



**Board of Adjustment Hearing  
City of Belleair Beach, Florida**

**Thursday, January 12, 2023  
Community Center 6:00 PM**

**Public Hearing Notice  
Agenda**

Call to Order  
Roll Call

1. Approval of August 11, 2022, Board of Adjustment Public Meeting Minutes.
2. Approval of October 13, 2022, Board of Adjustment Public Meeting Minutes.
3. Swearing in of Witnesses.
4. Review of Rules and Procedures:
  - a. Chairperson reads the variance request.
  - b. Staff report is made.
  - c. Applicant's statement is made.
  - d. Open discussion.
  - e. Vote on Criteria Items 1 through 6 of Sec. 94-62 of City Code.
  - f. Motion and Second. (motion always in affirmative)
  - g. Roll Call Vote.
5. **Consideration of Variance Request #22-02.** 424 22nd Street. **Vincent Dolan and Lorene Dolan are requesting a variance from Sec. 94-220. Minimum living areas and setbacks.:**

Within the residential low (RL) district II, the following maximum living areas and minimum house setbacks are established to be:

TABLE I

SUBDIVISION TITLE	MINIMUM LIVING AREA* (square feet)		MINIMUM HOUSE SETBACK** (feet)			
	1st Floor	2nd Floor	Front	Side	Rear	Water
BELLEVUE ESTATES ISLAND						
1st, 2nd and 3rd Additions	1,350	200	25	10	—	25

**to allow for a maximum encroachment of 8 inches into the 10-foot side setback on the western portion of the property.**

The location of the property is 424 22ND ST, BELLEVUE ESTATES ISLAND 1ST ADD LOT 26 & RIP RTS.

**6. Adjournment.**

Any person who decides to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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. The law does not require the City Clerk to transcribe verbatim minutes, therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-595-4646 or fax a written request to 727-593-1409.

Patricia A. Gentry, City Clerk

**PUBLIC HEARING MINUTES**

The meeting was called to order by Chair Mike Kelly, followed by a Pledge of Allegiance to the Flag of the United States of America.

**Roll Call:** Present were Board of Adjustment Members Carol Conry, Fred Elia, Tony Gatliff, Jane Mason Goldman, and Mike Kelly; City Clerk Patricia A. Gentry, and City Engineer Al Carrier. Board Member Marv Behm attended by Zoom. Board Member David Gardella arrived at 6:22pm. Alternate Board Member Jerry Wiszowaty was unable to attend.

**1. Nomination and Election of Vice Chair.**

Chair Kelly asked City Clerk Gentry if anyone had expressed interest in the Vice Chair position.

City Clerk Gentry replied that Ms. Jane Mason Goldman had expressed interest.

Chair Kelly asked if there was a motion to nominate Ms. Goldman as Vice Chair.

**MOTION** was made by Mr. Gatliff and seconded by Ms. Conry to nominate Ms. Goldman as Vice Chair.

Chair Kelly called for a Vote:

Mr. Behm	Yes
Ms. Conry	Yes
Mr. Elia	Yes
Mr. Gatliff	Yes
Ms. Goldman	Yes
Mr. Kelly	Yes

**Motion to elect Ms. Goldman as Vice Chair passed 6-0.**

Chair Kelly congratulated Ms. Goldman as Vice Chair.

**2. Approval of December 9, 2021, Board of Adjustment Meeting minutes.**

**MOTION** was made by Mr. Behm and seconded by Mr. Elia to approve the December 9, 2021, Board of Adjustment Meeting minutes.

**Motion carried 6-0.**

**3. Swearing in of Witnesses.**

Those who intended to give testimony were sworn in by City Clerk Gentry.

**4. Review of Rules and Procedures:**

- a. Chairperson reads the variance request.
- b. Staff report is made.
- c. Applicant's statement is made.
- d. Open discussion.
- e. Motion and Second. (motion always in affirmative)
- f. Roll Call Vote.

**5. Consideration of Variance Request #22-01. 2228 Donato Drive. Anthony Kevin Gatliff and Peggy Ann Gatliff **are requesting a variance** from Sec. 10-174. - Setbacks; height; width. (g) The height of a swimming pool shall be no higher than 18 inches above the crown of the road. Any structural part of any permanently installed in-ground swimming pool or spa shall not be built higher than 24 inches above the pool deck including raised spas, raised pool beams, upper level decks, and raised waterfalls. Auxiliary deck-mounted equipment such as handrails, ladders, grabrails, diving boards and slides shall not be subject to the height limitations set forth in this section.; **to install a pool and spa 14 inches above the maximum height allowed by City Code.****

Chair Kelly read the "Consideration of Variance Request".

Chair Kelly called for the Applicant's statement.

Mr. Tony Gatliff distributed a letter to the Board stating he was asking for the minimum variance with pictures of his lot where the pool was to be built, and letters from the property owners on each side of his property stating they did not oppose the plan for his pool. He read his letter into the record. [Mr. Gatliff's letter is attached to the minutes]

City Clerk Gentry advised Chair Kelly that she had not received any correspondence regarding the variance request.

City Engineer Al Carrier read his staff report stating that the proposed plan did not comply with the City Code:

The proposed pool permit application is DENIED per City Code: DIVISION 2. - SWIMMING POOLS, Sec. 10-174. - Setbacks; height; width, (g) The height of a swimming pool shall be no higher than 18 inches above the crown of the road. Any structural part of any permanently installed in-ground swimming pool or spa shall not be built higher than 24 inches above the pool deck including raised spas, raised pool beams, upper level decks, and raised waterfalls. Auxiliary deck-mounted equipment such as handrails, ladders, grabrails, diving boards and slides shall not be subject to the height limitations set forth in this section.



Chair Kelly stated for the record that he and Board Member Gatliff had completed Form 8B 'Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers' and both would be abstaining from voting on the variance request.

Chair Kelly called for the Vote.

