

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

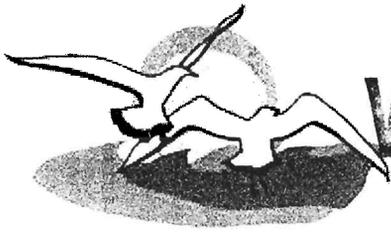
Property Owner: Molly & Trevor Schaffer
201 Palmetto Road
Belleair, Florida 33756

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.



VARIANCE

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

DATE 05-12-14

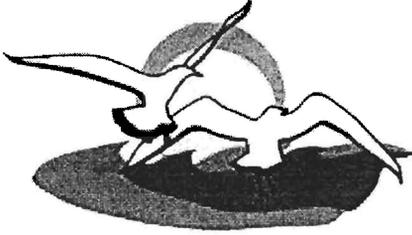
To the Town Commission of the Town of Belleair, Florida

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>	_____	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.

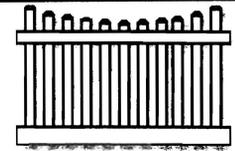
DATE SENT: _____

DATE RETURNED: _____

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 _____

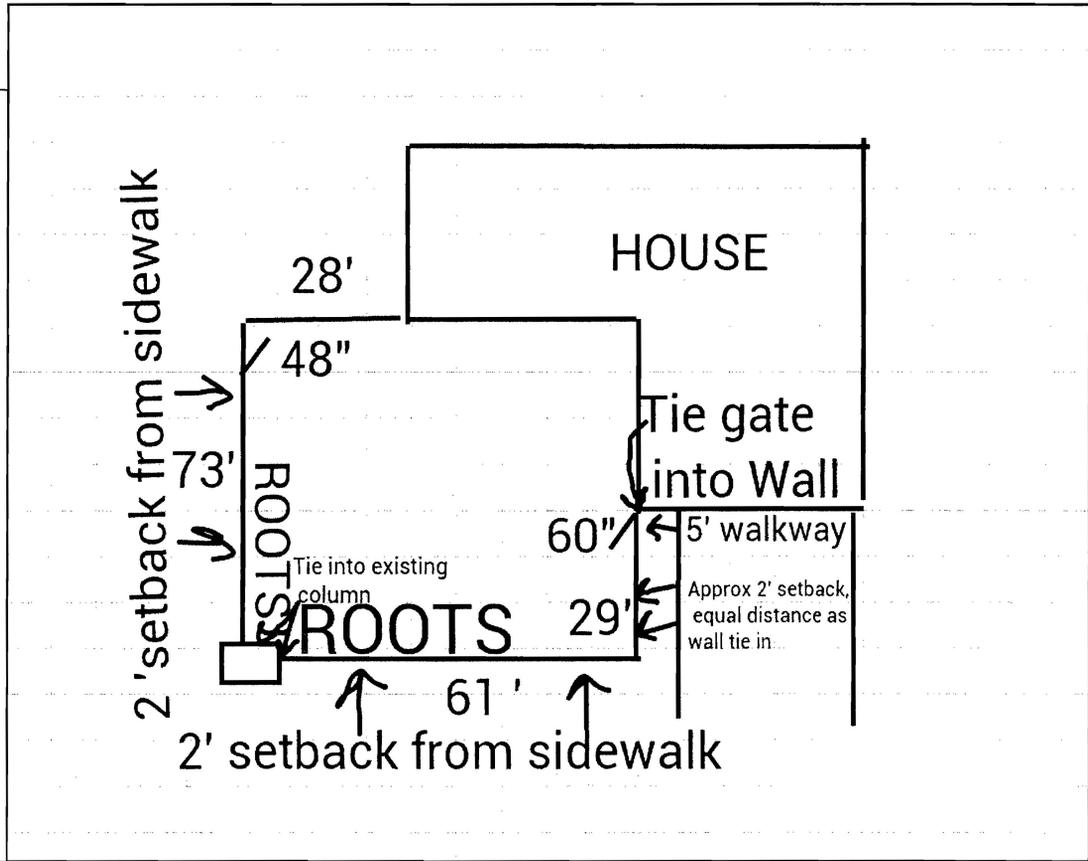


BRAVOFENCE.COM
 Ph: (813) 885-2777
 Fx: (813) 885-2444

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:	
<u>Cust</u>	Permit
<u>Cust</u>	Association Approval
<u>Cust</u>	Clear Fence Line
<u>BF</u>	Underground Cables
<u>BF</u>	Sprinkler System
<u>Cust</u>	Electric hook-up
<u>Cust</u>	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):

