



**City of Pinellas Park**  
**Community Redevelopment Agency**  
**Agenda**

Tuesday, September 18, 2018

5:30 PM

City Council Workshop Room

**CHAIRPERSON: MR. RICK BUTLER**

**VICE CHAIRPERSON: MS. PATRICIA JOHNSON**

**I. ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**AT THIS TIME STAFF MEMBERS AND CITIZENS WILL BE SWORN IN IF THERE ARE ITEMS THAT ARE QUASI-JUDICIAL**

**II. APPROVAL OF MINUTES**

Approval of Regular Community Redevelopment Agency Minutes of August 21, 2018, as on file in the City Clerk's office.

**III. PUBLIC HEARINGS**

**IV. REGULAR AGENDA**

**R1 COMMUNITY REDEVELOPMENT PLAN UPDATE, CRA OPERATIONAL TIMEFRAME EXTENSION, AND EVALUATION OF EXPANSION OF CRA BOUNDARIES STATUS REPORT**

NOTE: An Agreement for Services between the Pinellas Park Community Redevelopment Agency (CRA) and S&ME, Inc. was approved by the CRA Board on August 21, 2018. The Agreement provides for a comprehensive update of the Pinellas Park Community Redevelopment Plan, consultant engagement in the extension of the CRA operational timeframe to 2050, and evaluation of expansion of CRA boundaries. S&ME will provide a status report to review objectives and production schedule, and to solicit comment and input from the CRA Board.

**Department:** CRA

**R2     CASE NO.: BOA 2018-27 CONSIDERATION OF A REQUEST FOR A VARIANCE TO REDUCE THE SECONDARY FRONT YARD SETBACK FROM 12' TO 0' AND THE NORTHEAST SIDE YARD SETBACK FROM 5' TO 1.6' FOR EXISTING ACCESSORY STRUCTURES ON A PARCEL LOCATED IN THE "R-6" MULTI-FAMILY RESIDENTIAL / COMMERCIAL ZONING DISTRICT. (3591 75th Terrace, Pinellas Park, FL 33781)**

NOTE: The applicant has applied for a variance to the secondary front yard setback from 12' to 0' and the northeast side yard setback from 5' to 1.6' for existing accessory structures. The applicant was issued an Order to Comply on May 24th and is applying for this variance to comply with Code. An after the fact building permit will be required once variance has been approved.

ACTION: (Approve - Deny) Case No. BOA 2018-27.

Department:             Community Development

Reference Material:   [BOA 2018-27 staff report, application, survey, aerial map](#)

**V. NEW BUSINESS**

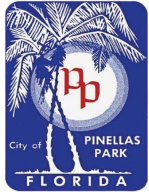
**VI. GENERAL BUSINESS**

Next regular scheduled meeting is October 23, 2018.

**VII. ADJOURNMENT**

PLEASE NOTE that if a person decides to appeal any decision made by City Council with respect to any matter considered at the above-cited meeting, the person will need a record of the proceedings and, for such purpose, 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 City maintains a digital recording of all public hearings. In the event that you wish to appeal a decision, the digital recording may or may not adequately insure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (Section 286.0105, Florida Statutes).

FOR THE HEARING IMPAIRED — An interpreter for the hearing impaired will be made available upon requests made at least 72 hours in advance.



# City of Pinellas Park

## Staff Report

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**File #:** 18-584, **Version:** 3

**Agenda Date:** 9/18/2018

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### **COMMUNITY REDEVELOPMENT PLAN UPDATE, CRA OPERATIONAL TIMEFRAME EXTENSION, AND EVALUATION OF EXPANSION OF CRA BOUNDARIES STATUS REPORT**

NOTE: An Agreement for Services between the Pinellas Park Community Redevelopment Agency (CRA) and S&ME, Inc. was approved by the CRA Board on August 21, 2018. The Agreement provides for a comprehensive update of the Pinellas Park Community Redevelopment Plan, consultant engagement in the extension of the CRA operational timeframe to 2050, and evaluation of expansion of CRA boundaries. S&ME will provide a status report to review objectives and production schedule, and to solicit comment and input from the CRA Board.

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# City of Pinellas Park

## Staff Report

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**File #:** 18-587, **Version:** 1

**Agenda Date:** 9/18/2018

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**CASE NO.: BOA 2018-27 CONSIDERATION OF A REQUEST FOR A VARIANCE TO REDUCE THE SECONDARY FRONT YARD SETBACK FROM 12' TO 0' AND THE NORTHEAST SIDE YARD SETBACK FROM 5' TO 1.6' FOR EXISTING ACCESSORY STRUCTURES ON A PARCEL LOCATED IN THE "R-6" MULTI-FAMILY RESIDENTIAL / COMMERCIAL ZONING DISTRICT. (3591 75<sup>th</sup> Terrace, Pinellas Park, FL 33781)**

NOTE: The applicant has applied for a variance to the secondary front yard setback from 12' to 0' and the northeast side yard setback from 5' to 1.6' for existing accessory structures. The applicant was issued an Order to Comply on May 24<sup>th</sup> and is applying for this variance to comply with Code. An after the fact building permit will be required once variance has been approved.

