



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Agenda Planning & Zoning Board

Monday, January 8, 2018

5:30 PM

Town Hall

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.

[18-0002](#) Variance for 224 Osceola Road (addition)

Attachments: [224 Osceola Road Variance .pdf](#)
[224 Osceola Rd](#)

CITIZENS COMMENTS

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

APPROVAL OF MINUTES

[17-0230](#) Approval of October 9, 2017 Meeting Minutes

Attachments: [P & Z Minutes 10-09-2017](#)

GENERAL AGENDA

OTHER BUSINESS

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 #: 18-0002 **Version:** 1 **Name:**
Type: Action Item **Status:** Public Hearing
File created: 1/2/2018 **In control:** Planning & Zoning Board
On agenda: 1/8/2018 **Final action:**
Title: Variance for 224 Osceola Road (addition)

Sponsors:

Indexes:

Code sections:

Attachments: [224 Osceola Road Variance .pdf](#)
[224 Osceola Rd](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Planning & Zoning
From: Gregg Lauda
Date: 1/2/2018

Subject:

Variance for 224 Osceola Road (addition)

Summary:

The applicant is requesting a variance, which would allow the minimum 25' foot front yard setback to be reduced by 11 inches', resulting in a 24' foot 1" inch front yard setback. This variance would allow for the construction of a new garage addition.

Previous Commission Action: N/A

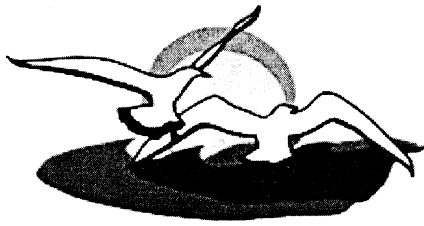
Background/Problem Discussion: N/A

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: 11/15/2017
TO: Mayor and Commissioners
FROM: Gregg Lauda, Building and Zoning Tech
SUBJECT: Request for Variance – **Parcel No** 28/29/15/06732/027/0070

Property Owner: Jorge & Elaine Navac
224 Osceola Road
Belleair, Florida 33756

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:
 - 1949
 - C. Structural and other improvements to date:
 - 2017- Addition /remodel (Currently under construction)
 - D. Existing easements: None shown on survey

II. Proposed request:

The applicant is requesting a variance, which would allow the minimum 25' foot front yard setback to be reduced by 11 inches", resulting in a 24' foot 1" inch front yard setback. This variance would allow for the construction of a new garage 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> <small>8 & 7</small>			Minimum Offstreet Parking per Dwelling Unit ¹	Maximum Height ³ (feet)	Flood Zones	Minimum Living Area per Unit ² (square feet)	Floor Area Ratio (FAR) ⁶
	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, whichever is less	2	32	34	1,000	—
RM-10	5 acres	—	—	10	25	15 ⁴	25	1.5	32	34	1,500	—
RM-15	10,000	100	100	15	25	7.5 ⁴	15	1.5	32	34	1,000	—
RPD	5 acres	—	—	5	(See <u>section 74-83</u>)			1	32	—	1,200	—
H	17.5 acres	—	—	28	(See <u>section 74-83</u>)			1	32	34	300	0.4
C-1	12,000	100	100	None	25	12	10	1	32	34	N/A	0.35
C-2	10,000	80	100	None	25	12	10	1	32	34	N/A	0.35
C-3	10,000	80	100	None	25	12	10	1	32	34	N/A	0.30

C-4	10,000	80	100	None	25	12	10	1	32	34	N/A	0.5
GC	—	None	None	None	25	25	25		32	34	N/A	Town Commission Approval
C-5	10,000	None	None	None	10	5	10	1	32	34	N/A	0.5
SPM	10,000	80	100	25	25	25	25	1	32		N/A	0.30
PMU	17.5 acres		See <u>section 74-85</u> 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.											

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

² Exclusive of garages, breezeways, porches and patios.

³ 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.

⁴ See section 74-113.

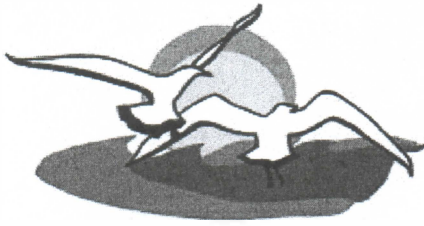
⁵ See subsection 74-83(a) for additional requirements for RM-10 district.

⁶ For impervious surface ratio, see section 74-112.

⁷ 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.