**The board of adjustment shall find that the applicant:**

**(1) Demonstrated that special conditions or unique circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similar structures or buildings in the same zoning district.**

Mr. Behm	Yes
Ms. Conry	Yes
Mr. Elia	Yes
Mr. Gatliff	I abstain from the vote
Ms. Goldman	Yes
Mr. Kelly	I abstain from the vote

**Approved 4-0 with two abstentions.**

**(2) Demonstrated that the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.**

Mr. Behm	Yes
Ms. Conry	Yes
Mr. Elia	Yes
Mr. Gatliff	I abstain from the vote
Ms. Goldman	Yes
Mr. Kelly	I abstain

**Approved 4-0 with two abstentions.**

**(3) Demonstrated that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter.**

Mr. Behm	Yes
Ms. Conry	Yes
Mr. Elia	Yes
Mr. Gatliff	I abstain
Ms. Goldman	Yes
Mr. Kelly	I abstain

**Approved 4-0 with two abstentions.**

**(4) Demonstrated that the variance requested does not change the use of the property from the use characteristics mandated for districts I and II in sections 30-51 and 94-252 and article IV, division 3 of this chapter.**

Mr. Behm	Yes
Ms. Conry	Yes
Mr. Elia	Yes
Mr. Gatliff	I abstain
Ms. Goldman	Yes
Mr. Kelly	I abstain

**Approved 4-0 with two abstentions.**

**(5) Will comply fully with additional conditions and safeguards, which the board of adjustment may prescribe, including, but not limited to, reasonable time limits within which the action for which a variance is required shall commence and/or be completed.**

Mr. Behm	Yes
Ms. Conry	Yes
Mr. Elia	Yes
Mr. Gatliff	I abstain
Ms. Goldman	Yes
Mr. Kelly	I abstain

**Approved 4-0 with two abstentions.**

**(6) Demonstrated that the variance requested does not violate any provision and requirements set forth in chapter 62 and chapter 74 of the city code.**

Mr. Behm	Yes
Ms. Conry	Yes
Mr. Elia	Yes
Mr. Gatliff	I abstain
Ms. Goldman	Yes
Mr. Kelly	I abstain

**Approved 4-0 with two abstentions.**

**MOTION** was made by Mr. Behm and seconded by Ms. Conry to approve Variance Request #22-01.

Mr. Behm	Aye
Ms. Conry	Aye
Mr. Elia	Aye
Mr. Gatliff	I abstain
Ms. Goldman	Aye
Mr. Kelly	I abstain

**Motion carried 4-0 with two abstentions, Variance request #22-01 approved.**

Mr. Gardella arrived at 6:22pm.

Following discussion, consensus of the Board was to request that City Council consider a change to the City Code to address this issue of pools and the grade level.

**ADJOURN**

**MOTION** was made by Mr. Behm and seconded by Mr. Elia to adjourn the meeting at 6:43pm.

**Motion carried 7-0.**

\_\_\_\_\_  
Date Approved

APPROVED: \_\_\_\_\_

Mike Kelly, Chair

ATTEST: \_\_\_\_\_

Patricia A. Gentry, CMC  
City Clerk

**PUBLIC HEARING MINUTES**

The hearing was called to order by Chair Mike Kelly, followed by a Pledge of Allegiance to the Flag of the United States of America.

**Roll Call:** Present were Board of Adjustment Members Marv Behm, Carol Conry, David Gardella (via Zoom), Tony Gatliff, and Alternate Board Member Jerry Wiszowaty; Vice Chair Jane Mason Goldman, Chair Mike Kelly, City Clerk Patricia A. Gentry, Interim City Manager Kyle Riefler, City Attorney Randy Mora, and Forward Pinellas Planner Nousheen Rahman. Board Member Fred Elia was unable to attend.

**For continuity, items are listed in agenda order although not necessarily discussed in that order.**

**1. Approval of August 11, 2022, Board of Adjustment Meeting minutes.**

Approval of Minutes was not addressed.

**2. Swearing in of Witnesses.**

Those who intended to give testimony were sworn in by City Clerk Gentry.

**3. Review of Rules and Procedures:**

- a. Chairperson reads the appeal.
- b. Staff report is made.
- c. Applicant's statement is made.
- d. Open discussion.
- e. Motion and Second. (motion always in affirmative)
- f. Roll Call Vote.

**4. Consideration of Appeal #22-01. 204 22nd Street. CAROLLO, SANTO TRE CAROLLO, SANTO TRUST is appealing an administrative decision made by the Interim City Manager, consistent with Sec. 94-62(b) of the City's code of ordinances. Decision pertains to Sec. 94-209. - Heights; Within the RL district II, all residences shall comply with the base flood elevation (BFE) requirements as set forth in chapter 74 of this Code. Two habitable stories may be constructed alongside a garage or storage area or over a garage or storage area. The garage floor shall be a minimum of 24 inches above the crown of the road. All residences shall not exceed a height of 35 feet, as measured from the BFE to the highest point of the roof. Permitted exceptions to the height regulations set forth in this section are chimneys, cupolas and similar decorations, provided no height extension (i.e., cupola) shall be used as a habitable space, and, provided, no plumbing or electric service shall be allowed after the 35-foot height restriction. Variances to the provisions of this**

section shall not be requested or granted.; **to build a single-family home with three habitable floors. APPEAL #22-01.**

Chair Kelly read Consideration of Appeal #22-01.

City Attorney Mora explained that this was an appellate hearing to an administrative decision made by the City, not a variance request. He asked the Board Members if any had ex parte communications about this appeal prior to the hearing – all replied 'no'. He asked if any Board Members had done a site visit to the property to evaluate the property for this hearing – all replied 'no'.

Nousheen Rahman of Forward Pinellas gave the Staff report.

Chair Kelly called for the Applicant's statement.

Mr. Carollo, Attorney Sherman, Architect Jonnatti, and Contractor Conigliaro gave statements followed by discussion with the Board.

Chair Kelly asked if there was any further discussion from the Board. Seeing no one, he asked if anyone from the public would like to speak. Seeing no one, he asked if anyone on the Board would like to make a Motion.

**MOTION** was made by Mr. Gatliff and seconded by Ms. Conry to deny the appeal and uphold the interpretation of the City Code provided by the City Official.

Chair Kelly called for the Vote.

