



BOARD OF ADJUSTMENT MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, November 29, 2023
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the November agenda [with or without changes].

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda item comments. Please complete a comment card and submit it to the Clerk.

3. Approval of Minutes

a. Regular Meeting Minutes October 25, 2023

4. Action Items -

a. Case No. 23060 - 2005 Gulf Way, continued from 10/25/23

Practical Difficulty Variance; Sam Angelides, Angelides Builders for Andrea Crowe requests to construct a 10' x 36' elevated rear addition that will not meet the required 20' rear yard setback with 9.9' proposed (LDC 11.7(a)(4)).

b. Case No. 23075 - 8050 Coquina Way

Practical Difficulty Variance; Jonas Araujo, SmartPavers, Inc., for Steven Sewell requests installation of a circular driveway that exceeds the maximum impervious surface ratio (ISR) of .70 permitted with .82 proposed (LDC Sec. 8.12).

5. Item for Discussion -

a. Approved Meeting Dates for 2024

Review of approved 2024 meeting dates and discuss possible date changes due to conflicts.

6. Adjournment - Next meeting to be held on December 20,2023 -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this 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 (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT BOARD OF ADJUSTMENT MINUTES
OCTOBER 25, 2023 – 2:00 P.M.
Commission Chambers

PRESENT: Michael Bomar, Vice Chair
Denise Chase, Member
BJ Lawson, Member
Dan Small, Member

ABSENT: Paul Skipper, Chair

STAFF PRESENT: Kristin Coman, Senior Planner; Matthew McConnell, Assistant City Attorney; Brandon Berry, Senior Planner; Ginny Bodkin, Deputy City Clerk

Vice Chair Bomar called the meeting to order at 2:00 P.M.

1. Approval of the Agenda - There were no changes.

The Board unanimously approved the agenda by a voice vote.

2. Audience Comments – There were no comments.

3. Approval of Minutes – September 27, 2023 Meeting

Member Lawson moved, and Member Chase seconded approval of the September 27, 2023 meeting minutes as presented; the motion carried unanimously.

4. Action Items

a. Consideration and Approval of Meeting Dates for 2024

Assistant City Attorney McConnell explained that the meeting dates were distributed early in order for members to check their calendars; a full Board has not been present to date in 2023. He reminded the members that they have the power to change meeting dates by motion if they anticipate an upcoming absence. Member Chase stated that May 29th and June 26th would be conflicts for her; Member Small also had a conflict for May. Member Chase could be available May 27th or 28th. Staff will reach out to secure alternate dates.

Member Chase moved, and Member Small seconded to approve and accept the meeting dates for 2024 as presented; the motion carried unanimously.

b. Case No. 23060 - 2005 Gulf Way: Practical Difficulty Variance; Sam Angelides, Angelides Builders for Andrea Crowe requests to construct a 10' x 36' elevated rear addition that will not meet the required 20' rear yard setback with 9.9' proposed (LDC 11.7(a)(4)).

Senior Planner Kristin Coman presented the information for this Practical Difficulty Variance request. Her presentation included photographs, zoning, zoning table, property description,

hearing notices, proposed elevation plans, variance criteria, staff analysis and staff comments; the presentation is part of the meeting record.

Staff findings included: the requested rear yard setback represents a 50.5% difference and an encroachment of 10'1", 9 of the 11 properties in the subject block gain access exclusively using the alleyway, the proposed rear addition would be in close proximity to the "T" intersection that may impair maneuverability and visibility of the alley, and alleys in this area are heavily utilized. Staff found that the interest of justice would not be served in granting the variance; the lot is fully conforming in terms of lot requirements for the zoning district, the existing dwelling is already non-conforming with the rear yard setback, and the request increases that by another 50%.

The staff recommendation found that the variance sought would not advance the purposes of Land Development Code (LDC) Section 1.1 and the variance would be a substantial detriment and impair the intent and purpose of the zoning code. Staff recommendation was for denial. No letters were received for or against the variance.

None of the members present declared any ex-parte communications to report.

Owner/Applicant Dan Crowe of 2005 Gulf Way appeared and testified that the homes on both sides of the alley go all the way back to the limit and they are asking for less than that, creating more space for vehicles than the others. When exploring options to expand, they looked at going higher, but that seemed more intrusive with a bigger impact to views.

Authorized Agent Sam Angelides of 3990 Belle Vista Dr. testified that he studied the expansion in many ways, including building up higher and stated the 10 feet off the alley is more than anyone else has. Building up would require new footings within the structure, which would mean taking down a large part of the structure and cause adverse conditions for the neighbors for 6-8 months. He said the columns could be pushed in two more feet if that would help.

Ms. Coman noted that staff looked at the surrounding properties and some were built in the 1930's and 40's; some are single family homes with garage apartments.

Michael Kan of 104 21st Ave., gave public comment against the variance and setting a precedent with future similar variances.

Mark Ciccarelli of 106 21st Ave spoke against the variance.

Vice Chair Bomar closed public comment.

Mr. Angelides was allowed to speak again; the applicant is not asking to put up a fence on the property line as some of the other properties have done, they are trying to minimize the impact.

Board discussion was reopened. Member Lawson inquired about using people's property for alley navigation; resident Michael Kan was asked by the Board to explain that situation. The Board deliberated. They all acknowledged that each case needs to be considered individually.

Member Chase moved, and Vice Chair Bomar seconded to deny the variance for Case No. 23060 based on testimony heard today and staff recommendations that the variance does not

advance the LDC, Section 11.7; the motion failed with a vote of 2-2. Members Lawson and Small voted no, Member Chase and Vice Chair Bomar voted yes.

Member Lawson moved to approve the variance for Case No. 23060 based on testimony heard today with the addition of staff recommendations to prohibit ever enclosing the space beneath the addition and taking appropriate measures to safeguard navigation around the corner; the motion died 2-2. Members Small and Lawson voted yes, Member Chase and Vice Chair Bomar voted no.

The Vice Chair reopened Board discussion on setbacks, frontage, and building up. Attorney McConnell explained the option to the Board of continuing the case to a date certain to have a full Board in attendance or give staff further direction to assist with decision making. He reminded the members that their vote should be based on evidence and criteria presented, not on personal preference. Applicant Crowe was permitted to speak again; he is willing to not park in the space at the turning point to be more accommodating. Resident Mark Ciccarelli was allowed to speak a second time regarding setbacks and against the variance. The Vice Chair closed public comment a second time.

Member Chase moved and Member Lawson seconded to continue the hearing of the variance for Case No. 23060 to a date certain of November 29, 2023; the motion passed unanimously.

- c. Case No. 23078 - 2905 Sunset Way: Practical Difficulty Variance; Don Saunders, Saunders Construction for Eliot and Bridgette Heller requests to permit the constructed 20' x 7' (140 sf) trellis to remain that does not meet the required minimum side yard setback of 5' with 1'-10" proposed (LDC Sec. 6.13.(c)(3)a).

Senior Planner Brandon Berry presented the information for this Practical Difficulty Variance request. His presentation included an explanation of the request, zoning, survey, prior variance approval information from 2022 for a balcony, plans of the request, a zoning table, photographs, variance criteria and staff findings and recommendations; the presentation is part of the meeting record. Mr. Berry explained that this property received a variance in April of 2022 for a balcony, pool, patios and walkways. At that time, a trellis was included in the plans but not the variance request for reasons unknown; the trellis was constructed with a permit. Mr. Berry explained the details of the variance request. One letter was received from the neighbors to the north, where the encroachment lies, and they had no opposition.

Staff found that the request would not have an adverse impact on the neighborhood. Staff recommended approval with the conditions that – 1) that the size of the trellis remain at 7'x20' with slats that encroach approximately 8" beyond, and a height of 9'2" as depicted on the variance site plan dated 9/18/23. Any expansion, height increase, or relocation of the trellis would require compliance with the LDC or a subsequent variance obtained and 2) the trellis will not be enclosed or roofed by any means except for the installation and future replacement of the slats as depicted on the variance site plan dated 9/18/23 and the ornamental growth of vines or other landscaping as referenced in the application.

Attorney Brian Aungst, 625 Court St., Clearwater, appeared and testified on behalf of the applicants that the structure that was built was permitted by the City; he suspected that staff at the time assumed it was a garden trellis although it was on the plans as it presently exists. His client

would be fully supportive of complying with all of the conditions of approval. He noted that when the permit was resubmitted in June of this year, all issues pointed out, including pavers and pervious surface ratio, were immediately corrected. He also noted that neighbors at 2909 Sunset Way are supportive of the application.

Applicant Eliot Heller of 2905 Sunset Way testified that the fence will be conforming to City Code, and they are willing to negotiate with the neighbors in any way, if necessary.

There being no audience comment, Vice Chair Bomar opened Board discussion.

Member Small moved, and Member Chase seconded to approve the variance for Case No. 23078 based on the evidence and testimony today, and with the staff recommended provisions adhered to; the motion carried unanimously.

5. Adjournment – Next meeting November 29, 2023.

The next meeting was discussed in terms of attendance; alternate members were discussed. Mr. McConnell suggested that the Board members request continuing the meeting/s. The City has never used alternates. Ms. Coman asked if there is any additional information that she can include in staff reports to assist with decision making, but the members felt the packets are very inclusive and informational. Ex-parte site visits were discussed; they are not considered negative and can be helpful – just disclosing them is required.

Member Chase moved and Vice Chair Bomar adjourned the meeting at 3:31 PM.

These minutes will be considered for approval at the November 29, 2023 Board of Adjustment meeting.

BOARD OF ADJUSTMENT MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: Staff recommends motion to **DENY** Variance Case No. 23060 as presented in the applicant's proposal to construct a 10' x 36' elevated rear addition that will not meet the required 20' rear yard setback with 9.9' proposed. The variance relief as detailed in the 10/10/2023 Staff Findings Report does not advance the purpose of the Land Development Code Sec. 1.1, and will be of substantial detriment and impair the intent and purpose of the zoning code resulting in an adverse impact on the neighborhood.

Strategic Objective:

Date: November 29, 2023

Prepared By: Kristin Coman, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: *Practical Difficulty Variance*; Sam Angelides, Angelides Builders for Andrea Crowe requests to construct a 10' x 36' elevated rear addition that will not meet the required 20' rear yard setback with 9.9' proposed (LDC 11.7(a)(4)).

Funding: n/a

Attachments:

1. 23060 - 2005 Gulf Way - Certificate of Completeness with Submittal Documents
2. 23060 - 2005 Gulf Way - Staff Report



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 9/18/2023
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment agenda on the next available hearing of **October 25, 2023**.

Variance Case Number: 23060
Application Type: Practical Difficulty Variance
Owner: Andrea Crowe
Applicant/Agent: Sam Angelides, Angelides Builders
Parcel Number: 18-32-16-68634-009-1100
Address: 2005 Gulf Way, St. Pete Beach, FL 33706
Zone: RLM-2/PAG

Submittal Documents:

1. Completeness Review Letter dated 7/18/2023.
2. Completeness Review Letter #2 dated 8/18/2023.
3. Completed Practical Difficulty Variance application form.
4. Boundary Survey prepared by Target Surveying, Inc. dated 9/9/2020, consisting of 1 sheet.
5. Plan Set prepared by Madril CAD Services, LLC. dated 6/30/2023, consisting of 5 sheets containing site plan, ISR information, demolition plan, floor plan and elevations.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|--|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☐ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ City Manager |

Board Members:

- | | |
|---|---|
| ☒ Paul Skipper, Chair | ☒ BJ Lawson |
| ☒ Michael Bomar, Vice Chair | ☒ Dan Small |
| ☒ Denise Chase | |

Cc: Sam Angelides, Angelides Builders, Applicant ***via email*** (angelidesbuilders@gmail.com)
Andrea Crowe, Owner ***via email*** (crowe_andrea@yahoo.com)



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

PLANNING DEPARTMENT

July 18, 2023

Angelides Builders
3990 Belle Vista Dr,
St Pete Beach, FL 33706

VIA EMAIL: angelidesbuilders@gmail.com

**RE: Board of Adjustment Case No. 23060
Administrative Variance Application
Address: 2005 Gulf Way
Parcel Number: 18-32-16-68634-009-1100**

The City is in receipt of an Administrative Variance submittal in connection with the location above to allow for construction of a rear addition that does not meet required rear yard setback (LDC 11.7(a)(4)).

Staff has reviewed the application pursuant to Section 4.2 of the City's Land Development Code (LDC) for the purpose of determining the completeness of the submittal. Staff has identified items that must be submitted and/or addressed prior to further review. ***Your application cannot be deemed complete, or hearing date provided until the following items are addressed.***

Review of the completed application, boundary survey, site plan, floor plans and elevations submitted resulted in the following comments:

The incorrect application was submitted. A Practical Difficulty Variance Application would be the appropriate application to be completed.

However, it was noted that the following information was incorrect/incomplete and may be beneficial in completing the correct application:

Administrative Variance -Page 1

- The owner's name, full mailing address including zip code was not completed.
- The owner's email address was not completed.
- Legal Description is incorrect, and should reflect PHILLIPS DIVISION REV MAP BLK I, LOT 110 LESS N 1FT & N 1/2 OF VAC ALLEY ADJ ON S TOGETHER WITH THAT VAC PT OF

GULF WAY DESC FROM NW COR LOT 110 TH S01DE 1FT FOR POB TH CONT S01DE 56.5FT TH W 4.33FT TH N 56.5FT TH E 3.81FT TO POB (PER O.R. 13168/437)

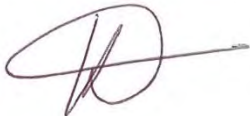
- Explanation of Request-
 The explanation should include:
 Provide overall dimensions of the proposed addition.
 The request should also include the specifics on what variance relief is being sought. Such as, rear setback of ____' is proposed where ___' is required.
- Application was not signed or dated.

