

## BELLEAIR PLANNING AND ZONING BOARD MEETING NOTICE

**DATE:** June 3, 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, JUNE 9, 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.

Your attendance is very important!

The following agenda items are provided for your consideration:

1. Approval of Minutes - May 12, 2014

Documents: [MAY 12, 2014.PDF](#)

2. Citizen's Comments

(Discussion of items not on the agenda. Each speaker will be allowed 3 minutes to speak.)

3. Request for Variance - 309 Belleview Blvd. - Neil Ford (Omni-Care Group Inc.)

Documents: [VARIANCE PACKET - 309 BELLEVIEW BLVD..PDF](#)

4. Request for Variance - 201 Palmetto Rd. - Molly and Trevor Schaffer

Documents: [VARIANCE PACKET - 201 PALMETTO-SCHAFFER.PDF](#)

5. Other Business

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

**MINUTES OF MEETING OF THE PLANNING AND ZONING BOARD HELD AT TOWN HALL, BELLEAIR, FLORIDA ON MAY 12, 2014 AT 5:30 PM**

**MEMBERS PRESENT:** Bonnie Sue Brandvik, Chairman  
Gloria Burton, Vice Chairman  
Rogers Haydon  
Allen Acken  
Jim Millspaugh (arrived at 5:40pm)  
Randy Ware

**MEMBERS ABSENT:** Peter Marich

**OTHERS PRESENT:** Micah Maxwell, Town Manager  
JP Murphy, Assistant Town Manager  
Stephen R. Fowler, Commission Advisor

Quorum present with Ms. Brandvik presiding; the meeting was called to order at 5:30 pm.

**APPROVAL OF MINUTES – MARCH 10, 2014**

Mrs. Burton moved approval of the minutes for the March 10, 2014 meeting as submitted. Motion was seconded by Mr. Ware and approved unanimously.

**CITIZEN'S COMMENTS**

There were no citizen's comments.

**DISCUSSION AND RECOMMENDATION OF ORDINANCE NO. 497 – AMENDING THE LAND DEVELOPMENT CODE**

Town manager Micah Maxwell stated that the purpose of the Planned Mixed Use (PMU) was to provide an alternative to the currently available zoning districts in order to allow for a combination of temporary lodging and multi-family residential use; that the intent was to encourage the reuse of the site to include some historic recognition component; that the use would include a hotel use or a smaller inn use.

Ms. Brandvik inquire about the special certificate of appropriateness.

Mr. Maxwell stated that the special certificate of appropriateness was part of the historic preservation ordinance; stated that there was a process in the ordinance that defined what needed to achieve that certificate; that once you receive the certificate it would allow you to remodel, demo or a number of different major items to a historic structure; that the special certificate of appropriateness would be required before a demo permit could be given; that a hearing would be done at the historic preservation board level and at the commission level and an approval of the special certificate of appropriateness would have to be given before staff could go through an actual technical demo permit and process.

**DISCUSSION AND RECOMMENDATION OF ORDINANCE NO. 497, cont.**

Discussion ensued regarding the special certificate of appropriateness; regarding the demolition permit.

David Ottinger, Town attorney, stated that the new zoning district would only be available if the special certificate of appropriateness was obtained; that the historic preservation ordinance stated that if you are going to substantially modify or improve or demolish historic property, you have to seek that special certificate of appropriateness; that this new district would accommodate a full or partial restoration of the hotel along with residential use; that it will accommodate some other kind of lodging if the hotel was demolished; stated that the applicant must submit the criteria and establish the bases as to why the application was entitled to the special certificate of appropriateness; that it would include a plan for the site if the application was for demolition; that it was a lengthy application and a lot information must be presented and heard by the historic preservation board and then by the town commission; spoke about the other zoning districts and the PMU category.

Mr. Haydon expressed his views on the hotel property; stated that he was in favor of the new PMU district.

Ms. Brandvik expressed her views regarding the hotel; stated that she was in favor of preserving the hotel; that she was also in favor of having some type of mixed use plan in place.

Mrs. Burton stated that she was very pleased with the proposed ordinance; stated that it offered great promised for the town and for any proposed developer in the future to look at regarding the current hotel property.

Mr. Maxwell reviewed the proposed ordinance by sections as it pertained to the Land Development Code in Sections 66-10, 74-82, 74-85.

Mr. Acken stated that he felt that the access to shops should be from the inside corridors of the hotel.

Discussion ensued regarding Section 1, Sec. 66-10, Definitions; regarding temporary lodging and maximum lodging; regarding the definition of "Inn" and "Hotel"; regarding access to shops from inside corridors of the hotel only; regarding number of units versus number of people.

Mr. Maxwell reviewed the schedule of dimensional regulations for the various zoning districts; reviewed the special regulations for the Planned Mixed Use (PMU) district in Section 74 – 85 of the Land Development Code.

Mr. Ware expressed his concerns regarding the requirements of the architectural design of the proposed temporary lodging; stated that he felt that it should be changed.

Discussion ensued regarding historic recognition component as it pertained to the architectural design of the proposed temporary lodging; regarding the height bonuses, regarding RM-10 parking requirements versus the PMU requirements; regarding the possibility of having the temporary lodging piece for a hotel/inn to also have condominiums placed on higher floors above the lodging structure.

**DISCUSSION AND RECOMMENDATION OF ORDINANCE NO. 497, cont.**

Mr. Millspaugh suggested to change the word “shall” to “should” in Section 4., (j) (2) Specific Design Criteria.

Mr. Ware left at 7:25 PM.

Mr. Maxwell reviewed Section 5, pertaining to the creation of a new section 74-86, Development Agreements; stated that this the language in this section was taken directly from the Florida Statutes.

Discussion ensued regarding the procedures of the development agreement; regarding the duration of the agreement; regarding the number of public hearings needed; regarding the noticing of affected property owners.