Mr. Behm	Aye
Ms. Conry	Aye
Mr. Gardella	Aye
Mr. Gatliff	Aye
Mr. Wiszowaty	Aye
Ms. Goldman	Aye
Mr. Kelly	Aye

**Motion carried 7-0, Appeal #22-01 denied.**

## ADJOURN

**MOTION** was made by Mr. Behm and seconded by Ms. Conry to adjourn at 6:40pm.

**Motion carried 7-0.**

\_\_\_\_\_  
Date Approved

APPROVED: \_\_\_\_\_

Mike Kelly, Chair

ATTEST: \_\_\_\_\_

Patricia A. Gentry  
City Clerk

# DEUEL & ASSOCIATES

CONSULTING ENGINEERS \* LAND SURVEYORS \* LAND PLANNERS  
565 South Hercules Avenue, Clearwater, FL 33764  
Office (727) 822-4151  
www.DeuelEngineering.com

December 22, 2022

Patricia Gentry, CMC  
City Clerk  
City of Belleair Beach  
444 Causeway Boulevard  
Belleair Beach, FL 33786

RE: 424 22<sup>nd</sup> Street, Belleair Beach, FL 33786  
BELLEVUE ESTATES ISLAND 1st ADD, LOT 26

Patricia:

The applicant is requesting a variance from the following Belleair Beach City Code(s): DIVISION 1. - GENERALLY, Sec. 94-220 – Minimum Living areas and setbacks. The request is to allow the side setback to be reduced to 9.3 feet from 10 feet as depicted in Table 1 under Bellevue Estates Island, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Additions.

Note: in Table 1, on the last line of the table, there is a listed subdivision labeled BELLEVUE ESTATES ISLAND with a minimum house setback of 7.5 feet.

Sincerely,  
DEUEL & ASSOCIATES



Albert Carrier, PE, PSM  
Principal



ATTORNEYS & COUNSELORS AT LAW EST. 1884

One Tampa City Center, Suite 2000  
201 N. Franklin Street  
P.O. Box 1531 (33601)  
Tampa, FL 33602  
813.273.4200 Fax: 813.273.4396

[WWW.MFMLEGAL.COM](http://WWW.MFMLEGAL.COM)  
SWV@MACFAR.COM

625 Court Street, Suite 200  
P.O. Box 1669 (33757)  
Clearwater, FL 33756  
727.441.8966 Fax: 727.442.8470

December 6, 2022

City of Belleair Beach  
444 Causeway Boulevard  
Belleair Beach, FL 33786

**Re: Variance Application on behalf of Lorene & Vincent Dolan for 424 22nd Street, Belleair Beach, FL 33786**

Dear City of Belleair Beach:

Please accept the enclosed documents as a submittal of a Variance Application by Lorene & Vincent Dolan and Dan Karcher Construction regarding the Dolan's home located at 424 22nd Avenue, Belleair Beach, FL 33786. Additionally, please see the attached Letter of Authorization signed by Mr. and Mrs. Dolan naming Brian J. Aungst, Jr. as the authorized agent regarding this Variance Application.

If there is anything further needed to complete either the Variance Application, please let me know. I can be reached on my direct phone line at (727) 444-1403 or via e-mail at [bj@macfar.com](mailto:bj@macfar.com).

Thank you,

*/s/ Brian J. Aungst, Jr.*

Brian J. Aungst, Jr.

Encl.



December 6, 2022

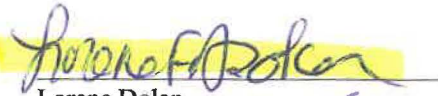
City of Belleair Beach  
Attn: Board of Adjustment  
444 Causeway Boulevard  
Belleair Beach, FL 33786

RE: Authority of Brian J. Aungst, Jr. to act on behalf of Lorene & Vincent Dolan

To whom it may concern,

Please accept this letter from Lorene & Vincent Dolan (hereinafter, the "Dolans"), naming Brian J. Aungst, Jr. as their authorized agent for the attached Variance Application regarding 424 22nd Street, Belleair Beach, Florida 33786 and hereby authorizing Brian J. Aungst, Jr. act on their behalf in regards to pursuing approval of the Variance Application. Specifically, the Dolans authorize Brian J. Aungst, Jr. to represent them for the purpose of obtaining approval from the City of Belleair Beach for the attached Variance Application and to provide any further documentation requested by the City of Belleair Beach in connection with the Variance Application. If you have any further questions or concerns regarding the Variance Application or this letter of authorization, please contact Brian J. Aungst, Jr. directly via his e-mail [bj@macfar.com](mailto:bj@macfar.com) or his direct phone line (727) 444-1403.

Sincerely,

  
Lorene Dolan


  
Vincent Dolan

STATE OF Florida  
COUNTY OF Pinellas

Sworn and subscribed before me this 9th day of December, 2022, by Lorene Dolan, who is personally known to me or who have produced \_\_\_\_\_ as identification.



Stephanie L. Cotto  
Comm. #GG349289  
Expires: June 27, 2023  
Bonded Thru Aaron Notary


  
(Signature of Notary Public)  
Stephanie L. Cotto  
(Printed Notary Name)  
My Commission Expires 6/27/23

STATE OF Florida  
COUNTY OF Pinellas

Sworn and subscribed before me this 9th day of December, 2022, by Vincent Dolan, who is personally known to me or who have produced \_\_\_\_\_ as identification.



Stephanie L. Cotto  
Comm. #GG349289  
Expires: June 27, 2023  
Bonded Thru Aaron Notary

  
(Signature of Notary Public)  
Stephanie Cotto  
(Printed Notary Name)  
My Commission Expires 6/27/23

**CITY OF BELLEAIR BEACH  
VARIANCE REQUEST APPLICATION FORM**

VARIANCE REQUEST NUMBER <u>22-02</u>	CITY CODE SECTION <u>94-220</u>	<b>Completed By</b>  <b>Pinellas</b>  <b>County</b>
VARIANCE REQUEST NUMBER	CITY CODE SECTION	
VARIANCE REQUEST NUMBER	CITY CODE SECTION	
BOARD HEARING DATE <u>January 12, 2023</u> TIME <u>6:00</u> PM		

**APPLICANT MUST COMPLETE FORM IN THE FOLLOWING MANNER**

- A. Application **ANSWERS** must be PRINTED on application or separate document
- B. All questions must be answered in DETAIL
- C. Signature of owner must NOTARIZED
- D. SURVEY must be attached
- E. DO NOT write on the back of any page
- F. COPY OF WARRANTY DEED must be supplied
- G. Provide a 24" X 30" or larger DETAILED drawing, as close to scale as possible
- H. Provide **10** copies 8 ½ x 11" of COMPLETED APPLICATION PACKAGE
- I. Photographs of the site from different angles are helpful to the Board
- J. Submit ALL Fees detailed on VARIANCE APPLICATION GUIDELINES Application Cover Page

Name of Property Owner(s) <u>Lorene &amp; Vincent Dolan</u>
Address of Subject Property <u>424 22nd Street, Belleair Beach, FL 33786</u>
Daytime Phone Number of Owner <u>c/o Dan Karcher Construction -- (727) 535-9595</u>
Legal Description of Lot(s) <u>See attached.</u>
Construction Contractor <u>Miriah Herring, Dan Karcher Construction</u>
Daytime Phone Number of Contractor <u>(727) 535-9595</u>

**Describe each variance request – A maximum of three per application**

Variance Request # A variance to the 10-foot side setback on the western portion of the property to allow for a maximum encroachment of 8 inches.