⁸ 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

VARIANCE APPLICATION CHECK OFF SHEET

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

OWNERS NAME George + Elaine Navas

OWNERS MAILING ADDRESS 224 Osceola Rd. Belleair

PROPERTY ADDRESS 224 Osceola Rd. Belleair

PHONE NUMBER George's cell - (727) 560-4362 Elaine's cell - (727) 698-2003

REPRESENTATIVE NAME AND ADDRESS (if any) Gregg Gallagher
304 S. Prospect Ave. Clearwater

PHONE NUMBER (727) 744-3642

DATE OF ORIGINAL CONSTRUCTION 9/27/17

IMPERVIOUS COVER 50%

FLOOD ZONE AND ELEVATION Zone "C"

REQUIRED INFORMATION:

<u>REQUIRED</u>	<u>RECEIVED</u>	PROVIDE (10) 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:



TOWN OF BELLEAIR

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

DATE November 8, 2017

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, George & Elaine Nawas, owner of Lot 7 and N' by 44 Ft Lot 8 Block 27, 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 residential.
4. The decision involves Article ✓ Section 66.253 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: A reduction by 11 inches from the existing setback of 25.12 feet.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): Please see attached addendum.
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: _____

Owner George & Elaine Nawas

Address 224 Seaside Rd.

Telephone Number George's cell - 727-560-4362

Elaine's cell - 727-698-2021

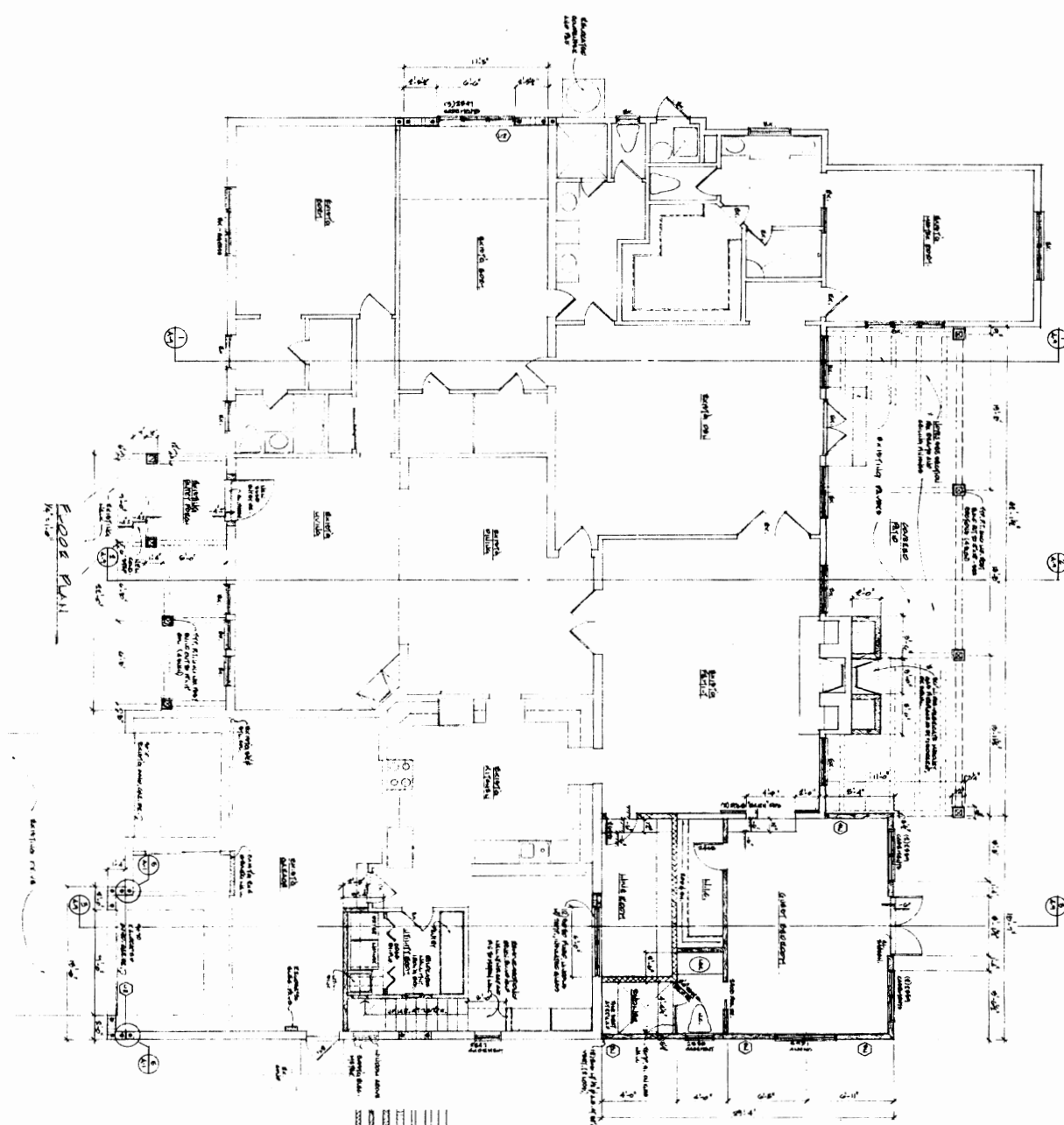
Addendum

1. Park the car so we can comfortably and safely walk around.
2. Both set of parents are still alive, we are building a guest room so they can come and visit more often. They need to be able to pull in to the garage, since walking long distances is getting harder for them particularly in bad weather and night time.
3. Jorge is a physician and he is on call at least once a month during the weekends. When on call, he frequently has to go to MPH to take care of his patients. It is important for him to be able to pull in to the garage late at night for safety reasons.
4. We are not compromising our neighbors view because our house faces east while our next door neighbor's faces north. Our home would still be set back by 24.2 feet compared to our Orlando neighbor that sits back just 7.5 feet. The house across the street located at the corner of Althea and Osceola Rd. faces north also.









5-0000 PLAN

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF FLORIDA AND THE NATIONAL BUILDING CODE.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR ALTERED UNLESS SPECIFICALLY NOTED OTHERWISE.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL WASTE AND DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
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5-0000 PLAN

5-0000 PLAN

5-0000 PLAN

ADDITIONS TO AND REMODELING OF
THE NAVAS RESIDENCE
224 ORCEOLA ROAD
BELLEAIR, FL

**BARRY P ULLMANN
ARCHITECTS, LLC**
618 S. MISSOURI AVE., SUITE 200
CLEARWATER, FLORIDA, 33765
PH: 727-441-4408
barryullmann@aol.com