Other:

- The Boundary survey dated 6/4/1993 is not acceptable due to not to scale and having not been completed within the last 10 years. A recent survey will be required.
- Required fees: \$500.00 variance fee + \$36.52 mailing fee, **\$536.52** to be submitted.
- If any other improvements are to be made in connection with the project, they should be reflected in the submittal to provide an overview of the improvement.

The Practical Difficulty application can be found on the city website at <https://www.stpetebeach.org/585/Variance>. In addition to the required items, we also encourage you to submit photos, additional elevations, or detail sheets that you may have. Upon receipt of the items listed above, the application submittal will go through a completeness review. Should you have any questions, please contact me at kcoman@stpetebeach.org or 727-363-9265. We look forward to working with you on this project.

Best,



Kristin Coman
Senior Planner

Cc: Board of Adjustment Attorney *via email*



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PLANNING DEPARTMENT

August 18, 2023

Angelides Builders
3990 Belle Vista Dr,
St Pete Beach, FL 33706

VIA EMAIL: angelidesbuilders@gmail.com

**RE: Board of Adjustment Case No. 23060
Practical Difficulty Variance Application
Address: 2005 Gulf Way
Parcel Number: 18-32-16-68634-009-1100
Completeness Review Letter #2**

The City is in receipt of an Practical Difficulty Variance resubmittal in connection with the location above to allow for construction of a rear addition that does not meet required rear yard setback (LDC 11.7(a)(4)).

Staff has reviewed the application pursuant to Section 4.2 of the City's Land Development Code (LDC) for the purpose of determining the completeness of the resubmittal. Staff has identified items that must be submitted and/or addressed prior to further review. ***Your application cannot be deemed complete, or hearing date provided until the following items are addressed.***

Review of the completed application, boundary survey, site plan, floor plans and elevations submitted resulted in the following comments:

Practical Difficulty Variance -Page 1

- Explanation of Request-

The explanation should include:

Provide overall dimensions of the proposed addition.

The request should also include the specifics on what variance relief is being sought. *Such as, rear setback of ____' is proposed where ____' is required.*

Other:

- Boundary survey prepared by Target Surveying, LLC dated 6/12/2023 consisting of 3 pages contains a scale of 1"=25', which is not a standard scale and should be submitted in common scale utilized with an engineer's scale.
- Required fees: \$500.00 variance fee + \$36.52 mailing fee, **\$536.52** to be submitted.
- If any other improvements are to be made in connection with the project, they should be reflected in the submittal to provide an overview of the improvement.

The Practical Difficulty application can be found on the city website at <https://www.stpetebeach.org/585/Variance>. In addition to the required items, we also encourage you to submit photos, additional elevations, or detail sheets that you may have. Upon receipt of the items listed above, the application submittal will go through a completeness review. Should you have any questions, please contact me at kcoman@stpetebeach.org or 727-363-9265. We look forward to working with you on this project.

Best,

A handwritten signature in dark ink, appearing to be 'K Coman', with a stylized loop and a horizontal line extending to the right.

Kristin Coman
Senior Planner

Cc: Board of Adjustment Attorney *via email*

CASE #: 23060Re: SUBMITTAL DATE: 8/10/2023 AMOUNT DUE: 536.52 PAYMENT DATE: 9/12/23**PRACTICAL DIFFICULTY 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)

RECEIVED

SEP 12 2023

COMMUNITY DEVELOPMENT

Amended

RECEIVED

AUG 10 2023

COMMUNITY DEVELOPMENT

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Andrea Crowe	2005 Gulf Way, St. Pete Beach, FL, 33706	708-310-1440
Applicant/Agent	Sam Angelides	3490 Belle Vista Or, St. Pete Beach, FL 33706	727-394-8406
Owner Email Address:		Applicant/Agent Email Address:	
crowe_andrea@yahoo.com		angelidesbuilders@gmail.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RLM-2/PAG	RLM	588,161
Legal Description:	Phillips Division Rev Map BLK1, LOT 110..	
Parcel ID:	18-32-16-68634-009-1100	
Address:	2005 Gulf Way, St. Pete Beach, FL 33706	
Explanation of Request:	Extend house 10' towards alley on 2nd floor over existing driveway, leaving a 9.9' setback. Current setback is 19.9', 20' setback is required. Extension will be same width as house which is 35.1' Underneath will be covered driveway. Added 9/12	

Findings Necessary for Granting Request: In order for an application for a practical difficulty 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. How substantial the variance is in relation to the requirement sought to be varied;

We would like to go 50% into the setback of 20'. Rear set back of 9.9' is proposed, where 20' is required. Present setback is 18.9' 9/12

2. Whether an adverse change will be produced in the character of the neighborhood;

No, other homes on this alley have variability in their setbacks

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

Yes, however that other method would be much more costly and could produce an adverse change in the character of the neighborhood

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Yes, this variance would allow the owners to enjoy more living space on their property in a manner that others in the area do.

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

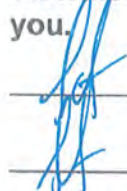
RECEIVED

AUG 10 2023

COMMUNITY DEVELOPMENT

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 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.

 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.

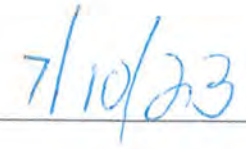
 I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

 I understand that any person aggrieved by the final decision 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.

 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.


Signature of Applicant


Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, SAM ANGELIDES, 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): SAM ANGELIDES
Address: 3990 BELLE VISTA DR SPB 33706
[Signature] 7/12/23
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 12 day of July, 2023 by: SAM ANGELIDES who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires:

NOTARY: [Signature]
Print Name: DEBRA A. SCHOOF Notary

DEBRA A. SCHOOF
Notary Public, State of Florida
My Comm. Expires Mar. 10, 2027
No. HH 358608

Public, State of Florida
(Notarial Seal)

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

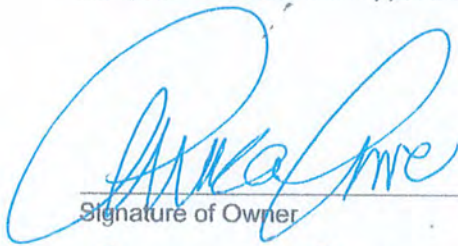
I/WE

Andrea Crowe
(print name of property owner)

hereby authorize

SAM ANGELES
(print name of agent)

to represent me/us in an application for

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

Signature of Owner

Signature of Owner

Andrea Crowe

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 9th day of July 2023 by Andrea Crowe or who is personally known to me and produced ILLINOIS DRIVERS LICENSE as identification. C 600-0037-1307

Donald R. Crowe
(Notary Signature)7-9-2023
(Date)My Commission Expires 4-28-2024

BOUNDARY SURVEY

GULF WAY

50' RW (IMPROVED)

2' CURB

5' WALK

BLOCK CORNER

FOUND 1/2" IRON ROD LB # 780 (P.O.B. FOR PARCEL 1)

(BASIS OF BEARING) N89°33'27"E 108.50'

NORTH 1' OF LOT 110 BLOCK I (NOT INCLUDED)

FOUND 1/2" IRON ROD LB # 760

PORTION OF LOT 110 BLOCK I (INCLUDED)

BUILDING #2005

CONCRETE DRIVE

DIRT ALLEY

DIRT

DIRT

N 1/2 OF VACATED ALLEY (INCLUDED)

REMAINDER OF VACATED ALLEY (NOT INCLUDED)

RECEIVED

SEP 12 2023

COMMUNITY DEVELOPMENT

SURVEY NOTES

CONCRETE DRIVE CROSSING INTO RW ON EASTERLY SIDE OF LOT.

THERE ARE FENCES AND A CBS WALL NEAR THE BOUNDARY OF THE PROPERTY.

CONCRETE WALK CROSSES OVER PROPERTY LINE ON WESTERLY SIDE OF LOT.

"A" = SET 1/2" IRON ROD LB #7893

SCALE 1"=20'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
SURVEY NUMBER:
591756

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LEGAL DESCRIPTION AND CERTIFICATION

LOT 110, LESS THE NORTH ONE FOOT, BLOCK I, AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND CONTIGUOUS TO SAID LOT 110, THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE-CITY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 38, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 49.00 FEET OF SAID LOT 110 RUN S 00DEG 31'21" EAST, 56.00 FEET; THENCE S 89DEG 33'27" WEST, 4.33 FEET; THENCE NORTH 00DEG 00'36" EAST, 56.50 FEET: THENCE NORTH 89DEG 33'27" EAST, 3.79 FEET TO THE POINT OF BEGINNING.

Community Number: 125149 PINELLAS Panel: 12103C0278 Suffix: H F.I.R.M. Date: 8/24/2021 Flood Zone: AE Field Work: 6/12/2023

Certified To:

DANIEL E. CROWE AND ANDREA C. CROWE; LANDSTAR SETTLEMENT SERVICES; ALLIANT NATIONAL TITLE INSURANCE COMPANY

Property Address:

2005 GULF WAY
ST PETE BEACH, FL 33706

Survey Number: 591756

Client File Number: 2023-1609

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D.W.	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH J
OSBORNE

Digitally signed by
KENNETH J
OSBORNE
Date: 2023.09.05
14:34:16 -04'00'

PRINTING INSTRUCTIONS:

WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE"
TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)



LB #7893

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WEBSITE: www.targetsurveying.net

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

INFORMATION OF DRAWINGS (2020 FBC 7th ED. 1603.1.4)

- BASIC WIND SPEED, MPH: 145 MPH, 3 SECOND GUST
- WIND IMPORTANCE FACTOR: 1
- WIND EXPOSURE: D
- APPLICABLE INTERNAL PRESSURE COEFFICIENT: ±18

COMPONENT AND CLADDING LOADS:
 ZONE 1 = +36.0, -38.4
 ZONE 2 = +36.0, -45.3
 ZONE 3 = +36.0, -45.3
 ZONE 4 = +38.7, -42.1
 ZONE 5 = +38.7, -50.5

BUILDING SPECIFICATIONS

- BUILDING CATEGORY: II
- CONSTRUCTION TYPE: V-B
- OCCUPANCY CLASSIFICATION: R-3
- EXISTING 1st FLR COND. AREA: 252 SQ FT.
- EXISTING 2nd FLR COND. AREA: 1,724 SQ FT.
- NEW 2nd FLR COND. AREA ADDED: 360 SQ FT.
- NEW TOTAL FLR COND. AREA: 2,336 SQ FT.
- EXISTING 1st FLR COV. PORCH AREA: 938 SQ FT.
- EXISTING 2nd FLR COV. PORCH AREA: 606 SQ FT.
- EXISTING GARAGE AREA: 1,044 SQ FT.
- NEW CARPORT AREA: 360 SQ FT.
- EXISTING UTILITY AREA: 112 SQ FT.
- NEW TOTAL NON-COND. AREA: 3,060 SQ FT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WORK.

NOTE: BRANCH CIRCUITS THAT SUPPLY 125V, 15 & 20 AMP OUTLETS IN DWELLING UNIT BEDROOMS TO HAVE AFCI PROTECTION

THESE PLANS APPLY TO SECTION 1603 OF THE 2020 FLORIDA BUILDING CODE 7th ED.

FRAMING NOTES:

ALL INTERIOR DIMENSIONS ARE GIVEN TO THE INDICATED FACE OF THE STUD UNLESS NOTED OTHERWISE.

GENERAL REQUIREMENTS

1. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS WHICH MAY BE NECESSARY.
2. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. CONTACT THE ARCHITECT WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON THE DRAWINGS.
4. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR ONE WEEK REVIEW TIME AFTER RECEIPT BY THIS FIRM. NO FABRICATION IS TO PROCEED PRIOR TO REVIEW BY THE DESIGNER.