Variance Request #

Variance Request #



<p>Is there a contract pending or transfer of this property expected in the next thirty (30) days? <u>NO</u></p> <p>If so, list names of all parties.</p>
<p>What is the square footage of the lot? <u>Approx. 8,600 sqft</u></p>
<p>When did you become the owner of the property? <u>December 14, 2020</u></p>
<p>List all present structures on the lot and any contiguous property owned:  <u>The only structure on the property is a home being constructed. The property owner does not own any of the parcels contiguous to the property.</u></p>
<p>Explain why the request is needed:  <u>The layout of the home is such that a utility closet and elevator (15.3 feet in total) encroach into the side setback on the western boundary of the parcel. The encroachment is a maximum of 8 inches, receding down to just 3 inches along the 15.3-foot area of encroachment.</u></p>

A variance granted by the board of adjustment shall be consistent with the public interest, when owing to a special condition and literal enforcement of the provisions of this chapter will not result in an unnecessary and undue hardship to the applicant, and the special condition or unique circumstance will not result from the intentional act of the applicant or the applicant's agent. **In order to authorize any variance from the provisions of this chapter, the board of adjustment shall find that the applicant:**

<p><b>EXPLAIN IN DETAIL HOW YOUR REQUEST COMPLIES WITH THE FOLLOWING RULES</b></p>
<p>(1) Demonstrated that special conditions or unique circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similar structures or buildings in the same zoning district.  <u>Unlike many of the properties in the RM District I, the subject parcel is located on the water. The Belleair Beach Code of Ordinances requires that both the front setback and the setback from the water be 25 feet in the RM District I. The water setback constrains the ability to construct on the site and is different than many of the parcels in the RM District I.</u></p>
<p>(2) Demonstrated that the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.  <u>The requested variance is just 8 inches to the side setback of 10 feet. The contractor has put forth their best efforts to ensure this is as minimal a variance as possible.</u></p>
<p>(3) Demonstrated that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter.  <u>Granting of this variance request will not confer any special privilege on the applicant. The requested variance is for an 8-inch encroachment to the side setback of 10 feet to maximize the layout of the structure. The encroachment is for a utility closet and elevator and is not being used to obtain special privilege denied by this chapter.</u></p>
<p>(4) Demonstrated that the variance requested does not change the use of the property from the use characteristics mandated for districts I and II in sections 30-51 and 94-252 and article IV, division 3 of this chapter.  <u>The requested variance has no effect on the use of the property.</u></p>

(5) Will comply fully with additional conditions and safeguards, which the board of adjustment may prescribe, including, but not limited to, reasonable time limits within which the action for which a variance is required shall commence and/or be completed.

The applicant is fully prepared to comply with all reasonable conditions and safeguards which the board of adjustment deems fit.

(6) Demonstrated that the variance requested does not violate any provision and requirements set forth in chapter 62 and chapter 74 of the city code.

The requested variance does not violate any provision or requirement of chapter 62 or 74 of the city code.

Has any previous application or appeal been filed in connection with this property within the last five years? **No.**

The following documents and exhibits must be submitted with this application and will become a part of the public record:

1. A current survey.
2. Proof of ownership.

### CERTIFICATION

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

Date 12/9/22 Property owner's signature

Vincent M. Dolan

Before me this 9th day of December 2022 appeared in person

Vincent Dolan

(Name of property owner)

who, being sworn, deposes and says that the foregoing is true and correct certification.

State of Florida, Pinellas County – Notary Signature

Stephanie L. Cotto

Commission Expires: 6/27/23

Identification Taken Personally Known

**Notice:** 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 purpose, 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.