REVISIONS	DATE

SEC 28 TWP 29 R 15

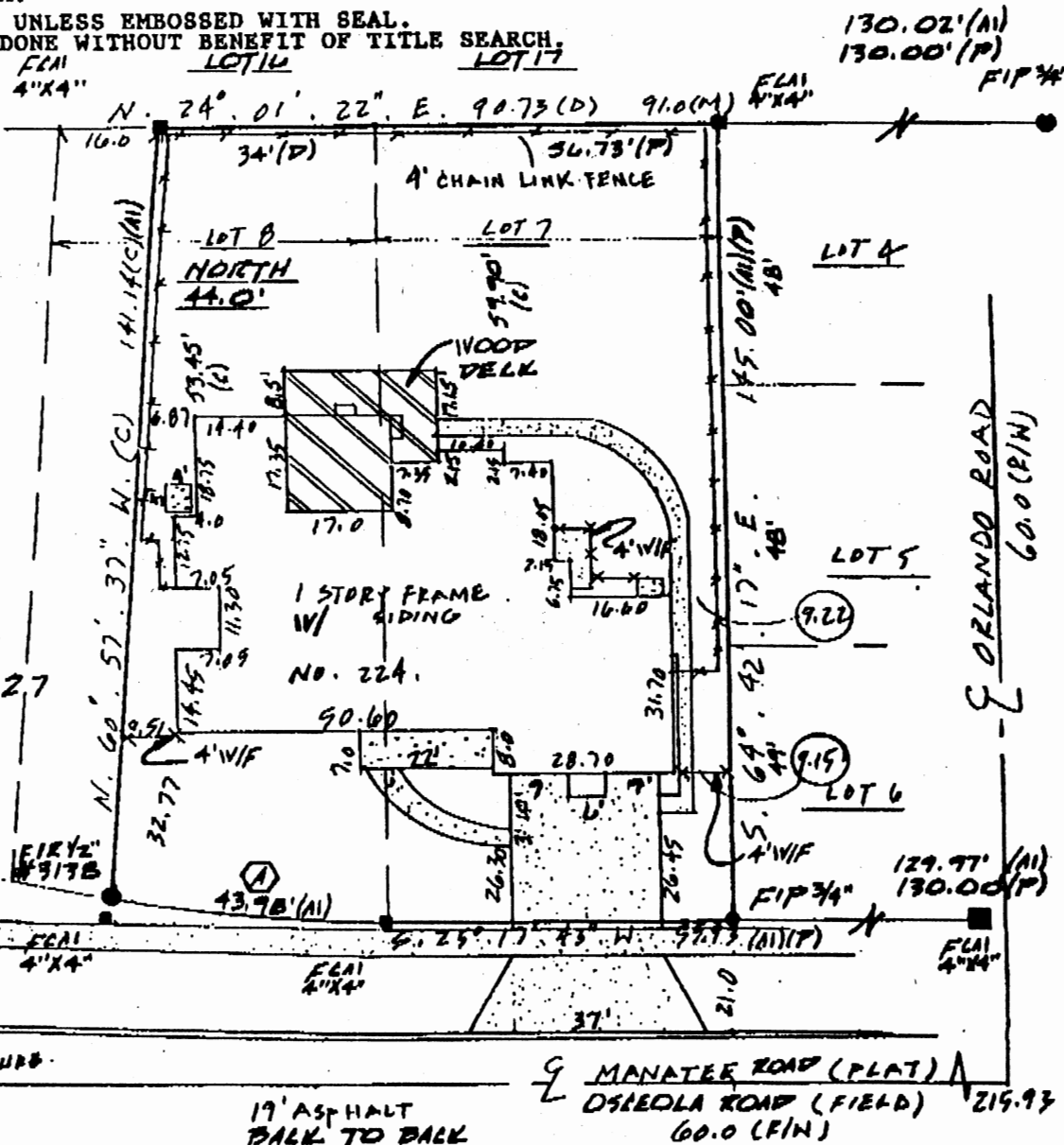
SURVEY OF
LOT 7 AND THE NORTHERLY 44.00 FEET OF LOT 8 IN BLOCK 27 OF BELLEAIR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 9-23 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID NORTHERLY 44.00 FEET OF SAID LOT 8 BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY POINT OF THE BOUNDARY LINE BETWEEN SAID LOTS 7 AND 8 FOR A POINT OF BEGINNING, AND FROM THE POINT OF BEGINNING THUS ESTABLISHED RUN SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 8, A DISTANCE OF 44.00 FEET, TO A POINT WHICH IS LOCATED 16.00 FEET NORTHERLY ALONG SAID BOUNDARY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 8; RUN THENCE NORTHWESTERLY PARALLEL TO THE BOUNDARY LINE BETWEEN SAID LOT 8 AND LOT 9 IN SAID BLOCK 27, TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 8; THENCE NORTHERLY ALONG SAID BOUNDARY A DISTANCE OF 34.00 FEET TO THE MOST WESTERLY POINT IN THE BOUNDARY LINE BETWEEN SAID LOTS 7 AND 8; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE BETWEEN LOTS 8 AND 7 TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SAID PROPERTY FALLS IN FLOOD ZONE "C" ACCORDING TO FLOOD MAP # 125088 0003 B, TOWN OF BELLEAIR, FLORIDA.