ACTION: (Approve - Deny) Case No. BOA 2018-27.

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=====PLANNING AND ZONING DIVISION=====

STAFF REPORT

CASE NUMBER: BOA 2018-27

OWNER: Mr. Kenneth Land

HEARING DATE: CRA September 18, 2018

AGENT: Billy Johnson

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I. GENERAL INFORMATION

- A. Request:  
Consideration of a request for a variance to increase the number of utility/storage sheds permitted on a residential lot from two to three, to reduce the secondary front yard (northwest side of the property) setback from 12 feet to 0 feet, and to reduce the northeast side yard setback from 5 feet to 1.6 feet on a parcel located in the R-6 Multi-family Residential / Commercial Zoning District.
- B. Proposed use: Single family dwelling with accessory structures
- C. Location: 3591 75<sup>th</sup> Terrace, Pinellas Park, FL 33781
- D. Site Area: 6,210 square feet (MOL)
- E. Land Use Plan Designation: Community Redevelopment District (CRD)
- Zoning Classification: R-6 Multi-family Residential / Commercial District
- F. Public Notification: August 24, 2018
- G. Legal Advertising: August 24, 2018
- H. Legal Description:  
GANBRIDGE HUB BLK 3, LOT 1 & S 1/2 VAC ALLEY ADJ ON N

## II. SITE AND VICINITY CHARACTERISTICS

### A. Development History:

The subject property was platted in 1925 as Block 3, Lot 1 & S 1/2 VAC ALLEY ADJ ON N of the Ganbridge Hub Subdivision as recorded into Pinellas County Official Records Book 9, page 118. It was developed in 1946 with a 680 gross square foot single family dwelling.

### B. Site Characteristics:

The subject parcel is located northeast of the intersection of Gandy Blvd and US Highway 19. The 6,210 square foot (45'x138') parcel was developed in 1946 with a 680 gross square foot single family dwelling.

The parcel is a corner lot on 75<sup>th</sup> Terrace at 36<sup>th</sup> Street, which is a partially undeveloped dead-end right-of-way serving as maintenance access to a Pinellas Park Water Management drainage channel. There is an 8' drainage and utility easement on the north side of the parcel, which was created by City Council Resolution 1996-59 upon the vacation of an alley.

### C. Vicinity Characteristics:

Surrounding properties vary in size, shape, and zoning district, as indicated on the table below.

AREA	LAND USE PLAN MAP	ZONING	EXISTING CONDITIONS
NORTH	CRD	R-6	Multi-Family Residential/Commercial
SOUTH	CRD	GO	General Office
EAST	CRD	R-6	Multi-Family Residential/Commercial
WEST	CRD	B-1	General Commercial

### D. Essential Services Summary:

Planning & Zoning Director: Objection/comments

There are no carports on lot lines within the surrounding neighborhood.

Applicant claims Carolina Carport reported that he did not need a permit.

Community Redevelopment Agency Coordinator: No objection

Building Division: No objection

Life Safety Management: No objection/observation

The issue may arise when the adjoining property wants to place a structure near those.

Police Department Crime Prevention Officer: No objection

PPWMD Executive Director: No objection



Pinellas County Schools

Not received

Public Works Divisions

Public Works Administrator:

No objection

Engineering Services Director:

No objection

Utilities Director:

No objection

Transportation/Stormwater Director:

No objection

Community Development Administrator:

Reviewed

SW 8/27/18

E. Applicable Code Sections:

SECTION 18-1502.2 DEFINITIONS

**ACCESSORY USE, BUILDING.** A use, building, or part thereof, which is customarily incidental and clearly subordinate—both in function, dimensions, and area—to the principal use or building on the same lot.

**SETBACK, REQUIRED.** The minimum required distance separation between the street line, side, or rear lot lines, and the nearest point of any building or structure, subject to any limited encroachments authorized in Section 18-1503.9, Permitted Obstructions in Required Yards. Required Setbacks for principal and accessory buildings may be different within a given zoning district. A minimum setback requirement creates a minimum yard requirement, and conversely, a minimum yard depth requirement has the same effect as requiring a minimum setback. Required setback adaptations for various lot configurations are explained in Section 18-1503.7, Yard Determinations.

SECTION 18-1503.7. - YARD DETERMINATIONS.

