

## BELLEAIR PLANNING AND ZONING BOARD MEETING NOTICE

**DATE:** January 31, 2014

**TO:** Bonnie-Sue Brandvik, Chairman  
Gloria Burton, Vice Chairman  
Al Acken  
Rogers Haydon  
Jim Millspaugh  
Peter Marich  
Randy Ware

Stephen R. Fowler, Commission Advisor  
JP Murphy, Assistant Town Manager

There will be a meeting of the Belleair Planning and Zoning Board on **MONDAY, FEBRUARY 10, 2014 at 5:30 p.m.** in the Town Hall auditorium.

Please plan to attend. In the event you are unable to attend this meeting, please notify the Town Clerk's office at 588-3769 ext. 214 or 312.

Your attendance is very important!

The following agenda items are provided for your consideration:

1. Approval of Minutes - January 13, 2014  
To be distributed
2. Citizen's Comments  
(Discussion of items not on the agenda. Each speaker will be allowed 3 minutes to speak.)
3. Discussion and Recommendation of Ordinance No. 495 - Amendment to Land Development Code  
  
Documents: [ORDINANCE 495.PDF](#), [PROPOSED ORDINANCE NO. XXX HOTEL \(H\) AMENDMENT \(1\).PDF](#), [RESORT ACREAGE AND NO. OF ROOMS \(2\).PDF](#), [LETTER TO MICAH \(1\).PDF](#)
4. Recommendation of Vacating Right of Way at 955 Indian Rocks Road  
  
Documents: [955 IRR VACATION REQUIREST.PDF](#), [BECKER - 955 INDIAN ROCKS ROAD.PDF](#)
5. Request for Variance - 10 South Pine Circle - Thomas and Karen Blake  
  
Documents: [10 SOUTH PINE VARIANCE.PDF](#), [VARIANCE PACKET - 10 S. PINE CIRCLE .PDF](#)
6. Commission Advisor Report
7. Adjournment

\*\* To be distributed.  
\* Previously distributed.

Copy to: Micah Maxwell, Town Manager  
Donna Carlen, Town Clerk  
JP Murphy, Assistant Town Manager

# Summary

To: Town Commission

From: Micah Maxwell, Town Manager

Subject: Ordinance 495 – Amending the Land Development Code – H District minimum size

Date: 2/3/2014

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**Summary:** Review of Proposed Ordinance 495, amending the towns land development code as it relates to the minimum size of the H district.

**Previous Commission Action:** None

**Background/Problem Discussion:** The Belleair Country Club has requested a change to section 74-84 of the land development code. The change would reduce the minimum size of the H district from 20 acres to 15 acres. Based on research of five other resort type hotels within Pinellas County, the average size of resort hotels is 11.94 acres. The Belleair Country Club has identified that they intend to purchase 2.32 acres of hotel property and merge that property into its current RPD zoning. There is no current development proposal on the site, and to complete such a transaction, the owner would have to apply for a major site plan and the town would have to hold a quasi-judicial hearing to decide whether to allow for the property separation.

**Alternatives/Options:**

1. Approve the request to reduce the size of the H district (staff recommends a size of 15 acres if changed).
2. Deny the request to reduce the size of the H district

**Financial Implications:** None

**Recommendation:** Staff recommends approval

**Proposed Motion:** I move that the planning and zoning board recommend that the town commission approve/deny ordinance 495.

**PROPOSED ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, AMENDING THE TOWN OF BELLEAIR CODE OF ORDINANCES, PART II, SUBPART B LAND DEVELOPMENT CODE, PURSUANT TO THE REQUIREMENTS THEREFOR, SECTION 74-84; PROVIDING FOR AN AMENDED MINIMUM LOT AREA REQUIREMENT FOR THE HOTEL (H) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Commission of the Town of Belleair adopted the Code of Ordinances as set forth in Ordinance No. 349, on April 19, 1994, including Subpart B, Land Development Code; and

**WHEREAS**, the Town Commission of the Town of Belleair has from time to time approved amendments to the Land Development Code; and

**WHEREAS**, the Town Commission has reviewed and determined it necessary and prudent to update and revise the Land Development Code; and

**WHEREAS**, the Town Commission has received and considered the input and recommendation of the Planning and Zoning Board; and

**WHEREAS**, the Town Commission desires to amend the Land Development Code to revise the minimum lot area required for the Hotel (H) Zoning district; and

**WHEREAS**, the Town Commission has determined that the minimum lot area proposed for the Hotel (H) Zoning district is sufficient to accommodate a resort hotel based on the current permitted density/intensity standards for such hotel use.

**NOW, THEREFORE, BE IT ORDAINED BY THE** Town Commission of the Town of Belleair, as follows:

- Section 1. The Land Development Code, Sec. 74 – 84. Schedule of dimensional regulations is amended to revise the minimum lot area required for the Hotel (H) district by deleting the current required minimum lot area of twenty (20) acres and adding in its place the new required minimum lot area of fifteen (15) acres.
  
- Section 2. The Land Development Code, Sec. 74-84. Schedule of dimensional regulations, is amended to revise the minimum required lot area for the Hotel (H) district in the table set forth below:

**Sec. 74-84. Schedule of dimensional regulations.**

The schedule of dimensional regulations for the various zoning districts is as follows:

District	<u>Lot Minimums</u>			Density Maximum Dwelling Units peracre	<u>Minimum Yard Setbacks</u> <sup>(6 &amp; 7)</sup>			Minimum Offstreet Parking per Dwelling Unit <sup>1</sup>	Offstreet Dwelling	Maximum Height <sup>3</sup> (feet)	Flood Zone	Minimum Living Area per Unit <sup>2</sup> (square feet)	Floor Area Ratio (FAR) <sup>6</sup>
	Area (Square Feet)	Width (feet)	Depth (feet)		Front (feet)	Side (feet)	Rear (feet)						
RE	18,000	100	100	2	25	7.5 <sup>4</sup>	25 feet or 20% of lot depth, whichever is less	2		32	34	2,000	---
R-1	10000	80	100	4	25	7.5 <sup>4</sup>	25 feet or 20% of lot depth, whichever is less	2		32	34	1,200	---
R-2	7500	75	90	4	25	7.5 <sup>4</sup>	25 feet or 20% of lot depth, whichever is less	2		32	34	1,000	---
RM-15	10,000	100	100	15	25	7.5 <sup>4</sup>	15	1.5		32	34	1,000	---
RPD	5 acres	---	---	5	(See section 74-83)			1		32	---	1,200	---
H	<del>20</del> 15 acres	---	---	28	(See section 74-83)			1		32	34	300	0.4
C-1	12,000	100	100	None	25	12	10	1		32	34	N/A	0.35
C-2	10,000	80	100	None	25	12	10	1		32	34	N/A	0.35
C-3	10,000	80	100	None	25	12	10	1		32	34	N/A	0.30