DESIGN CRITERIA

1. APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2020 7th EDITION.
2. DESIGN LIVE LOADS:
 ROOF 30 PSF
 BEDROOMS 30 PSF
 LIVING AREA AND BATHROOMS 40 PSF
3. DESIGN WIND VELOCITY = 145 MPH
4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2020 7th EDITION

SITE INFORMATION

LEGAL LOT DESCRIPTION:

PHILLIPS DIVISION REV MAP BLK I, LOT 110 LESS N 1FT & N 1/2 OF VAC ALLEY ADJ ON S TOGETHER WITH THAT VAC PT OF GULF WAY DESC FROM NW COR LOT 110 TH S01DE 1FT FOR POB TH CONT S01DE 56.5FT TH W 4.33FT TH N 56.5FT TH E 3.81FT TO POB (PER O.R. 13168/437)
 ST. PETE BEACH, FLORIDA
 ZONING: RLM-2

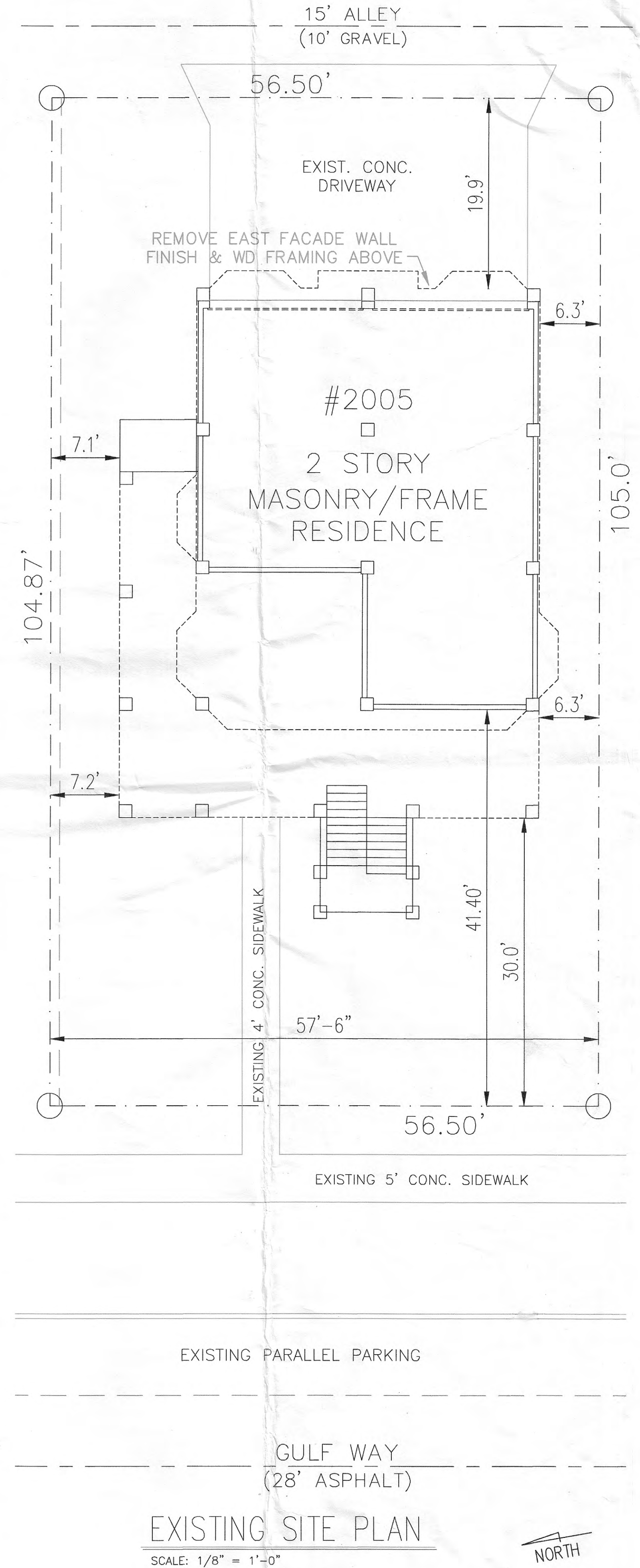
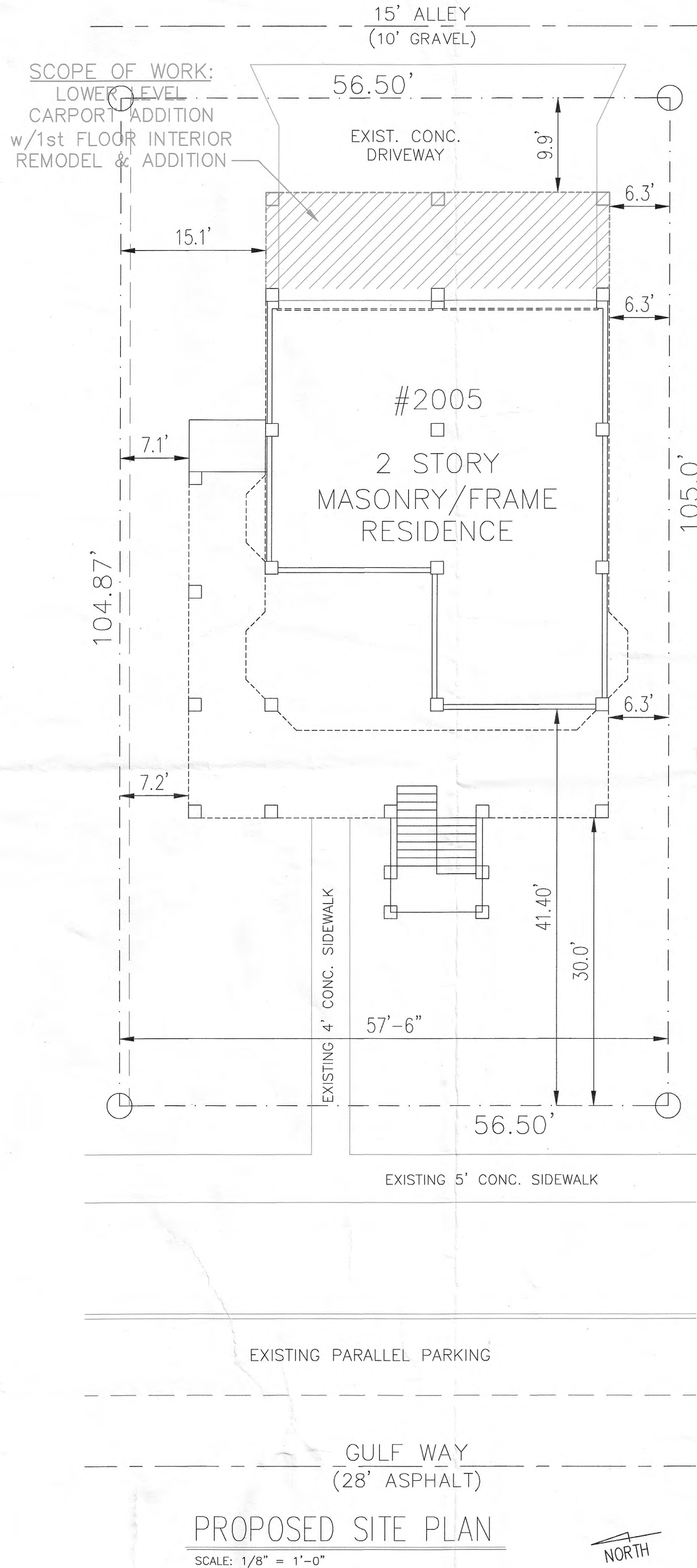
TOTAL SITE DATA FOR PROPERTY

PROJECT SITE AREA	5,933	Sq. ft.
BUILDING FOOTPRINT AREA (IMPERVIOUS AREA)	2,795	Sq. ft. (47.11%)
VEHICULAR USE AREA (IMPERVIOUS AREA)	332	Sq. ft. (05.60%)
WALKWAY USE AREA (IMPERVIOUS AREA)	92	Sq. ft. (01.55%)
LANDSCAPED AREA (PERVIOUS AREA)	2,714	Sq. ft. (45.74%)

TOTAL IMPERVIOUS AREA	3,219	Sq. ft. (54.26%)
TOTAL PERVIOUS AREA	2,714	Sq. ft. (45.74%)
		TOTAL (100%)

* IMPERVIOUS SURFACE RATIO:

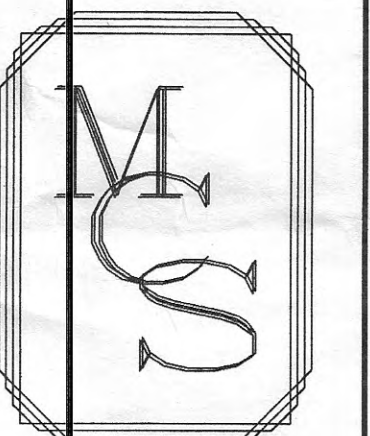
- IMPERVIOUS AREA - 3,219sf / SITE AREA 5,933 sf = 0.54
- MAXIMUM ALLOWED: 0.70
- ACTUAL: 0.54



RESERVED

MADRILL CAD SERVICES LLC

Residential Design &
 Precision CAD Graphics



Mat Madril
 727.278.0692
 mcs9302@hotmail.com

2005 GULF WAY
 ST PETE BEACH, FL

COMMISSION NO.: 23-01018

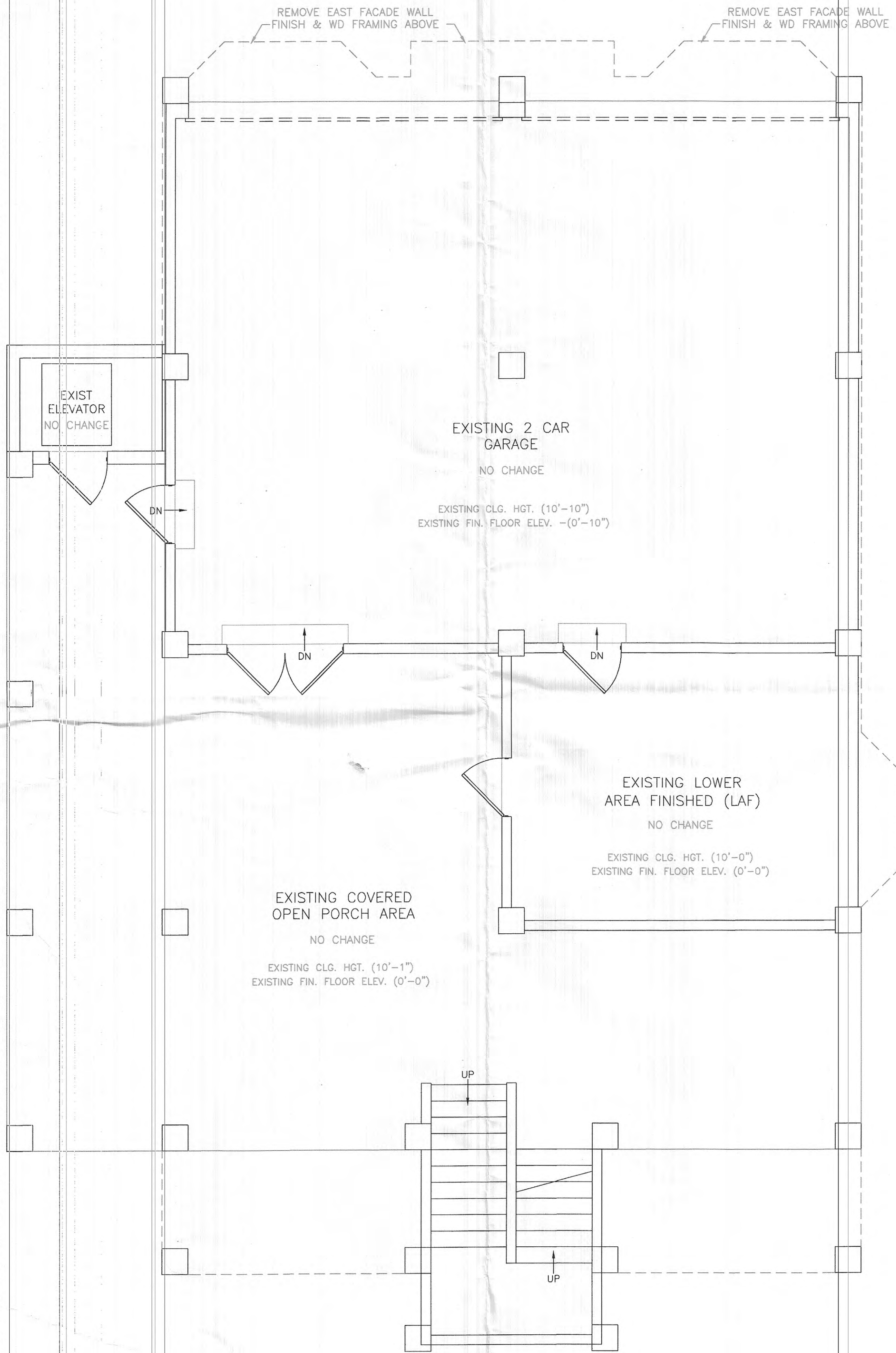
DATE: 6-30-23

DRAWN BY: MDM

CHECKED BY: MDM

REVISIONS:

AS1.1



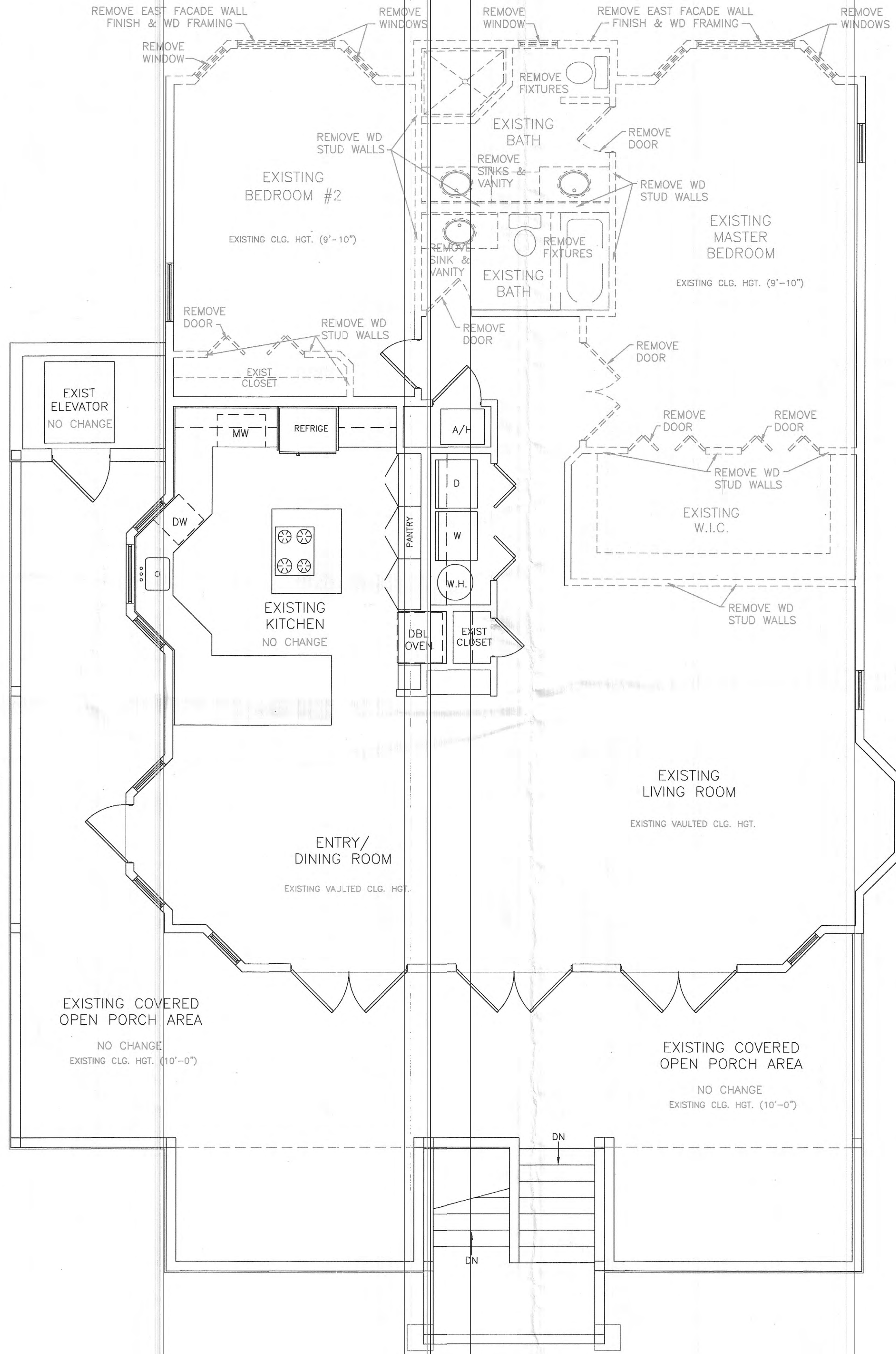
EXISTING GARAGE LEVEL & DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. ALL DEBRIS MUST BE CONTAINED IN A DUMPSTER WITH COVER OR REMOVED BY THE END OF EACH DAY AT THE CONTRACTORS EXPENSE.
2. THE INTERIOR OF THE STRUCTURE MUST BE SECURED BY THE END OF EACH DAY.
3. THE STRUCTURE MUST BE WATER TIGHT BY THE END OF THE DAY AND DURING RAIN THROUGH OUT THE DAY & NIGHT.
4. THE PORTIONS OF THE STRUCTURE NOT BEING WORKED ON MUST BE PROTECTED FROM DAMAGE TO THE FLOORING AND FROM DUST AND DEBRIS.
5. ALL MATERIAL AND EQUIPMENT MUST BE CONTAINED AND/OR ENCLOSED WHEN NOT BEING USED.
6. A TEMPORARY TOILET SHALL BE ON SITE FOR USE BY EMPLOYEES.
7. A PLAN BOX SHALL BE INSTALLED FOR ACCESS OF PLANS & PERMIT CARDS AND ACCESSIBLE TO INSPECTORS.
8. ANY AREAS OF THE STRUCTURE OR SITE DAMAGED AS THE RESULT OF THE PROJECT MUST BE REPAIRED AT THE CONTRACTORS EXPENSE.
9. CONCRETE AND/OR MATERIALS MUST BE CLEANED UP AND REMOVED BY THE CONTRACTOR AT THE END OF EACH DAY.

WALL LEGEND

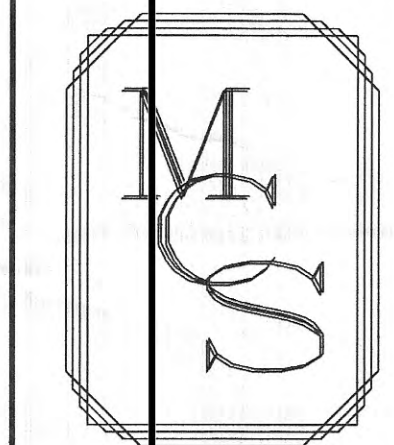
- EXISTING WALL TO REMAIN
- EXISTING WALLS TO BE REMOVED



EXISTING 1st FLOOR & DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

RESERVED

MADRIL CAD SERVICES LLC
Residential Design &
Precision CAD Graphics



Mat Madril
27.278.0692
mcs0002@hotmail.com

2005 GULF WAY
ST PETE BEACH, FL

COMMISSION NO.: 23-01018
DATE: 6-30-23
DRAWN BY: MDM
CHECKED BY: MDM
REVISIONS:

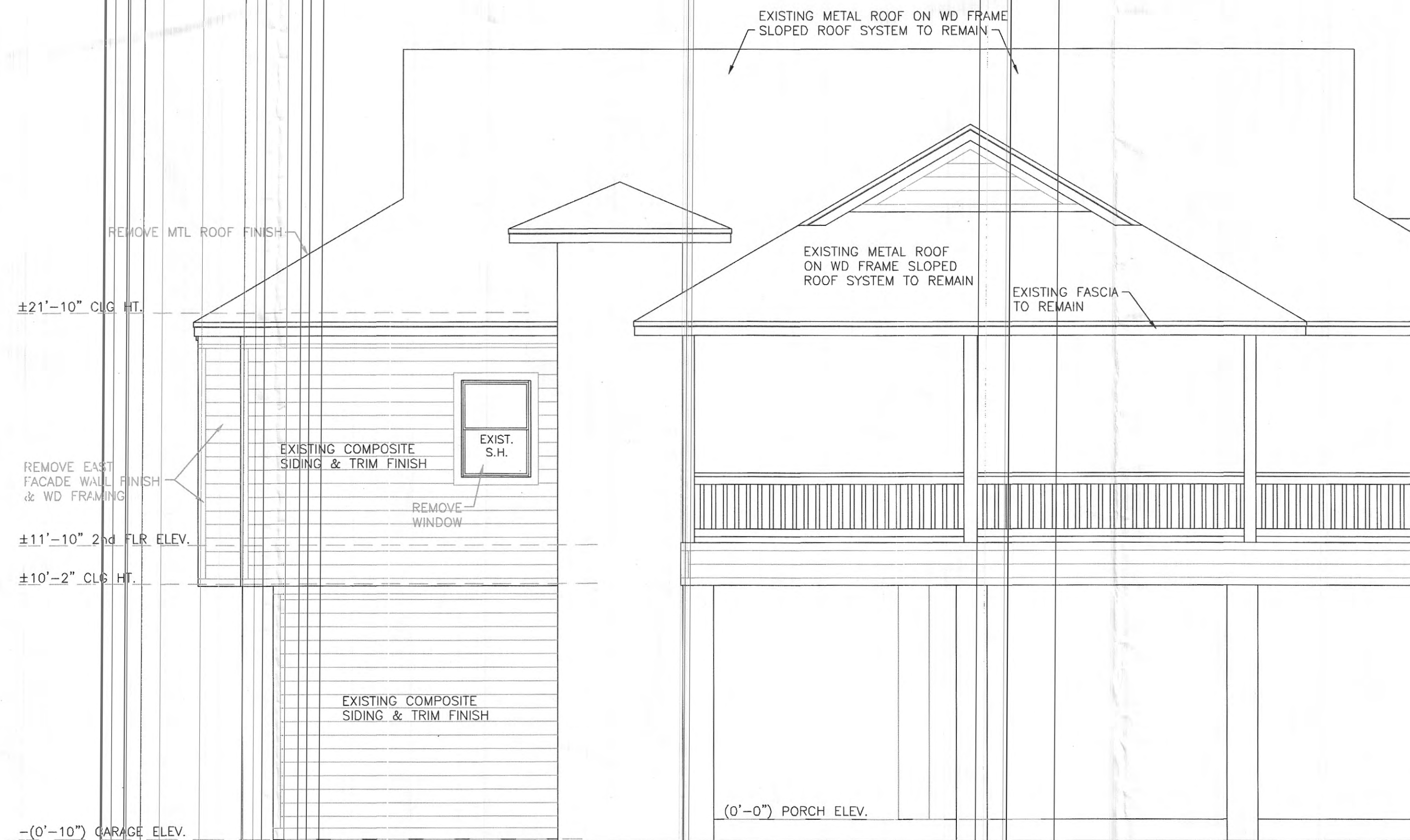
A0.1



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



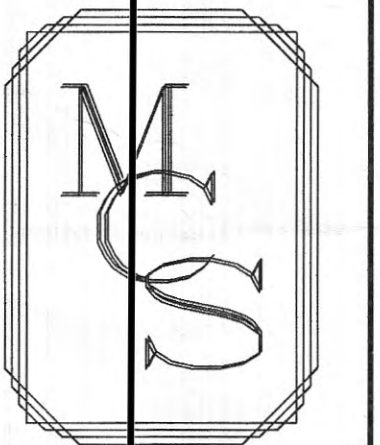
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