Mr. Maxwell reviewed Section 6, regarding the land development Section 74 -112 – Impervious surface coverage.

Discussion ensued regarding impervious surface ratio percentages.

Mr. Maxwell stated that Sections 7 and 8 of the proposed ordinances were standard sections needed in an ordinance.

Ms. Brandvik opened the floor for citizens to speak regarding the agenda item.

Mr. Jim White, 3 Seaside Lane, stated that he represented the RPD board; stated that the board was in favor of the new PMU district; that he was in favor of interior access to the shops through the hotel.

Mrs. Burton moved that the planning and zoning board recommend to the commission the approval of Ordinance 497 contingent upon the many concerns and changes coming from the planning and zoning board. Motion died for a lack of a second.

Mr. Maxwell restated the suggestions and recommendations made by the board:

1. The board was in favor of using hotel or hotel/inn, and potentially eliminating the 100 person requirement in the current definition found in 66-10.
2. The board asked for clarification for access to temporary lodging unit be by interior only.
3. The board inquired about the parking requirements for PMU versus the RM-10.
4. The board recommended that in Section 4, 74-85 (j) (2), the work “shall” be changed to “should”.
5. The board recommended that in Section 5, 74-86 (c) (1) that the commission have two public hearings, and if was desired to have the planning and zoning hear it as well and to have a third public hearing instead of counting that meeting as one of the two required by the State.
6. The board recommended that in 74-86 (c) (2) (a) the second notification be published in the same manner as the first notification, and that affected property owners be mailed out notices for both the first and second notices at the same time of publication in the newspaper.

**DISCUSSION AND RECOMMENDATION OF ORDINANCE NO. 497, cont.**

Mrs. Burton moved that the Planning and zoning board recommend to the commission the approval of Ordinance No. 497 contingent upon the list of proposed amendments as listed herewith and given to town staff. Motion was seconded by Mr. Haydon and approved unanimously.

**OTHER BUSINESS**

Mr. Maxwell stated that staff received a letter from Scott Spencer concerning changing the setbacks for his property; stated that this item may be discussed by the board at next month's meeting.

**COMMISSION ADVISOR'S REPORT**

Commissioner Fowler stated that he had nothing to report.

**ADJOURNMENT**

There being no further business to come before the board the meeting was adjourned in due form at 7:55 p.m.

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**Chairman**



**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:** May 9th, 2014  
**TO:** Mayor and Commissioners  
**FROM:** Micah Maxwell, Town Manager *MM*  
**SUBJECT:** Request for Variance  
Parcel No. 21/29/15/08640/000/0210

**Property Owner:** Neil Ford( Omni -Care Group Inc)  
309 Belleview Blvd  
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: C-1 (Professional Services District)
  - B. Original Construction date:
    - 1926
  - C. Structural and other improvements to date:
    - Renovation(1986)
    - Roof(2002)
    - Sign (2005)
    - Renovation(2013)
    - Sign(2014)
  - D. Existing Easements: None shown on survey

II. Proposed request:

The applicant is requesting a variance which would allow for an electrical sign to be illuminated through the night. The illuminated sign will aid as a deterrent for break-ins and add security to the property.



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

**RECEIVED  
BELLAIR BLDG. DEPT.**

**APR 17 2014**

DATE: 28 February, 2014  
TIME REC. \_\_\_\_\_

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, **OMNI-CARE Group, Inc., owner of West 10 feet of Lot 19 and all of Lot 20 G.L. BIDWELL Subdivision of WILDWOOD PARK**, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned: **Professional/Commercial**
3. The present land use on the property is : **Corporate Offices**
4. The decision involves Article \_\_\_\_\_ **Section 74-613** 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: **Due to multiple break-ins and robberies, we request that our sign be permitted to be illuminated throughout the night, to aid as a deterrent and added security for a repeat break-in or trespass.**
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): **Outlined above, but I do ask that this variance would have no expiration for a period of a minimum of 10 years, due to the unnecessary hardship of the \$300 Variance Fee.**
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.

**VARIANCE**

**FEE: \$300.00**

**Paid: \_\_\_\_\_**

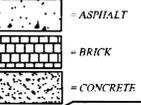
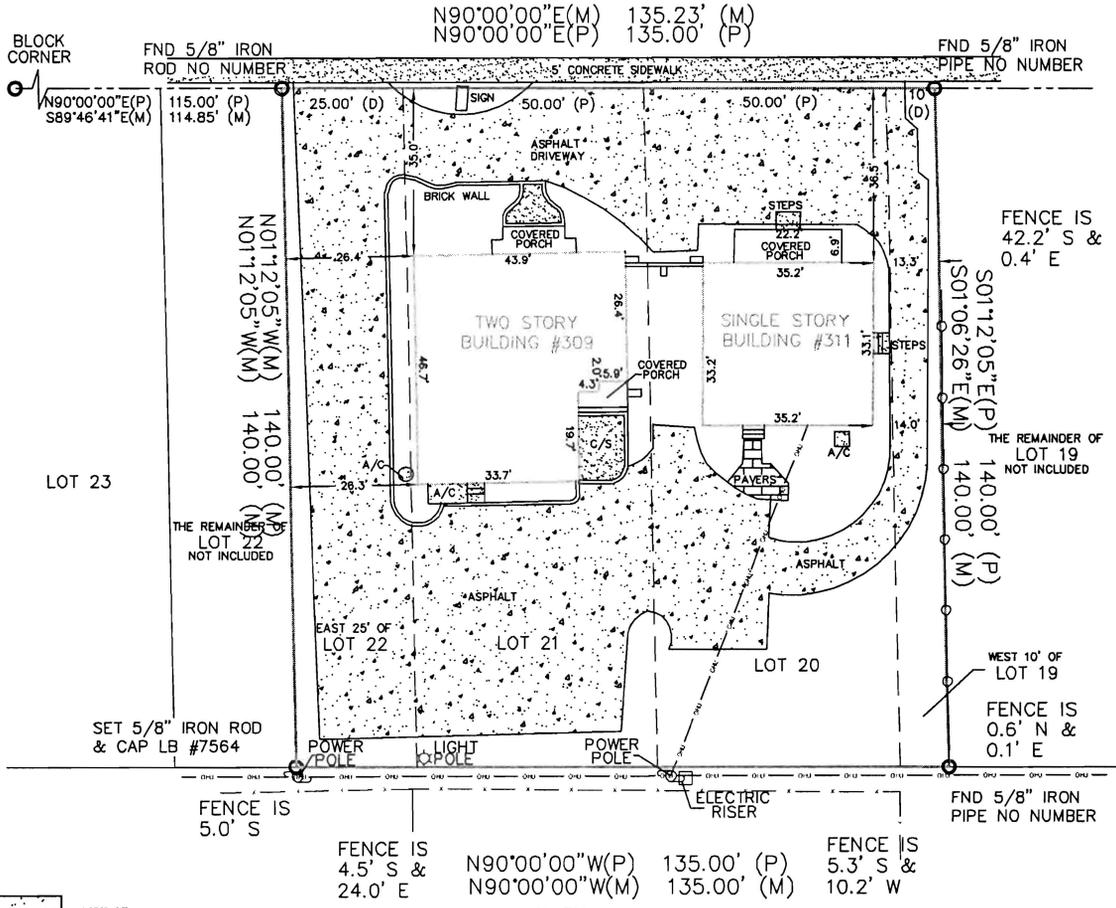
  
