Motion:

Attachments:

1. 22080 - Application Submittal
2. 22080 - Updated Survey
3. 22080 - Photos Supplied with Application Submittal

CASE #: 22080 PARCEL #: 19-32-16-58932-612-0010
 SUBMITTAL DATE: 12/13/22 AMOUNT DUE: 544.10 PAYMENT DATE: 12/13/22

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)



OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Millard Gramble	1 PASS A GRILLE WAY St Pete Beach FL 33706	727 455 6555
Applicant/ Agent	Melanie Vandegriff	1 PASS A GRILLE WAY St Pete Beach FL 33706	727 459 8102
Owner Email Address:		Applicant/Agent Email Address:	
MGGPAG@AOL.COM		INFO@ISLANDSEND.COM	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RLM-2/PAG	RLM	
Legal Description: morey Beach BLK 12, Lots 1, 4, 5 & 8		
Address: 1 PASS A GRILLE WAY, St Pete Bch Unit F		
Explanation of Request: Replace existing 6ft ^{wood} fence with vinyl fence 6ft high in white at same location		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship 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 these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district; *The fence encloses a private patio on the south west corner of the property. There is an existing 6ft fence that has been there for decades. The fence does not block the view of the neighbors as they have their own water front view.*
2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property; *The fence is in disrepair due to Hurricane Ian and now poses a safety hazard.*
3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant; *The land development code only allows for a 4ft fence. This would eliminate the privacy the current fence affords the deck*
4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;
We did not intentionally damage the fence. In reality, we would like to replace with a more expensive fence that will look nicer and appear more unified with our neighbor's fence

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

We are not looking to make money on this but the potential to lose money is possible. This is one of our most popular rooms primarily because of the private deck. I have letters from some of our frequent guests of that room.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

Lot adjacent to West is not in same zone and of similar zone are not water front

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

All we want to do is replace a current fence with one of the same height and footprint.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The old fence is in disrepair. The new fence will look much nicer and resemble our neighbors left vinyl fence



Signature of Applicant



Date



Signature of Authorized Agent



Date

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.

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

MA 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.

MA On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

MO I understand that if a variance is approved by the BOA, City Commission or City Manager, 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 becomes voided.

MO 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.

MA I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative 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.

MO I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

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

MA

Signature of Applicant

11/10/22

Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Millard Gamble, 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 for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, 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): Melanie Vandegrift

Address: 1 PASS AGRILLE WAY

[Signature]
Signature

11/10/22
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 10 day of NOV, 2022 by: Melanie Vandegrift who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

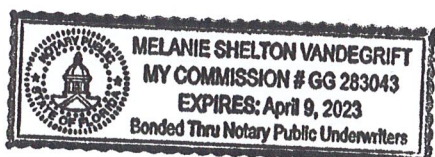
My commission Expires: 4/9/23

NOTARY: [Signature]

Print Name: Melanie Shelton Notary

Vandegrift
Public, State of Florida

(Notarial Seal)



Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE Millard Gamble
(print name of property owner)

hereby authorize Melanie Vandegrift
(print name of agent)

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

Millard Gamble
Signature of Owner

Signature of Owner

Millard Gamble
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 10 day of

NOV 2022 by Millard Gamble or who is

personally known _____ produced

_____ as identification.

~~Millard Gamble~~ Millard Gamble 11/10/22
(Notary Signature) (Date)

