



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Agenda Planning & Zoning Board

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Monday, June 12, 2017

5:30 PM

Town Hall

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**Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.**

### ROLL CALL

### SCHEDULED PUBLIC HEARING

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

[17-0126](#) Variance request for 322 Roebling Road N

**Attachments:** [322 Roebling Road n 4.24.17](#)  
[Sec. 74 84. Schedule of dimensional regulations](#)  
[Variance Application 322 Roebling Rd N](#)  
[Adams NTA](#)

### CITIZENS COMMENTS

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

### APPROVAL OF MINUTES

[17-0104](#) Approval of April 10, 2017 Meeting Minutes (LPA)

**Attachments:** [LPA/P&Z Minutes 04-10-2017](#)

### GENERAL AGENDA

### OTHER BUSINESS

### STAFF REPORT

### COMMISSION ADVISOR REPORT

### ADJOURNMENT

ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING, SHOULD CALL (727) 588-3769 OR FAX A WRITTEN REQUEST TO (727) 588-3767.



## Legislation Details (With Text)

**File #:** 17-0126      **Version:** 1      **Name:**  
**Type:** Discussion Items      **Status:** Public Hearing  
**File created:** 6/7/2017      **In control:** Planning & Zoning Board  
**On agenda:** 6/12/2017      **Final action:**  
**Title:** Variance request for 322 Roebling Road N  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [322 Roebling Road n 4.24.17](#)  
[Sec. 74 84. Schedule of dimensional regulations](#)  
[Variance Application 322 Roebling Rd N](#)  
[Adams NTA](#)

Date	Ver.	Action By	Action	Result
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### Summary

To: Planning & Zoning  
From: Gregg Lauda  
Date: 6/7/2017

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**Subject:**

Variance request for 322 Roebling Road North

**Summary:**

The applicant is requesting a variance which would allow for the minimum 25' foot front yard setback to be reduced by 2' feet, resulting in a 23' foot front yard setback. This variance would allow for the construction of a front porch addition.

**Previous Commission Action:** N/A

**Background/Problem Discussion:** N/A

**Expenditure Challenges** N/A

**Financial Implications:** N/A

**Recommendation:** N/A

**Proposed Motion** N/A



**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:** 4/24/17  
**TO:** Mayor and Commissioners  
**FROM:** Gregg Lauda, Building and Zoning Tech.  
**SUBJECT:** Request for Variance –  
**Parcel No.** 21/29/15/64908/000/0110

**Property Owner:** Sandra Stroyne  
322 Roebling Road N  
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:
    - 1948
  - C. Structural and other improvements to date:
    - 2017- Addition remodel
  - D. Existing easements: None shown on survey

II. Proposed request:

The applicant is requesting a variance which would allow for the minimum 25' foot front yard setback to be reduced by 2' feet, resulting in a 23' foot front yard setback. This variance would allow for the construction of a front porch addition.

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 per acre	<u>Minimum Yard Setbacks</u> <sup>6 &amp; 7</sup>			Minimum Offstreet Parking per Dwelling Unit <sup>1</sup>	Maximum Height <sup>3</sup> (feet)	Flood Zones	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 4	25 feet or 20% of lot depth, whichever is less	2	32	34	2,000	—
R-1	10,000	80	100	4	25	7.5 4	25 feet or 20% of lot depth, whichever is less	2	32	34	1,200	—
R-2	7,500	75	90	4	25	7.5 4	25 feet or 20% of lot depth,	2	32	34	1,000	—

							whichever is less					
RM-10 <sup>5</sup>	5 acres	—	—	10	25	15 <sup>4</sup>	25	1.5	32	34	1,500	—
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)			<sup>1</sup>	32	—	1,200	—
H	17.5 acres	—	—	28	(See section 74-83)			<sup>1</sup>	32	34	300	0.4
C-1	12,000	100	100	None	25	12	10	<sup>1</sup>	32	34	N/A	0.35
C-2	10,000	80	100	None	25	12	10	<sup>1</sup>	32	34	N/A	0.35
C-3	10,000	80	100	None	25	12	10	<sup>1</sup>	32	34	N/A	0.30
C-4	10,000	80	100	None	25	12	10	<sup>1</sup>	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	<sup>1</sup>	32	34	N/A	0.5
SPM	10,000	80	100	25	25	25	25	<sup>1</sup>	32		N/A	0.30