RESERVED

MADRIL CAP SERVICES LLC
Residential Design &
Precision CAD Graphics

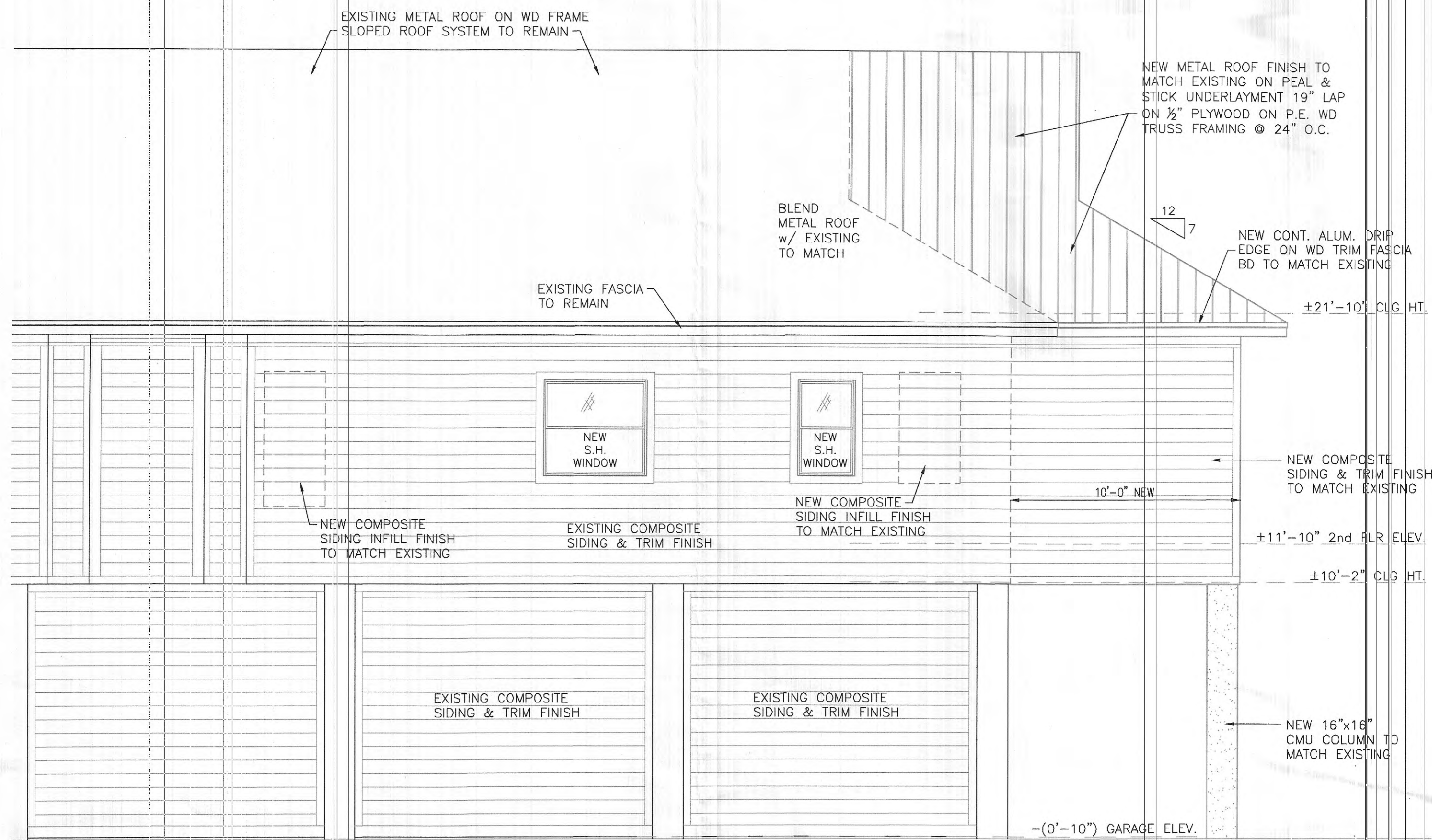


Mad. Madril
727.278.0692
mcs0302@hotmail.com

2005 GULF WAY
ST PETE BEACH, FL

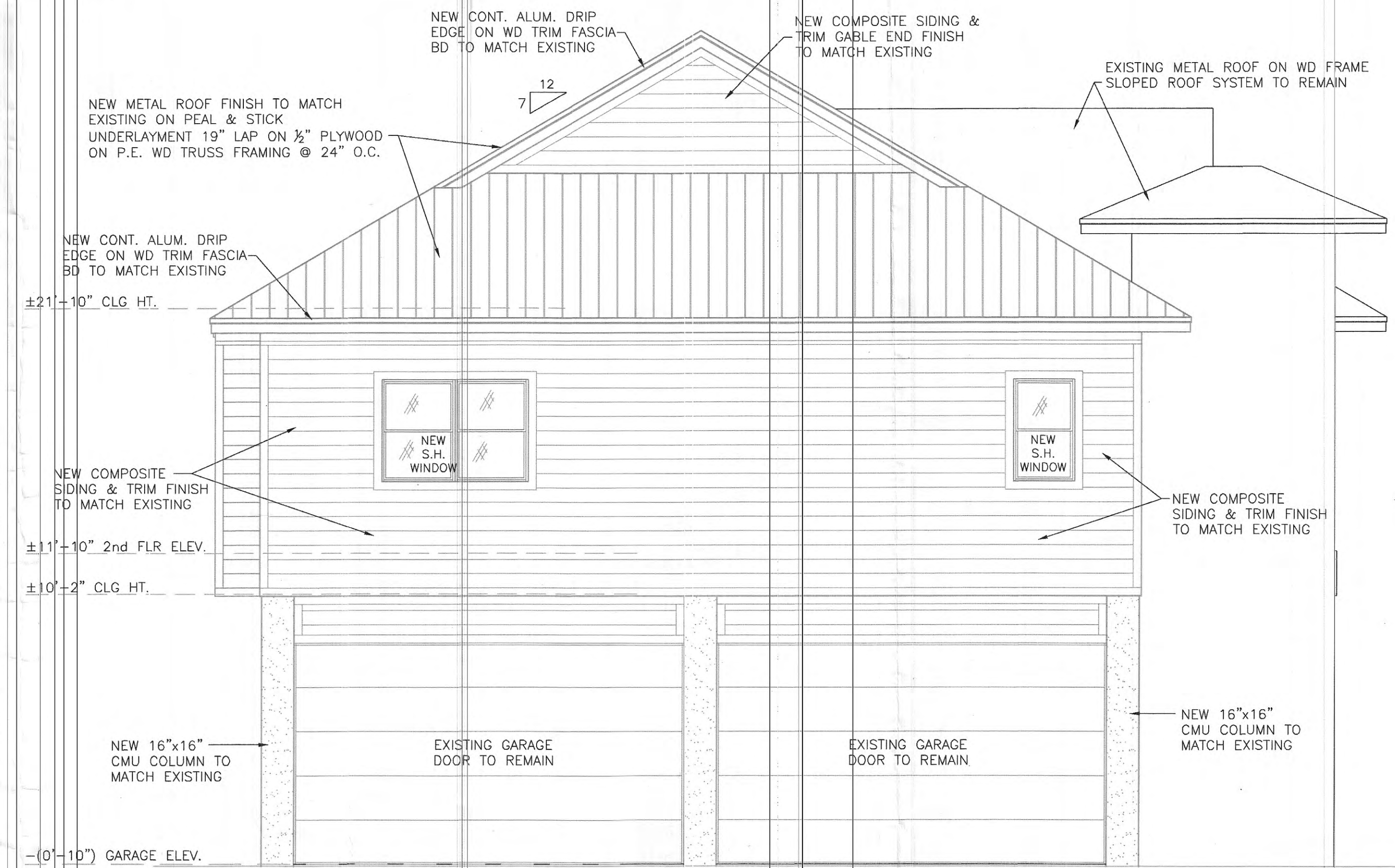
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DATE: 6-30-23
DRAWN BY: MDM
CHECKED BY: MDM
REVISIONS:

A0.2



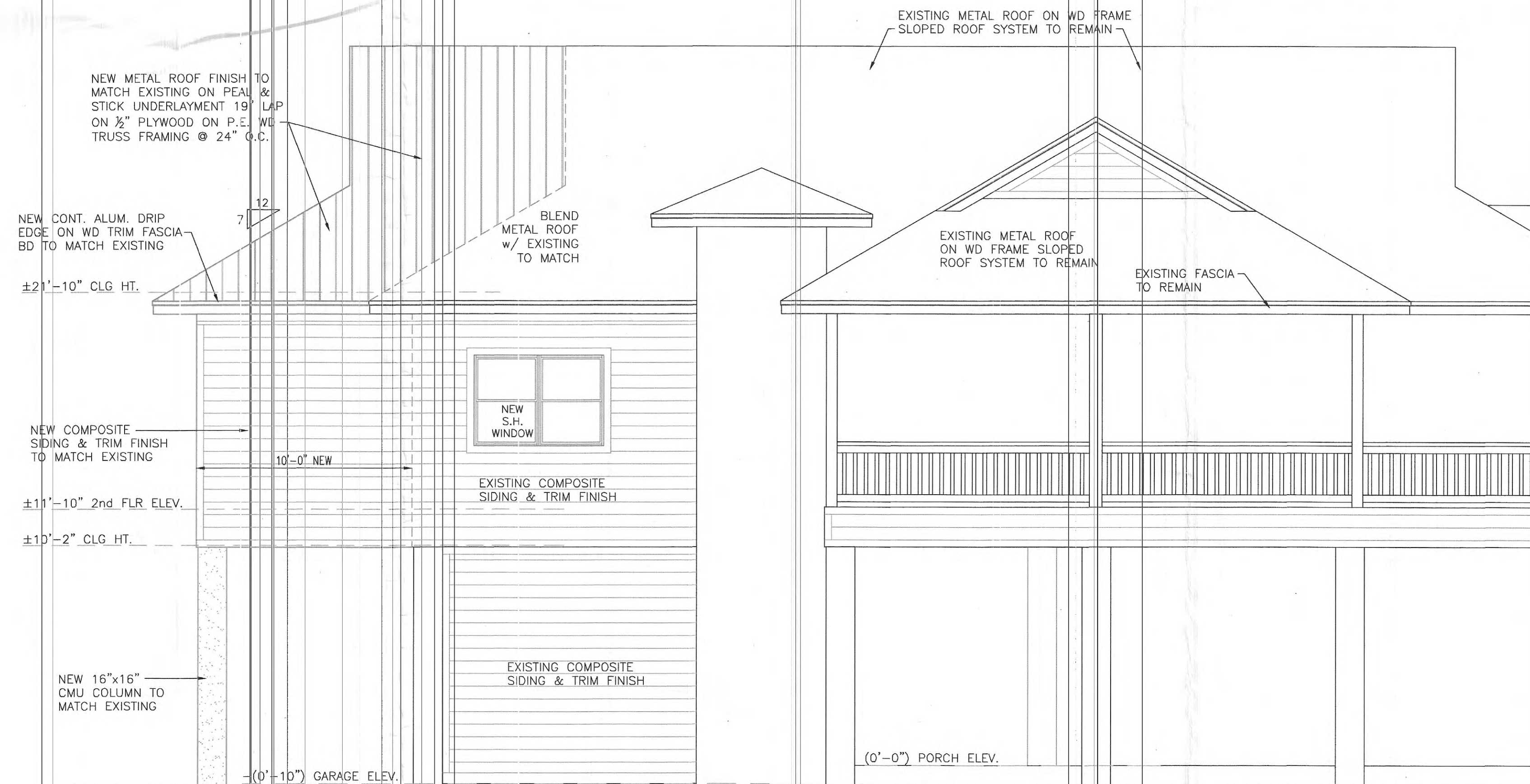
PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

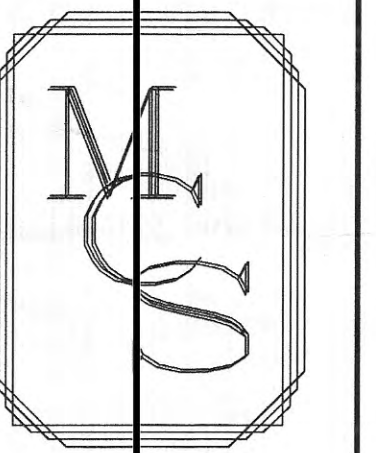


PROPOSED NORTH ELEVATION

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

RESERVED

MADRIL CAD SERVICES LLC
Residential Design &
Precision CAD Graphics



Madril
727.278.0692
mcs0302@hotmail.com

2005 GULF WAY
ST PETE BEACH, FL

COMMISSION NO.: 23-01018
DATE: 6-30-23
DRAWN BY: MDM
CHECKED BY: MDM
REVISIONS:

A1.2



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

PLANNING DEPARTMENT

Date: October 10, 2023
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Variance Case No: 23060
Address: 2005 Gulf Way
Parcel Number: 18-32-16-68634-009-1100
Sam Angelides, Angelides Builders for Andrea Crowe

Prepared by: Kristin Coman, Senior Planner

Hearing Date: 10/25/2023

Please be advised that staff has received and reviewed the following items submitted in support of the application:

1. Completeness Review Letter dated 7/18/2023.
2. Completeness Review Letter #2 dated 8/18/2023.
3. Completed Practical Difficulty Variance application form.
4. Boundary Survey prepared by Target Surveying, Inc. dated 9/9/2020, consisting of 1 sheet.
5. Plan Set prepared by Madril CAD Services, LLC. dated 6/30/2023, consisting of 5 sheets containing site plan, ISR information, demolition plan, floor plan and elevations.

Staff offers the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is a 5,933 sq. ft. (approx. 0.14 acre) parcel located at 2005 Gulf Way known as parcel number 18-32-16-68634-009-1100 and legal description PHILLIPS DIVISION REV MAP BLK I, LOT 110 LESS N 1FT TOGETHER WITH N 1/2 OF VAC ALLEY ADJ ON S & THAT VAC PART OF GULF WAY DESC FROM NW COR OF SD LOT 110 TH S00D31'21"E 1FT FOR POB TH CONT S00D31'21"E 56.5FT TH S89D33'27"W 4.33FT TH N00D00'36"E 56.5FT TH N89D33'27"E 3.79FT TO POB (PER O.R. 13168/437) within the AE-Elevation 9 flood zone. The property is located in the RLM-2/PAG zone; RLM, Residential Low Medium on the future land map and currently contains a residence that was constructed in 1993 according the Pinellas County Property Appraiser. The interior parcel is located within Pass-a-Grille Overlay with single-family residential uses to the north and south, alleyway and vacant lot with a permit submittal currently under review to construct single-family residential dwelling to the east and Gulf Way and beach access

to the west. The site is currently improved with an elevated one-story dwelling with concrete driveway with rear alley access to the garage underneath the dwelling.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 13 of 15, dated 7/20/2012

Request

The applicant requests to construct an 10' x 36' elevated rear addition that will not meet the required 20' rear yard setback with 9.9' proposed (LDC 11.7(a)(4)).

Analysis

1. New variances required as a result of the proposed changes:
 - a. **Rear Yard Setback Requirement for Dwelling:** The applicant is requesting an encroachment of 10.1' into the required rear yard setback of 20' with 9.9' proposed, 50.5% (LDC Sec. 11.7(a)(4))

Figure 3: Zoning Table				
Detached, Single-Family Residential, RLM-2 Zone	2005 Gulf Way			
	Minimum	Maximum	Existing	Proposed
Lot Area	4,000 sq. ft.		5,933 sq.ft.	No Change
Lot Width	40'		56.50'	No Change
Front Yard Setback	20'		27'	No Change
Side Yard Setback	5.6'		5.6', north 6.5', south	No Change
Rear Yard Setback - Interior Lot	20'		19.9'*	9.9' (v)
ISR (Max.)		70%		54%
*Denotes existing non-conformity (v) = Variance required				