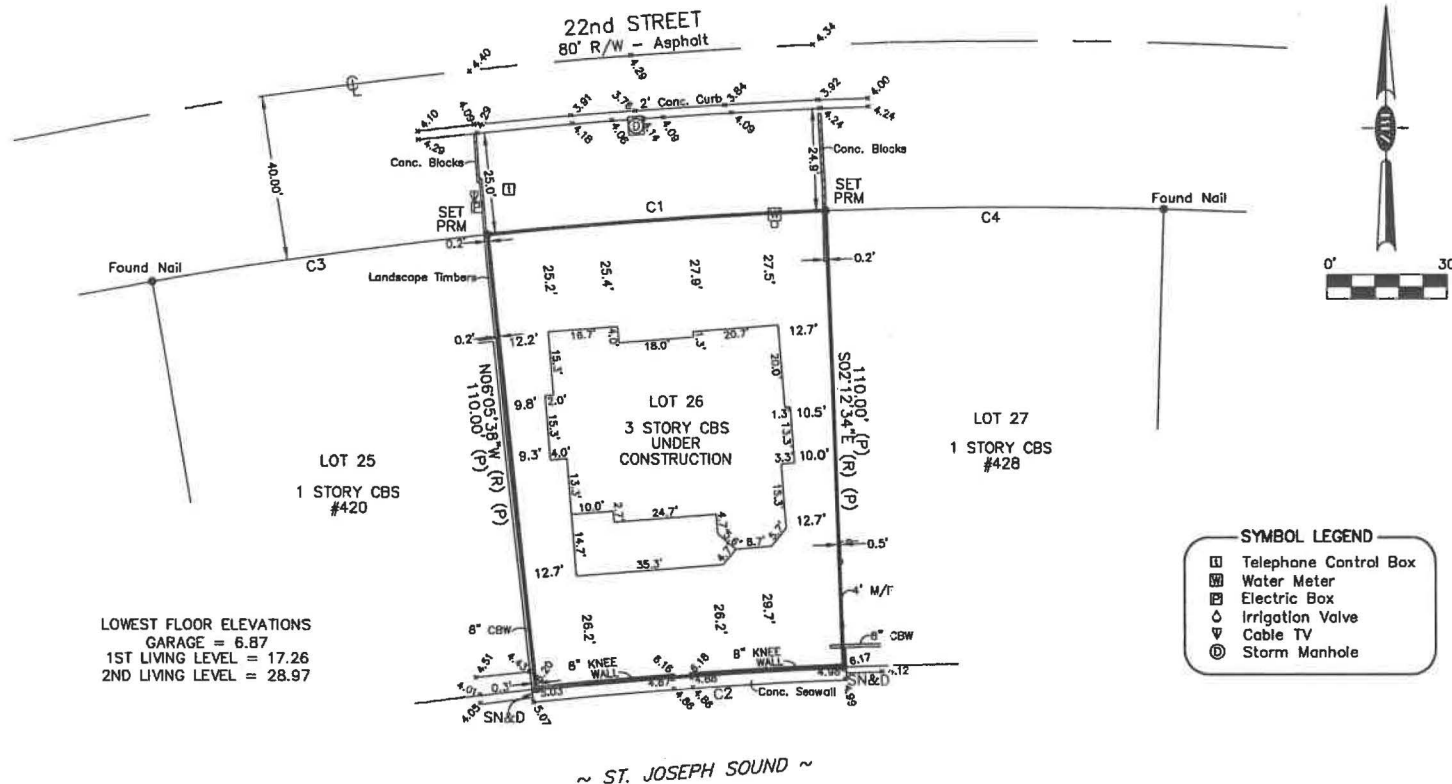




#424 22nd Street  
Belleair Beach, Florida

Scale: 1"=30' Job No. 1099TU Section 30, Township 29 South, Range 15 East.

Use of this survey by anyone other than those certified to, will be the re-users sole risk without liability to ZBI, or the undersigned surveyor. There may be additional restrictions affecting this property that may be found in the Public Records of this County. This survey was prepared without the benefit of a title policy. Underground installations and improvements have not been located unless otherwise noted. Elevations are based upon North American Vertical Datum, 1988 (NAVD). Unless otherwise noted, all bearings and distances were measured within an acceptable accuracy tolerance with the recorded value, (plat or deed value). Bearings are based upon an assumed datum utilizing the recorded plat.



LOWEST FLOOR ELEVATIONS  
GARAGE = 6.87  
1ST LIVING LEVEL = 17.26  
2ND LIVING LEVEL = 28.97

- (S) = Set  
(P) = Flat Data  
(M) = Measured Data  
(C) = Calculated Data  
(R) = Radial Line  
PG. (a) = Pages (a)  
OR = Official Records Book  
PB = Plot Book  
DB = Deed Book  
FIR = Found Iron Rod 5/8"  
(LB 8472 unless noted)  
FPP = Found Pinched Pipe  
FOP = Found Open Pipe  
PRM = Permanent Reference Monument  
SIR = Set Iron Rod (5/8") & Cap (LB 8472)  
LB = Corporate Certificate Number  
LS = Professional Land Surveyor/Mapper  
SN&D = Set Nail & Disk (LB 8472 unless noted)  
N/C = No Cap  
(XXXX) = Corner Marking  
± = Plus or Minus (more or less)  
Ac. = Acres  
ESMT. = Easement  
C/C = Covered Concrete  
C/S = Concrete Slab  
CONC. = Concrete  
C/O = Sewer Cleanout  
CBS = Concrete Block Structure  
CLF = Chain Link Fence  
E = Centerline  
E = Electric Control Box  
FH = Fire Hydrant  
F/S = Fiberglass Slab  
F/C = Fence Corner  
FIP = Found Iron Rod  
D/W = Driveway  
IRCV = Irrigation Control Valve  
LP = Light Pole  
OHV = Overhead Wires  
O/A = Overall  
PP = Power Pole  
GV = Gate Valve  
UE = Utility Easement  
R/W = Right-of-Way  
S/W = Sidewalk  
S/S = Styrofoam Slab  
T = Telephone Control Box  
TV = Cable Television Control Box  
WM = Water Meter  
W/C = Water Connection  
W/F = Wood Fence  
PCP = Permanent Control Point  
DE = Public Drainage Easement

#### SYMBOL LEGEND

- ☐ Telephone Control Box  
☐ Water Meter  
☐ Electric Box  
☐ Irrigation Valve  
☐ Cable TV  
☐ Storm Manhole

Property lies within Flood Zones AE  
per Flood Insurance Rate Map Number: 12103C 0112H  
Effective Date: 8/24/21  
Base Flood EL = AE (8')

A BOUNDARY SURVEY OF LOT 26, BELLEVUE ESTATES ISLAND FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	82.03'	1210.00'	03°53'04"	82.02'	N85°50'54"E
C2	74.56'	1100.00'	03°53'04"	74.56'	S85°50'54"W
C3	82.03'	1210.00'	03°53'04"	82.02'	S81°57'50"W
C4	82.03'	1210.00'	03°53'04"	82.02'	S89°43'58"W

#### DATES OF WORK

BOUNDARY	DRAWN	FOUNDATION TIE IN
10/27/21	MSL/JVE	08/02/22 ML
STEMWALL TIE IN	UPDATE	
12/27/21	SK	

**ZBI**

**ZARRA BOYD, INC.**

Land Surveying and Mapping  
1480 Beltrees, Dunedin, Florida 34698  
(727)738-9010 Fax: (727)733-0083  
LB 6472

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes  
Survey not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper

Mark S. Lisschalk  
PROFESSIONAL LAND SURVEYOR # 5727  
STATE OF FLORIDA

**Prepared By and Return To:**  
International Title Partners, LLC  
3000 Gulf to Bay Boulevard, Suite 601  
Clearwater, FL 33759

Order No.: 20-0257S

Property Appraiser's Parcel I.D. (folio) Number:  
30/29/15/07758/000/0260

1,250,000.00

## **WARRANTY DEED**

THIS WARRANTY DEED dated December 11, 2020, by Decade Companies Preferred Placement, VIII, a Limited Partnership, whose post office address is 13555 Bishops Court, Suite 345, Brookfield, Wisconsin 53005 (the "Grantor"), to Vincent Dolan and Lorene Dolan, husband and wife, whose post office address is 5927 Bayview Circle South, Gulfport, Florida, 33707 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Pinellas, State of Florida, viz:

Lot 26, Bellevue Estates Island First Addition, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 72, of the Public Records of Pinellas County, Florida.