PMU	17.5 acres		See section 74-85 for standards applicable to the planned mixed use (PMU) district
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 related uses.		

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

<sup>2</sup> Exclusive of garages, breezeways, proches 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 or RM-10 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. See subsection 74-83 (a)(3) for special height bonus provisions for RM-10 district.

<sup>4</sup> See section 74-113.

<sup>5</sup> See subsection 74-83(a) for additional requirements for RM-10 district.

<sup>6</sup> For impervious surface ratio, see section 74-112.

<sup>7</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>8</sup> All setbacks are measured from property lines except as noted.

(Ord. No. 300, § III(2.02.04), 11-7-90; Ord. No. 318, § 5, 6-2-92; Ord. No. 328, § B(2.02.04), 8-3-93; Ord. No. 342, § I, 11-2-93; Ord. No. 363, § 2, 3-19-96; Ord. No. 399, § 1, 11-20-01; Ord. No. 491, § 3, 4-15-14; Ord. No. 495, § 2, 4-1-14; Ord. No. 497, § 3, 6-17-14)



**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 24 2017

**VARIANCE APPICATION CHECK OFF SHEET**

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

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

OWNERS NAME SANDRA STROYNE

OWNERS MAILING ADDRESS 322 ROEBLING RD. N. BELL.

PROPERTY ADDRESS 322 ROEBLING RD. N.

PHONE NUMBER 727-423-6980

REPRESENTATIVE NAME AND ADDRESS (if any) TIMOTHY M. STROYNE  
322 ROEBLING RD N. BELLAIR FL. 33756

PHONE NUMBER 727-423-3380

DATE OF ORIGINAL CONSTRUCTION 1948

IMPERVIOUS COVER 58%

FLOOD ZONE AND ELEVATION \_\_\_\_\_

**REQUIRED INFORMATION:**

REQUIRED

RECEIVED

PROVIDE (18) COPIES EACH.

X

\_\_\_\_\_

PLANS/SPECS/PRODUCT BROCHURE

X

\_\_\_\_\_

PHOTOS OF AREA (straight/right angle/left angle)

X

\_\_\_\_\_

SURVEY W/ SETBACKS SHOWN

X

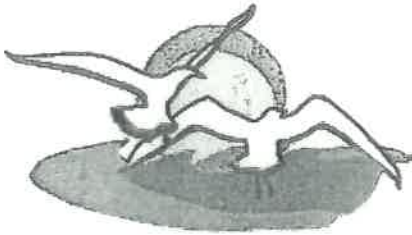
\_\_\_\_\_

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 4-19-2017

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Sandra Strayne, owner of Lot pt of lds 10:11 desc as beg WE  
Block Roebling Rd N, Subdivision Overbrook Park, property cor of lot  
Commission of the Town of Belleair for a variance on the above-described property. 10 TH
2. The property is presently zoned residential (R1) SS70E 50A
3. The present land use on the property is residential (R1) TH s'ly to pnt
4. The decision involves Article 74-1130 of the Belleair Land Development Code. on S lot line  
50 ft SE of SW  
cor of lot 11  
TH w'ly 75 ft  
to pnt 25 ft W  
of SE cor of
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code. lot 10 TH  
n'ly to pnt  
25 ft W of  
NE cor of  
10 TH  
SS70E  
25 ft W  
P03
6. The Relief prayed by the applicant is: TO ADD 24" TO FRONT STOOD  
SO WE CAN USE AS A PORCH, WILL ENABLE US TO HAVE A PORCH  
SWING AND CHAIRS ON WIDER PORCH
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): THE NON CONFORMANCE  
OF MULTIPLE STRUCTURES ON ROEBLING RD. N., TO HELP US RECOVER  
OUR INVESTMENT, WE PLAN ON MAKING THIS OUR PERMANENT RESIDENCE
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 is 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: [Signature]