Figure 4: South Elevation of Dwelling with Proposed Addition, Sheet A1.2

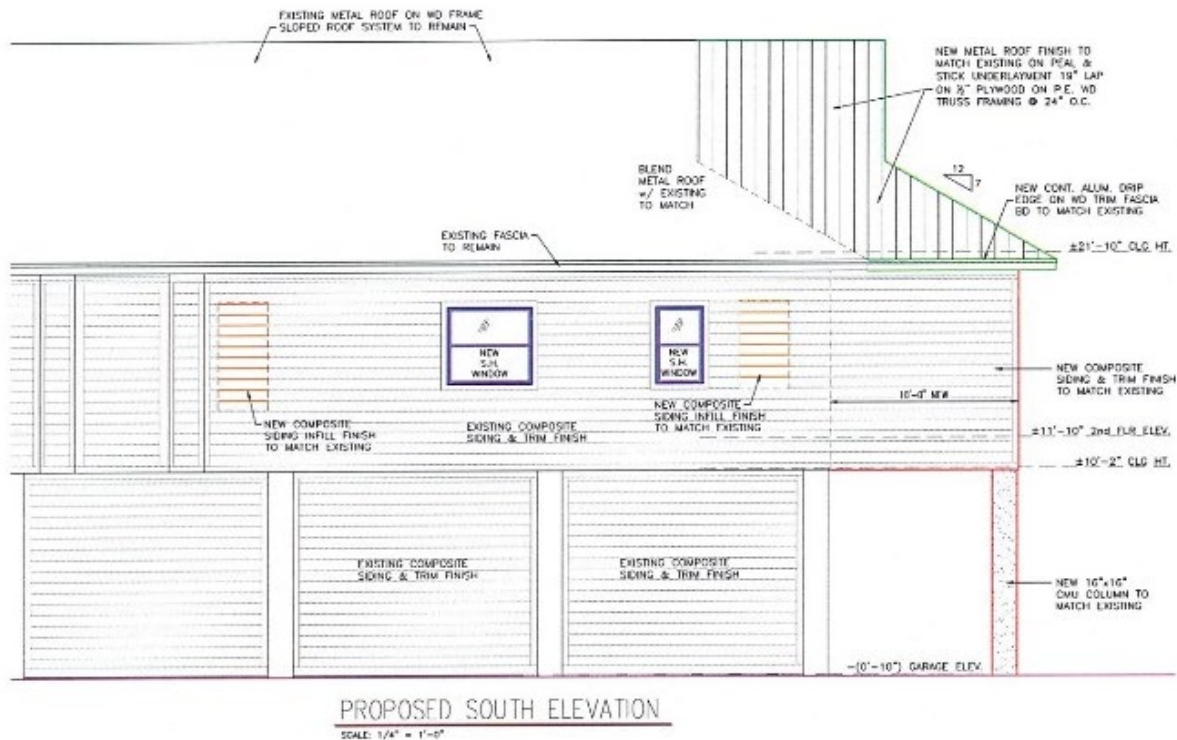


Figure 5: Existing Survey (N.T.S)

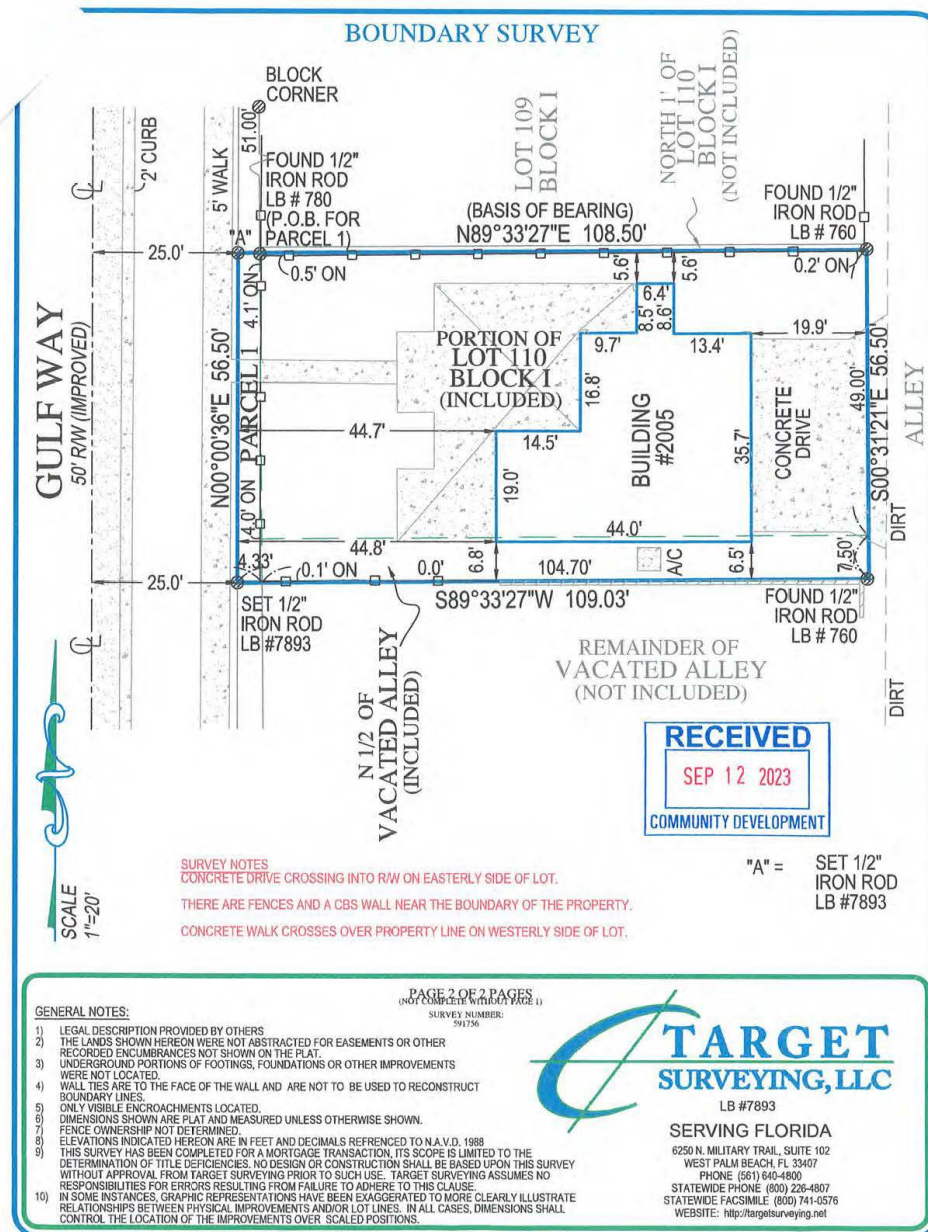
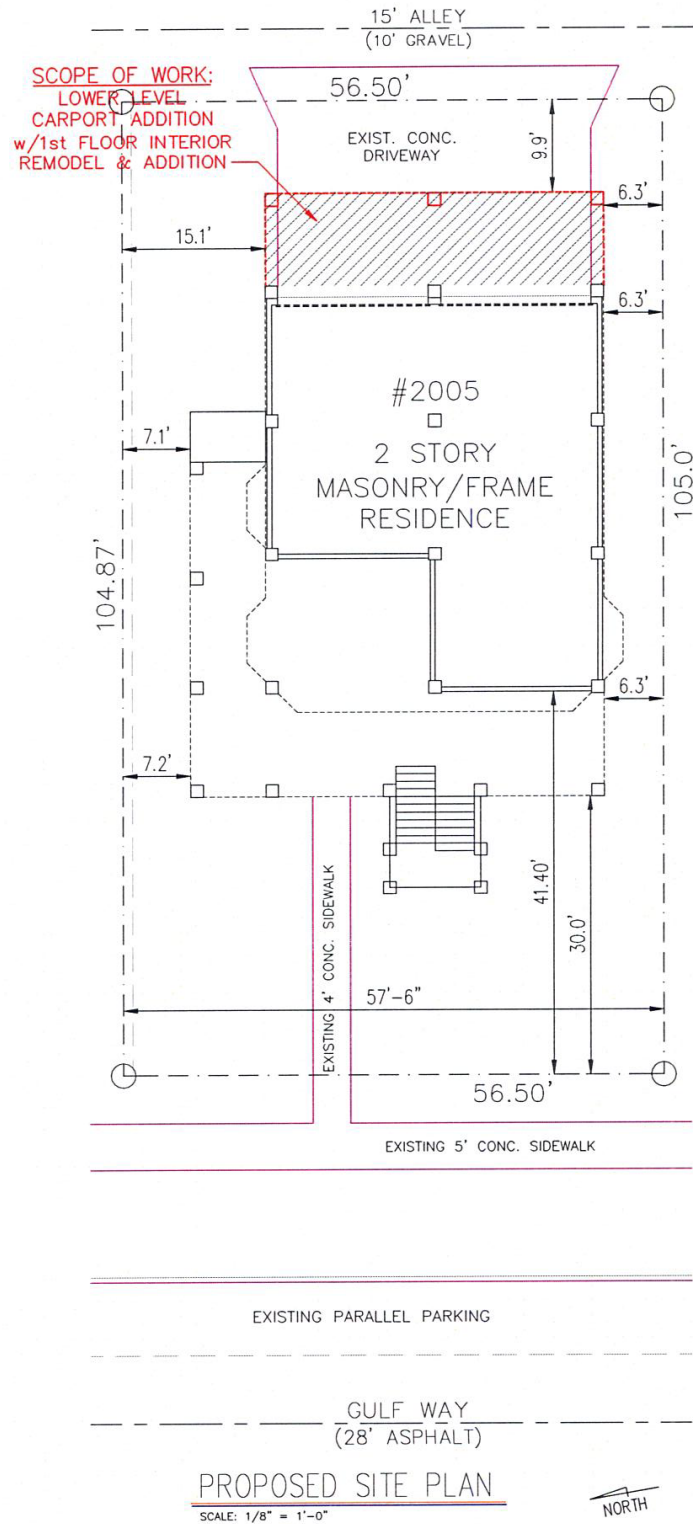


Figure 6: Survey with proposed addition (N.T.S.)



Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variances.

- The Board has standards of review for a practical difficulty variance and must make a positive finding with regards to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-4 **in addition** to staff comments below:

1) How substantial the variance is in relation to the requirement sought to be varied;

- *The applicant is requesting a rear yard setback of 9.9' where 20' is required representing a difference of 50.5% and an encroachment of 10.1'.*

2) Whether an adverse change will be produced in the character of the neighborhood;

- *Unfavorable change will be produced in the character of the neighborhood with the proposal, especially the alleyways. Other single family residential uses within the immediate area within the blocks between 22nd Ave. and 19th Ave. were examined as the lot layout is similar and contains alleyways running north to south and east to west. Focus was placed on the year constructed which ranged from the oldest of 1922 (2101 Gulf Way) to newest 2010 (104 21st Ave.) as per the Pinellas County Property Appraiser. For those single-family dwellings, most of the rear of the dwellings appear to provide a rear dwelling setback from the property line along the alley that would exceed the 9.9' setback the applicant is proposing which was constructed in 1993.*
- *Within the specific block between 21st Ave and 20th Ave., 9 of the 11 dwellings gain vehicular access to their properties exclusively through the alleys. The proposed rear addition will be in close proximity to the T intersection of the north-south and east-west alley that may impair maneuverability and visibility of the alley. The proposed elevated addition will also add visual massing at the intersection and further restrict the viewshed of the alley. During the site visit it was observed by staff that the alley is highly utilized and navigation by larger vehicles may be difficult resulting in traffic driving over property corners to compensate to maneuver turning into and out of the alleyways and driveways.*
- *The recent change to trash collection requires all properties to place containers at the street for pickup can have implications for pedestrian safety and visibility, especially for residents of interior lots who would utilize the alley walking to and from the street with their trash containers 2-3 times per week.*
- *It should be noted that in May 2023, the Board denied Case No. 23031 in which the applicant did not meet the required rear yard setback for the property which is located just to the north of the rear alley intersection.*

- 3) Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and
 - *Within the submittal, the applicant indicated that other methods could be pursued to accommodate the additional square footage but cited cost as a factor in addition to producing an adverse change in the character of the neighborhood. Staff are not aware of any alternatives that may have been considered. According to the Pinellas County Property Appraiser, the property sold in June 2023 and the new owner is requesting the proposed expansion of the dwelling.*
- 4) Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.
 - *The interest of justice would not be served in granting the variance. The lot is fully conforming in terms of lot requirements for the RLM-2 zoning district in which the property is located. The existing dwelling is already non-conforming with the rear yard setback and the requesting to increase the non-conformity an additional 50%.*

Other:

- The applicant should provide an overview of the proposed project including but not limited to the changes with regards to the interior layout and exterior materials to be utilized.
- The applicant should provide testimony as to what options were explored to be constructed within compliance and if any alternate plans have been developed should the variance(s) not be granted.

Recommendation

Staff finds the proposed variance relief sought does not advance the purposes of Land Development Code Sec. 1.1 and finds the benefit of granting the variance from the applicable LDC Sec. 11.7(a)(4) will be of substantial detriment and impair the intent and purpose of the zoning code. Denial does not create difficulty in the use of the parcel of land and does not appear that the benefit of the deviation would substantially outweigh any detriment. Staff recommends **denial** of the request.

Should the board look favorably on the application on request, the board may want to consider the following conditions:

- The addition to be constructed as per plan submitted and may not be later enclosed or lower-level infill permitted without obtaining a subsequent variance.
- Installation and maintenance of an outdoor grade convex reflective safety mirror for the alleyway to allow for enhanced visibility and increased safety.

The applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'K Coman', with a long horizontal stroke extending to the right.

Kristin Coman
Senior Planner

Cc: Sam Angelides, Angelides Builders - Applicant/Agent **via email** (angelidesbuilders@gmail.com)
Andrea Crowe, Owner **via email** (crowe_andrea@yahoo.com)
Board of Adjustment Attorney

BOARD OF ADJUSTMENT MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: Motion to **APPROVE WITH CONDITIONS** Case No. 23075 to permit the installation of a circular driveway that exceeds the maximum impervious surface ratio (ISR) of .70 permitted with .82 as proposed with staff recommendation that the following condition(s) shall apply:

- The applicant will complete installation and landscaping in conformance with Land Development Code Sec. 22.4 and 22.10 with landscape inspection completed and inspected by Zoning prior to the issuance of a Final Inspection or Certificate of Occupancy.