SURVEY NOT VALID UNLESS EMBOSSED WITH SEAL.

THIS SURVEY WAS DONE WITHOUT BENEFIT OF TITLE SEARCH.



CERTIFIED TO: BARNETT BANK OF PINELLAS COUNTY, CENTURY TITLE & ABSTRACT, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND JORGE P. AND ELAINE P. NAVAS.

DATE SURVEYED 1/24/94

BOUNDARY SURVEY

THE SURVEY BEARINGS (IF SHOWN) ARE BASED ON RECORD PLAT

Job No. 94-004 Date 1/25/94
Drawn by AA AK Scale 1" = 30'

LEGEND

- | | |
|--------------------------------|-------------------------------|
| M - MEASURED | C - CALCULATED |
| F - PLAT | D - DEED |
| SM - SET IRON ROD W/ CAP #3136 | FR - FOUND IRON ROD |
| SCM - SET CONCRETE MONUMENT | FCM - FOUND CONCRETE MONUMENT |
| R/W - RIGHT OF WAY | FIP - FOUND IRON PIPE |
| OH - OVERLAND | FPP - FOUND PINNED PIPE |
| CW - CONCRETE WALK | CLF - CHAIN LINK FENCE |
| CB - CONCRETE BLOCK | W/F - WOOD FENCE |
| CBS - CONCRETE BLOCK & STUCCO | BND - SET NAIL & DISK #3136 |

KILLION & ASSOCIATES
SURVEYORS



1254-A SOUTH HIGHLAND AVE.
CLEARWATER, FLORIDA 34616
(813 443 7067)

THESEBY CERTIFY THE SURVEY AS MEETING THE MINIMUM TECHNICAL STANDARDS, CHAPTER 21-141-8 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475-027 FLORIDA STATUTES.