Owner [Signature]

322 Roebling Rd N

Address Belleair FL 33756

Telephone Number (727) 698-9896  
(727) 698-9896

April 21, 2017

Dear Town Commission of the Town Of Belleair, Florida,

We live across the street from Sandy and Tim Stroyne and they have made us aware of their variance request to extend their front porch by two feet. We hereby attest that we have no objection to this request and hope you will approve the variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen R. Fowler".

Stephen R. Fowler  
319 Roebling Rd N  
Belleair, FL 33756

A handwritten signature in blue ink, appearing to read "Molly M. Fowler".

Molly M. Fowler  
319 Roebling Rd N  
Belleair, FL 33756





S 87°13' E (P) 75.00' (C)  
S 87°05'08" E (M) 74.83' (M)

6' WOOD FENCE ALONG PROPERTY LINE

WEST (D)

25.00' (D)

EAST (D)

50.00' (D)

3.5' V/F

2'-9" SETBACK

NEW 6' BLACK CHAIN LINK FENCE

VERIFY ALL  
DIMENSIONS PRIOR  
TO CONSTRUCTION.  
NOTIFY  
DESIGNER OF ANY  
DISCREPANCIES  
PRIOR TO CONSTRUCTION.

104.90' (C)  
105.26' (M)

SOUTHERLY (D)  
N 06°29'18" E (C&M)

7'-6" SETBACK

VERIFY ALL  
DIMENSIONS PRIOR  
TO CONSTRUCTION.  
NOTIFY  
DESIGNER OF ANY  
DISCREPANCIES  
PRIOR TO CONSTRUCTION.

EXIST. FLOOR ELEV. = 38.47

EXIST. FLOOR ELEV. = 38.43

EXIST. FLOOR ELEV. = 37.30

112.56' (C)  
112.15' (M)  
SOUTHERLY (D)  
S 06°24'22" W (M)  
S 06°28'52" W (C)

ALL EXISTING GRADE  
TO BE VERIFIED PRIOR  
TO CONSTRUCTION

CONTRACTOR TO VERIFY ALL  
SETBACKS AND PROPOSED  
CONSTRUCTION DIMENSIONS PRIOR  
TO CONSTRUCTION. NOTIFY  
DESIGNER OF ANY DISCREPANCIES  
PRIOR TO CONSTRUCTION

WEST (D) EAST (D) 25.00' (D)

WESTERLY (D)

C1

52'00" W (C&M)  
2' (C&M)

25'-0" SETBACK

2' CONC. CURB

ROEBLING ROAD NORTH  
(40' R/W)

S 87°13' E (P) 75.00' (C)  
S 87°05'08" E (M) 74.83' (M)

6' WOOD FENCE ALONG PROPERTY LINE

WEST (D)

25.00' (D)

EAST (D)

50.00' (D)

3.5' V/F

21'-9" SETBACK

NEW 6" BLACK CEMENT LINE FT

112.56' (C)

112.15' (M)

SOUTHERLY (D)

S 06°24'22" W (M)

S 06°28'52" W (C)

104.90' (C)

105.26' (M)

SOUTHERLY (D)

N 06°29'18" E (C&M)