The schedule of dimensional regulations for the various zoning districts is as follows:

District	<u>Lot Minimums</u>			<u>Minimum Yard Setbacks</u> <sup>(6 &amp; 7)</sup>				Minimum Offstreet Parking per Dwelling Unit <sup>1</sup>	Maximum Height <sup>3</sup>	Flood Zone	Minimum Living Area per Unit <sup>2</sup> (square feet)	Floor Area Ratio (FAR) <sup>6</sup>
	Area (Square Feet)	Width (feet)	Depth (feet)	Density Maximum Dwelling Units per acre	Front (feet)	Side (feet)	Rear (feet)					
C-4	10,000	80	100	None	25	12	10	1	32	34	N/A	0.5
GC	---	None	None	None	25	25	25		32	34	N/A	Town Commission Approval
C-5	10,000	None	None	None	10	5	10	1	32	34	N/A	0.5
SPM	10,000	80	100	25	25	25	25	1	32		N/A	0.30

P Town commission shall establish dimensional regulations for the public district consistent with the public land use of lands within this district. The dimensional regulations shall be based upon need for harmonizing public use of the land with necessity for protecting the public's safety, health and welfare by the use of such lands. However, in no case shall the floor area ratio exceed 0.65 for institutional uses or 0.70 for transportation/utility

<sup>1</sup> See article III, division 3, of this chapter, pertaining to off-street parking regulations.

<sup>2</sup> Exclusive of garages, breezeways, porches and patios.

<sup>3</sup> The height regulations contained in this section shall mean 32 or 34 feet from grade to the highest finished roof surface in the case of a flat roof, or to a point at the midpoint of the highest sloped roof, except for chimneys, parapets, bell towers and elevator penthouses. In no case shall a structure exceed 45 feet in height except in a RPD zoned district. Building height limitations for flood zone area construction are as follows: Any property which is located within an area of special flood hazard as designated on flood hazard boundary map or a flood insurance rate map, shall measure the maximum height standard from the Base Flood Elevation (BFE) of the flood zone the structure is located within. This shall not apply to any property located in the RPD district existing at the time of adoption of this land development code.

<sup>4</sup> See Section 74-113

<sup>5</sup> For impervious surface ratio, see section 74-112,

<sup>6</sup> On waterfront lots, all buildings, including guest cottages and servants quarters, shall be set back a minimum of 20 feet from the mean highwater mark or the seawall

<sup>7</sup> All setbacks are measured from property lines except as noted.

(Ord. No. 300, § III(2.02.02), 11-7-90; Ord. No. 318, § 5, 6-2-92; Ord. No. 328, § B(2.02.04), 8-3-93; Ord. No. 342, § 1, 11-2-93; Ord. No. 363, § 2, 3-19-96; Ord. No. 399, § 1, 11-20-01)

Section 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

Section 4. This Ordinance shall be in effect thirty (30) days after passage and approval and upon second and final reading, in the manner prescribed by Section 2.11 of the Town Charter of the Town of Belleair, Florida

**PASSED ON FIRST READING:**

**PASSED ON SECOND AND FINAL READING:**

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**Gary H. Katica**  
**Mayor**

**ATTEST:**

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**Donna Carlen**  
**Town Clerk**

## LOCAL AREA RESORT ACREAGE AND DENSITY SUMMARY

HOTEL	ACREAGE	ROOMS	DENSITY
Don CeSar	6.85	277	40
Sandpearl Resort	3.38	253	75
Vinoy Renaissance	13.08	361	28
Safety Harbor Resort & Spa	16.6	175	10.5
Tradewinds Resort	19.79	797	40

<b>Average Acreage</b>	<b>11.94</b>
<b>Average No. of Rooms</b>	<b>372.6</b>
<b>Average Density</b>	<b>38.7</b>

**LOCAL AREA RESORT ACREAGE AND DENSITY SUMMARY  
WITH ADJUSTED NUMBERS FOR  
SAFETY HARBOR SPA AND TRADEWINDS (SUBPARCELS)**

HOTEL	ACREAGE	ROOMS	DENSITY
Don CeSar	6.85	277	40
Sandpearl Resort	3.38	253	75
Vinoy Renaissance	13.08	361	28
Safety Harbor Resort & Spa	11.6 *	175	15
Tradewinds Resort - (a)	15.42 **	586	38
Tradewinds Resort - (b)	4.37	211	48

<b>Average Acreage</b>	<b>9.12</b>
<b>Average No. of Rooms</b>	<b>310.5</b>
<b>Average Density</b>	<b>40.7</b>

\* Reduced acreage based on sale of portion of the property to the City of Safety Harbor

\*\* Separates out distinct portions of Tradewinds property

**SUMMARY:**

Range of Avg. Acreage	9 - 12 acres
Range of Avg. No. of Rooms	310 - 375 rooms
Range of Avg. Density	38 - 40 units/acre

Minimum Acreage Based on Belleair Density @ 28 upa = 11.1 to 13.4 acres

Example: At 12 Acres X 28 upa = 336 Rooms



# *Belleair Country Club*

One Country Club Lane • Belleair, Florida 33756-2098  
Phone 727/461-7171 • Fax 727/461-1900

**November 20, 2013**

**Micah Maxwell, Manager  
Town of Belleair, Florida  
901 Ponce de Leon Blvd.  
Belleair, Florida 33756**

**Re: Proposed Change to Hotel Zoning District**

**Dear Micah:**

As you know, The Belleair Country Club (the "Club") has a contract to purchase 2.32 acres of the Belleview Biltmore Hotel property.

The Town of Belleair (the "Town") Code of Ordinances requires a minimum lot size of 20 acres for a property located within the Hotel district. Since the Club intends to purchase 2.32 acres, such a sale would render the balance of the Hotel property legally nonconforming. In order to avoid that outcome, we respectfully request that the Town consider amending the Hotel zoning ordinance to reduce the minimum lot size to accommodate the transfer of 2.3 acres from the Hotel site to the Club.

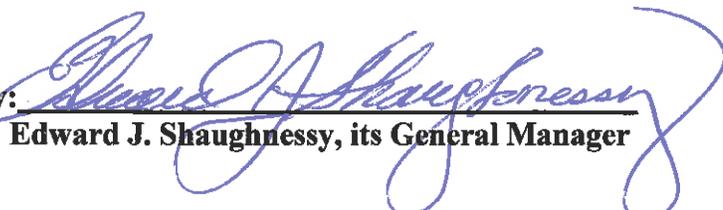
The Club intends to seek either RPD zoning or RM-10 zoning for the 2.3 acres it will be purchasing from the Hotel owners.

We look forward to your response to our request.

