



**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

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.



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**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: _____

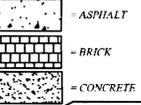
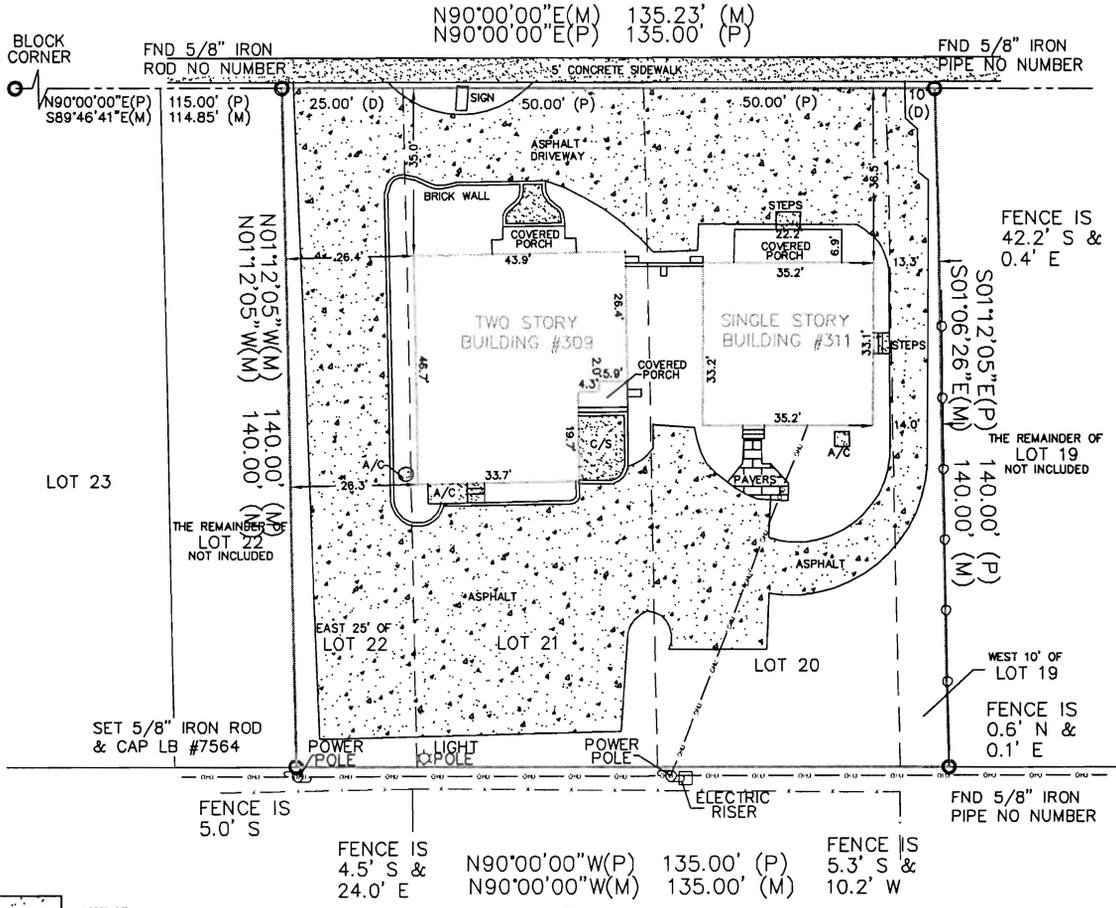

OMNI-CARE Group, Inc.
Owner
309 Belleview Blvd.,
Address

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
T.F.	- TRAFFIC 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 121087000L DATED 05/17/2005
 THIS SURVEYOR 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 CLIENT.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR STRUCTURAL 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.

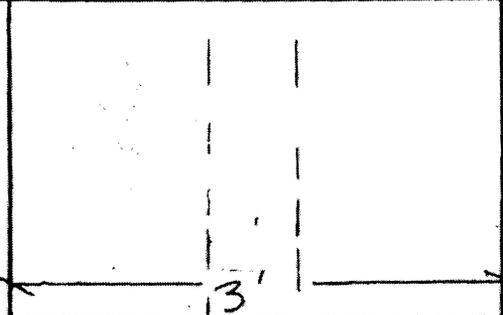
DATE	REVISION	DATE	REVISION

Internally illuminated sign



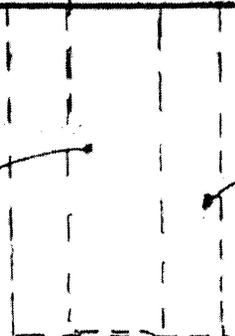
aluminum pole cover

Grade



6x6 PT Post

16" diam. footer



2'

Office Copy

7H

location 309 Belleview Blvd.
 Belleair Florida
 Pinellas County

*Andrew
10/1/04*



omni·care

NATIONWIDE FACILITIES
REPAIR AND MAINTENANCE

**Any Building, Any Service,
Anywhere!**

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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 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% 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
17768/1511 ■	Sales Query	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

[Click Here for 2013 Tax Bill](#)

Tax District: BL

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.](#)

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

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

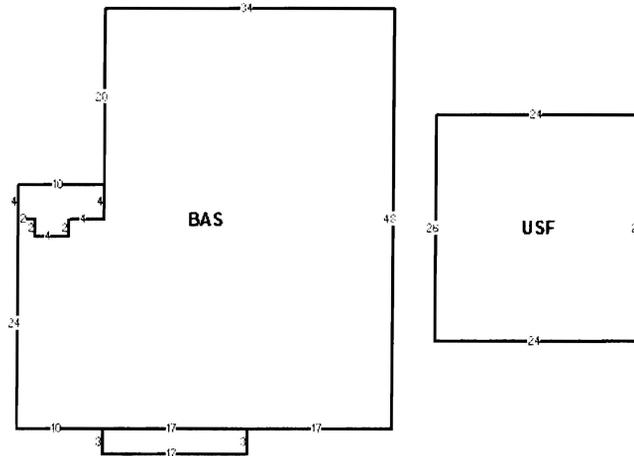
View:

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 ²	Gross Area Ft ²	Factor	Effective Ft ²
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
Total Building finished SF: 2,488		Total Gross SF: 2,587		Total Effective SF: 2,450

[\[click here to hide\] 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