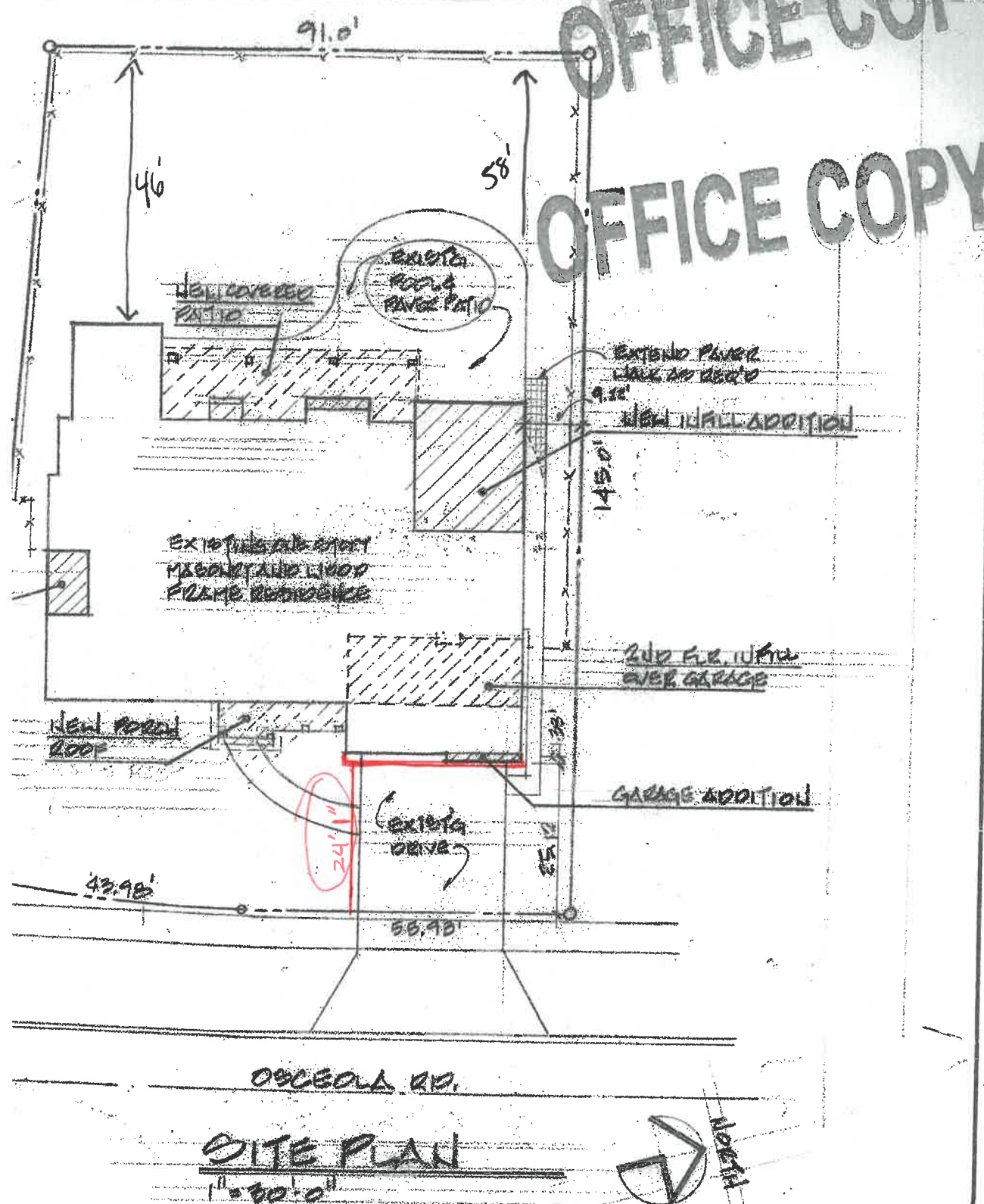
BY Gordon F. Killion
GORDON F. KILLION
FLORIDA STATE PROFESSIONAL LAND SURVEYOR NO. 3136