Strategic Objective:

Date: November 29, 2023

Prepared By: Kristin Coman, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: *Practical Difficulty Variance*; Jonas Araujo, SmartPavers, Inc., for Steven Sewell requests installation of a circular driveway that exceeds the maximum impervious surface ratio (ISR) of .70 permitted with .82 proposed (LDC Sec. 8.12).

Funding: n/a

Attachments:

1. 23075 - 8050 Coquina Way - Certificate of Completeness with Submittal Documents
2. 23075 - 8050 Coquina Way - Staff Report



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 10/2/2023
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment agenda on the next available hearing of **November 29, 2023**.

Variance Case Number: 23075
Application Type: Practical Difficulty Variance
Owner: Steven Sewell
Applicant/Agent: Jonas Araujo, Smart Pavers
Parcel Number: 36-31-15-78192-090-0100
Address: 8050 Coquina Way, St. Pete Beach, FL 33706
Zone: RU-1

Submittal Documents:

1. Completeness Review Letter dated 9/15/2023.
2. Completed Practical Difficulty Variance application form dated 9/11/23, last amended 9/28/23.
3. Completed Impervious Surface Ratio (ISR) worksheet.
4. Boundary Survey prepared by Nexgen Surveying, LLC dated 7/26/23, consisting of 1 sheet.
5. Amended/Altered Boundary Survey prepared by Nexgen Surveying, LLC dated 7/26/23, consisting of 1 sheet containing proposed layout of new circular driveway and walkways, new scale 1"=10'.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|---|---|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☐ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ City Manager |

Board Members:

- | | |
|---|---|
| ☒ Paul Skipper, Chair | ☒ BJ Lawson |
| ☒ Michael Bomar, Vice Chair | ☒ Dan Small |
| ☒ Denise Chase | |

Cc: Jonas Araujo, Applicant *via email* (jonas@smartpaversfl.com)
Steve Sewell, Owner *via email* (stevesewell707@gmail.com)

CASE #:

23075

SUBMITTAL DATE:

9/11/23

9/26/23

AMOUNT DUE:

51992

PAYMENT DATE:

9/11/23

PRACTICAL DIFFICULTY 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	steven sewell	8050 coquina way st.pete beach FL 33706	727-506-5908
Applicant/ Agent	jonas araujo	680 vallance way NE st.petersburg FL 33716	727-768-2827
Owner Email Address: stevesewell101@gmail.com		Applicant/Agent Email Address: jonas@smartpaversfl.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RU-1	Future Land Use Designation RU	Lot Area 8,100
Legal Description:	St.petersburg beach north unit no. 3 blk 90, N'LY 25ft of lot 9 & S'LY 50ft of lot 10	
Parcel ID:	36-31-15-78192-090-0100	
Address:	8050 coqunia way st.pete beach fl 33706	
Explanation of Request: <u>Installing a circular driveway and walkway that exceedsthe permitted impervious surface area ratio of 70% with 82%</u>		

Findings Necessary for Granting Request: In order for an application for a practical difficulty 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. How substantial the variance is in relation to the requirement sought to be varied;

The variance requested is specifically to allow an additional 12% impervious coverage beyond what is permitted (70%) by the existing Land Development Code. While numerically small, this increase is crucial to accommodate a driveway extension that would significantly improve the functionality of the property. The current impervious limit is set to ensure proper water drainage and minimize flooding risks.

2. Whether an adverse change will be produced in the character of the neighborhood;

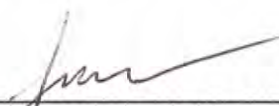
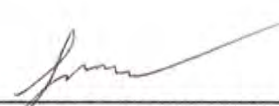
We do not anticipate any adverse impact on the character of the neighborhood due to this variance. The increased impervious area is minimal and will be visually integrated into the current landscape design. Additionally, there should be no increased risk of drainage issues that might adversely affect the neighborhood. Consultations with neighbors have shown support for the proposed project, with no expressed concerns about the slight increase in impervious surface area.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

We have considered alternative solutions to comply with the impervious percentage limit, such as reducing the size of the driveway or utilizing other areas of the property. However, these alternatives would not work because the property already has existing asphalt covering the entire front yard of the property. The proposed variance is the most feasible method to achieve the necessary improvements while minimizing impact.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The difficulty arose because the unique layout of the property creates specific challenges in optimizing usable space without slightly exceeding the established impervious coverage limits. The requested variance is not an attempt to sidestep regulatory requirements but a necessary adaptation to the property's unique conditions. We aim to adhere to the spirit of the impervious coverage guidelines. We believe that the interest of justice would be served by granting this variance, as it allows for responsible property improvement that benefits both the homeowner and the broader community.

	9-11-23		9-11-23
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.

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

JA 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.

JA 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.

JA 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.

JA 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.

JA 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.

JA 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.


Signature of Applicant

9-11-23
Date

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

I/WE

STEVE SEWELL

(print name of property owner)

hereby authorize

WELTON PAVERS / SMART PAVERS

(print name of agent)

to represent me/us in an application for

VARIANCE: FRONTYARD PAVED DRIVEWAY
(type of application: variance, conditional use, zoning, etc.)

[Signature]

Signature of Owner

Signature of Owner

STEVE SEWELL

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24th day of

August

13
2021

by Steve Sewell

or

who

is

personally

known

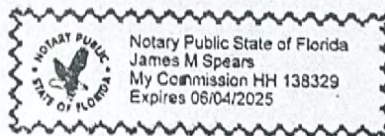
produced

FL DL

as identification.

[Signature]

(Notary Signature)



8-24-2023

(Date)

My Commission Expires

6-4-25



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Jonas Araujo, 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): Jonas Araujo

Address: 680 Vallance Way NE St. Petersburg FL 33716

[Signature]
Signature

9-11-23
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 11th day of SEPTEMBER, 2021 by:
JONAS ARAUJO who appeared before me, and is personally known to me, or has produced
FLORIDA DL as identification, and did take an oath.

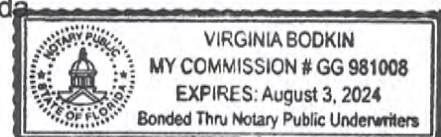
My commission Expires:

NOTARY:

Print Name: [Signature] Notary

Public, State of Florida

(Notarial Seal)





Impervious Surface Ratio (ISR) Worksheet

Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address

Contractor/Applicant Name & Address

Phone _____

Phone 727-768-2827

Email _____

Email Jonas@SmartPaversFL.com

Property Address 8580 8050 Coquina way

Total Lot Area (sq. ft.) 8,100

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	<u>2,470</u>	sq. ft.
Parking and Driveway:	<u>863</u>	sq. ft.
Pool and/or Patio areas:	<u>1,964</u>	sq. ft.
Walkways:	<u>197</u>	sq. ft.
Other:		sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	<u>5,494</u>	sq. ft.

<u>5,494</u> sq. ft.	÷	<u>8,100</u> sq. ft.	=	<u>67%</u>
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	<u>2,470</u>	sq. ft.
Parking and Driveway:	<u>2,300</u>	sq. ft.
Pool and/or Patio areas:	<u>1,964</u>	sq. ft.
Walkways:	<u>197</u>	sq. ft.
Other:		sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	<u>6,931</u>	sq. ft.

<u>6,931</u> sq. ft.	÷	<u>8,100</u> sq. ft.	=	<u>85%</u>
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Certification:

I, Jonas Araujo certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

Applicant Signature: [Signature] Date: 9-11-23

23075-A-4

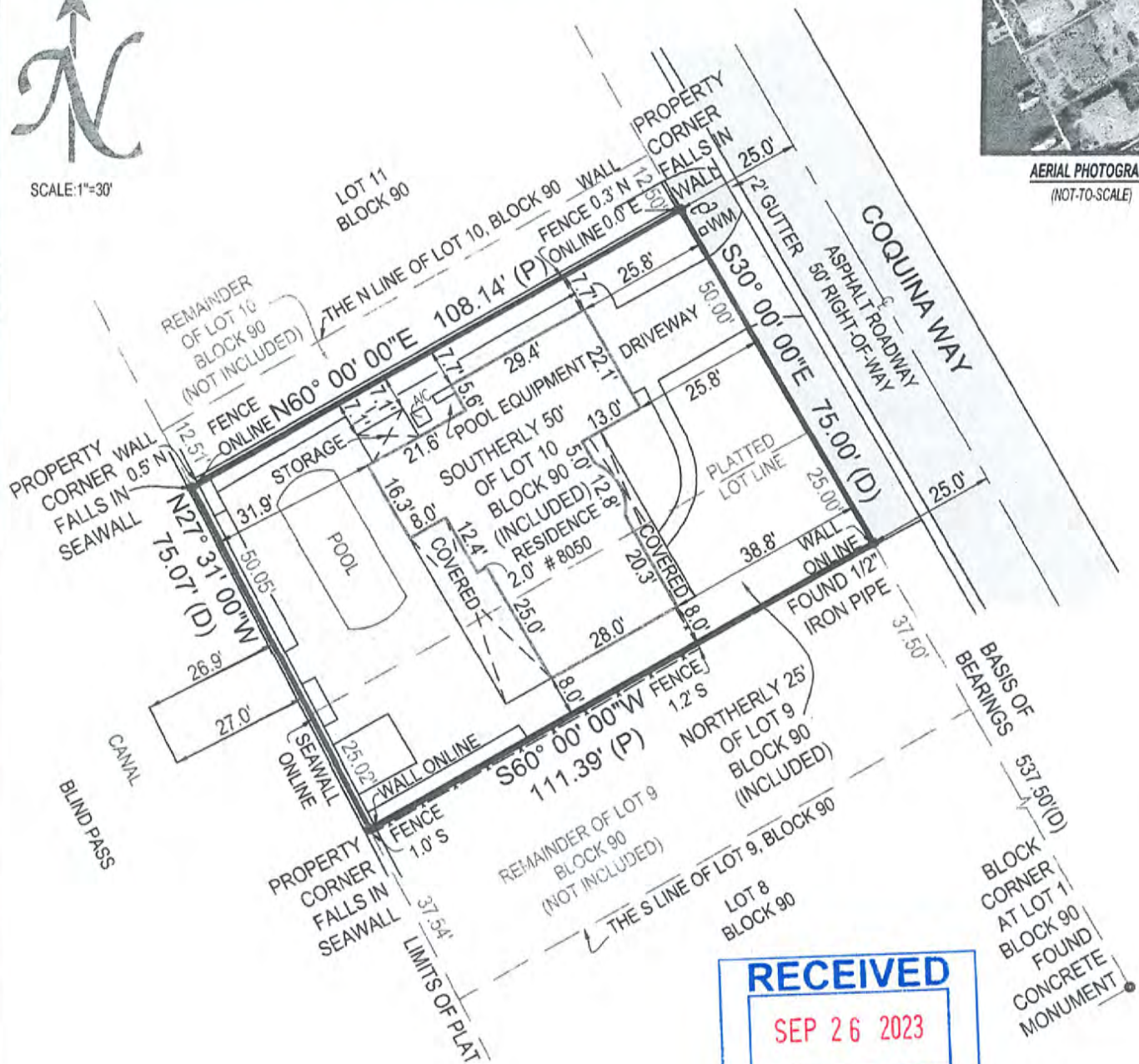
8050 COQUINA WAY, ST. PETE BEACH, FL. 33706



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



RECEIVED
SEP 26 2023
COMMUNITY DEVELOPMENT

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 07-26-2023
Drawn By: Oleg
Order #: 220076
Last Revision Date: None
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
561-508-6272
1547 Prosperity Farms Rd
West Palm Beach, FL 33403

NEXGEN
SURVEYING, LLC.



23075 - A-4

File #:

Order #: 220076

LEGAL DESCRIPTION OF: 8050 COQUINA WAY, ST PETE BEACH, FL, 33706

NORTHERLY 25 FEET OF LOT 9 AND SOUTHERLY 50 FEET OF LOT 10, BLOCK 90, ST. PETERSBURG BEACH, UNIT NO. 3,
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 72, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:
STEVE SEWELL

FLOOD ZONE:
12103C0257H
ZONE: AE
ELEV: 11 FT
EFF: 08/24/2021

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- WALL CROSS THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
- x -	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
□	-ASPHALT
□	-CONCRETE
□	-PAVER/BRICK
□	-WOOD
⊙	-LIGHT POLE
⊙	-WELL
⊙	-WATER VALVE
⊙	-CENTER LINE
⊙	-CATCH BASIN
⊙	-FIRE HYDRANT
⊙	-UTILITY POLE
⊙	-MANHOLE
⊙	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

RECEIVED

SEP 26 2023

COMMUNITY DEVELOPMENT

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB8111

info@NexGenSurveying.com



561-508-6272

1421 Oglethorpe Rd
West Palm Beach
FL 33405

[illegible]

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS





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

PLANNING DEPARTMENT

Date: November 14, 2023
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Address: 8050 Coquina Way
Parcel Number: 36-31-15-78192-090-0100
Jonas Araujo, Smart Pavers for Steven Sewell
Variance Case No: 23075

Prepared by: Kristin Coman, Senior Planner

Hearing Date: 11/29/2023

Please be advised that staff has received and reviewed the following items submitted in support of the application:

1. Completed Practical Difficulty Variance application form dated 9/11/23, last amended 9/28/23.
2. Completed Impervious Surface Ratio (ISR) worksheet.
3. Boundary Survey prepared by Nexgen Surveying, LLC dated 7/26/23, consisting of 1 sheet.
4. Amended/Altered Boundary Survey prepared by Nexgen Surveying, LLC dated 7/26/23, consisting of 1 sheet containing proposed layout of new circular driveway and walkways, new scale 1"=10'.

Staff offers the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is an 8,237 sq. ft. (approx. 0.18 acre) parcel located at 8050 Coquina Way known as parcel number 36-31-15-78192-090-0100 and legal description of ST PETERSBURG BEACH NORTH UNIT NO. 3 BLK 90, N'LY 25FT OF LOT 9 & S'LY 50FT OF LOT 10 within the AE-Elevation 10 flood zone. The property is located in the RU-1, Residential zone; RU on the future land map and contains a single-family residence constructed in 1965 according to the Pinellas County Property Appraiser. It is surrounded by single-family uses to the north, south, east and Blind Pass to the west. The waterfront site is located on Blind Pass and is improved with a one-story dwelling with concrete driveway, rear paver patio with inground pool and dock with boat lift.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 3 of 15, dated 7/20/2012

Request

The applicant proposes requests to install a circular driveway that exceeds the maximum impervious surface ratio (ISR) of .70 permitted with .82 proposed (LDC Sec. 8.12).

Analysis

1. New variance(s) required as a result of the proposed construction:
 - a. **Maximum Impervious Surface Ratio (ISR):** Maximum ISR permitted within the RU-1 zone is .70 where .82 is proposed.

Figure 3: Zoning Table			
Detached, Single-Family Residential	8050 Coquina Way		
	RU-1 Required	Existing	Proposed
Lot Area (Min.)	7,000 sq. ft.	8,237 sq. ft.	no change
Front Yard Setback (Min.)	20'	25.8'	no change
Side Yard Setback (Min.)	The lesser of 10% of lot width or 7'	7.7' North, 8' South	no change
Rear Yard Setback (Min.)	20'	31.9'	no change
ISR (Max.)	0.70	.95*	0.82 (v)
Height (Max.)	35'	not provided, dwelling is currently one-story	not provided, dwelling is currently one-story
*Denotes existing non-conformity (v) Variance required			

* It should be noted that the site visit verified the property currently contains an expansive amount of asphalt under the existing gravel within the front yard, increasing the amount of existing impervious coverage than could be identified on the boundary survey therefore increasing the ISR than originally submitted.

Figure 4: Survey of Property (N.T.S.)

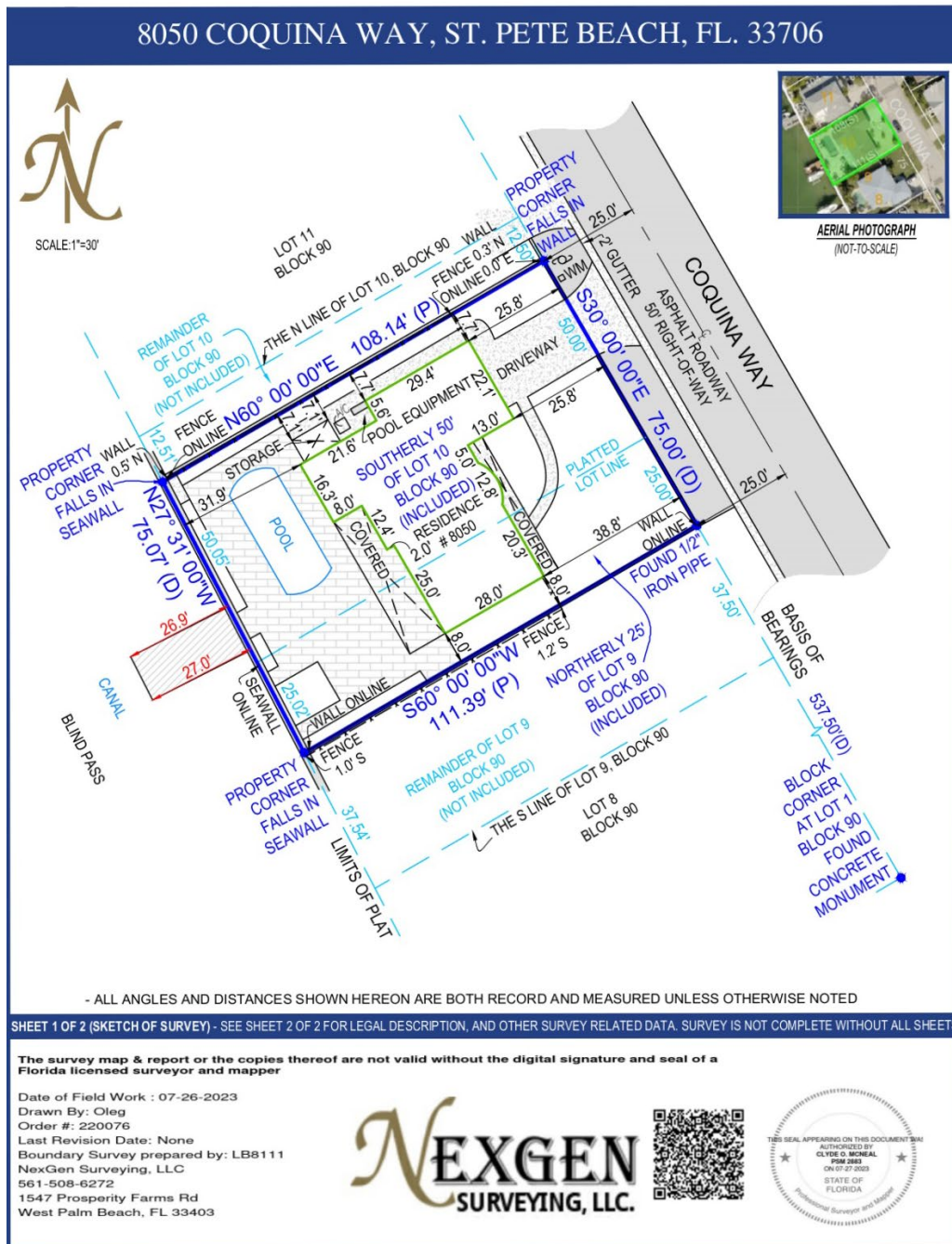
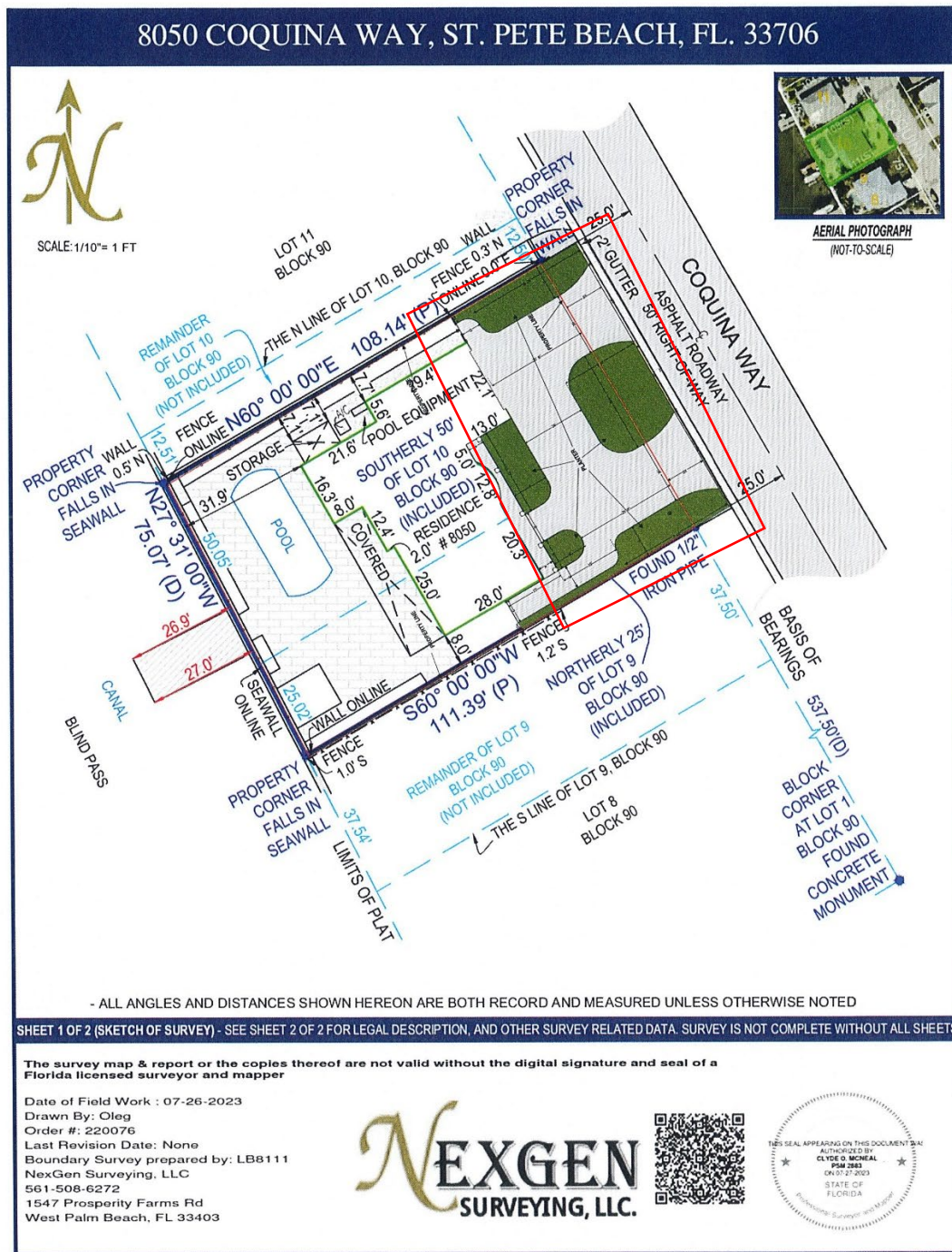


Figure 5: Site Plan with Proposed Driveway Layout (N.T.S.)



Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a practical difficulty variance and must make a positive finding with regards to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-4 **in addition** to staff comments below:

1. How substantial the variance is in relation to the requirement sought to be varied;
 - *Staff finds the applicant is requesting a 12% increase (approximately 1,437 additional square feet) of impervious surfaces than the .70 or 5,766 square feet of impervious surface permitted.*
2. Whether an adverse change will be produced in the character of the neighborhood;
 - *Staff finds that no adverse change will be produced in the character of the neighborhood. Currently, there are two other dwellings within 300' of the property having a similar driveway layout. The proposed removal of the existing stone, new installation of landscape and groundcover which includes the right-of-way will make the property more visually consistent with adjacent properties.*
3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and
 - *The property currently has a concrete driveway, 15' wide, providing access to the existing 2-car attached garage. The current driveway configuration does meet the minimum off-street parking requirement of 2 parking spaces, which is compliant with the LDC. The owner and applicant indicated the desire to remove the concrete driveway and install new paver driveway and walkway with pavers with the thought of increasing aesthetics and better circulation for vehicles.*
4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.
 - *Staff finds the interest of justice will be served in the granting of this variance. The unusual condition that currently expansive areas of asphalt are present under the existing gravel within the front of the lot and including within the right-of-way are to be removed as part of the project scope and installation of groundcover and landscaping will increase the degree of permeability than currently exists.*

Other:

- The applicant should provide testimony as to the necessity and/or desire to reconfigure the existing driveway to a circular driveway and current conditions of the property.
- The existing right-of-way is currently 100% asphalt and plans show removal of the material, the applicant should provide testimony as to the intention to remove the material and any portions of the existing low wall located within the front yard area.
- The applicant should discuss the type of groundcover and landscaping to be installed and if irrigation is existing or to be provided for both the front yard and within the right-of-way.

Recommendation

Staff find the request will not have an adverse impact on the neighborhood and find the interest of justice will be served in granting the variance. Staff recommends **approval** with the following condition(s):

- The applicant will complete installation of landscaping in conformance with the Land Development Code Sec. 22.4 and 22.10 with landscape inspection completed and approved by Zoning prior to the issuance of a Final Inspection or Certificate of Occupancy.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

A handwritten signature in purple ink, appearing to be 'K Coman', with a long horizontal stroke extending to the right.

Kristin Coman
Senior Planner

Cc: Jonas Araujo, SmartPavers, Applicant **via email** (jonas@smartpaversfl.com)
Steve Sewell, Owner **via email** (stevesewell101@gmail.com)
Matthew McConnell, Board of Adjustment Attorney

Notice of Meetings
Board of Adjustment
2024

The Board of Adjustment meets on the last Wednesday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>
January 31, 2024	2:00 pm
February 28, 2024	2:00 pm
March 27, 2024	2:00 pm
April 24, 2024	2:00 pm
May 29, 2024	2:00 pm
June 26, 2024	2:00 pm
July 31, 2024	2:00 pm
August 28, 2024	2:00 pm
September 25, 2024	2:00 pm
October 30, 2024	2:00 pm
November 20, 2024*	2:00 pm *(moved for holiday)
December 18, 2024*	2:00 pm *(moved for holiday)

Meeting to elect the Chair and Vice Chair will be on April 24, 2024, or the next meeting as soon as possible thereafter.

The Code of Ordinances pertaining to this board can be found at:
https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOCO_ARTIIBOAD