(A) **CORNER LOTS.** A front yard shall be maintained on one street frontage, and a secondary front yard on the intersecting street frontage. All other boundaries shall be considered side yards. Where the provisions of Section 18-1504.4, Nonconforming Lots apply, certain lots may qualify for lesser setbacks as provided for in district regulations.

SECTION 18-1514.4 – "R-6" MULTIFAMILY RESIDENTIAL/COMMERCIAL DISTRICT  
DIMENSIONAL AND AREA REGULATIONS

(A) **MINIMUM LOT REQUIREMENTS.**

1. Minimum Lot Area:

(a) Residential: Multi-family dwellings: 10,455 square feet of net lot area, One Story: 4,356 square feet of net lot area/unit (maximum density of ten dwelling units/acre), Two or more stories: 3,484.8 square feet of net lot area/unit (maximum density of 12.5 dwelling unit/acre), 2,904 square feet of net lot area/unit (maximum density of 15 dwelling unit/acre).

(b) Duplex Dwellings: 7,200 square feet, Single-family Detached Dwelling: 5,000 square feet.

(c) Nonresidential or other uses: 10,000 square feet of net lot area.

NOTE: Lots of record less than 7,200 square feet shall be developed with a single-family detached dwelling only.

2. Minimum Lot Width: 100 feet. Lots with a width of less than 100 feet but greater than 70 feet can be developed with a duplex or a single-family detached dwelling only. Lots with a width of 70 feet or less can be developed with a single-family detached dwelling only.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. For lots platted prior to January 14, 1982, the following shall apply:

(a) Front Yard Setback: For single-family residential development, the minimum front yard setback is 20 feet.

(b) Secondary Front Yard Setback: 12 feet.

(c) Side Yard Setback: five feet or 10% of lot width, whichever is greater.

(d) Rear Yard Setback: 20 feet. For single-family residential development, the minimum rear yard setback is 15 feet.

SECTION 18-1530. - ACCESSORY USE AND SUPPLEMENTARY DISTRICT REGULATIONS

- (B) Within the "F", "RE", "RR", "R-1", "R-2", "R-3", "R-4", "R-5", "R-6", "T-1", and "T-2" Districts, utility/storage sheds shall be permitted within the required side or rear yard providing that the following regulations are adhered to:

No more than two utility / storage sheds shall be permitted on any residential lot.

III. ANALYSIS OF VARIANCE CRITERIA

Section 18-1537.2 VARIANCES. A variance from the terms of this ordinance shall not be granted by the Board of Adjustment / Community Redevelopment Agency unless and until a written application for a variance is submitted demonstrating:

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings, or structures in the same district.

Analysis: According to Section 18-1514.4, lots in the R-6 zoning district less than 7,200 square feet in area and/or lots with a width of 70 feet or less can only be developed with a single-family detached dwelling. This is a substandard 6,210 square-foot lot which does not meet the minimum area regulations for R-6 multi-family or commercial development and can only be developed with a single family dwelling. The subject parcel is located adjacent to 36<sup>th</sup> Street, which is a partially undeveloped dead-end right-of-way serving as maintenance access to a Pinellas Park Water Management drainage channel.

- B. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

Analysis: Yard Determinations for this corner parcel would consist of a front yard along 75<sup>th</sup> Terrace, a secondary front yard along 36<sup>th</sup> Street, and the two remaining lot lines would be considered side yards (per Section 18-1503.7). Setback requirements are 12' for the secondary

front and 5' for the sides, as noted in Section 18-1514.4, R-6 Dimensional and Area Regulations.

	Required Setback for R-6	Requested Setback
Secondary Front (Northwest side of property)	12'	0'
Northeast Side Yard	5'	1.6'

Accessory buildings greater than 10'x10' must meet structure setbacks. The applicant installed a 20'x30' accessory building and a 20'x24' accessory building in the northeast side yard between 2012 and 2016. A third accessory building, a 10'x30' storage container, exists in the secondary front yard. The structures are being used for storage.

- C. That the special conditions and circumstances do not result from the actions of the applicant.

Analysis: The applicant stated that he was advised by a contractor that no permit was required to install the structures. This variance request is due to a Code violation filed anonymously on May 8, 2018 through Neighborhood Services. The applicant has now submitted an updated survey and has requested a variance from Code requirements.

- D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

Analysis: This parcel is located in the R-6 Multi-Family Residential/Commercial zoning district. Many Ganbridge Hub Subdivision lots do not meet the minimum area regulations for R-6 multi-family or commercial development and can only be developed with a single family dwelling.

- E. The Board of Adjustment / Community Redevelopment Agency shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Analysis: The applicant stated that he was advised by a contractor that no permit was required to install the structures. The variance requested is the minimum variance that will make possible the ability to keep the structures in place.