**OMNI-CARE Group, Inc.**  
Owner  
**309 Belleview Blvd.,**  
Address

Telephone Number: **(727) 409-9670**

**BOUNDARY SURVEY**

Legal Description: The West 10 feet of Lot 19 and all of Lot 20, G.L. BIDWELL'S SUBDIVISION OF WILDWOOD PARK, according to the Plat thereof as recorded in Plat Book 3, Page 49 of the Public Records of Pinellas County, Florida, together with, Lot 21 and the East 25 feet of Lot 22, of WILDWOOD PARK, G.L. BIDWELL'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page(s) 49 and 50, of the Public Records of Pinellas County, Florida.

**BELLEVIEW BOULEVARD**  
60' PLATTED RIGHT-OF-WAY  
ASPHALT ROADWAY



PROPERTY ADDRESS: 309 AND 311 BELLEVIEW BOULEVARD - BELLEAIR, FLORIDA 33756

**LEGEND**

P	- PLAT
M	- MEASURE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
C.L.	- CENTER LINE
N&D	- NAIL AND DISK
R.W.	- RIGHT OF WAY
C.L.F.	- CHAIN LINK FENCE
W.F.	- WOOD FENCE
C.B.	- CONCRETE BLOCK
P.C.	- POINT OF CURVATURE
P.T.	- POINT OF TANGENCY
(D)	- DESCRIPTION
R	- RADIUS
L	- ARC LENGTH
Δ	- CENTRAL ANGLE
C	- CHORD
C.B.	- CHORD BEARING
P.O.L.	- POINT ON LINE
TYP.	- TYPICAL
P.R.C.	- POINT OF REVERSE CURVATURE
P.C.C.	- POINT OF COMPOUND CURVATURE
C.A.L.C.	- CALCULATE
P.R.M.	- PERMANENT REFERENCE MONUMENT
O.H.U.	- OVERHEAD UTILITY LINE
C.N.A.	- CORNER NOT ACCESSIBLE
F.N.D.	- FOUND
C.S.	- CONCRETE SLAB
U.E.	- UTILITY EASEMENT
D.F.	- DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT

**Legal Description:**

SEE ABOVE

CERTIFIED TO: (AS FURNISHED)  
OMNI CARE GROUP, INC.  
ALPHA-OMEGA TITLE SERVICES, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CLIENT NO: 12620  
JOB NO: 13469  
FIELD DATE: 10/09/12  
APPROVED BY: AER  
CHECKED BY: AER  
DRAWN BY: SDB  
DRAWN DATE: 10/10/12

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mapmakers in Chapter 53-050 thru 530.052, Florida Administrative Code, Pursuant to Chapter 472.007, Florida Statutes.

6513

STATE OF FLORIDA  
10/10/12  
CERTIFIED BY: *[Signature]* PSM No. 6513 DATED  
P.O. BOX 470978, LAKE MONROE, FL 32747  
407.951.3425 (Office); 407.520.5453 (Fax); I.B.#7564

**GRAPHIC SCALE: 1" = 30'**

0' 15' 30' 60'

**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)  
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE A, AREA OUTSIDE THE 100 YEAR FLOOD PLUN. PER F.L.R.M. MAP NUMBER 221087000L DATED 05/17/2005  
THIS SURVEY MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

**SURVEYOR'S NOTES**

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- BEARINGS ARE BASED ON THE NORTH BOUNDARY LINE OF LOT 19-22 AS BEING N 90°00'00" E, ASSUMED.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES, SENCE OWNERSHIP NOT DETERMINED.
- THIS LANDS SHOWN HEREON WERE NOT ASSAULTED FOR EASEMENTS OR OTHER RECORDING ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

DATE	REVISION	DATE	REVISION

Internally illuminated sign



aluminum pole cover

Grade

6x6 PT Post

16" diam. footer

Office Copy

7H

location 309 Belleview Blvd. Belleair Florida Pinellas County



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NATIONWIDE FACILITIES  
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## 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 an electrical sign to be illuminated through the night for property located at 309 Belleview Blvd., Belleair, Florida and is more particularly described as:

**21/29/15/08640/000/0210 BIDWELL'S WILDWOOD PARK LOT  
21 & E 25FY OF LOT 22 AND ½ VAC ALLEY recorded in OR  
Book 17768, Page 1511, Public Records of Pinellas County, Florida.**

The Planning and Zoning Board will meet on this matter on **MONDAY, JUNE 9, 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, JUNE 17, 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, June 9, 2014 at 5:30 P.M. and Tuesday, June 17, 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**     309 Belleview Blvd., Belleair, FL

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

**(Please Print)**

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

\_\_\_\_\_

**21-29-15-08640-000-0210**

Online Property Record Card

[Portability Calculator](#)

**Data Current as of May 14, 2014**

[Email Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
OMNI CARE GROUP INC 400 INDIAN ROCKS RD BELLEAIR BLUFFS FL 33770-2059	309 BELLEVIEW BLVD BELLEAIR 33756-



Property Use: 1730 (General Office - Non-Professional One Story (advertising, travel & employment agencies, pest contro)

Living Units: 0

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

BIDWELL'S WILDWOOD PARK LOT 21 & E 25FT OF LOT 22 AND 1/2 VAC ALLEY

2014 Exemptions		2014 Parcel Use
<input checked="" type="checkbox"/> File for Homestead Exemption		
Homestead: No	Government: No	Homestead Use Percentage: 0.00%
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00% <span style="float:right">Classified Agricultural: No</span>

**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
17768/1511 ■	<a href="#">Sales Query</a>	121030257004	NON EVAC	003/049

**2013 Final Value Information**

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000

[\[click here to hide\] 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	No	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
2012	No	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000
2011	No	\$332,000	\$332,000	\$332,000	\$332,000	\$332,000
2010	No	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
2009	No	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
2008	No	\$435,000	\$435,000	\$435,000	\$435,000	\$435,000
2007	No	\$426,000	\$426,000	\$426,000	N/A	\$426,000
2006	No	\$425,000	\$425,000	\$425,000	N/A	\$425,000
2005	No	\$385,000	\$385,000	\$385,000	N/A	\$385,000
2004	No	\$240,000	\$240,000	\$240,000	N/A	\$240,000
2003	No	\$200,000	\$200,000	\$200,000	N/A	\$200,000
2002	No	\$170,100	\$170,100	\$170,100	N/A	\$170,100
2001	No	\$159,700	\$159,700	\$159,700	N/A	\$159,700
2000	No	\$153,200	\$153,200	\$153,200	N/A	\$153,200
1999	No	\$126,400	\$126,400	\$126,400	N/A	\$126,400
1998	No	\$126,700	\$126,700	\$126,700	N/A	\$126,700
1997	No	\$126,500	\$126,500	\$126,500	N/A	\$126,500
1996	No	\$149,600	\$149,600	\$149,600	N/A	\$149,600

**2013 Tax Information**

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

[Click Here for 2013 Tax Bill](#)  
 2013 Final Millage Rate 22.3656  
 2013 Est Taxes w/o Cap or Exemptions \$5,144.09  
 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.](#)

Tax District: BL

Sale Date	Book/Page	Price	Q/U	V/I
12 Oct 2012	17768 / 1511 ■	\$377,500	U	I
29 Sep 2004	13856 / 0476 ■	\$450,000	Q	I
04 Sep 1996	09452 / 1343 ■	\$149,600	Q	I
	06217 / 0247 ☉	\$210,000	Q	
	05466 / 2136 ☉	\$142,000	U	
	03691 / 0153 ☉	\$25,000	Q	

**2013 Land Information**

Seawall: No

Frontage: None

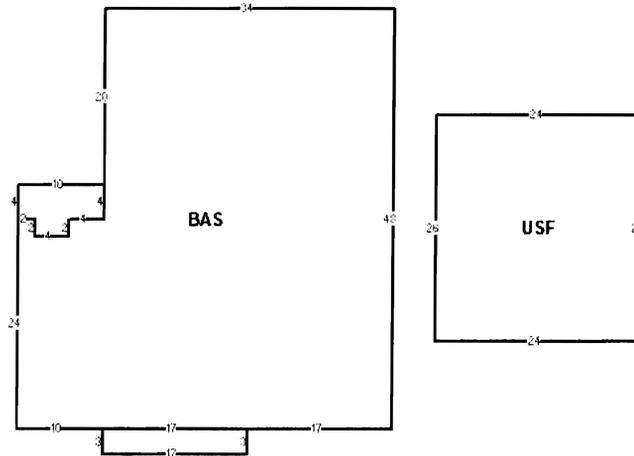
View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Off Bldg 1 Story (17)	75x145	13.00	10875.0000	1.0000	\$141,375	SF

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

Site Address: 309 BELLEVIEW BLVD BELLEAIR 33756-

Quality: Above Average  
 Square Footage: 2587.00  
 Foundation: Continuous Footing  
 Floor System: Wood W/Sub Floor  
 Exterior Wall: Siding Above Avg  
 Roof Frame: Gable Or Hip  
 Roof Cover: Custom  
 Stories: 2  
 Living units: 0  
 Floor Finish: Hard Tile  
 Interior Finish: Plastered Furred  
 Fixtures: 6  
 Year Built: 1926  
 Effective Age: 30  
 Cooling: Heat & Cooling Pkg



[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Building Finished Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
Upper Story	624	624	0.90	562
Open Porch Unfinished	0	51	0.20	10
Open Porch	0	48	0.29	14
Base	1,864	1,864	1.00	1,864
<b>Total Building finished SF: 2,488</b>		<b>Total Gross SF: 2,587</b>		<b>Total Effective SF: 2,450</b>