FIBERGLASS	FLUOROPRO	15213.1
IMPACT DR., OUTLINE CLAR,	PELLA	14802.3
TEMP GL.		
STANDING SEAM GALVALUME	BERRIDGE	11159.1
PEEL AND STICK	TARCO	10450.1
VENTED CEMENTITIOUS	JAMES HARDIE	13265.1

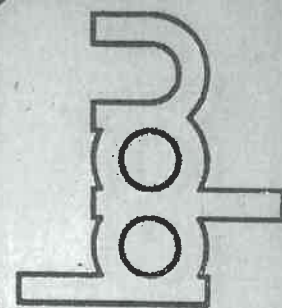
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ADDITIONS TO AND REMODELING OF
 THE NAVAS RESIDENCE
 224 OSCEOLA ROAD
 BELLEAIR, FL



Blum
 7/10/17

JOB No. 201617
DRAWN BY: <i>LD</i>
CHECKED BY: <i>LD</i>
DATE OF ISSUE: 7/10/17
SHEET No. A-1
OF 11



Legislation Details (With Text)

File #: 17-0230 **Version:** 1 **Name:**

Type: Minutes **Status:** Minutes Approval

File created: 10/25/2017 **In control:** Planning & Zoning Board

On agenda: 1/8/2018 **Final action:**

Title: Approval of October 9, 2017 Meeting Minutes

Sponsors:

Indexes:

Code sections:

Attachments: [P & Z Minutes 10-09-2017](#)

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

Monday, October 9, 2017

5:30 PM

Town Hall

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 Chairman Brandvik presiding. Chairman Brandvik commented on resignation of Al Acken, thanking him for his many years of service.

ROLL CALL

Present 6 - Chairman Bonnie-Sue Brandvik, Vice Chairman Gloria Burton, Jim Millspaugh, Peter Marich, Marc Mariano, and Jerome Ciliento

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.

Those planning to speak were sworn in by Town Clerk.

[17-0186](#) Variance request for 8 South Pine Circle(dock)

No exparte communications from the board.

JP Murphy-Town Manager-Provided overview of property; variance would allow for the construction of proposed boatlift to encroach outside the center 1/3 of the property line by 12.4 ft, resulting in a 29.8 ft side yard setback.

Doug Birch-Applicant-Discussed request; boatlift for second boat; provided photo of proposed location.

Mr. Mariano inquired as to code conformance of existing dock; Mr. Murphy stated neighbor previously signed off on encroachment when the dock was constructed.

Brief discussion ensued regarding impact to neighbors; some approvals received; location of proposed dock.

Mr. Birch commented on water depth as relates to dock location.

No further public comments to be heard.

Further board discussions regarding impact to neighbors.

Mr. Millspaugh questioned exact location; Mr. Murphy provided clarification.

Ms. Brandvik expressed concern with neighbor that has not provided permission.

Ms. Burton moved approval of the variance request which will allow the construction of a boatlift to encroach outside the center 1/3 of the property line by twelve feet four inches, resulting in a twenty nine foot eight inch side yard setback; seconded by Mr. Marich.

Aye: 5 - Vice Chairman Burton, Millspaugh, Marich, Mariano, and Ciliento

Nay: 1 - Chairman Brandvik

CITIZENS COMMENTS

No comments to be heard.

APPROVAL OF MINUTES

[17-0167](#) Approval of July 10, 2017 Meeting Minutes

Chairman Brandvik provided a report to include with the approved minutes.

Mr. Mariano moved to approve the July 10, 2017 meeting minutes with the addition of the temporary signage report; seconded by Mr. Ciliento.

Aye: 6 - Chairman Brandvik, Vice Chairman Burton, Millspaugh, Marich, Mariano, and Ciliento

GENERAL AGENDA

No items.

OTHER BUSINESS

Mr. Murphy discussed future items that will likely come before the board.

TOWN MANAGER'S REPORT

No items.

COMMISSION ADVISOR REPORT

Deputy Mayor Rettstatt read the proclamation honoring town staff for their work during Hurricane Irma; commended Mr. Murphy regarding debris management.

Chairman Brandvik also commended Mr. Murphy on the company contracted for debris management.

Deputy Mayor completed her report by thanking community partners for their help with the storm; Boogie for Belleair fundraiser event was successful.

Mr. Murphy briefly commented on storm event and recognition awards for community

partners; provided updates on the progress of construction at the golf course and the wireless communications bill.

ADJOURNMENT

No further business; meeting adjourned in due form at 6:07 PM.

APPROVED:

Chairman