6' W/F

7'-6" SETBACK

EXIST. FLOOR ELEV. = 38.47

EXIST. FLOOR ELEV. = 38.43

EXIST. FLOOR ELEV. = 37.30

25'-0" SETBACK

2' EXTENSION

CONTRACTOR TO VERIFY ALL SETBACKS AND PROPOSED CONSTRUCTION DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

ALL EXISTING GRADE TO BE VERIFIED PRIOR TO CONSTRUCTION

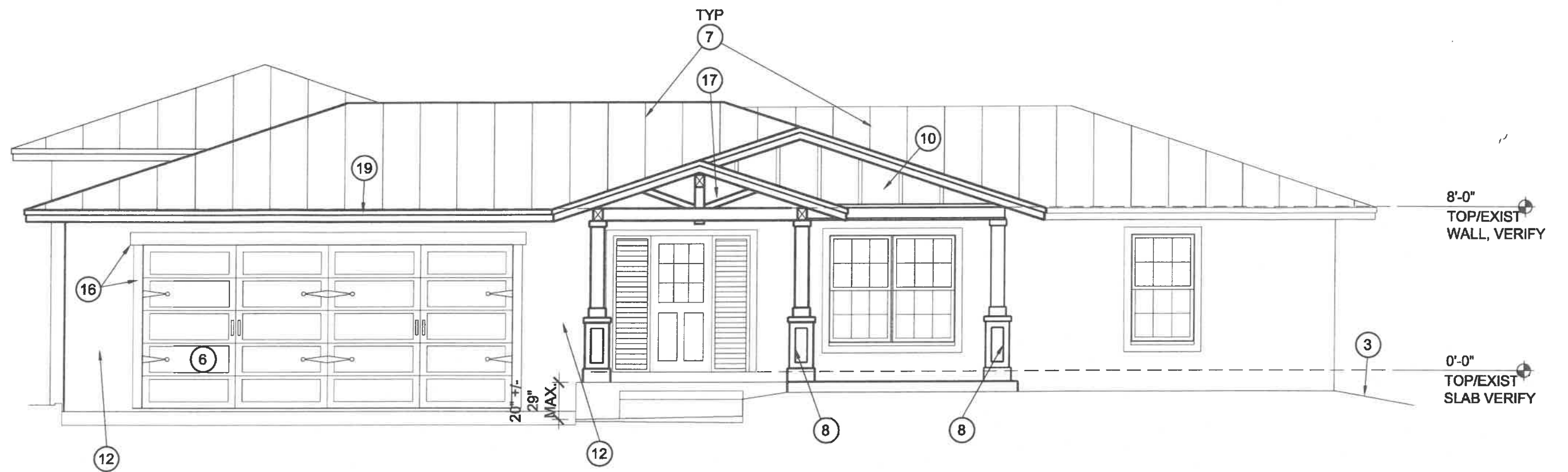
WEST (D) EAST (D) 25.00' (D)

WESTERLY (D)

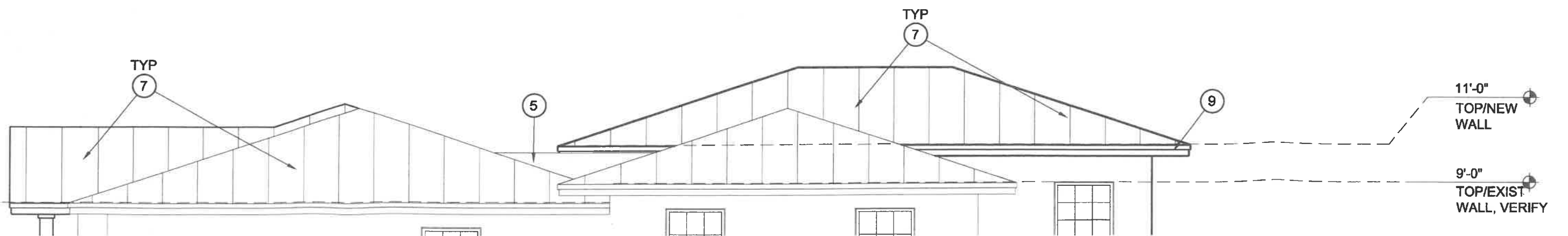
C1

2' CONC. CURB

ROEBLING ROAD NORTH  
(40' R/W)



PF



JUN 07 2017

NOTICE OF PUBLIC HEARING TIME REC. \_\_\_\_\_

Notice is hereby given that Public Hearings will be held by the Planning and Zoning Board and the Town Commission of the Town of Belleair, Florida on request for variance to the Code of Ordinances, Article II, Section 74-84 of the Land Development Code.