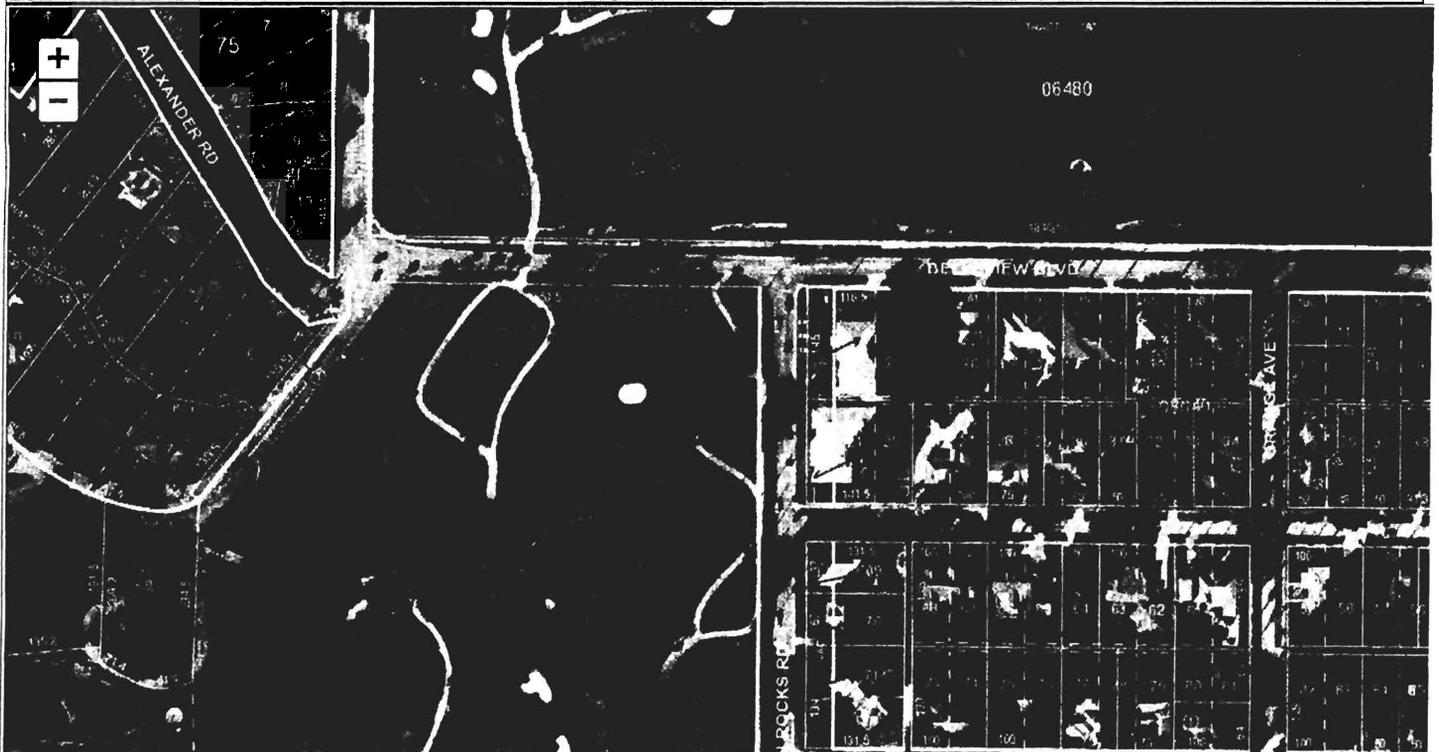
[\[click here to hide\] 2014 Extra Features](#)

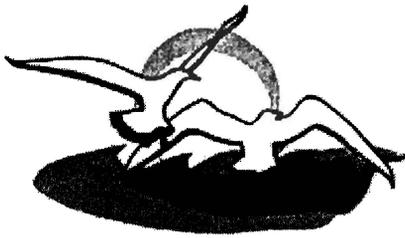
Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	1,750.00	\$3,062.50	\$3,063.00	0
PATIO/DECK	\$6.00	250.00	\$1,500.00	\$1,500.00	2013

[\[click here to hide\] 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
2686	ROOF	09 Apr 2002	\$19,600





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:** May 13th 2014  
**TO:** Mayor and Commissioners  
**FROM:** Micah Maxwell, Town Manager *M*  
**SUBJECT:** Request for Variance –  
**Parcel No. 28/29/15/06732/022/0130**

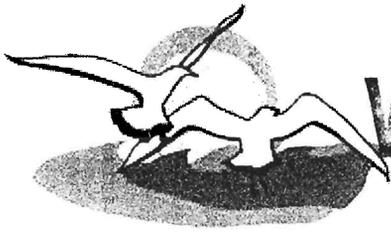
**Property Owner:** Molly & Trevor Schaffer  
201 Palmetto Road  
Belleair, Florida 33756

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The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
  - II.
    - A. Zoning designation: R-1 Single Family Residential
    - B. Original Construction date:
      - 201 Palmetto Road-1962
    - C. Structural and other improvements to date:
      - 2001- Interior Remodel
      - 2004-Pool
      - 2006-Roof
      - 2014- Remodel
    - D. Existing Easements: None Shown on survey
  - II. Proposed request:

The applicant is requesting a variance which would allow the construction of a new fence to be installed. The fence would encroach into the required 25 foot front yard setback by 20.4 feet resulting in a 4.6 foot front yard setback.