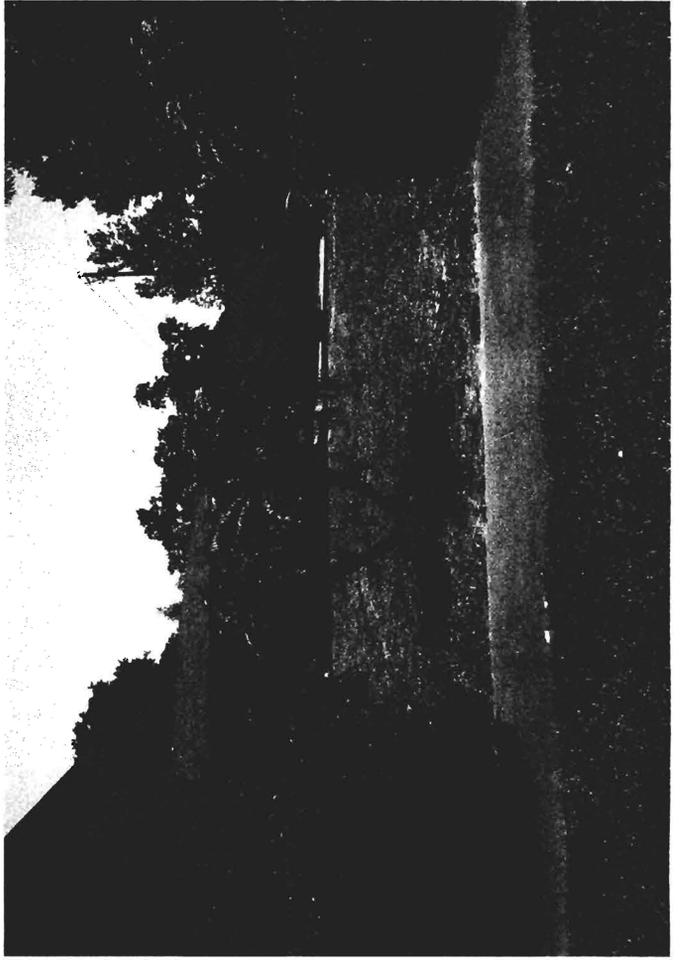
Accepted by:

Customer

Date

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

201 CAMMETO RD.

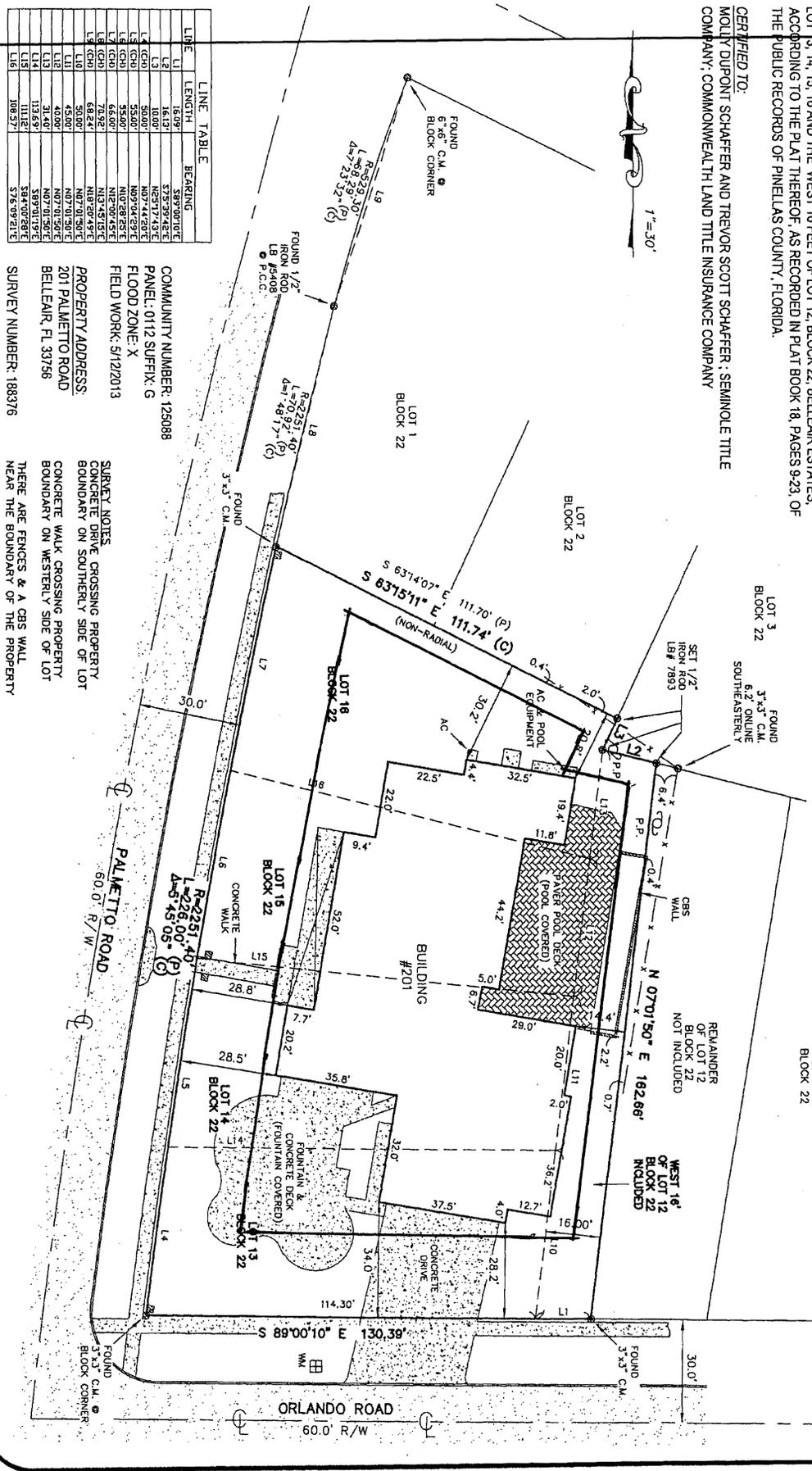


SETBACKS 25' SIDES 7.5'

BOUNDARY SURVEY

LEGAL DESCRIPTION:
 LOT 13, 14, 15, 16 AND THE WEST 16 FEET OF LOT 12, BLOCK 22, BELLEAIR ESTATES,
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 9-23, OF
 THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA.

DEVELOPED TO:
 MOLLY DUPONT SCHAFFER AND TREVOR SCOTT SCHAFFER; SEMINOLE TITLE
 COMPANY; COMMONWEALTH LAND TITLE INSURANCE COMPANY



LINE	LENGTH	BEARING
L1	16.09'	S89°00'00"E
L2	16.13'	S75°39'42"E
L3	16.00'	N67°11'43"E
L4	16.00'	N67°11'43"E
L5	55.00'	N09°14'29"E
L6	55.00'	N10°28'29"E
L7	65.00'	N12°00'45"E
L8	70.92'	N13°48'15"E
L9	68.22'	N18°04'42"E
L10	68.22'	N18°04'42"E
L11	45.00'	N07°01'50"E
L12	40.00'	N07°01'50"E
L13	31.40'	N07°01'50"E
L14	113.59'	S89°01'19"E
L15	113.59'	S89°01'19"E
L16	189.57'	S78°59'28"E

COMMUNITY NUMBER: 125088
 PANEL: 0112 SUFFIX: G
 FLOOD ZONE: X
 FIELD WORK: 5/12/2013
 PROPERTY ADDRESS:
 201 PALMETTO ROAD
 BELLEAIR, FL 33756
 SURVEY NUMBER: 188376

GENERAL NOTES:
 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
 2) THE LOTS SHOWN HEREON WERE NOT RECORDED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 3) THE LOTS SHOWN HEREON WERE NOT RECORDED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 4) WALL THICKNESSES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO DETERMINE BOUNDARY LINES.
 5) ONLY VISIBLE ENCUMBRANCES ARE LOCATED.

PROPERTY NOTES:
 CONCRETE DRIVE CROSSING PROPERTY BOUNDARY ON SOUTHERLY SIDE OF LOT
 CONCRETE WALK CROSSING PROPERTY BOUNDARY ON WESTERLY SIDE OF LOT
 THERE ARE FENCES & A CBS WALL NEAR THE BOUNDARY OF THE PROPERTY

LEGEND:
 FA FOUND WALL
 MA FOUND MASONRY
 RA FOUND RAILROAD
 SA FOUND SANDSTONE
 TA FOUND TYPICAL
 UA FOUND UNUSUAL
 VA FOUND VARIOUS
 WA FOUND WOOD
 X FOUND CONCRETE

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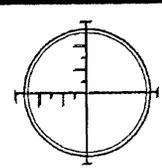
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SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A DIGITALLY SIGNED BY Clyde McNeal SIGNATURE.

Clyde McNeal
 (SIGNED) Clyde O. McNeal, PROFESSIONAL SURVEYOR AND MAPPER #2883

DATE: 2013.05.20 12:48:58
 0400

DN: CN = Clyde McNeal, C = US, O = Target Surveying, Inc.
 STATEWIDE NUMBERS PHONE (800) 226-4807 FACSIMILE (800) 741-0576



SERVING ALL FLORIDA COUNTIES

TARGET SURVEYING, LLC

6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 L.B. 7893

PHONE: (561) 640-4800 FACSIMILE: (561) 640-0576
 STATEWIDE NUMBERS PHONE (800) 226-4807 FACSIMILE (800) 741-0576

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: _____

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

WM

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 Sales Query	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	VI
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