- F. The Board of Adjustment / Community Redevelopment Agency shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Analysis: The three accessory buildings have existed on the property for several years. The applicant has provided a no objection letter from the neighbor who resides at 3565 75<sup>th</sup> Terrace.

IV. DEVELOPMENT CONSIDERATIONS

1. If the variance is approved, the Land Development Code, Section 18-1537.4(A) requires the issuance of a building permit for the accessory structure which must be obtained within one year of the date the Board of Adjustment / Community Redevelopment Agency grants the variance.

V. MOTION

After review of Case number BOA 2018-27, the variance criteria established in Section 18-1537 of the Land Development Code, and the corresponding Analysis of Variance Criteria identified in Section III of the staff report, I move to (Approve/Deny) the variance subject to the following conditions:

1. The number of utility/storage sheds permitted on this lot shall be three.
2. The secondary front yard setback shall be 0'.
3. The east side yard setback shall be 1.6'.
4. The variance is for the accessory structures only.

City of Pinellas Park, Florida  
APPLICATION FOR BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY

CASE # BOA 2018-27 BOA MEETING: 8/22/18 CRA MEETING: 8/21/18  
PLAT SHEET: F-4 RELATED CASES: \_\_\_\_\_ DATE RECEIVED: 6/26/18  
ZONING DISTRICT: R-6 LAND USE DESIGNATION: CRD RECEIPT NUMBER: 213158

REQUEST AND PROPERTY INFORMATION

REQUEST: SETBACK: REAR YARD FROM 15' TO 10.1'  
EAST SIDE REDUCE FROM 5' TO 1.8'  
WEST SIDE 5' TO 0'

GENERAL LOCATION OF PROPERTY OR ADDRESS: 3591 75<sup>TH</sup> TERRACE  
PINELLAS PARK, FL 33781

PROPERTY SIZE (Acreage / Square Feet): 138 X 45

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: Single Family Residence

PARCEL NUMBER(S): ~~2018-27~~

LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, SUBDIVISION \_\_\_\_\_

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

OWNER/APPLICANT INFORMATION - PLEASE PRINT CLEARLY

PROPERTY OWNER: KENNETH A LAND PHONE: (227) 400-9498

ADDRESS/CITY/ZIP: 34116 OAK DR PINELLAS PARK, FL 33781 ATTN: \_\_\_\_\_  
(PLEASE PROVIDE CONTACT NAME)

AUTHORIZED AGENT: \_\_\_\_\_ PHONE: (\_\_\_\_) \_\_\_\_\_

ADDRESS/CITY/ZIP: \_\_\_\_\_

OTHER REPRESENTATIVE: BILLY JOHNSON PHONE: (706) 513-0745

ADDRESS/CITY/ZIP: \_\_\_\_\_

5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

YES

6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

To whom it may concern  
my mother & I own  
the property adjacent to  
3591-75<sup>th</sup> terrace.

In regards to any ALL  
Carports (sheds) that are on  
the said property (3591-75<sup>th</sup> terr)  
Some of which have been there  
since 2012, are not now  
nor, have they ever been an  
issue as far as location in  
proximity to our property.

Barbara Miller  
3565 75<sup>th</sup>  
terra

# SURVEY SKETCH OF BOUNDARY SURVEY

NOT FOR FENCE CONSTRUCTION  
NOT FOR CONSTRUCTION  
NOT FOR DESIGN

THE LINES ON SKETCH DO NOT CONSTITUTE OWNERSHIP.  
NOTE: THE INTENT OF SURVEY IS FOR TITLE TRANSFER ONLY  
COPYRIGHT 2018 F.L.A. SURVEYS CORP.

PAGE 1 OF 3

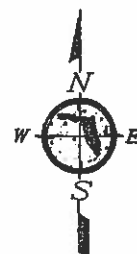
SEE REVERSE SIDE FOR PAGE 3 OF 3

CERTIFIED TO :