TOWN OF BELLEAIR

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

VARIANCE

DATE 05-12-14

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Molly Dupont Schaffer, owner of Lot 13 thru 16 Block 22, Subdivision Belleair 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 Single family residence.
4. The decision involves Article IV Section 74-287 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: Install fence to primary front yard lot line
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): 1. No yard in back 2. Bulldogs can't swim, need fenced dog yard 3. Utilizing the column/post that is already on the corner to have a congruent look across property
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: \_\_\_\_\_

Molly Dupont Schaffer  
 Owner  
 201 Palmetto Rd  
 Address  
 727-638-5389  
 Telephone Number



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

**VARIANCE APPICATION CHECK OFF SHEET**

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

OWNERS NAME Molly DuPont Schaffer

OWNERS MAILING ADDRESS 215 Osceola Rd

PROPERTY ADDRESS 201 Palmetto Rd

PHONE NUMBER 727-638-5389

REPRESENTATIVE NANE AND ADDRESS (if any) Walter Osinga

2175 Lake Ave SE, Largo, FL 33771

PHONE NUMBER 727-586-4118

DATE OF ORIGINAL CONSTRUCTION 1962

IMPERVIOUS COVER 37.9%

FLOOD ZONE AND ELEVATION Zone X

REQUIRED INFORMATION:

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

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

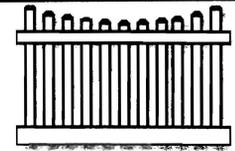
DATE SENT:                                                                              

DATE RETURNED:

# BRAVO! FENCE!

11302 N. Nebraska Ave  
Tampa, FL 33612

Name Molly Shaffer Date 4/9/2014  
 Address 201 Palmetto Rd Home \_\_\_\_\_  
 City, St, Zip Belleair, FL 33756 Work \_\_\_\_\_  
 Job Site & Phone \_\_\_\_\_ Cell \_\_\_\_\_  
 Email \_\_\_\_\_ Fax \_\_\_\_\_

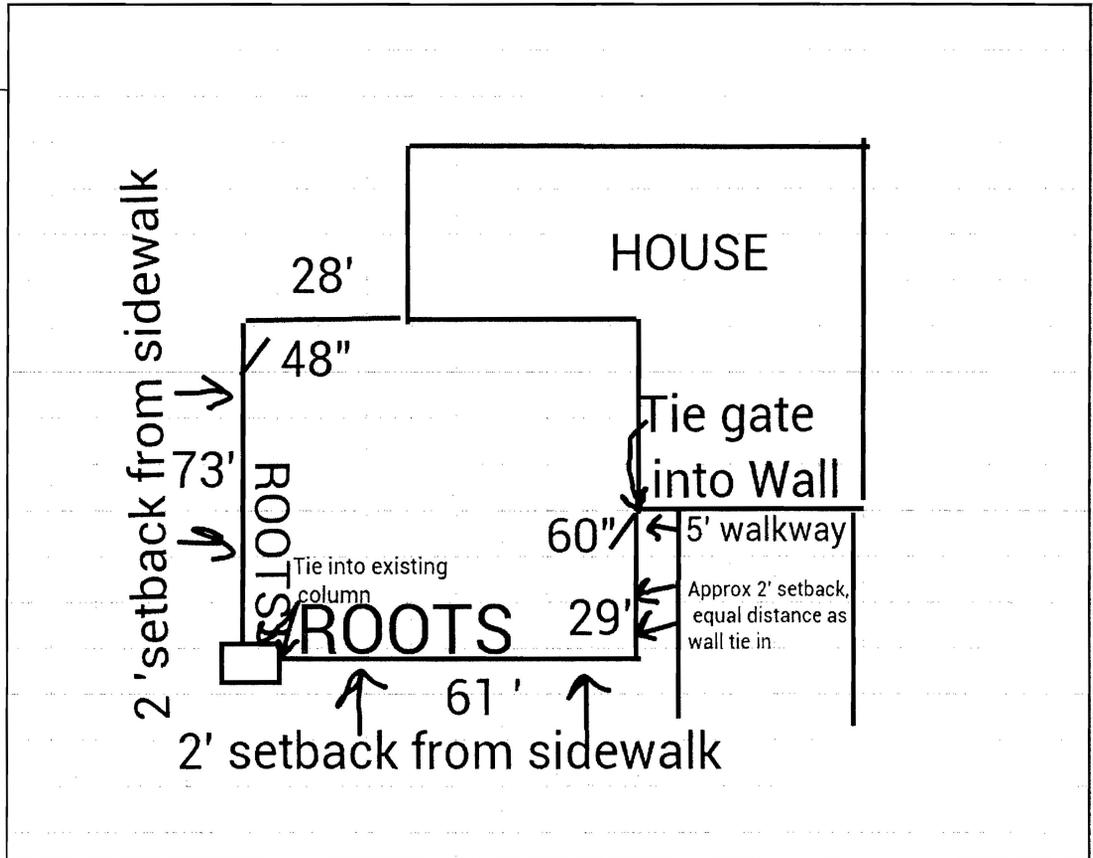


**BRAVOFENCE.COM**  
 Ph: (813) 885-2777  
 Fx: (813) 885-2444

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood	4'	3 rail flat top	5/8"	1"	2"x 2"		42"	<input type="checkbox"/> Arched	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out
<input type="checkbox"/> Vinyl							2 48"	<input checked="" type="checkbox"/> Flat	<input checked="" type="checkbox"/> Up-Hill
<input checked="" type="checkbox"/> Aluminum							60"	<input type="checkbox"/> Scalloped	<input type="checkbox"/> Down-Hill
<input type="checkbox"/> Steel	Installation:		Tear Down	Concrete	Good Side		<input type="checkbox"/> Estate		
<input type="checkbox"/> Chain Link	196'		0	EVERY POST	<input type="radio"/> In <input checked="" type="radio"/> Out				

- Top of Fence Level
- Average Grade
- Follow Ground Grade

196' of new 4' high 5/8 aluminum fencing will be installed with 2' setback from sidewalk & driveway. Starting with attachment of 60" gate into corner of garage wall, down drive way, around corner, attaching into present cement column, continuing around to end at front left corner of house. Two gates, one 60" gate over 5' walkway, one 48" at front corner. Warranties: 1 yr installation 10 year material



Special Instructions: Cash/check price. Quoted price includes all taxes and labor fees. Price is based on customer's removal of vegetation for a clear path for fence line. Optional lock upgrade: \$50 (each gate)

I, \_\_\_\_\_, hereby certify that I am the Owner / Property Manager (Circle One) of the property referenced above. I hereby attest to be authorized to enter into this contract for said property.