Very truly yours,

**THE BELLEAIR COUNTRY CLUB**

By:

  
**Edward J. Shaughnessy, its General Manager**

# Summary

To: Planning and Zoning  
From: Micah Maxwell, Town Manager  
Subject: Request to Vacate – 955 Indian Rocks Road  
Memo Date: 2/3/2014

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**Summary:** The owner of 955 Indian Rocks Road has requested that the town vacate 35.75 feet of right of way abutting his property along Indian Rocks Road and 20 Feet of Right of Way along Sunny Lane.

**Previous Commission Action:** None

**Background/Problem Discussion:** The owner at 955 Indian Rocks Road, Mr. Becker, has requested that the town vacate a significant portion of the town's right of way in front of his house along Indian Rock Road and along sunny lane. Most of Indian Rocks Road north of Hunter Park is a mix of very large and very small right of way areas. Along Sunny lane right of way is consistent from property to property and staff expects some increase in road width at a later date.

## **Alternatives/Options:**

Section 74-152 requires that all of the following requirements are met:

1. The requested vacation is consistent with the traffic circulation element of the town comprehensive plan and the county metropolitan planning organization transportation plan. **Due to the varying widths of the road, the town has no ability to introduce another lane(s) on Indian Rocks Road, north of Hunter Park. Staff believes that requirement 1 is being met along Indian Rocks Road, however staff does not believe it should vacate the property along sunny lane because of future roadway work, which may include a slight widening.**
2. The right-of-way does not provide the sole access to any property. Remaining access shall not be by easement. **The right of way does not provide sole access to any properties.**
3. The vacation would not jeopardize the current or future location of any utility. **The vacation will not jeopardize future or current utility locations as long as the town retains as right of way beginning at the back of curb at Indian Rocks Road and extending 15 feet from to the east for the length of the property. It would also not effect the utilities on sunny lane.**
4. The proposed vacation is not detrimental to the public interest and provides a positive benefit to the town. **Staff believes that the increase in taxable land on property otherwise unused is in the public interest and will benefit the town positively for the indian rocks portion of the request, but does not believe the sunny**

lane portion is in the public interest.

**Financial Implications:**

Minimal

**Recommendation:** Staff recommends that the town vacate the right of way adjacent to 955 Indian Rocks Road beginning 15 feet east of the easterly curb on Indian Rocks Road and extending west to the westerly property line of 955 Indian Rocks Road for the length from north to south of the property line of 955 Indian Rocks. Staff recommends that the town not vacate the area along sunny lane.

**Proposed Motion:** I move that the planning and zoning board recommend approval to the town commission of the vacation at 955 Indian Rocks Road as recommended.

David E. Becker  
951 Indian Rocks Road  
Belleair, Florida 33756

RECEIVED  
BELLEAIR TOWN HALL

JAN 14 2014

TIME REC. \_\_\_\_\_

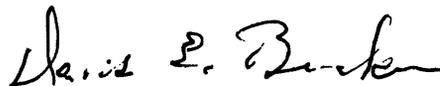
Mr. Micah Maxwell  
Town Manager  
Town of Belleair  
Belleair, Florida

Re: Lots 1 & 2  
Shirley Manor

Dear Mr. Maxwell:

I am the owner of the above referenced property located at the intersection of Indian Rocks Road and Sunny Lane. I wish to request that the Town vacate the two easements it holds – 35.75 feet along Indian Rocks Road and 20 feet along Sunny Lane. I have owned the property for approximately thirty years and have no plans to develop it or build on it.

Sincerely:



David E. Becker



# Summary

To: Planning and Zoning Board  
From: Micah Maxwell, Town Manager  
Subject: Variance Request – 10 South Pine Circle  
Memo Date: 2/3/2014

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**Summary:** The owners of the property located at 10 South Pine Circle have requested a variance related that would allow them to construct a garage addition that would encroach into the required 25 foot setback by 11 feet 5 inches.

**Previous Commission Action:** None

**Background/Problem Discussion:** The owner is asking for relief from the 25 foot setback requirement because of a lack of storage space and a desire to park his vehicle indoors.

**Alternatives/Options:**

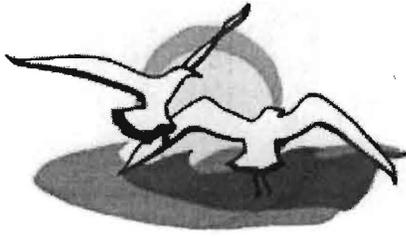
1. Approve the variance to allow for construction.
2. Deny and no construction will be allowed in the setback.

**Financial Implications:**

None

**Recommendation:** Staff recommends denial of the variance because staff does not believe the submittal is consistent with 66-253(b)(1)(a)(2) which identifies that a variance does not result from actions of the applicant.

**Proposed Motion:** I move the planning and zoning board recommend approval/denial of the variance request.



**TOWN OF BELLEAIR  
BUILDING DEPARTMENT**  
901 Ponce de Leon Blvd.  
Belleair, Florida 33756-1096  
Phone: (727) 588-3769 ext. 215  
Fax: (727) 588-3768

## MEMORANDUM

**DATE:** January 14th, 2014  
**TO:** Mayor and Commissioners  
**FROM:** Micah Maxwell, Town Manager  
**SUBJECT:** Request for Variance – Belleair Estates  
**Parcel No. 29/29/15/23778/001/0080**

**Property Owner:** Thomas & Karen Blake  
10 South Pine Circle  
Belleair, Florida 33756

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The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
  - A. Zoning designation: R-1 (Single Family Residential)
  - B. Original Construction date: 1956
  - C. Structural and other improvements to date:
    - Roof-1983
    - Windows -1999
    - Remodel -2002
    - Roof - 2004
  - D. Existing Easements: None Shown on survey

II. Proposed request:

The applicant is requesting a variance which would allow the construction of a proposed garage addition. The garage addition would encroach into the required minimum 25 foot front yard setback by approximately 11 feet 5 inches, resulting in 13 foot 5 inch front yard setback.

### 29-29-15-23778-001-0080

Online Property Record Card

[Portability Calculator](#)

## Data Current as of January 22, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value  
per F.S. 553.844

Ownership/Mailing Address	Site Address
BLAKE, THOMAS G BLAKE, KAREN C 10 S PINE CIR BELLEAIR FL 33756-1642	10 S PINE CIR BELLEAIR 33756-



Property Use: 0110 (Single Family Home)

Living Units: 1

[\[click here to hide\] 2014 Legal Description](#)

EAGLES NEST GARDENS ESTATES UNIT 4 BLK A, LOT 8 LESS 67 X 26 FT T/A IN SE COR

2014 Exemptions	Mortgage Letter	<input type="checkbox"/> File for Homestead Exemption	2014 Parcel Use	
Homestead: Yes		Government: No	Homestead Use Percentage: 100.00%	
Institutional: No		Historic: No	Non-Homestead Use Percentage: 0.00%	Classified Agricultural: No

#### 2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
10585/1710 ■	\$648,100 <a href="#">Sales Query</a>	12103025700	B	034/040

#### 2013 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$543,662	\$453,494	\$403,494	\$428,494	\$403,494

#### [\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	Yes	\$543,661	\$453,494	\$403,494	\$428,494	\$403,494
2012	Yes	\$445,913	\$445,913	\$395,913	\$420,913	\$395,913
2011	Yes	\$542,139	\$481,894	\$431,894	\$456,894	\$431,894
2010	Yes	\$559,752	\$474,772	\$424,772	\$449,772	\$424,772
2009	Yes	\$647,523	\$462,290	\$412,290	\$437,290	\$412,290
2008	Yes	\$764,300	\$461,828	\$411,828	\$436,828	\$411,828
2007	Yes	\$914,300	\$448,377	\$423,377	N/A	\$423,377
2006	Yes	\$872,400	\$437,441	\$412,441	N/A	\$412,441
2005	Yes	\$824,800	\$424,700	\$399,700	N/A	\$399,700
2004	Yes	\$643,600	\$405,000	\$380,000	N/A	\$380,000
2003	Yes	\$464,800	\$363,800	\$338,800	N/A	\$338,800
2002	Yes	\$482,400	\$355,300	\$330,300	N/A	\$330,300
2001	Yes	\$401,700	\$349,700	\$324,700	N/A	\$324,700
2000	Yes	\$269,700	\$269,700	\$244,700	N/A	\$244,700
1999	Yes	\$279,500	\$249,800	\$224,800	N/A	\$224,800
1998	Yes	\$267,900	\$245,900	\$220,900	N/A	\$220,900
1997	Yes	\$270,700	\$241,800	\$216,800	N/A	\$216,800
1996	Yes	\$282,500	\$234,800	\$209,800	N/A	\$209,800

#### 2013 Tax Information

[Click Here for 2013 Tax Bill](#)

Tax District: BL

2013 Final Millage Rate

22.3656

2013 Est Taxes w/o Cap or Exemptions

\$12,159.33

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

#### Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
12 Jul 1999	10585 / 1710 ■	\$280,000	U	I

#### 2013 Land Information

Seawall: Yes

Frontage: Canal/River

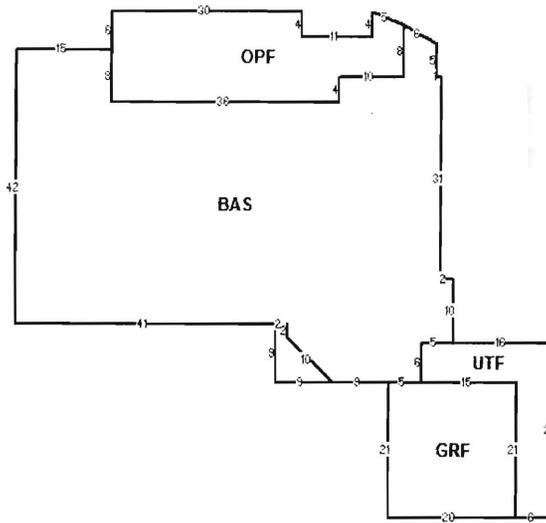
View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	106x143	4200.00	106.0000	0.8320	\$370,406	FF

[\[click here to hide\] 2014 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 10 S PINE CIR BELLEAIR 33756-

Quality: Above Average  
 Square Footage: 3957.00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip  
 Roof Cover: Bu Tar & Graval Alt  
 Stories: 1  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 9  
 Year Built: 1956  
 Effective Age: 26  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
Utility	0	252	0.35	88
Open Porch	0	597	0.20	119
Garage	0	420	0.35	147
Base	2,688	2,688	1.00	2,688
<b>Total Living SF: 2,688</b>		<b>Total Gross SF: 3,957</b>		<b>Total Effective SF: 3,042</b>

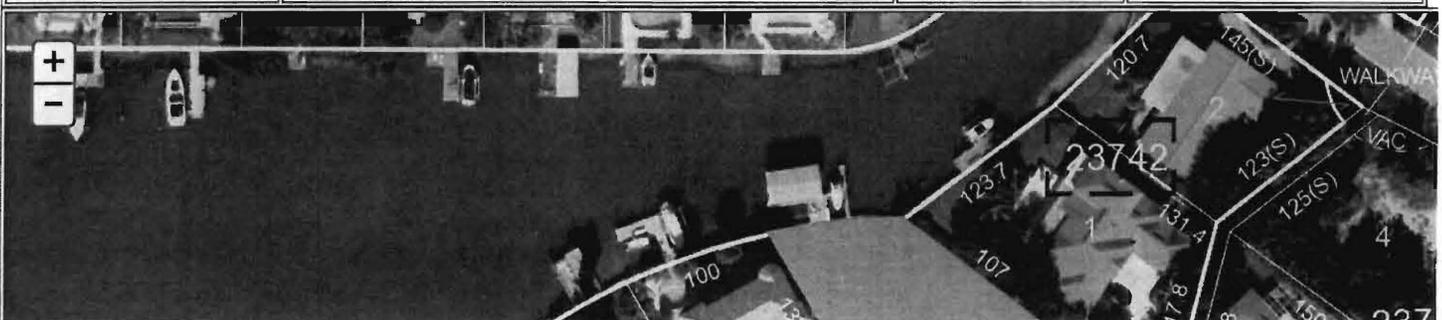
[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
BT LFT/DAV	\$3,000.00	2.00	\$6,000.00	\$3,720.00	2000
FIREPLACE	\$2,500.00	1.00	\$2,500.00	\$1,550.00	1956
BT LFT/DAV	\$12,000.00	1.00	\$12,000.00	\$8,880.00	2004
PATIO/DECK	\$24.00	562.00	\$13,488.00	\$8,363.00	2000
BOATHS/CV	\$20.00	462.00	\$9,240.00	\$4,435.00	1993
PATIO/DECK	\$12.00	200.00	\$2,400.00	\$1,776.00	2004
DOCK	\$40.00	431.00	\$17,240.00	\$9,999.00	1993

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
10194	BOAT LIFT/DAVIT	30 May 2012	\$2,300
7695	DOCK	21 Feb 2008	\$13,000
7364	DAMAGE FIRE/FLOOD/VEHICLE	07 Aug 2007	\$12,366
4549	ROOF	19 May 2004	\$10,750
3254	RESIDENTIAL ADD	18 Nov 2002	\$35,893
P2912600	DOCK	02 Nov 2000	\$0
1183	PATIO/DECK	07 Jun 2000	\$2,400
821	PATIO/DECK	21 Feb 2000	\$675
778	SPECIAL USE	19 Jan 2000	\$1,900
RP2757599	DOCK	24 Sep 1999	\$0
592	DOCK	08 Sep 1999	\$8,906
97107705	ROOF	10 Nov 1997	\$870



## NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearing will be held by the Town Commission of the Town of Belleair, Florida, on request for variance which would allow for the construction of a proposed garage addition that would encroach into the required minimum 25 foot front yard setback by 11 ft. 5 inches for property located at 10 South Pine Circle, Belleair, Florida and is more particularly described as:

**29/29/15/23778/001/0080 Eagles Nest Gardens Estates Unit 4,  
Block A, Lot 8 Less 67x26 ft. T/A in SE Corner, as recorded in OR  
Book 10585, Page 1710, Public Records of Pinellas County, Florida.**

The Planning and Zoning Board will meet on this matter on **MONDAY, FEBRUARY 10, 2014 at 5:30 P.M.** at the Belleair Town Hall, 901 Ponce de Leon Blvd., Belleair, Florida.