The applicant is requesting a variance which would allow for the construction of a front porch addition to encroach 2' feet into the minimum 25' foot front yard setback, resulting in a 23' foot front yard setback., for the property located at 322 Roebling Rd N., Belleair, Florida (Parcel No. 21/29/15/64908/000/0110, recorded on OR Book 14857, Page 2184, Public Records of Pinellas County).

The Planning and Zoning Board hearing will be held on **MONDAY, JUNE 12, 2017 at 5:30 P.M.** at the Belleair Town Hall, 901 Ponce de Leon Blvd., Belleair, Florida.

The Town Commission hearing will be held on **TUESDAY, JUNE 20, 2017 at 6:00 P.M.**, at the Belleair Town Hall, 901 Ponce de Leon Boulevard, Belleair, Florida. Additional information is available at Town Hall. 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.

In accordance with the Americans with Disabilities Act persons needing special accommodations to participate in this proceeding should contact the Town Clerk at 901 Ponce de Leon Blvd., Belleair, Florida 33756 or call (727) 588-3769 x 312 or Fax (727) 588-3767, not later than seven (7) days prior to the proceeding.

C. Torok  
Town Clerk

5-30-2017 Ms. Torok, Town Clerk  
I have no objection to the above variance  
request. (Please read into the record.)  
Thank you.  
Jaurie Adams  
321 Overbrook Drive  
Belleair, FL 33756



## Legislation Details (With Text)

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**File #:** 17-0104      **Version:** 1      **Name:**

**Type:** Minutes      **Status:** Minutes Approval

**File created:** 5/5/2017      **In control:** Planning & Zoning Board

**On agenda:** 6/12/2017      **Final action:**

**Title:** Approval of April 10, 2017 Meeting Minutes (LPA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [LPA/P&Z Minutes 04-10-2017](#)

Date	Ver.	Action By	Action	Result
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# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Planning & Zoning Board

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Monday, April 10, 2017

5:30 PM

Town Hall

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### Local Planning Agency

**Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.**

Meeting called to order at 5:30 PM with Chariman Brandvik presiding.

Ms. Brandkvik congratulated Micah Maxwell, Town Manager and thanked him for his service.

### ROLL CALL

**Present** 5 - Chairman Bonnie-Sue Brandvik, Vice Chairman Gloria Burton, Jim Millspaugh, Peter Marich, and Jerome Ciliento  
**Absent** 2 - Al Acken, and Marc Mariano

### SCHEDULED PUBLIC HEARING

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Mr. Murphy-Assistant Town Manager-Noted the board is sitting as the Local Planning Agency at this meeting.

Those wishing to speak were sworn in by Town Clerk.

Luis Serna-Calvin Giordano & Associates-Commented on duty of Local Planning Agency; recommending town adopt ordinances to be consistent with state law. Provided a brief overview of each ordinance as follows: first ordinance (510) relates to coastal management and requires comprehensive plan to address issue of sea level rise; ordinance 511 deals with mobility management from comprehensive plan, addresses transportation issues; 512 is land development code changes corresponding to ordinance 511; ordinance 513 relates to floodplain management and substantial improvement standards.

[17-0068](#)

First Reading of Ordinance 510 - Coastal Management - Comprehensive Plan Amendment

Chairman Brandvik questioned timeline for budgeting for improvements; Mr. Murphy commented on looking at properties and roadways in high hazard flood areas over the next 20 years, no time restriction.