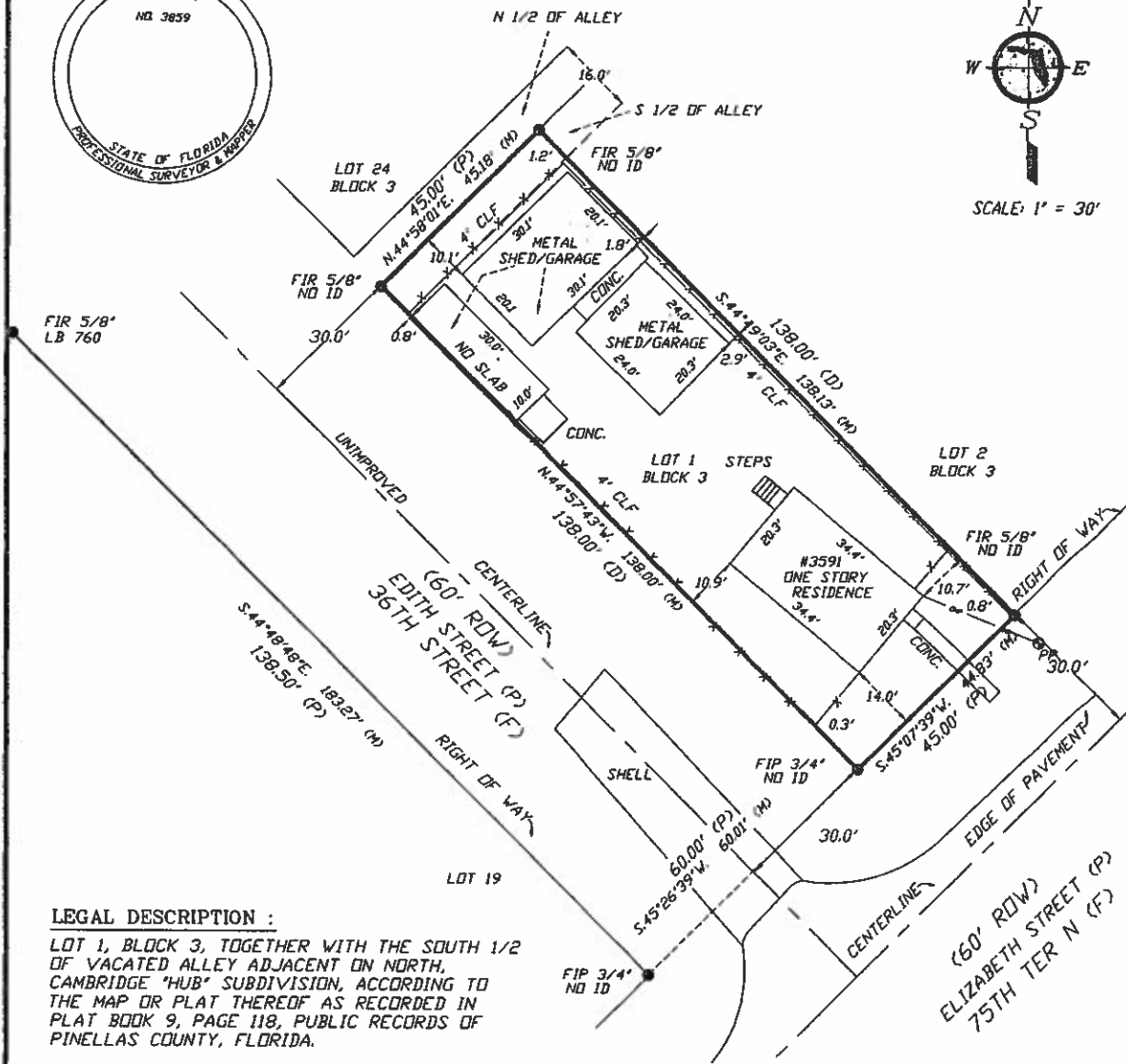
BILLY J. JOHNSON

STREET ADDRESS :

3591 75TH TER N  
PINELLAS PARK, FLORIDA



SCALE: 1" = 30'



## LEGAL DESCRIPTION :

LOT 1, BLOCK 3, TOGETHER WITH THE SOUTH 1/2 OF VACATED ALLEY ADJACENT ON NORTH, CAMBRIDGE "HUB" SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 118, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

## QUALITY CONTROL

BY : MEF DATE : 6/12/2018

I CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

## CERTIFICATION :

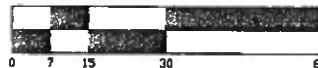
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE.

BY : *Leland F. Dysard* SURVEY DATE : 06/11/2018

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DYSARD, PLS #3859  
MARY E. FINSTAD, CFM, PSM #5901

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.  
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.  
FLORIDA STATUTE 5J-17.05 (3) (c): TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION ON OR OFF LINES. (APPROX. LOCATION ONLY)  
NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NDS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS".