My Commission Expires 4/9/23





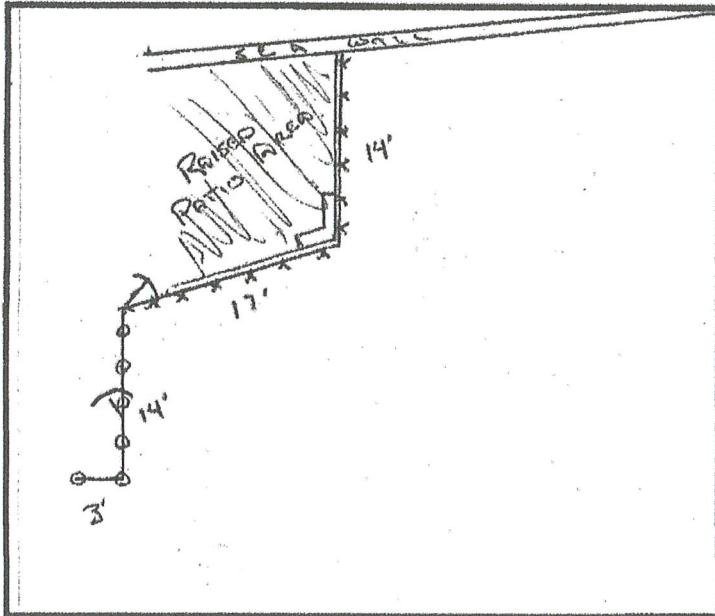
DURACRAFT FENCE

12070 44th St. N.
Clearwater, FL 33762

Over 10,000 Fences Installed Locally

Angie's list
SUPER SERVICE
AWARD
9 YEARS

Phone: (727) 572-7070 www.duracraftfence.com Email: info@duracraftfence.com



Date 11-8-22
Cable _____
Locate# _____

Nearest Cross Street _____

Notes: *** 6' HIGH
 --- 3 1/2' HIGH

ALL POST RATHER THAN ATTACHED
TO BLOCK WALLS INSTALLED IN FRONT

Email: INFO@ISLANDSEND.COM

Customer Name MELANIE VANDERIFT Phone 459-8102
Address 1 PASS A GRILLE WAY City ST. PETE BEACH Zip _____

Duracraft Fence is not responsible for unmarked utilities - see reverse side.

Footage 31' of 6'	# Sections 5 6x6	# Posts 12 5x5x2.5	WHITE TONGUE GROOVE Type & Height 6' VINYL PRIVACY	Gates	Gate Swing ☐ In ☐ Out
17' of 3 1/2'	3 3 1/2 x 6	2 HINGE POST	7/8 x 6 Slats _____ Rails _____ Nails _____		

Special Comments

INDERS

Materials

Total Labor & Other Costs

Vinyl White ☐ Vinyl Tan ☐
Pressure Treated Wood ☐
Concrete Post Holes Yes ☐ No ☐
Fence Face In ☐ Out ☐

Panels \$ 1150-
Concrete \$ 120-
Posts \$ 600-
Gates \$ 600-
Total Mat. \$ 2470-

Permit \$ 200-
Tear Out /
Hauling \$ 350-
Labor \$ 1050-
Material \$ 2470-
Tax \$ 172-
Total* \$ 4242.00



Duracraft Fence is Licensed and Insured
Pinellas County Construction Licensing Board #C-7068

*3.5% discount for payment by cash or check

Accepted By: _____
Print Name: _____

Block 12

Lot 7

4 ft tall
white vinyl

→ left tail 01 tot
white vinyl

⊕ SITE TBM ELEV=6.16' (NAVD)
SET NAIL & DISK (LB 760)
IN CONCRETE ALLEY

—18' ALLEY PER—
PLAT (VACATED)

CURVE !

TRUE CORNER-
NOT SET

FOUND "X" IN -

MOREY BEACH
Plat Book H1, Page 102

18' ALLEY PER-
PLAT (VACATED
PER MEAN HIGH
WATER SURVEY)

FLOOD ZONE	VE(14)
FLOOD ZONE	VE(15)

RECORDS 2096 DATED:
COUNTY CLERK (JAN) YES (N) YES (D) YES (M) YES (T)
COUNTY ASSESSOR (JAN) YES (N) YES (D) YES (M) YES (T)
REVISED 5/27/03
REVISED 2/28/2008 G

**WEST LINE OF LOTS 1-9, BLOCK 12 AS BEING NORTH ASSUMED.
(NO PLAT BEARING ON THIS LINE)**

Background:
**PHELPS COUNTY MAP #288 Y138 (P.C.)
ELEVATION NO. ADJUSTED TO
ELEVATION NAVD 83=40.00'**

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.