Mr. Serna provided further comments on language providing flexibility.

Discussion ensued regarding new roadway construction and future elevation needs; verbiage in ordinance relating to compliance; Mr. Murphy commented that defining action plan could lead to compliance issues.

**Mr. Marich moved approval; seconded by Ms. Burton.**

**Aye:** 5 - Chairman Brandvik, Vice Chairman Burton, Millspaugh, Marich, and Cilento

**Absent:** 2 - Acken, and Mariano

[17-0069](#)

First Reading of Ordinance 511 - Mobility Management - Comprehensive Plan Amendment

Mr. Serna stated this relates to multi modal transportation and is another comprehensive plan amendment requiring state review.

Discussions ensued regarding potential mobility solutions; state requirements on golf carts; easements for bicycles.

**Ms. Burton moved approval of Ordinance 511 - Mobility Management for the Comprehensive Plan Amendment; seconded by Mr. Marich.**

**Aye:** 5 - Chairman Brandvik, Vice Chairman Burton, Millspaugh, Marich, and Cilento

**Absent:** 2 - Acken, and Mariano

[17-0070](#)

Ordinance 512 - Mobility Management - Land Development Code

Mr. Serna stated ordinance details implementation of mobility management; pointed out section related to addressing transportation impacts.

Brief discussion regarding transportation in hotel development area; ride sharing as potential solution; intent is to reduce number of cars on the road.

Mr. Serna noted the county is trying to address issues; availability of county monies for improving things like bus stops.

**Ms. Burton moved approval of Ordinance 512 - Mobility Management to go into the Land Development Code; seconded by Mr. Marich.**

**Aye:** 5 - Chairman Brandvik, Vice Chairman Burton, Millspaugh, Marich, and Cilento

**Absent:** 2 - Acken, and Mariano

[17-0071](#)

Ordinance 513 - Floodplain Management

Mr. Serna noted this replaces current floodplain regulations; addition of five year language regarding substantial improvement; Mr. Murphy stated town uses a certified floodplain manager.

Board discussion ensued regarding manufactured and mobile home language; addition of time limits for recreational vehicles and park trailers; addition of town manager

ability to waive time limits for post disaster recovery; Mr. Serna will amend based on board comments.

Mr. Cilento questioned five year standard relating to substantial improvements; commented on potential issues and timeline; questioned subjectivity of market value language.

Mr. Serna commented on FEMA compliance and need for defined timeline for points. Mr. Murphy discussed Community Rating System as it relates to points and reduction in flood insurance rates.

Board discussions regarding removal of mean sea level definition; new standard of measurement used; additional comments on improvement section and five year standard.

Consensus that approval is accompanied by recommendation to review definition of mobile homes and RVs as well as define time periods for RVs prior to Commission review.

**Mr. Millspaugh moved approval; seconded by Ms. Burton.**

**Aye:** 5 - Chairman Brandvik, Vice Chairman Burton, Millspaugh, Marich, and Cilento

**Absent:** 2 - Acken, and Mariano

## **CITIZENS COMMENTS**

No comments to be heard.

## **APPROVAL OF MINUTES**

[17-0072](#) Approval of March 13, 2017 Meeting Minutes

**Mr. Cilento moved to approve; seconded by Ms. Burton.**

**Aye:** 5 - Chairman Brandvik, Vice Chairman Burton, Millspaugh, Marich, and Cilento

**Absent:** 2 - Acken, and Mariano

## **GENERAL AGENDA**

No items.

## **OTHER BUSINESS**

No other business.

## **COMMISSION ADVISOR REPORT**

Deputy Mayor Retstatt commented on JP Murphy being named Town Manager effective May 8th; golf course variances approved; Spring Fest is this weekend.

**ADJOURNMENT**

No further business; meeting adjourned in due form at 6:44 PM.

**APPROVED:**

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**Chairman**