Said hearing will be held on **TUESDAY, FEBRUARY 18, 2014 at 6:30 P.M.**, at the Belleair Town Hall, 901 Ponce de Leon Boulevard, Belleair, Florida. Additional information may be obtained from the Town Clerk's office. All parties interested are invited to attend and be heard.

Persons are advised that if they decide to appeal any decision made at these hearings, they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act persons needing special accommodations or an interpreter to participate in this proceeding should contact the Town Clerk's Office at 901 Ponce de Leon Blvd., Belleair, Florida 33756 or call (727) 588-3769 x214 or Fax (727) 588-3778, not later than seven (7) days prior to the proceeding.

This matter is subject to Quasi-Judicial rules of procedures established by Florida Statute 286-0115.

D. Carlen  
Town Clerk  
Town of Belleair

**TOWN OF BELLEAIR, FLORIDA  
NOTICE OF APPEARANCE  
FOR QUASI-JUDICIAL HEARINGS**

---

**NOTICE OF APPEARANCE**

I, \_\_\_\_\_, (individual or corporate representative), hereby file and serve notice of my appearance/lawyer or other appropriate representative's appearance, to present testimony and/or cross examine other witnesses at the quasi-judicial hearing to be held on Monday, February 10, 2014 at 5:30 P.M. and Tuesday, February 18, 2014 at 6:30 P.M.

I understand that upon filing this Notice of Appearance, I shall be considered a participant in the hearing, subject to a determination of standing if challenged.

Address of variance property 10 South Pine Circle, Belleair, FL

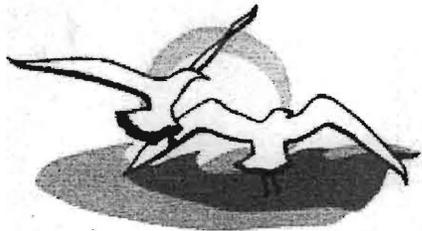
---

Name: \_\_\_\_\_

(Please Print)

Address: \_\_\_\_\_

---



TOWN OF BELLEAIR, Inc.  
 901 Ponce de Leon Blvd.  
 Belleair, Florida 33756-1096  
 Phone: (727) 588-3769 ext. 215  
 Fax: (727) 588-3768

RECEIVED  
 BELLAIR BLDG. DEPT.

JAN 14 2014

VARIANCE APPLICATION CHECK OFF SHEET TIME REC. \_\_\_\_\_

Application shall be **fully completed** and must include the following information:

OWNERS NAME Thomas and Karen Blake

OWNERS MAILING ADDRESS 10 South Pine Circle, Belleair, FL 33756

PROPERTY ADDRESS 10 South Pine Circle, Belleair, FL 33756

PHONE NUMBER 727-424-8184

REPRESENTATIVE NAME AND ADDRESS (if any) N/A

PHONE NUMBER N/A

DATE OF ORIGINAL CONSTRUCTION 1956

IMPERVIOUS COVER 37%

FLOOD ZONE AND ELEVATION A-10 7.5 feet

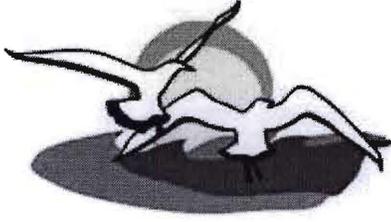
REQUIRED INFORMATION:

<u>REQUIRED</u>	<u>RECEIVED</u>	PROVIDE (18) COPIES EACH..
<u>  X  </u>	_____	PLANS/SPECS/PRODUCT BROCHURE
<u>  X  </u>	_____	PHOTOS OF AREA (straight/right angle/left angle)
<u>  X  </u>	_____	SURVEY W/ SETBACKS SHOWN
<u>  X  </u>	_____	SITE PLAN W/ SETBACKS SHOWN

REVIEWED BY: ZONING    PUB.WK    FIRE    BLDG.    MRG.

DATE SENT: \_\_\_\_\_

DATE RETURNED: \_\_\_\_\_



**TOWN OF BELLEAIR**  
**901 Ponce de Leon Blvd.**  
**Belleair, Florida 33756-1096**  
**Phone: (727) 588-3769 ext. 215**  
**Fax: (727) 588-3768**

DATE 1/11/2014

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Thomas G. Blake, owner of Lot 8  
 Block A, Subdivision Eagles Nest Gardens Estates, property  
 Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Residential.
3. The present land use on the property is Residential.
4. The decision involves Article IV Section 74-84 of the Belleair Land  
 Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development  
 Code.
6. The Relief prayed by the applicant is: Addition of a one car garage enters into the setback from the street in the  
front corner of the proposed structure.
7. The Justification for the request is (requests for the variances must demonstrate the practical  
 difficulty or unnecessary hardship which justifies the variance): See attached note and photos.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing  
 this application. (\*\* Note: All costs incurred by the Town of Belleair, above and beyond the  
 variance application fee, will be the responsibility of the applicant regardless of approval or denial  
 of the request\*\*)
9. I am aware that this request will be voided should I or my representative fail to appear at the public  
 hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after  
 approval by the Town Commission unless a building permit id produced from the Town with  
 respect to the improvements contemplated by this application for variance within said twelve  
 month period unless the construction of said improvements is promptly commenced pursuant to  
 the building permit and diligently pursued to completion thereafter.

**FEE: \$300.00**

**Paid: \$300.00**

Thomas G. Blake  
**Owner**  
10 South Pine Circle, Belleair, FL 33756  
**Address**  
727-424-8184  
**Telephone Number**

Thomas G. Blake  
Request for Variance / Response to Item 7

The Justification for the request is: As a traveling industrial salesman, my truck is my office. I store some literature and demonstration supplies in one half of the existing undersized garage and my wife parks in the remaining half. The business that I own is thirty-five (35) miles away at 6202 E. Broadway (East of Tampa). I do not run my business out of my house. As you can see from the messy photo below, this is the literature I offload from my vehicle. Some of my demo samples are valuable and I would like to be able to park my vehicle in the garage and have enough space to get in and out of my vehicle. Two years ago my truck was broken into in our driveway and I lost some valuables.