GRAPHIC SCALE

NOTE: IN COMPLIANCE WITH F.A.C. 5J-17.052 (2) (d) (4) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED), THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

F.L.A. SURVEYS CORP.  
PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6569

3884 PROGRESS AVE., SUITE 104  
NAPLES, FL 34104  
239-403-1600 FAX 403-8600  
239-404-7129 239-580-2795  
239-250-2792 239-825-8504

## REVISIONS

PROJECT NO:  
18-75012-SPC

DRAWN BY: SVJ PARTY CHIEF: MS

900 BONITA BEACH ROAD, STE 200  
BONITA SPRINGS, FL 34135



**SURVEY SKETCH OF BOUNDARY SURVEY**

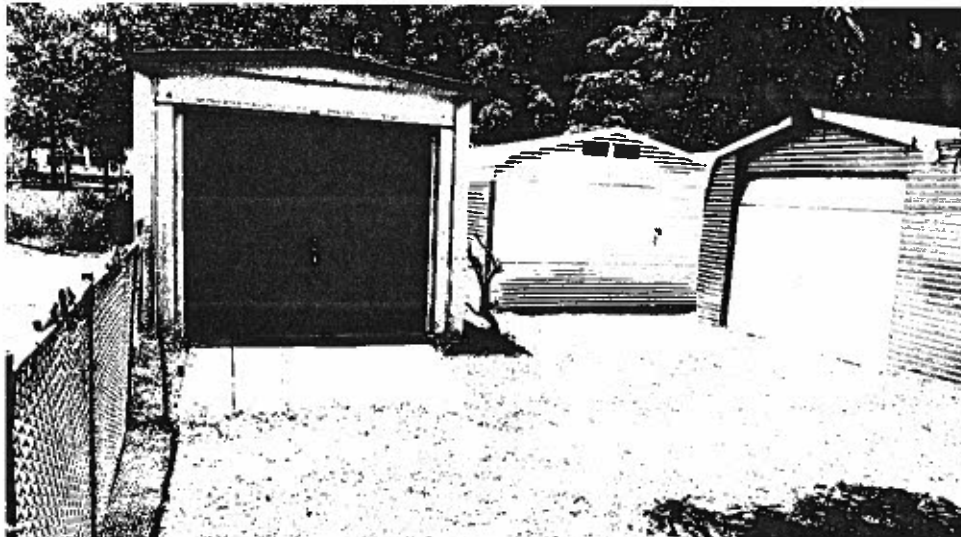
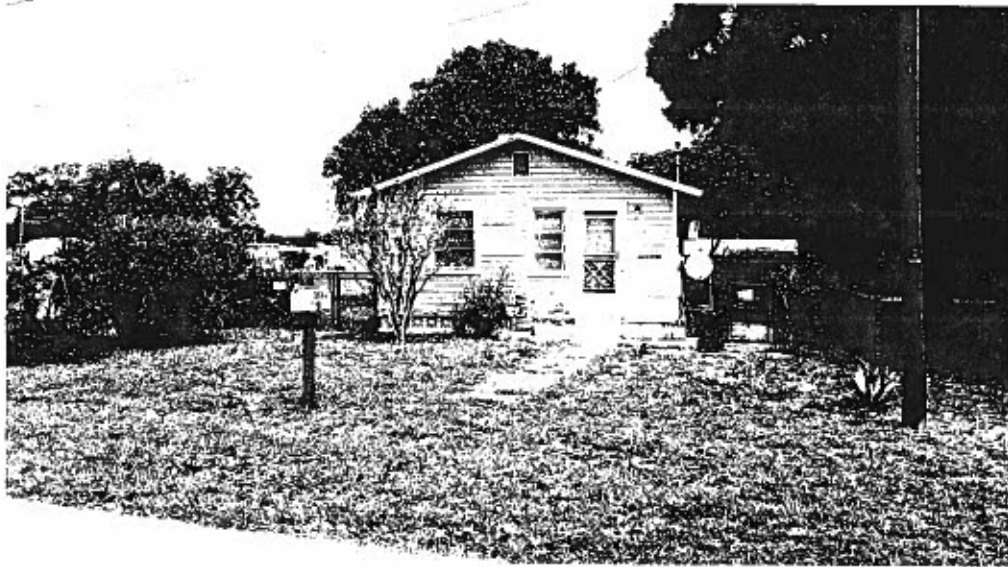
**PAGE 2 OF 3**