The grantor hereby certifies that the above described property is not their homestead as defined by the Constitution of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

*for*  
Decade Companies Preferred Placement, VIII, a  
Wisconsin Limited Partnership

by DCPV VIII GP, LLC, a Florida Limited Liability  
Company

by Decade Companies, a Wisconsin General  
Partnership

BY: *[Signature]*  
Jeffrey Keierleber, its General Partner

Signed, sealed and delivered in presence of:

*Ashley Unatafe*  
Witness Signature

Ashley Unatafe  
Printed Name of First Witness

*[Signature]*  
Witness Signature

Zencide Mingari  
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical  
Presence or ☐ Online Notarization on 12/10/2020, by Jeffrey Keierleber on behalf of Decade  
Companies Preferred Placement, VIII, a Wisconsin Limited Partnership.

Personally known ☒

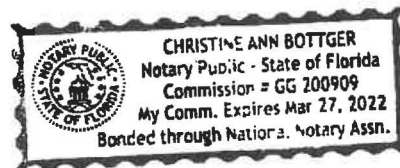
or Produced Identification DL

Type of Identification Produced DL

*Christine Ann Bottger*  
Notary Public

Print Name: CHRISTINE ANN BOTTGER

My Commission Expires: 3/27/2022





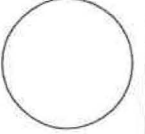
**TULIO ZULOAGA**  
DESIGNER, INC.  
AREA 60017, P. 100, CREAMER, P. 100, 100  
A/P, (727) 525-1127 • C: (727) 403-3743  
tzuloaga@tz-designer.com

## CONSULTANTS



**JOSEPH W. BELT, P.E.**  
CONSULTING STRUCTURAL ENGINEER  
FLORIDA REG.# 45147 - CA # 29694  
1543-A W Beach Blvd, Tampa, FL 33613  
PH: 813-941-3075 FAX: 813-946-1031

J.W.B JOB No.: ET21-551



A NEW RESIDENCE FOR  
MR. & MRS. DOLAN

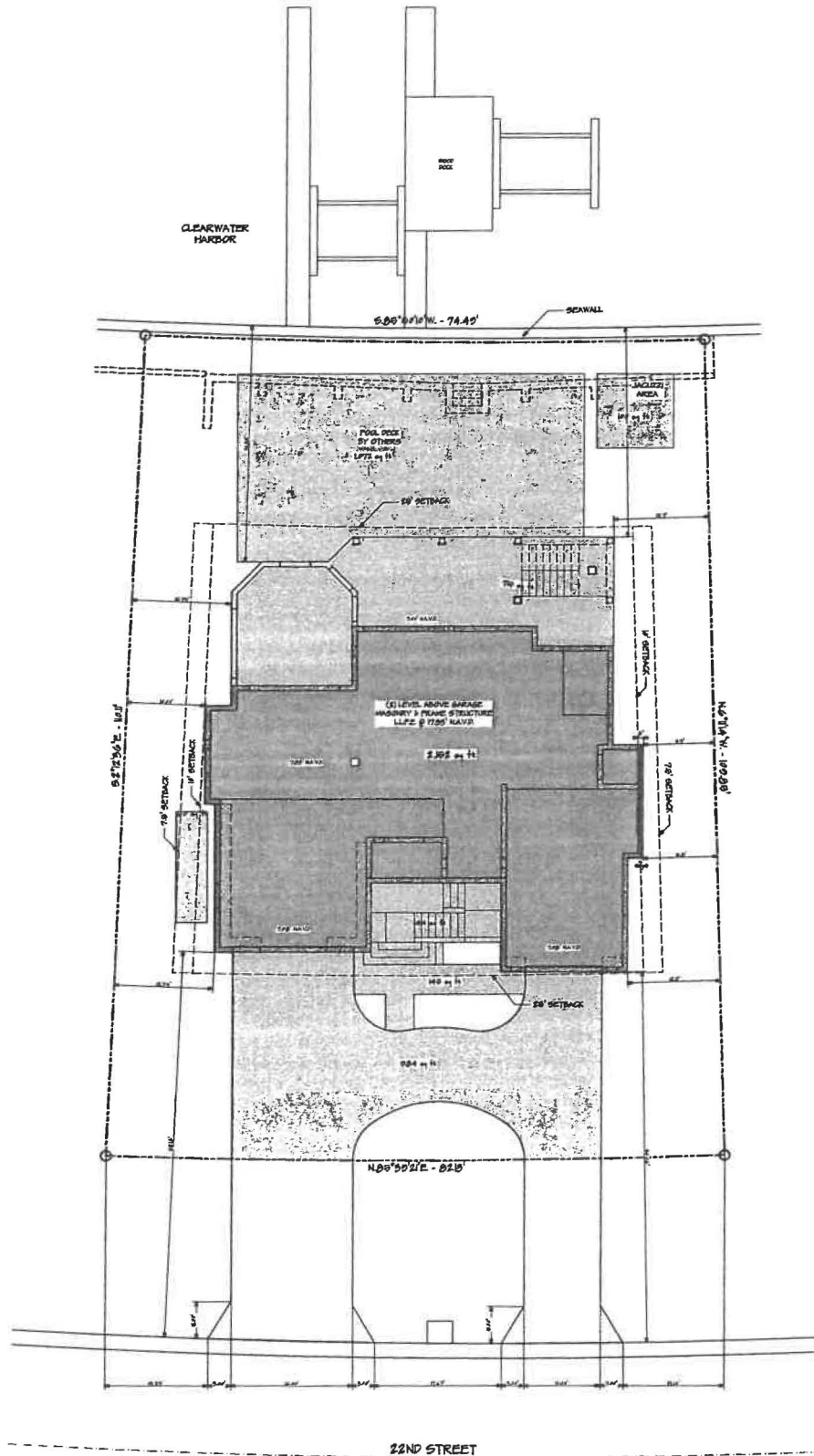
424 22ND ST LOT 26  
BELLEAIR BEACH  
FLORIDA 33706