Photo of literature shelves in the garage



RECEIVED  
BELLAIR BLDG. DEPT.

JAN 15 2014

TIME REC. \_\_\_\_\_

We have a **very irregular** shaped lot as shown on the **attached Plot Plan** and we also enjoy a great deal of green space in the front of our home (see photo attached to submittal package). The sanitary sewer piping runs through our back yard as well as the back yards of our adjacent neighbors as opposed to the front yard so this variance will have no ill effects should the Town of Belleair need to perform work on the system.

My neighbors on South Pine Circle are very much in favor of our project in that it will greatly improve the look of the garage and get my truck off of the driveway. The front corner (under 150 square feet) will encroach in the setback (see Plot Plan attached). If I push the new portion of the garage back to meet the 25 foot required setback, it would not look aesthetically pleasing for the neighborhood.

From a medical perspective, the risk of future strains, my recent ACL surgery recovery and my upcoming knee surgery will all benefit from my not lugging my demonstration equipment to and from my truck each weekend to keep it away from potential thieves.

Thank you for considering our variance and we look forward to starting construction immediately.

Thomas G. Blake  
10 South Pine Circle  
Belleair, FL 33756



**Front Angle View**

**Left Angle View**



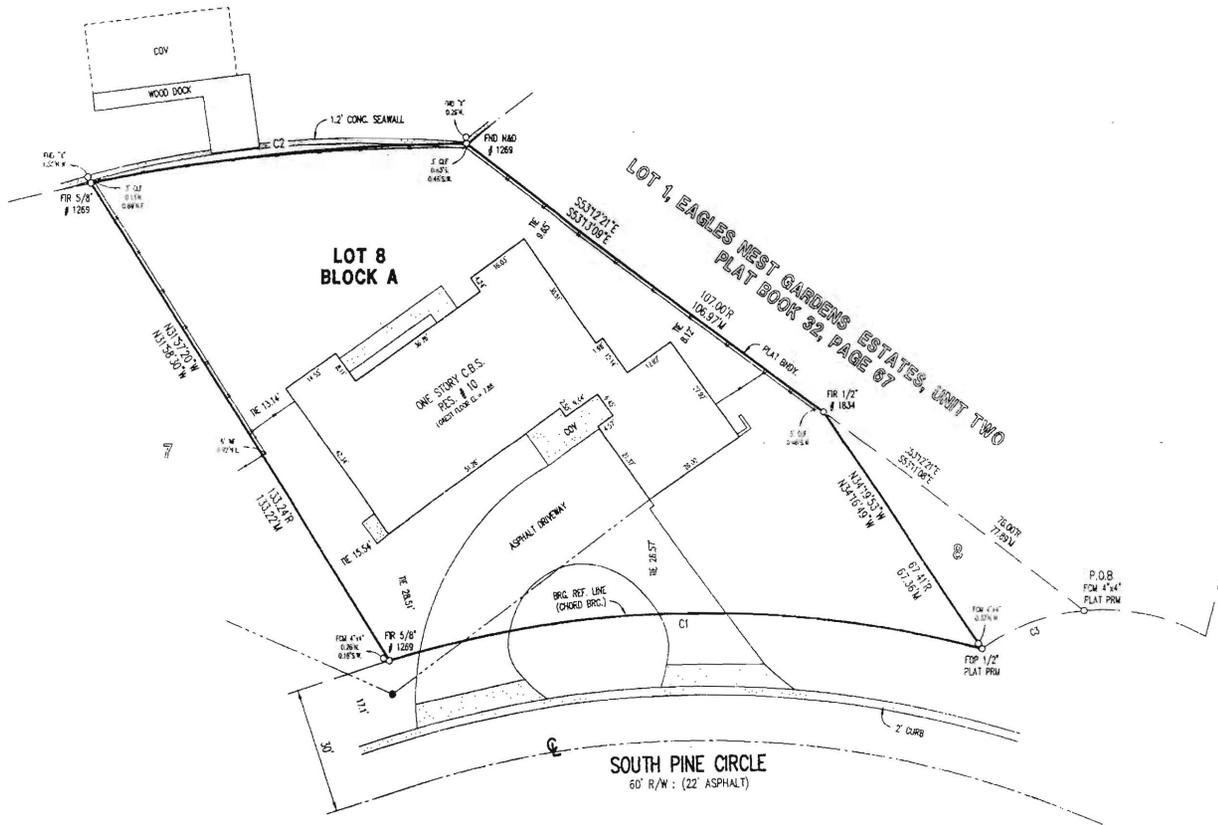
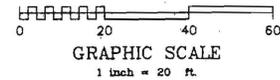
**Right Angle View**





SECTION 29, TWP. 29 S., RNG. 15 E., PINELLAS COUNTY, FLORIDA

CLEARWATER HARBOR



LEGAL DESCRIPTION

LOT 8, BLOCK A, UNIT 4, OF EAGLES NEST GARDENS ESTATES, AS RECORDED IN PLAT BOOK 34, PAGES 40-41, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

FROM A POINT ON A CURVE TO THE LEFT, SAID POINT COMMON TO LOT 8, BLOCK A, UNIT 4 OF EAGLES NEST GARDENS ESTATES, PLAT BOOK 34, PAGES 40-41, AND LOT 1, UNIT 2 OF EAGLES NEST GARDENS ESTATE, PLAT BOOK 32, PAGE 67, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID POINT BEING THE P.O.B.; THENCE FROM THE P.O.B. ALONG A CURVE TO THE LEFT, CHORD BEARING S89°53'13"W, CHORD = 26.03 FEET, RADIUS = 50.00 FEET, DELTA = 03°10'32", ARC = 26.33 FEET TO A POINT; THENCE N34°19'53"W 67.41 FEET TO A POINT ON THE LINE COMMON TO BOTH OF THE ABOVE MENTIONED LOTS; THENCE ALONG SAID LINE S33°12'21"E 78.00 FEET TO THE P.O.B.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE A10, IN ACCORDANCE WITH THE FIRM MAP OF THE TOWN OF BELLEAIR, COMMUNITY PANEL NO. 125088-0003-B, MAP REVISED 1-19-83.