\_\_\_\_\_  
Signature of Owner / Agent

**Customer Responsibilities:**

- Cust Permit
- Cust Association Approval
- Cust Clear Fence Line
- BF Underground Cables
- BF Sprinkler System
- Cust Electric hook-up
- Cust Copy of Survey

\_\_\_\_\_  
Customer Initials

Terms & Conditions: 50% Deposit; balance due at completion. Proposal is valid for 30 days.

The undersigned Customer signing this Contract below authorizes Bravo Fence to order materials and initiate work in accordance with this Contract, including without limitation Bravo Fence's Standard Terms and Conditions set forth on the back of this Contract, which are incorporated into this Contract for all purposes (facsimile is equivalent to original):

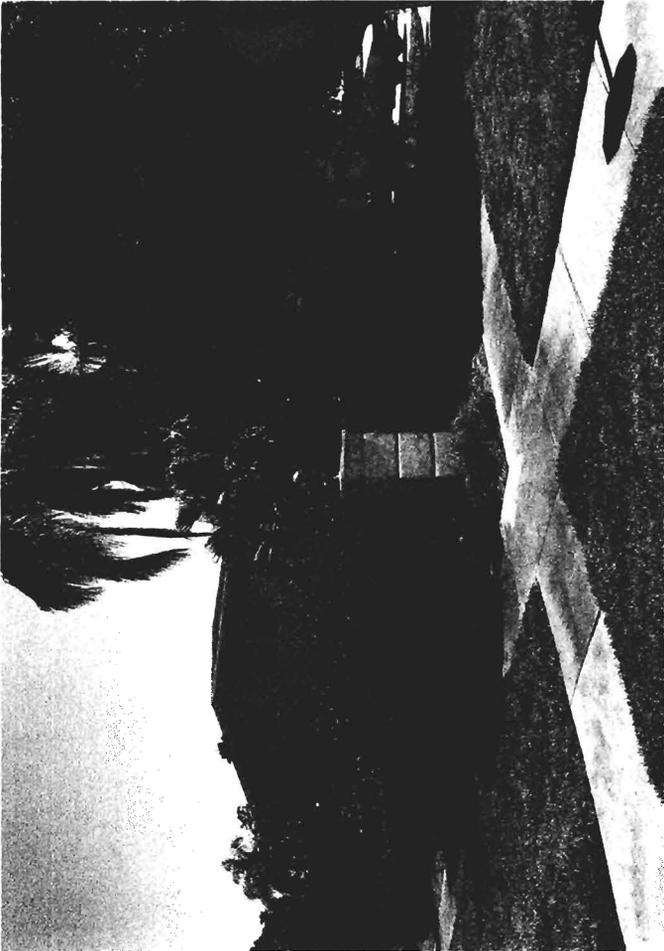
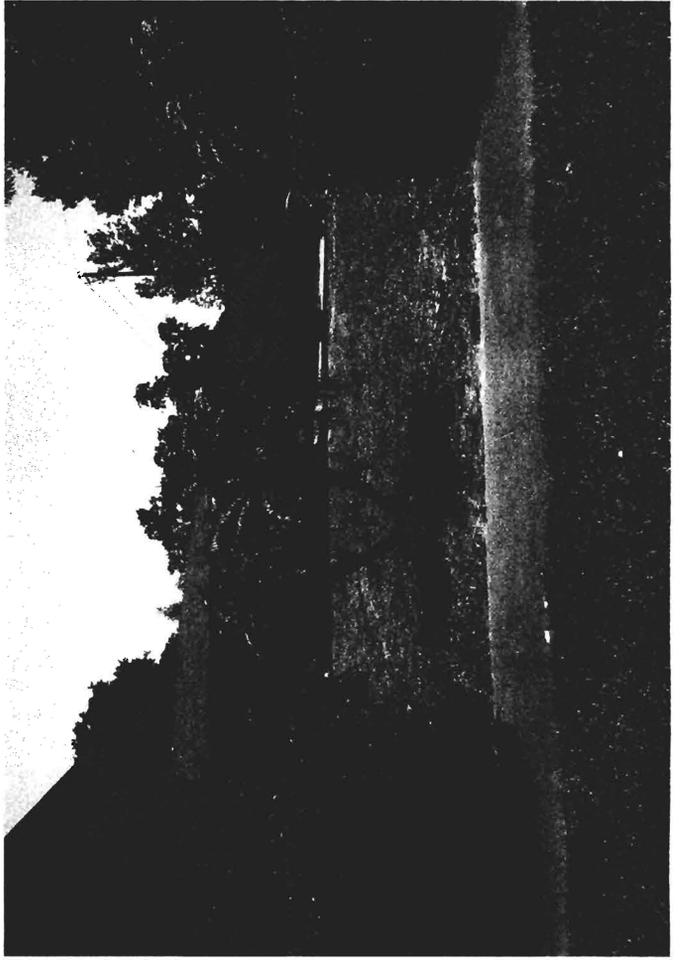
Accepted by:

\_\_\_\_\_  
Customer

\_\_\_\_\_  
Date

SALES REP:	Marcy
TOTAL PRICE:	
LESS DEPOSIT:	
BALANCE DUE:	\$0.00

201 CAMMETO RD.





## **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 new fence to be installed which would encroach into the required 25 foot front yard setback by 20.4 feet for property located at 201 Palmetto Rd., Belleair, Florida and is more particularly described as:

**28/29/15/06732/022/0130 BELLEAIR ESTATES BLK 22, LOTS 13  
THRU 16 INCL & W 16 FT OF LOT 12 recorded in OR Book  
18315, Page 1103, Public Records of Pinellas County, Florida.**