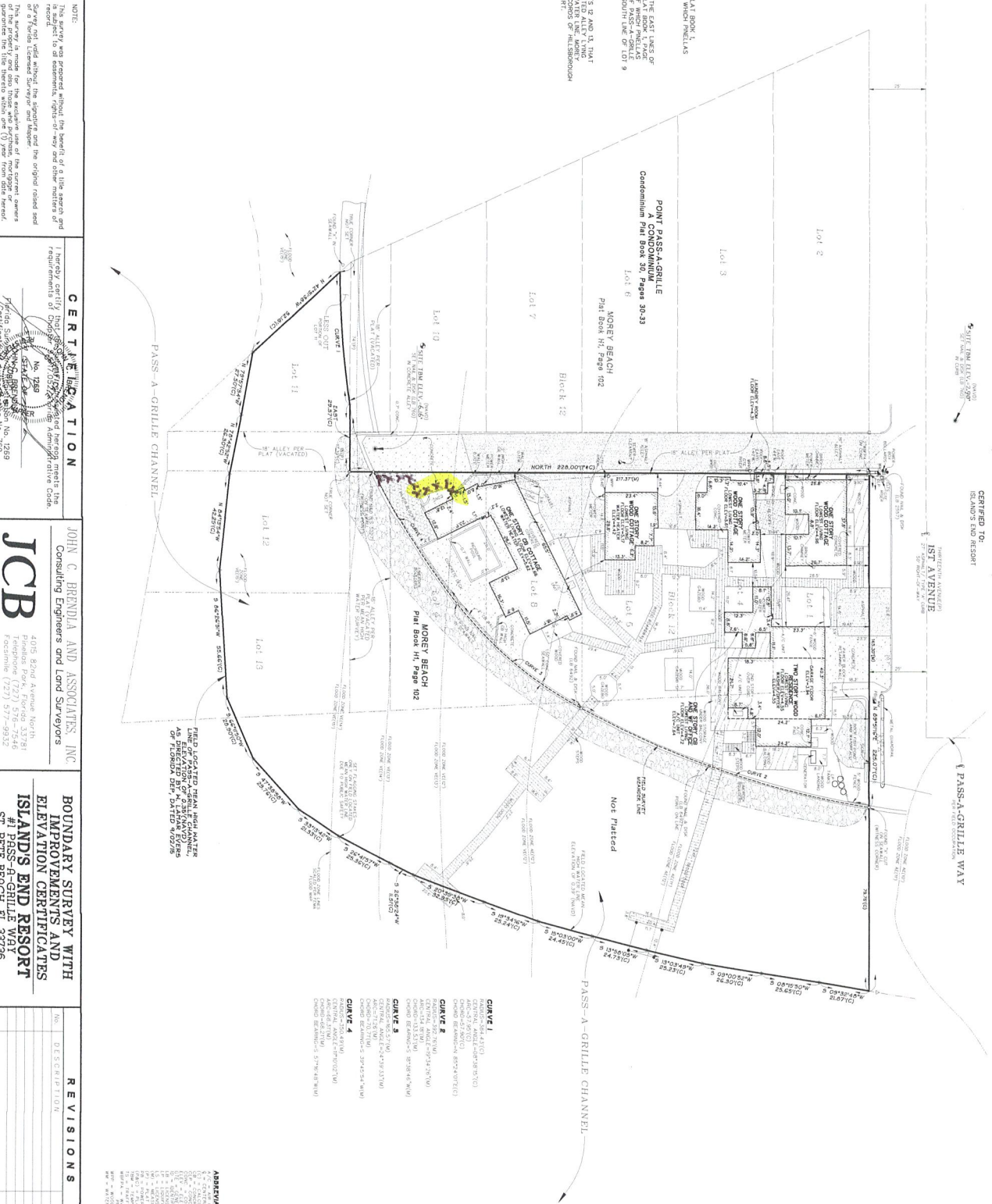
Florida Statute No. 1269

JCB
4015 82nd Avenue North
Pinebliss Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

**BOUNDARY SURVEY WITH
IMPROVEMENTS AND
ELEVATION CERTIFICATES
ISLAND'S END RESORT
#1 PASS-A-GRIFF WAY
ST. PETERS BEACH FL 33736**

DESCRIPTION		DATE
8: 926	PG(S): 7-	
b Number: 1508-1		
urvey Date: 9/08/		
awn: DS		
hecked: JCB		

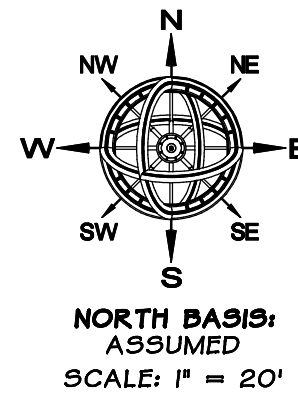
3: 926 PG(S): 7-9
 b Number: 1508-17
 rvey Date: 9/08/15
 own: DS
 ecked: JCB



SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST

CERTIFIED TO:
ISLAND'S END RESORT

(NAVD)
SITE TBM ELEV=2.90'
SET NAIL & DISK (LB 760)
IN CURB



LEGAL DESCRIPTION: (PROVIDED TO SURVEYOR)

LOTS 1, 4, 5, 8 AND 9, BLOCK 12, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

AND

THAT CERTAIN STRIP OF LAND CONTIGUOUS TO AND LYING BETWEEN THE EAST LINES OF LOTS 1, 4, 5, 8 AND 9, BLOCK 12, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND THE MEAN HIGH WATER LINE OF PASS-A-GRILLE CHANNEL AND LYING BETWEEN THE NORTH LINE OF LOT 1, AND THE SOUTH LINE OF LOT 9 ON SAID LINE AS EXTENDED EAST TO THE MEAN HIGH WATER LINE.

AND

ALL OF LOTS 12 AND 13, VACATED ALLEY LYING NORTH OF SAID LOTS 12 AND 13, THAT PART OF LOT 11 LYING SOUTH OF EXISTING SEAWALL, AND THE VACATED ALLEY LYING BETWEEN LOTS 11 AND 12, BLOCK 12, LYING ABOVE THE MEAN HIGH WATER LINE, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

SITE IS CURRENTLY ZONED RLM-2/PAG (RESIDENTIAL DISTRICT/PASS A GRILLE OVERLAY) PER CITY OF ST PETE BEACH OFFICIAL ZONING MAP, ORDINANCE 2011-34, EFFECTIVE 07/10/2012

DATA ACCEIVED VIA MUNICODE 11/29/2022

Sec. 11.6. - Minimum zoning lot requirements.

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

- Detached single-family dwellings.
 - Lot area: 4,400 square feet.
 - Lot width: 40 feet.
- Multifamily and two-family dwellings.
 - Lot area: 4,356 square feet for each dwelling unit.
 - Lot width: 50 feet.
- All other uses. The lot area and width requirements stated below shall be considered the minimum standards; however, the requirements may be modified by the city under the site plan review process to fit the specific use.
 - Lot area: 4,400 square feet.
 - Lot width: 40 feet.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.12. - Maximum impervious surface ratio.

The lot area used in the calculation of the maximum impervious surface ratio shall exclude any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Maximum impervious surface ratio (ISR) for residential uses: 0.70.

Maximum impervious surface ratio (ISR) for non-residential uses: 0.75.

(Ord. No. 03-7, § 3, 5-1-03)

EXISTING SURFACE AREA RATIOS:

TOTAL SITE GROSS AREA=56,413 SQUARE FEET
TOTAL SITE NET AREA=21,648 SQUARE FEET (100%) (TO THE SEAWALL)
TOTAL PERVIOUS AREA=10,402 SQUARE FEET (48%)
TOTAL IMPERVIOUS AREA=11,246 SQUARE FEET (52%)

Flood Zone Data:
FLOOD ZONES AE(11'), AE(12'), VE(12'), VE(13'), VE(14'), VE(15')
COMMUNITY PANEL #125149 12103C0286 6
REVISED 9/3/03

Assumed Basis of Bearings:
WEST LINE OF LOTS 1-9, BLOCK 12 AS BEING NORTH, ASSUMED.
(NO PLAT BEARING ON THIS LINE)

Reference Benchmark:
PINELLAS COUNTY MAP #288 Y135 (P.C.)
ELEV=4.053' NGVD, ADJUSTED TO
ELEV=3.32' NAVD, MSL=0.00'

NOTE:

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.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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.

CERTIFICATION

I hereby certify that the above and presented hereon meets the requirements of Chapter 117, Florida Administrative Code.

John C. Brendla
Professional Land Surveyors and Mappers
Florida Surveyor License No. 4601
Certificate of Registration No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932
LB 760

BOUNDARY SURVEY WITH
IMPROVEMENTS AND
ELEVATION CERTIFICATES
ISLAND'S END RESORT
#1 PASS-A-GRILLE WAY
ST. PETE BEACH, FL 33736

REVISIONS

No.	DESCRIPTION	DATE
1.	ADDED SITE DATA	11/30/22

1508-17.CRD
FB: 926 PO(S): 7-9
Job Number: 1508-17
Survey Date: 9/08/15
Drawn: DS
Checked: JCB