PREPARED FOR

THOMAS C. & KAREN C. BLAKE  
CENTURY TITLE AND ABSTRACT, INC.  
THE GUARANTEE TITLE & TRUST COMPANY  
NATIONSBANK MORTGAGE CORPORATION

BOUNDARY SURVEY

BENCH MARK  
B.M. # 901180-D  
EL. = 7.260 NGVD

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	266.00'R	144.37'R	142.60'R	S89°00'49"W R 142.53'M
C2	450.00'R	90.00'R	89.85'R	N84°08'59"E R 89.91'M
C3	50.00'R	26.33'R	26.03'R	S69°53'13"W R 26.02'M

LEGEND

- - POWER POLE
- - - OVERHEAD WIRES

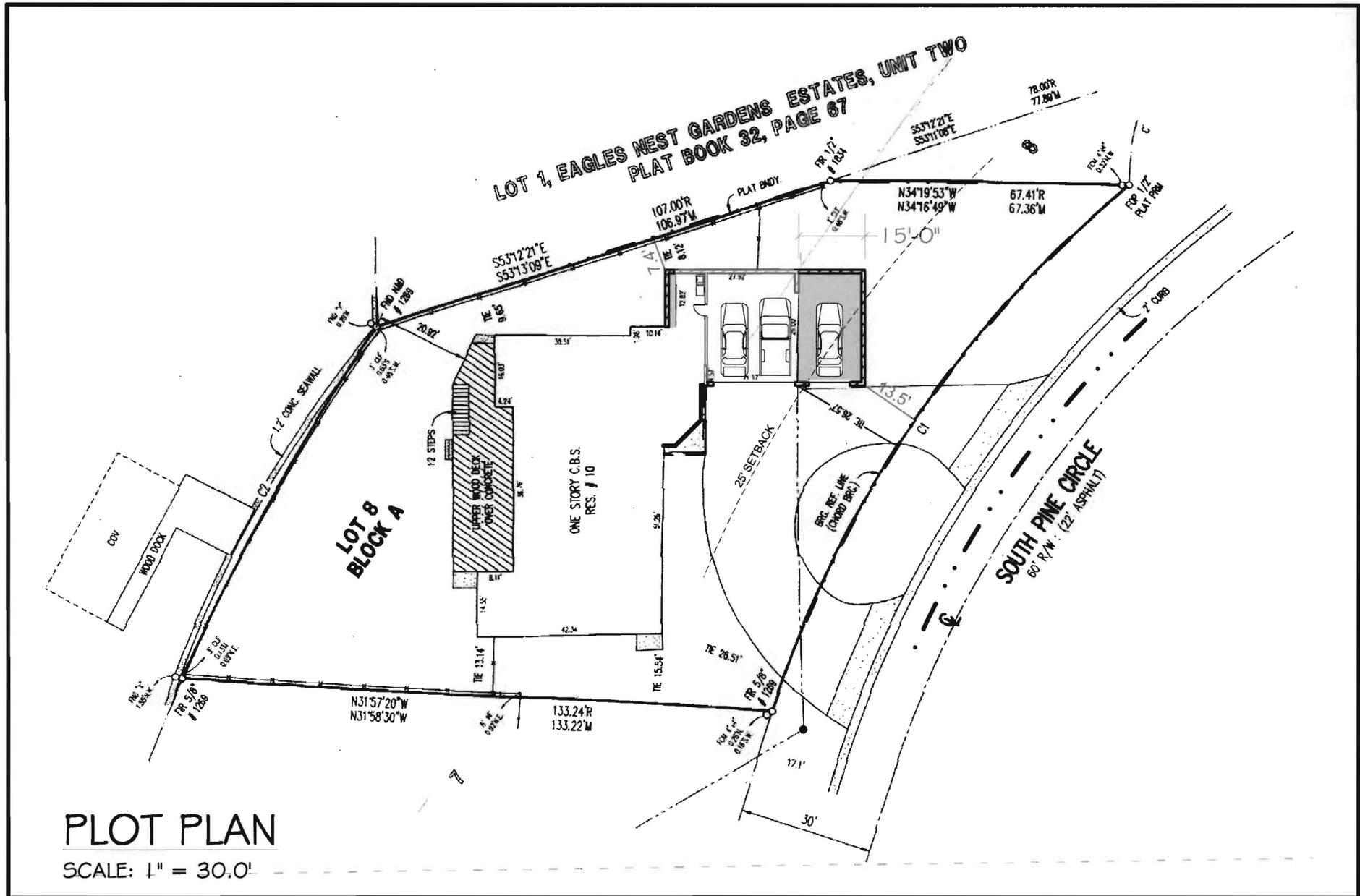
CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREIN SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 11017, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

*George A. Shimp, II*  
GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512  
DWAYNE A. RUTII, PROFESSIONAL SURVEYOR & MAPPER No. 5635  
THIS SURVEY IS NOT COMPLETE OR VALID UNLESS ATTACHED TO SURVEYOR'S REPORT.

JOB NUMBER: 990475      DATE SURVEYED: 7-7-1999  
DRAWING FILE: 990475.DWG      DATE DRAWN: 7-9-1999  
LAST REVISION: N/A      X REFERENCE: N/A

**GEORGE A. SHIMP II AND ASSOCIATES, INCORPORATED**  
LAND SURVEYORS - LAND PLANNERS  
3801 DUSOTO BOULEVARD, SUITE D  
PALM HARBOR, FLORIDA 34683  
PHONE (727) 764-5496 FAX (727) 766-1256

LB 1834



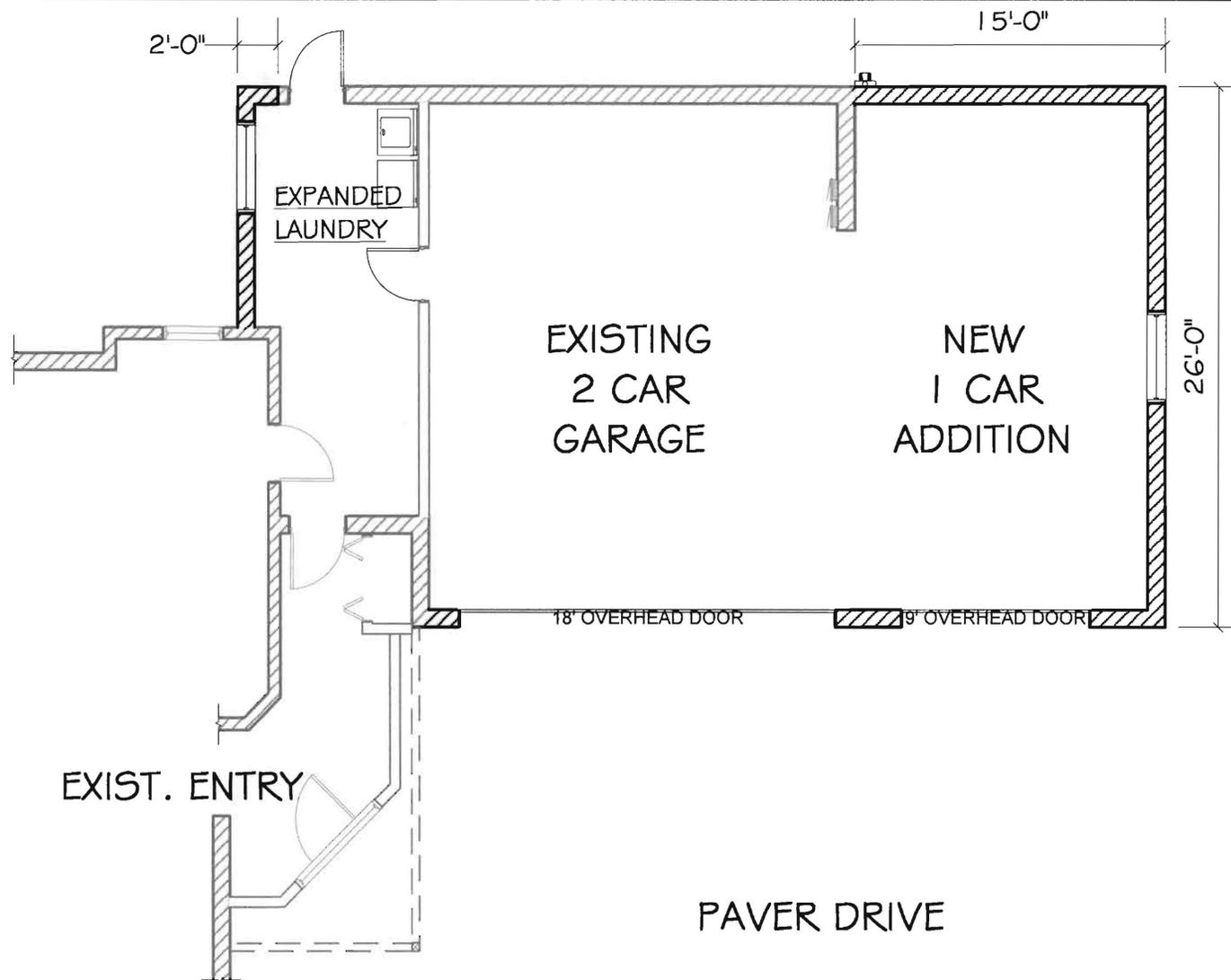
**Arcdesign**

e-mail: ArcDesign7@gmail.com

1419 TEMPLE STREET  
 CLEARWATER, FLORIDA 33755  
 (727) 446-8022

**Tom Blake**  
 10 South Pine Circle  
 Belleair, FL 33756

PROJECT NUMBER:	134165
DRAWN BY:	Randy Young
SCALE: AS NOTED	SHEET NUMBER:
DATE: 9 Jan 2014	1 of 3



**FLOOR PLAN DESIGN**

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

**Arcdesign**

e-mail: ArcDesign7@gmail.com

1419 TEMPLE STREET  
 CLEARWATER, FLORIDA 33755  
 (727) 446-8022

*Tom Blake*  
 10 South Pine Circle  
 Belleair, FL 33756

PROJECT NUMBER: 134165

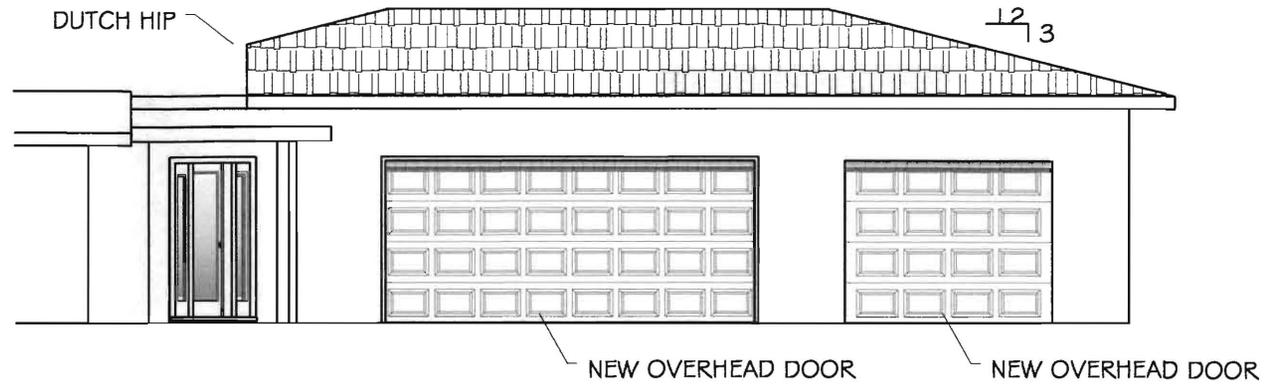
DRAWN BY: Randy Young

SCALE: AS NOTED

SHEET NUMBER:

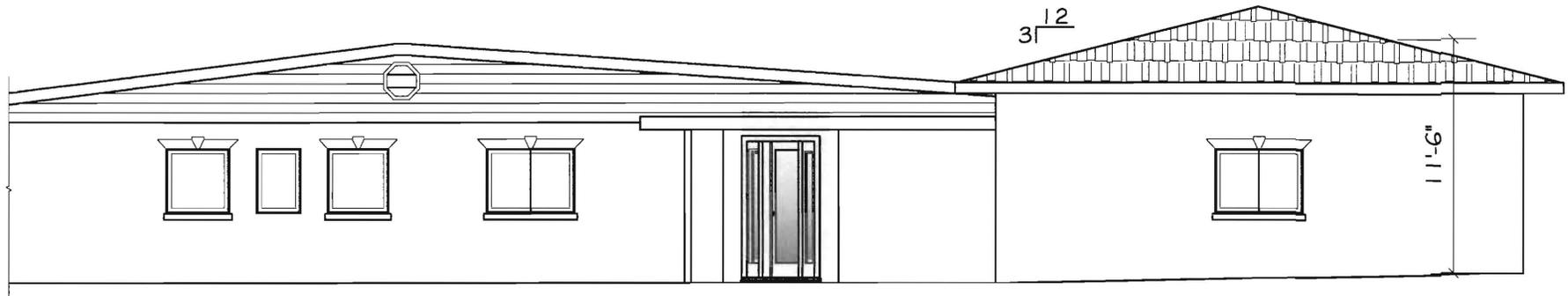
DATE: 9 Jan 2014

1 of 2



**GARAGE ELEVATION**

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



**FRONT ELEVATION**

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

**Arcdesign**

e-mail: ArcDesign7@gmail.com

1419 TEMPLE STREET  
CLEARWATER, FLORIDA 33755  
(727) 446-8022

*Tom Blake*  
10 South Pine Circle  
Belleair, FL 33756

PROJECT NUMBER: 134165

DRAWN BY: Randy Young

SCALE: AS NOTED

SHEET NUMBER:

DATE: 9 Jan 2014

1 of 3