		
MARK	DATE	REVISION

DATE OF ISSUE:	07/02/21
PROJECT No.:	21-002
DRAWN BY:	VL
CHECKED BY:	JWB
COPYRIGHT:	

SHEET TITLE  
**SITE PLAN**

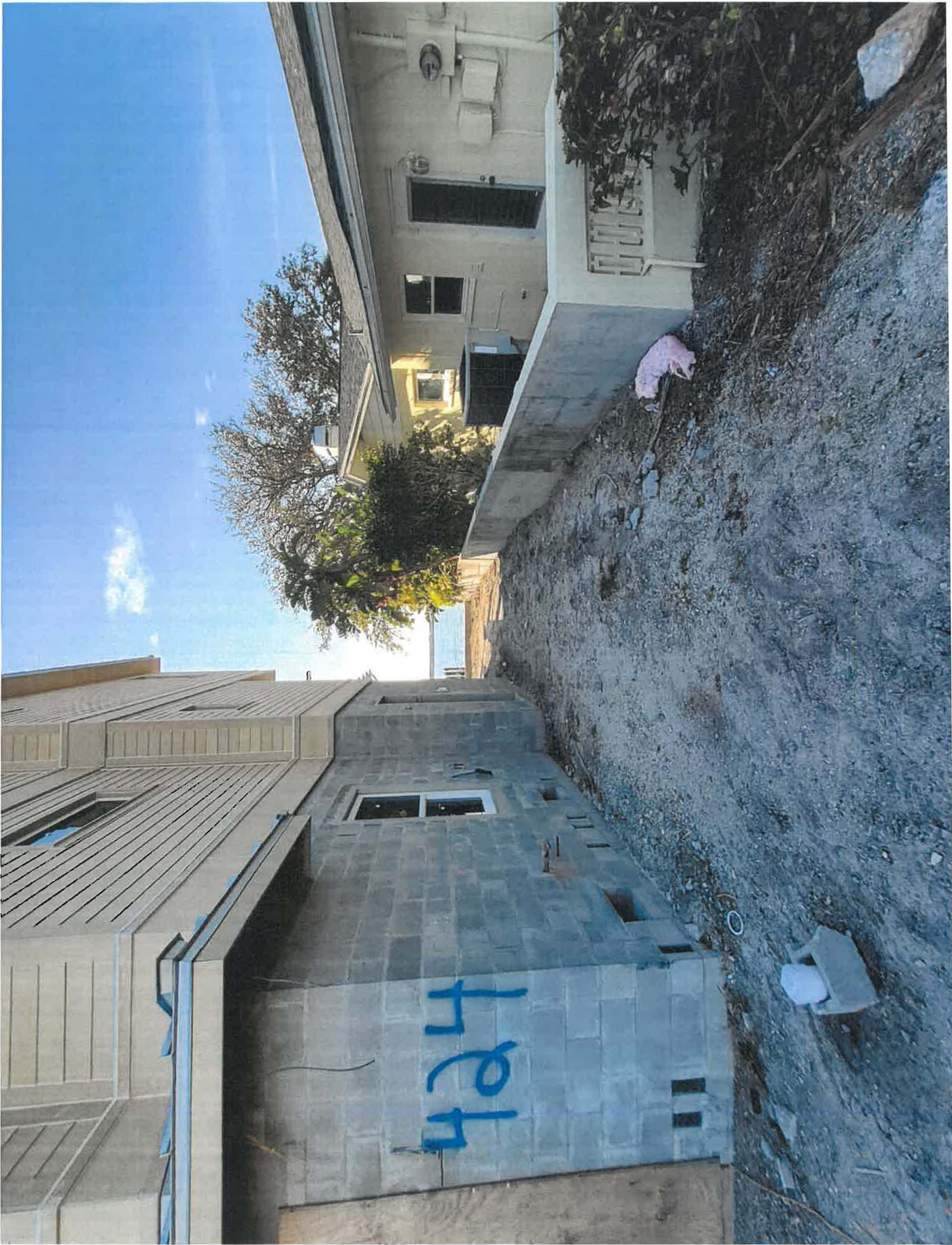
S-0.3



## SITE PLAN

SCALE:  $1/8" = 1'-0"$













### **NOTICE OF PUBLIC HEARING ON APPLICATION OF VARIANCE REQUEST**

DOLAN, VINCENT and DOLAN, LORENE, owners of the property located at 424 22ND ST, BELLEAIR BEACH, Legal Description BELLEVUE ESTATES ISLAND 1ST ADD LOT 26 & RIP RTS, Parcel Number 30-29-15-07758-000-0260, according to the map or plat thereof as recorded in Plat Book 46, Page(s) 72, of the Public Records of Pinellas County, Florida,

**are requesting a variance from Sec. 94-220. Minimum living areas and setbacks.:**

Within the residential low (RL) district II, the following maximum living areas and minimum house setbacks are established to be:

TABLE I

SUBDIVISION TITLE	MINIMUM LIVING AREA* (square feet)		MINIMUM HOUSE SETBACK** (feet)			
	1st Floor	2nd Floor	Front	Side	Rear	Water
BELLEVUE ESTATES ISLAND						
1st, 2nd and 3rd Additions	1,350	200	25	10	—	25

**to allow for a maximum encroachment of 8 inches into the 10-foot side setback on the western portion of the property.**

### **VARIANCE REQUEST #22-02.**

A Public Hearing is to be held on Thursday, January 12, 2023, at 6:00 PM in the Belleair Beach Community Center located at 444 Causeway Boulevard, Belleair Beach, Florida 33786.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is based. The law does not require the City Clerk to transcribe verbatim minutes. Therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. Any person with a disability requiring reasonable accommodations in order to participate in this meeting should call 727-595-4646, or fax a written request to 727-593-1409.