NOT FOR FENCE CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR DESIGN

**PHOTO PAGE**



**F.L.A. SURVEYS CORP.**

PROFESSIONAL LAND SURVEYORS & MAPPERS - LB 6569

3884 PROGRESS AVE., SUITE 104

NAPLES, FLORIDA 34104

239-403-1600 FAX 403-8600

9220 BONITA BEACH ROAD, STE. 200  
BONITA SPRINGS, FLORIDA 34135

239-403-1600 FAX 403-8600

**REVISIONS**

**PROJECT NO.**

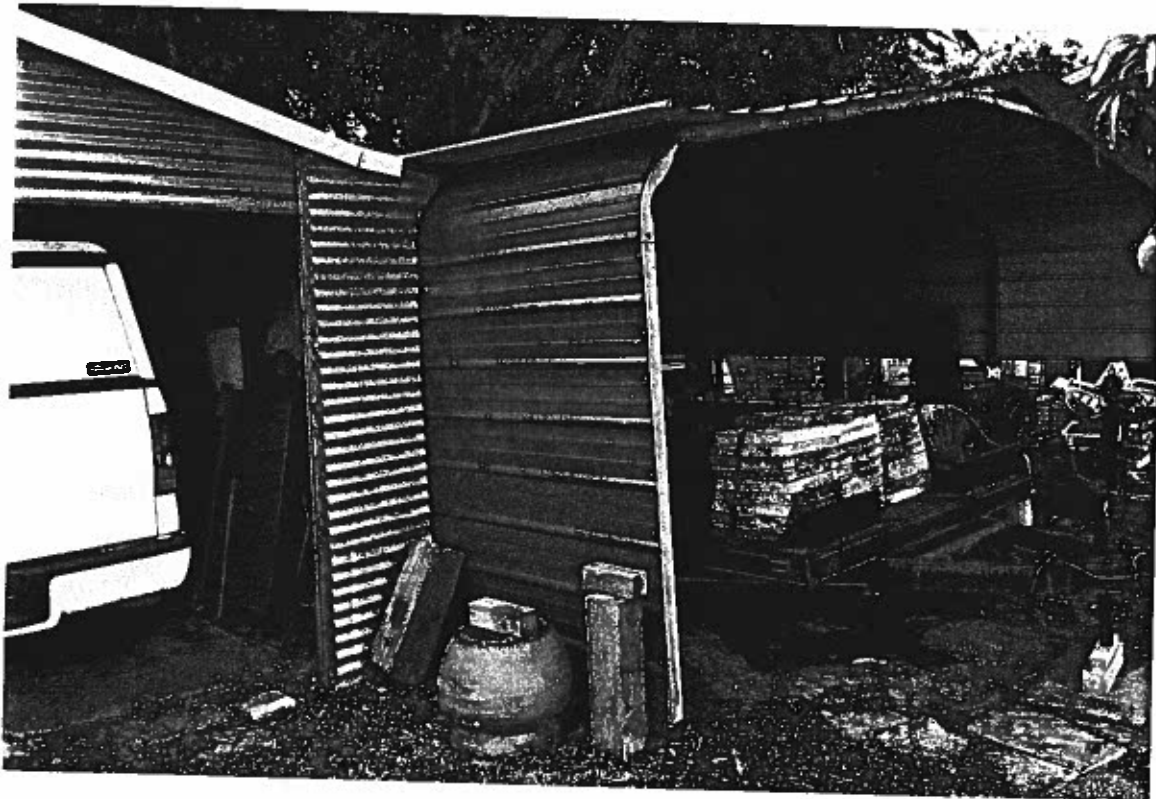
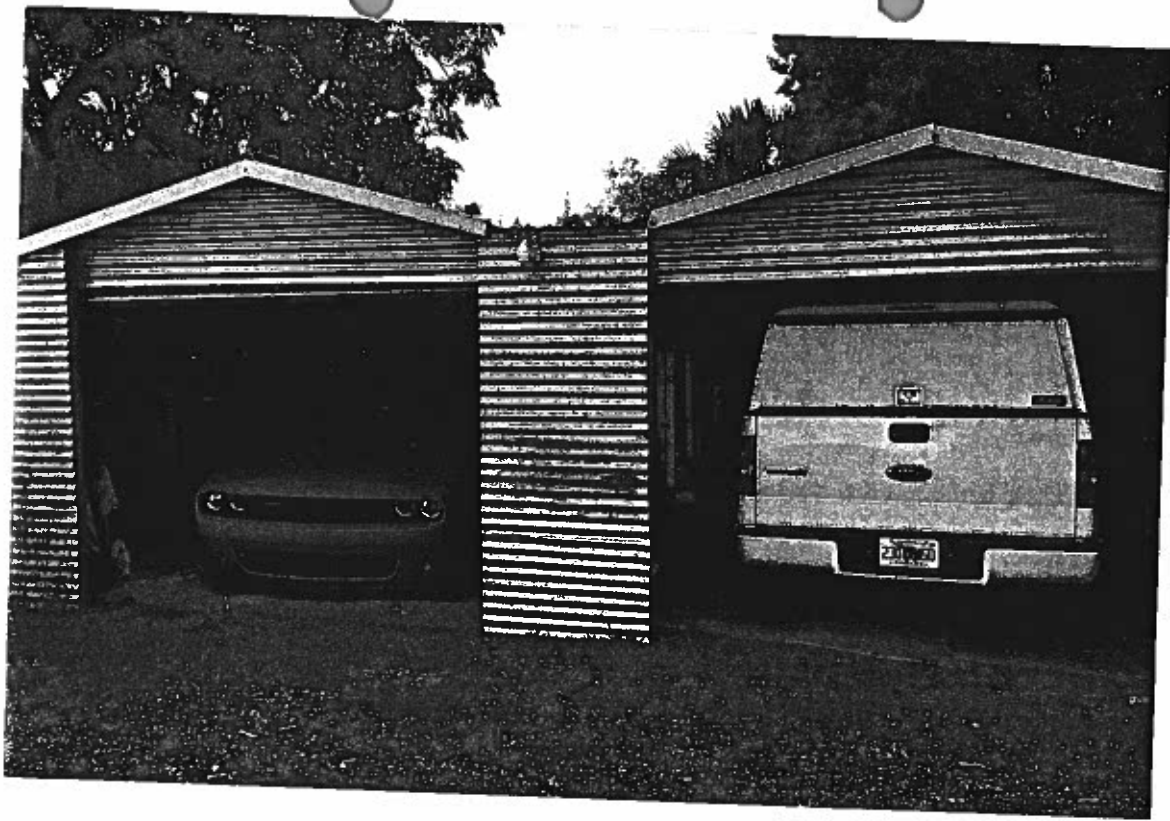
**18-75012-SPC**