The Planning and Zoning Board will meet on this matter on **MONDAY, JUNE 9, 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, JUNE 17, 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, June 9, 2014 at 5:30 P.M. and Tuesday, June 17, 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 201 Palmetto Rd., Belleair, FL

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

(Please Print)

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

\_\_\_\_\_

**28-29-15-06732-022-0130**

Online Property Record Card

[Portability Calculator](#)

**Data Current as of May 14, 2014**

[Email Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
SCHAFFER, MOLLY DUPONT SCHAFFER, TREVOR SCOTT 215 OSCEOLA RD BELLEAIR FL 33756-1649	201 PALMETTO RD BELLEAIR 33756-



Property Use: 0110 (Single Family Home)

Living Units: 1

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

BELLEAIR ESTATES BLK 22, LOTS 13 THRU 16 INCL & W 16 FT OF LOT 12

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

**2013 Parcel Information 2013 Trim Notice**

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18315/1103 ■	\$1,251,300 <a href="#">Sales Query</a>	121030257002	NON EVAC	018/009

**2013 Final Value Information**

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$1,009,315	\$1,008,338	\$958,338	\$983,338	\$958,338

[\[click here to hide\] 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	\$1,009,315	\$1,008,338	\$958,338	\$983,338	\$958,338
2012	Yes	\$991,483	\$991,483	\$941,483	\$966,483	\$941,483
2011	Yes	\$1,105,272	\$1,099,802	\$1,049,802	\$1,074,802	\$1,049,802
2010	Yes	\$1,083,549	\$1,083,549	\$1,033,549	\$1,058,549	\$1,033,549
2009	Yes	\$1,253,787	\$1,143,479	\$1,093,479	\$1,118,479	\$1,093,479
2008	Yes	\$1,455,800	\$1,142,337	\$1,092,337	\$1,117,337	\$1,092,337
2007	Yes	\$1,500,000	\$1,109,065	\$1,084,065	N/A	\$1,084,065
2006	Yes	\$1,510,700	\$1,082,015	\$1,057,015	N/A	\$1,057,015
2005	Yes	\$1,186,800	\$1,050,500	\$1,025,500	N/A	\$1,025,500
2004	Yes	\$759,200	\$759,200	\$734,200	N/A	\$734,200
2003	Yes	\$936,400	\$662,900	\$637,900	N/A	\$637,900
2002	Yes	\$841,900	\$647,400	\$622,400	N/A	\$622,400
2001	Yes	\$719,900	\$637,200	\$612,200	N/A	\$612,200
2000	Yes	\$645,200	\$618,700	\$593,700	N/A	\$593,700
1999	Yes	\$625,000	\$602,500	\$577,500	N/A	\$577,500
1998	Yes	\$610,500	\$593,100	\$568,100	N/A	\$568,100
1997	Yes	\$587,100	\$583,200	\$558,200	N/A	\$558,200
1996	Yes	\$576,300	\$566,300	\$541,300	N/A	\$541,300

**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

\$22,573.94

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	QU	V/I
08 Aug 2013	18122 / 0077 ■	\$865,000	U	I
29 Sep 2003	13104 / 0801 ■	\$879,000	Q	I
02 Apr 1990	07239 / 1951 ■	\$545,000	U	I
13 Jun 1989	07020 / 2181 ☉	\$645,000	Q	I
	05466 / 0585 ☉	\$445,000	Q	
	04539 / 0050 ☉	\$250,000	Q	

**2013 Land Information**

Seawall: No

Frontage: None

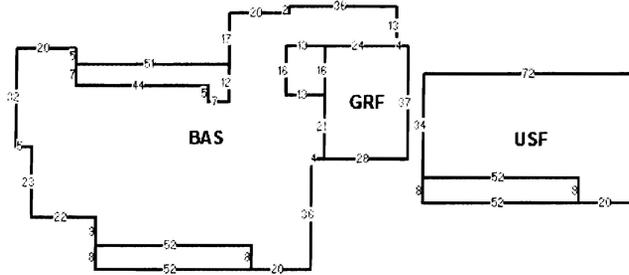
View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	204x130	1375.00	203.6000	0.7700	\$215,562	FF

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

Site Address: 201 PALMETTO RD BELLEAIR 33756-

Quality: Excellent  
 Square Footage: 11223.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Masonry Brick  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 17  
 Year Built: 1962  
 Effective Age: 16  
 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	208	0.35	73
Upper Story	2,608	2,608	0.90	2,347
Open Porch	0	1,224	0.20	244
Garage	0	1,036	0.35	363
Base	6,147	6,147	1.00	6,147
<b>Total Living SF: 8,755</b>		<b>Total Gross SF: 11,223</b>		<b>Total Effective SF: 9,174</b>

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

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
PATIO/DECK	\$12.00	455.00	\$5,460.00	\$4,040.00	2004
POOL	\$21,000.00	1.00	\$21,000.00	\$10,500.00	1982
PATIO/DECK	\$9.50	300.00	\$2,850.00	\$1,140.00	1982
POOL	\$21,000.00	1.00	\$21,000.00	\$15,540.00	2004
FIREPLACE	\$2,500.00	1.00	\$2,500.00	\$1,750.00	1962
SPA/JAC/HT	\$9,000.00	1.00	\$9,000.00	\$6,660.00	2004
FIREPLACE	\$7,500.00	1.00	\$7,500.00	\$5,250.00	1962
BBQ	\$2,500.00	1.00	\$2,500.00	\$1,850.00	2004

[\[click here to hide\] 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
6889	ROOF	03 Nov 2006	\$3,078
4567	POOL	19 May 2004	\$37,000
4412	RESIDENTIAL ADD	19 Mar 2004	\$250,000
3080	ROOF	20 Aug 2002	\$23,555