Patricia A. Gentry, CMC  
City Clerk

[Interactive Map of this parcel](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)

30-29-15-07758-000-0260

[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 16, 2022**[Email Print](#)[Radius Search](#)Ownership/Mailing Address [Change Mailing Address](#)DOLAN, VINCENT  
DOLAN, LORENE  
10023 ADDISON WAY APT 8301  
SEMINOLE FL 33772-6077

Site Address

424 22ND ST  
BELLEAIR BEACH[Property Use:](#) 0090 (Vacant Residential Land w/XFSB)Current Tax District: BELLEAIR BEACH  
(BB)

Total Living: SF:

Total Gross SF:

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

BELLEVUE ESTATES ISLAND 1ST ADD LOT 26 &amp; RIP RTS

[Tax Estimator](#)[File for Homestead Exemption](#)

2023 Parcel Use

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

[Parcel Information](#) [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21296/0929	\$1,463,100	121030276052	A	Current FEMA Maps	46/72

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$1,242,706	\$978,657	\$978,657	\$1,242,706	\$978,657

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$852,108	\$852,108	\$852,108	\$852,108	\$852,108
2020	No	\$679,682	\$679,682	\$679,682	\$679,682	\$679,682
2019	No	\$703,814	\$659,494	\$659,494	\$703,814	\$659,494
2018	No	\$667,992	\$599,540	\$599,540	\$667,992	\$599,540
2017	No	\$669,509	\$545,036	\$545,036	\$669,509	\$545,036
2016	No	\$609,310	\$531,451	\$531,451	\$609,310	\$531,451
2015	No	\$572,687	\$497,427	\$497,427	\$572,687	\$497,427
2014	No	\$600,715	\$452,206	\$452,206	\$600,715	\$452,206
2013	No	\$411,096	\$411,096	\$411,096	\$411,096	\$411,096
2012	No	\$378,655	\$378,655	\$378,655	\$378,655	\$378,655
2011	No	\$424,373	\$424,373	\$424,373	\$424,373	\$424,373
2010	Yes	\$397,489	\$397,489	\$347,489	\$372,489	\$347,489
2009	Yes	\$506,859	\$506,859	\$456,859	\$481,859	\$456,859
2008	Yes	\$617,100	\$617,100	\$567,100	\$592,100	\$567,100
2007	Yes	\$868,100	\$868,100	\$843,100	N/A	\$843,100
2006	No	\$883,300	\$883,300	\$883,300	N/A	\$883,300
2005	Yes	\$609,400	\$256,400	\$231,400	N/A	\$231,400
2004	Yes	\$511,000	\$249,000	\$224,000	N/A	\$224,000
2003	Yes	\$443,000	\$244,400	\$219,400	N/A	\$219,400
2002	Yes	\$414,600	\$238,700	\$213,700	N/A	\$213,700
2001	Yes	\$328,800	\$235,000	\$210,000	N/A	\$210,000
2000	Yes	\$268,800	\$228,200	\$203,200	N/A	\$203,200
1999	Yes	\$253,600	\$222,200	\$197,200	N/A	\$197,200
1998	Yes	\$220,500	\$218,700	\$193,700	N/A	\$193,700
1997	Yes	\$220,400	\$215,100	\$190,100	N/A	\$190,100
1996	Yes	\$221,300	\$208,900	\$183,900	N/A	\$183,900

2022 Tax Information

<a href="#">2022 Tax Bill</a>	Tax District: BB
2022 Final Millage Rate	14.7965
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.	

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

Sale Date	Book/Page	Price	QU	VA
10 Dec 2020	21296 / 0929	\$1,250,000	Q	V
09 Feb 2010	16832 / 0310	\$446,900	Q	I
09 Dec 2005	14792 / 1277	\$1,175,000	Q	I
1974	04186 / 1112	\$67,000	Q	

2022 Land Information

Seawall: Yes		Frontage: Intracoastal			View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant (00)	77x110	15500.00	77.1300	1.1756	\$1,405.447	FF

[\[click here to hide\] 2023 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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## VARIANCE REQUEST WORKSHEET

**NAME OF APPLICANT:** Vincent Dolan and Lorene Dolan  
**VARIANCE REQUEST:** 22-02 **ADDRESS:** 424 22nd Street

A variance granted by the board of adjustment shall be consistent with the public interest, when owing to a special condition and literal enforcement of the provisions of this chapter will not result in an unnecessary and undue hardship to the applicant, and the special condition or unique circumstance will not result from the intentional act of the applicant or the applicant's agent. **In order to authorize any variance from the provisions of this chapter, the board of adjustment shall find that the applicant:**

1. Demonstrated that special conditions or unique circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similar structures or buildings in the same zoning district?

Yes – Variance Approved

No – Variance Denied

2. Demonstrated that the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure?

Yes – Variance Approved

No – Variance Denied

3. Demonstrated that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter?

Yes – Variance Approved

No – Variance Denied

4. Demonstrated that the variance requested does not change the use of the property from the use characteristics mandated for districts I and II in sections 30-51 and 94-252 and article IV, division 3 of this chapter?

Yes – Variance Approved

No – Variance Denied

5. Will comply fully with additional conditions and safeguards, which the board of adjustment may prescribe, including, but not limited to, reasonable time limits within which the action for which a variance is required shall commence and/or be completed?

Yes - Variance Approved

No – Variance Denied

6. Demonstrated that the variance requested does not violate any provision and requirements set forth in chapter 62 and chapter 74 of the city code.

Yes - Variance Approved

No – Variance Denied

**FINDING THE VARIANCE REQUEST NUMBER 22-02, FOR A VARIANCE TO THE BELLEAIR BEACH CODE OF ORDINANCES FROM Sec. 94-220. Minimum living areas and setbacks.:**

Within the residential low (RL) district II, the following maximum living areas and minimum house setbacks are established to be:

TABLE I

SUBDIVISION TITLE	MINIMUM LIVING AREA*		MINIMUM HOUSE SETBACK**			
	(square feet)		(feet)			
	1st Floor	2nd Floor	Front	Side	Rear	Water
BELLEVUE ESTATES ISLAND						
1st, 2nd and 3rd Additions	1,350	200	25	10	—	25

**to allow for a maximum encroachment of 8 inches into the 10-foot side setback on the western portion of the property.**

The location of the property is 424 22ND ST, BELLEVUE ESTATES ISLAND 1ST ADD LOT 26 & RIP RTS.

**I MOVE THAT WE APPROVE/DENY VARIANCE REQUEST NUMBER 22-02.**

NOTES: \_\_\_\_\_