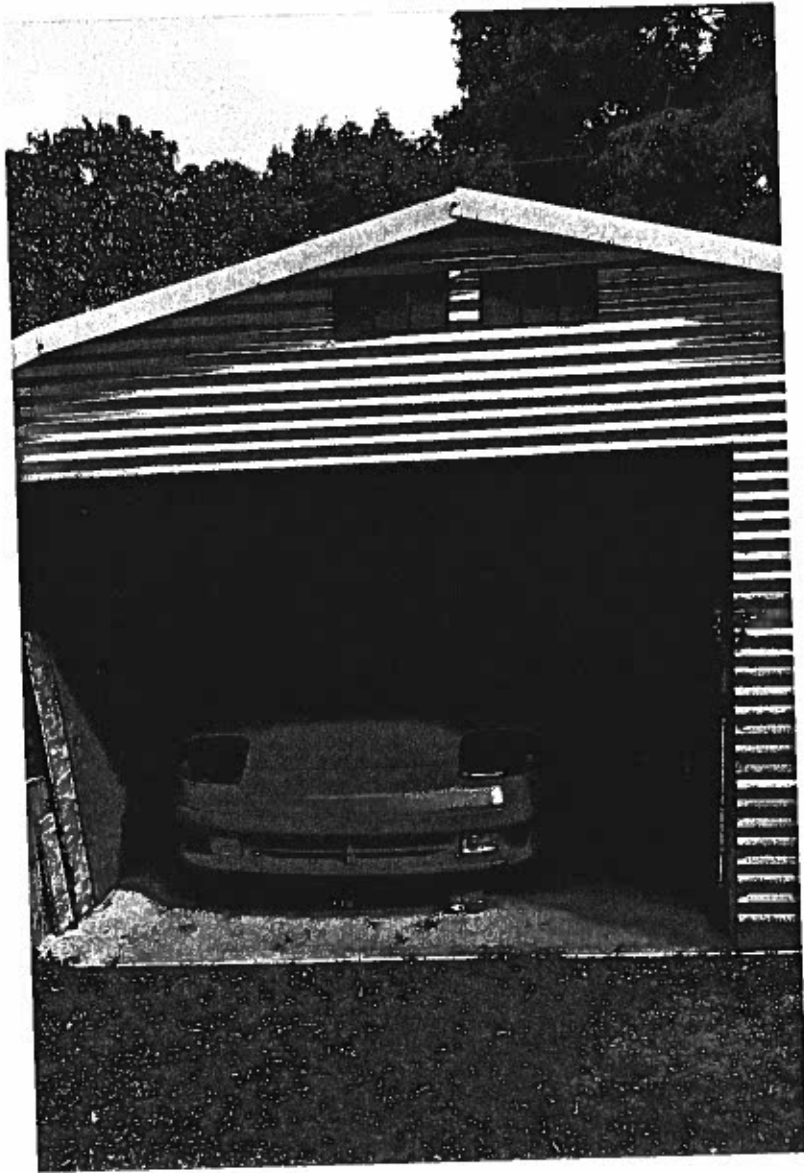
**DRAWN BY:SVJ**

**PARTY CHIEF:**

**MS**

**R2**







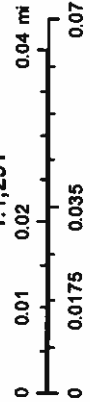
# 3591 75th Terrace



August 21, 2018

- Centerlines
- Private Roads
- Channels
- Channel
- Ditch

1:1,291



City of Pinellas Park, Jason A. Griffin, Kevin Marlow  
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,  
 FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri,  
 Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap