



City of Tarpon Springs, Florida

Board of Adjustment
324 East Pine Street
Tarpon Spring, Florida 34688-5004
(727) 938-3711
<http://www.ctsfl.us/agenda.htm>

BOARD OF ADJUSTMENT AGENDA WEDNESDAY, MARCH 27, 2024 6:30 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

APPLICATION(S)

APPLICATION(S)

1. **#24-04 - Jensen**

Variance to allow a nonconforming lot of record to be built upon, for the purpose of constructing a single-family home.

Location: East side of Disston Avenue, approximately 370 feet south of the Meres/Mango Intersection

APPROVAL OF MINUTES

1. BOA Minutes February 28, 2024

BOARD AND STAFF COMMENTS

ADJOURNMENT

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, 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. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to pmcneese@ctsfl.us. Said hearing may be continued from time-to-time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to akeen@ctsfl.us.



**CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENTS
[MARCH 27, 2024]**

STAFF REPORT

Application No. / Project Title: #24-04 (Jensen)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: Steve Jensen / James Newman
Property Size: +/- 4,055 square feet
Current Zoning: RM (Residential Multifamily)
Current Land Use: RU (Residential Urban)
Location / Parcel ID: East side of Disston Avenue, approximately 370 feet south of the Meres/Mango Intersection / 18-27-16-47520-004-0190

BACKGROUND SUMMARY:

The applicant is requesting variance approval to allow for the construction of a single family home on a nonconforming lot of record (Lot 19).

PRELIMINARY STAFF RECOMMENDATION:

Based on the evidence available at the time this report was prepared, staff would recommend **approval** of the nonconforming lot of record, with the following conditions:

1. At the time the property is developed, it is the responsibility of the property owner/developer to extend Disston Avenue to the subject property, including all expenses necessary to investigate, design, permit and build the extension. The roadway must be extended the entire frontage of the subject property and must comply with the temporary street standards of LDC Section 131.00(F)(4).
2. Any required extension of utilities will be the responsibility of the property owner/developer.
3. The property owner/developer shall coordinate with the City and any applicable utility holders about obtaining additional right-of-way or an easement from the adjacent city-owned property in order to construct the roadway extension.
4. The variance is valid for 2 years from the date the Board granted the variance, unless a building permit for construction has been issued in accordance with the plans and conditions upon which the variance was granted.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The Residential Multifamily is established to provide for multifamily dwellings at a mix of densities, limited by the parcel's designation on the City's Future Land Use Map Series, and allow for other uses generally compatible with the character and intensity of multifamily dwellings.

Development Standards: Per LDC Section 24.02(B), if at any time the owner of a nonconforming lot of record owns adjoining unimproved land, the lots shall be combined to meet the minimum requirements.



CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Trees and vegetation
Vehicle Access:	This property can be provided access via the Disston Avenue right-of-way.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	RM (Residential Multifamily)	RU (Residential Urban)
South:	RM (Residential Multifamily)	RU (Residential Urban)
East:	RM (Residential Multifamily)	RU (Residential Urban)
West:	A (Agricultural)	R/OS (Recreation/Open Space)

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is requesting the Board of Adjustment to recognize the subject property as a buildable legal nonconforming lot of record for the purpose of constructing a new single family home on the property.
2. The following history is of relevance to the proposed variance request:
 - a. The subject property was originally platted in 1911 as a part of the Lake Butler Heights subdivision, predating the City's first land development code.
 - b. In 1944, the city's first land development code went into effect, and the subject property was in the A (Agricultural and Country Home) zoning district. The site complied with the site area requirements of this district because it consisted of one recorded lot.
 - c. In 1956, a new land development code went into effect and the subject property was placed in the R-1-8 zoning district, which required a minimum lot area of 5,500 square feet and minimum width of 50 feet. The property became nonconforming at that time because it is only approximately 4,055 square feet in area and 47 feet in width.
 - d. In 1990, the current land development code went into effect, placing the property in the RM (Residential Multifamily) zoning district. This district refers to the CRM (Conditional Residential Mix) district for lot standards. The minimum lot area of 7,000 square feet and minimum lot width of 60 feet, therefore the lot is still nonconforming in both area and width.
 - e. According to the Pinellas County Property Appraiser's records, the subject property has been under common ownership with the adjacent properties to the north and south on and off for several years. In 2023, the current property owner purchased the subject property, therefore it is no longer under common ownership. The adjoining lots (Lots 18 and 20) are currently owned by the City.
3. Per LDC Section 24.02(B), if at any time the owner of a nonconforming lot of record owns adjoining unimproved land, the lots shall be combined to meet the minimum requirements. Although the subject property has been under common ownership, all of the lots are undeveloped, therefore there are no improvements on adjacent lots that relied on the subject site in order to develop.
4. Currently, the subject site fronts the unimproved right-of-way of Disston Avenue. In order to develop this property, Disston Avenue would be required to be extended to the lot for the entire lot frontage (approximately 150 feet). The extension would be at the responsibility of the property owner/developer, including all expenses necessary to investigate, design, permit and build the



extension. Any necessary extension of utilities would also be the responsibility of the property owner/developer.

5. LDC Section 131.00(F)(4) provides minimum standards for the construction of a 'temporary street'. The extension of Disston Avenue would be required to comply with these standards, including the minimum right-of-way width needed to meet those standards. Currently, the unimproved Disston Avenue right-of-way is only 15 feet wide. Therefore, the applicant will be required to work with the City about potentially obtaining additional right-of-way or an easement from the adjacent city-owned property (former landfill).
6. In 2022, the Disston Avenue Complete Streets Concept Plan was completed. That plan explored possible options for the ¼ mile gap between the north and south portions of Disston Avenue. The plan identified 3 concept alternatives, including a no build option, a multi-use trail/emergency access option, and a roadway connection option. Additional investigation is needed to verify the possibilities of either a multi-use trail or roadway connection. At this time, there is no guarantee the street will be extended by the City in the future.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02.5 of the Land Development Code provides that the requirements of LDC Section 24.02, the Board of Adjustment may grant a variance to allow a nonconforming lot of record to be built upon if the following standards are met and proven by competent substantial evidence:

- 1. The lot contains of at least one entire lot of record on the effective date of this Code.**

Provisional Findings: The subject site was originally platted in the current configuration in 1911 prior to the effective date of the Land Development Code. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 2. The lot was not created in violation of a previous zoning ordinance.**

Provisional Findings: The lot was in existence prior to the City's first land development code that went into effect in 1944, therefore the property was not created in violation of a previous ordinance. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 3. The lot was not combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks.**

Provisional Findings: The subject site and adjacent properties to the north and south are undeveloped. Although the subject property has been under common ownership with adjacent lots in the past, all of the lots are undeveloped, therefore there are no improvements on adjacent lots that relied on the subject site in order to develop. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Application
3. Survey
4. Lake Butler Heights Plat
5. Proposed Site Plan

JENSEN #24-04

Board of Adjustment – March 27, 2024



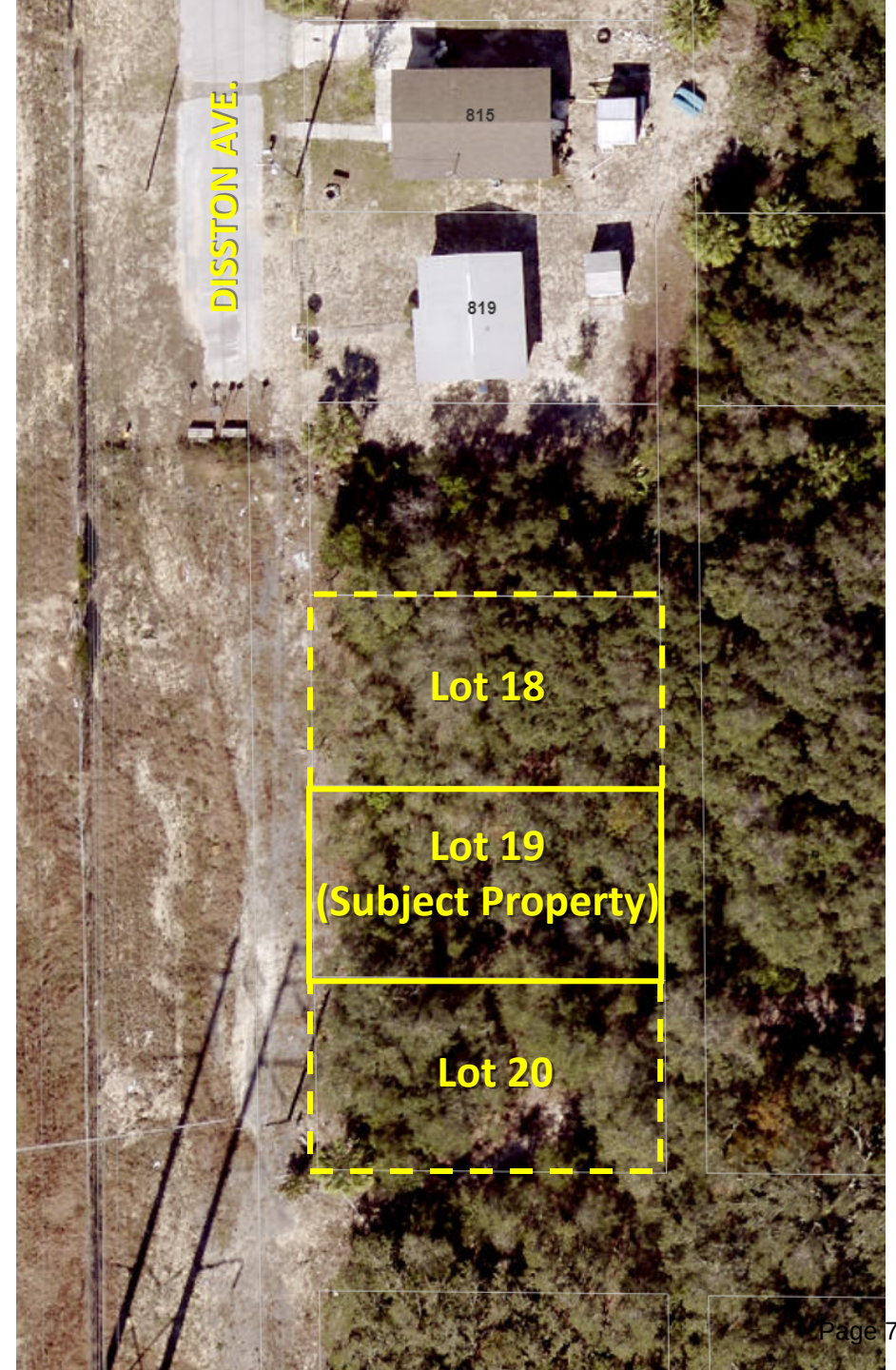


LOCATION & CONTEXT



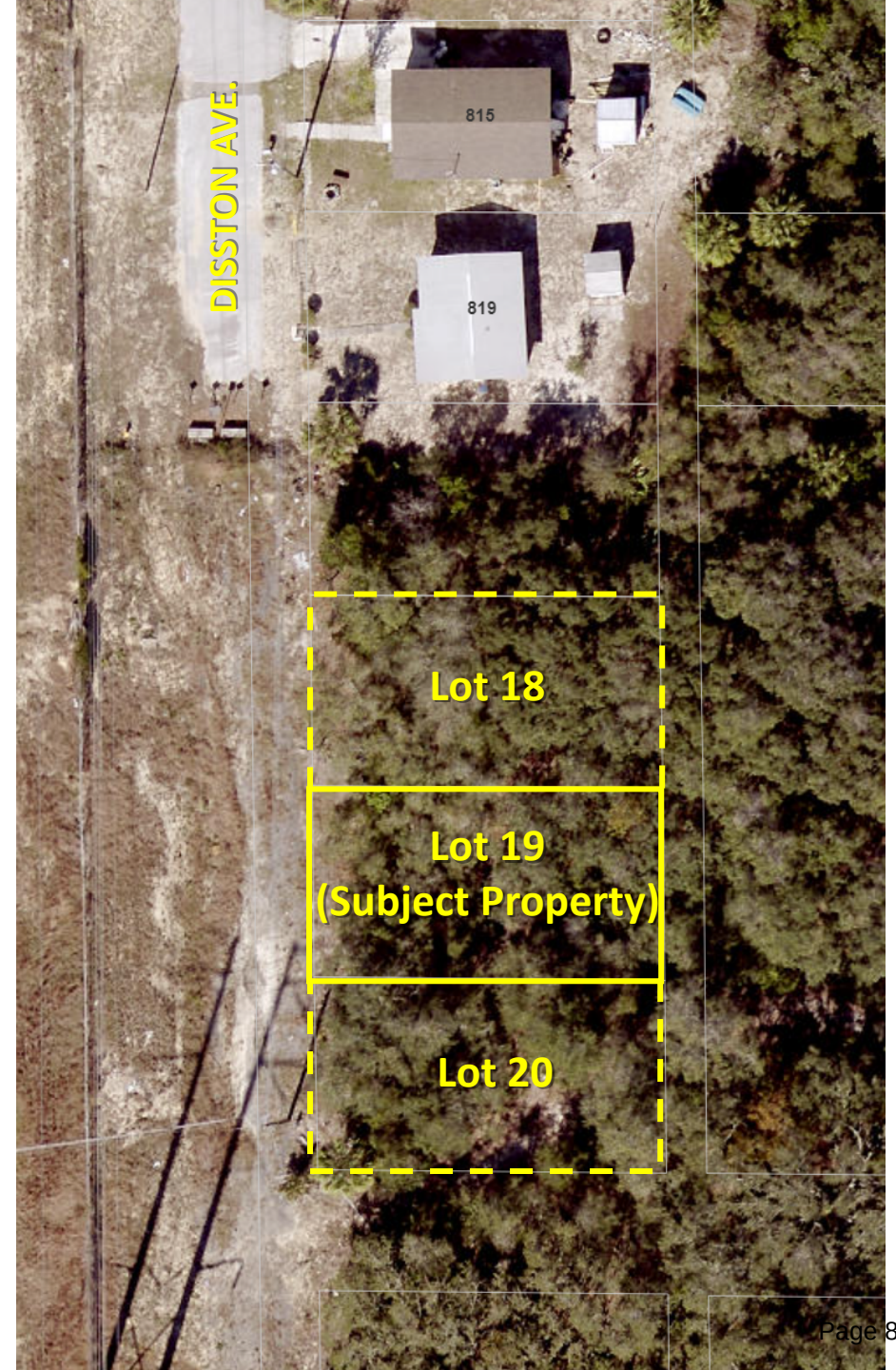
REQUEST

- **Nonconforming Lot of Record**
 - LDC Section 24.02(B) – If at any time the owner of a nonconforming lot of record owns adjoining land, the lots shall be combined to meet the minimum lot requirements.
 - **RM District** (*Refers to the CRM Lot Standards*)
 - Min. Lot Area = 7,000 sqft
 - Min. Lot Width = 60 feet
 - **Subject Property**
 - Lot Area = +/- 4,055 sqft
 - Lot Width = 47 feet
- **Owner:** James Newman
- **Applicant:** Steve Jensen
- *Requesting variance approval to allow a nonconforming lot of record (Lot 19) that was under common ownership with an adjacent property (Lots 18 & 20) in the past, to be a separate buildable lot.*



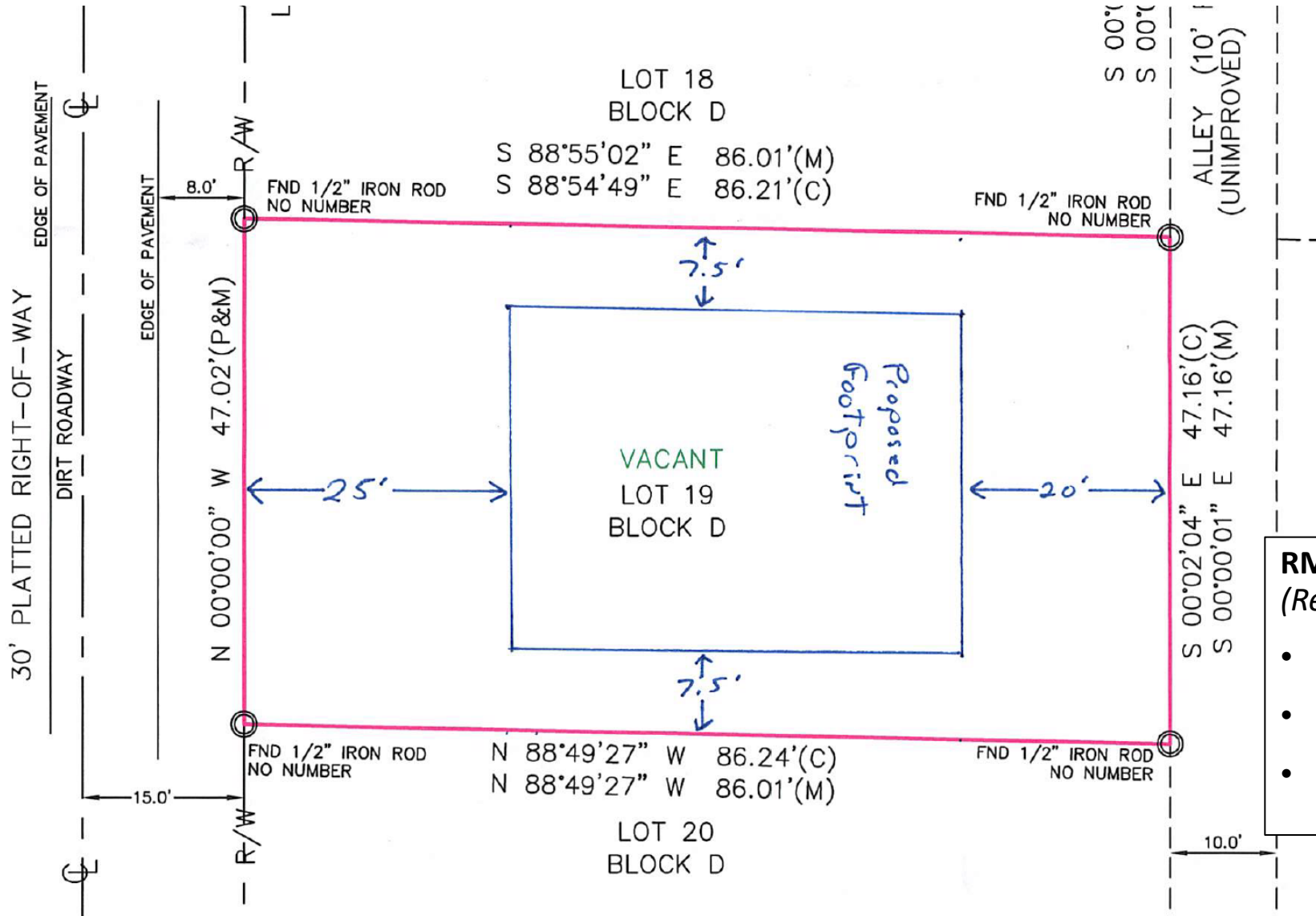
SITE HISTORY

- **1911** – Originally platted as a part of the Lake Butler Heights Subdivision (Lot 19).
- **1944** – First LDC went into effect, placing the property into the 'A' district. Lot complied with the site area requirements because it consisted of one recorded lot.
- **1956** – New LDC went into effect, placing property into the R-1-8 district, which required a min. lot area of 5,500 sqft. and lot width of 50 feet. Lot became nonconforming.
- **1990** – Current LDC, properties within the RM district, which requires a min. lot area of 7,000 sqft. and lot width of 60 feet.
- **Common Ownership** – Lots 18, 19, and 20 have been under common ownership on and off over the years. As of 2023, the subject site is no longer under common ownership. All lots are undeveloped, therefore there are no improvements that relied on Lot 19 in order to develop.





PROPOSED SITE PLAN

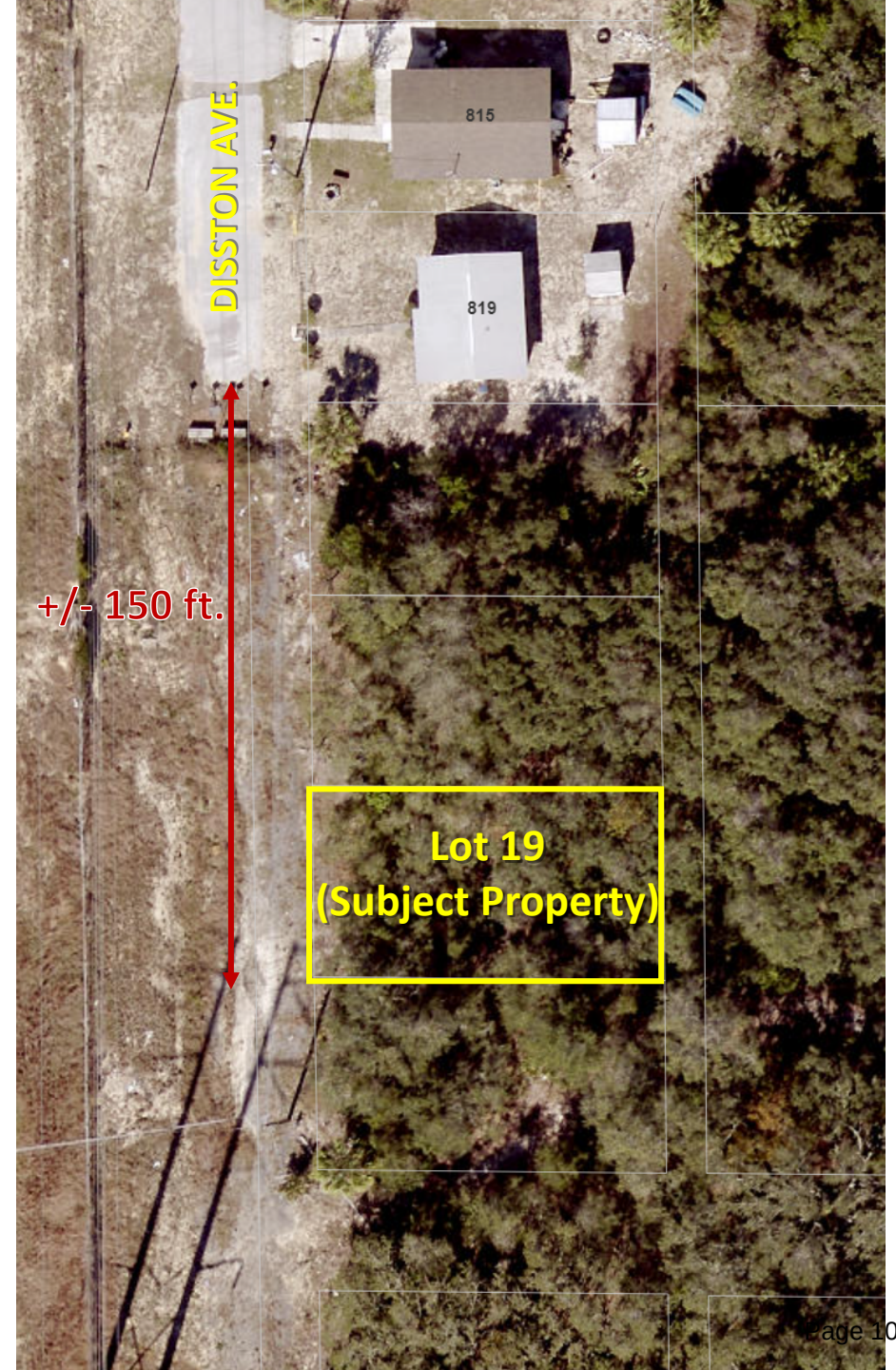


RM Setback Requirements (Refers to the R-70 District):

- Min. Front Setback = 25 feet
- Min. Side Setback= 7.5 feet
- Min. Rear Setback = 20 feet

DISSTON AVENUE

- Site fronts *unimproved Disston Avenue right-of-way*. To develop, Disston will need to be extended to the lot for the entire lot frontage.
- The extension is at the *responsibility of the property owner/developer, including all expenses necessary to investigate, design, permit and build the roadway*.
- Any necessary *extension of utilities are the responsibility of the property owner/developer*.
- Roadway *must comply with the temporary street standards* outlined in LDC Section 131.00(F)(4), including the minimum ROW width needed to meet the standards.
- *Current ROW only 15 feet*, therefore the applicant will be *required to work with the City and applicable utility holders about potentially obtaining additional ROW or an easement* from the adjacent city-owned property (former landfill).
- **Disston Avenue Complete Streets Concept Plan (2022)**
 - Identified 3 concept alternatives for the ¼ mile gap between the north and south segments of Disston Avenue.
 - No Build Option, Multi-Use Trail/Emergency Access Option, Roadway Connection Option
 - Additional investigation is needed to verify the possibilities of either a multi-use trail or roadway connection, therefore, at this time there is no guarantee the street will be extended by the City in the future.



DISSTON AVENUE





STAFF RECOMMENDED CONDITIONS

1. At the time the property is developed, it is the responsibility of the property owner/developer to extend Disston Avenue to the subject property, including all expenses necessary to investigate, design, permit and build the extension. The roadway must be extended the entire frontage of the subject property and must comply with the temporary street standards of LDC Section 131.00(F)(4).
2. Any required extension of utilities will be the responsibility of the property owner/developer.
3. The property owner/developer shall coordinate with the City and any applicable utility holders about potentially obtaining additional right-of-way or an easement from the adjacent city-owned property in order to construct the roadway extension.
4. The variance is valid for 2 years from the date the Board grants the variance, unless a building permit for construction has been issued in accordance with the plans and conditions upon which the variance was granted.



REVIEW STANDARDS – NONCONFORMING LOT OF RECORD

- 1) The lot consists of at least one entire lot of record on the effective date of this Code.
- 2) The lot was not created in violation of a previous zoning ordinance.
- 3) The lot was not combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks.



**CITY OF
TARPON SPRINGS
FLORIDA**

TEL: (727) 942-5611
EMAIL: planning@ctsfl.us

www.ctsfl.us

This application **MUST** be completed **IN FULL** and submitted with all applicable documents listed below in order to be scheduled for a Board or Committee.

All fees **MUST** be paid in full prior to Public Hearing.

☐ **Completed** original application form and digital copy

☐ Application fee:

☐ Variance Request - \$250.00 each, or

☐ Appeal of Administrative Decision - \$250.00 each

☐ Newspaper Ad - \$150.00 each

☐ Postcards (500 foot radius) - \$0.77 each, and

☐ Placard - \$ 16.00

(Call for fee calculation assistance if needed)

☐ Property survey, signed and sealed by a professional land surveyor

☐ Site Plan with documentation of variance request (to scale with measurements called out)

☐ Photographs of site if relevant to request.

☐ Digital copies of all application materials (including completed application and plans)

☐ Proof of ownership (a copy of the deed which conveyed title to the present owner of the property)

☐ Other supporting information, as necessary

1. Property Owner(s)

Name James Newman		Email jnewman8180@gmail.com	
Address 4737 Mile Stretch Dr. Unit 3900			
City Holiday		State FL	
		Zip 34692-9737	
Phone 727.267.0244	Fax 		Cell 727.267.0244

2. Applicant (if different than property owner)

Name Steve Jensen		Email sjensen@tmgfla.com	
Address PO Box 1320			
City Port Richey		State FL	
		Zip 34673-1320	
Phone 727.364.3290	Fax 		Cell 727.364.3290

3. Agent (if applicable)

Name 		Email 	
Address 			
City 		State 	
		Zip 	
Phone 	Fax 		Cell

4. General Information

Property Location or Address Stachelberg Ave		
Legal Description (attach additional sheets as necessary) Lake Butler Heights BLK D, Lot 19		
Tax Parcel Number(s) 18-27-16-47520-004-0190	Land Use Category 0000	Zoning District RM

Variance Requested:

Please describe the project (attach additional sheets as necessary):

We are seeking a variance to build a single family residential affordable housing unit on a lot that, due
to a change in the City's lot standards, now requires a variance in order to build upon.

Lot Dimension Standards:

This property is located in the RM zoning district.

Required Lot Dimensions:		Proposed/Current Lot Dimensions:	
Minimum Lot Area:	7000 sf	Lot Area:	4042 sf
Minimum Lot Width:	60'	Lot Width:	47'
Minimum Lot Depth:	80'	Lot Depth:	86'

Follow the link to Section 25.00 of the Land Development Code Zoning for Zoning District lot standards -
https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ARTIIDIRE_S25.00SCDIRE

Board of Adjustment Review Standards:

Per Land Development Code Section 215.02.5 (link provided below), the Board of Adjustment may grant a variance to allow a nonconforming lot of record to be built upon if the following three standards are met and proven by competent substantial evidence. **Please review the standards listed below and provide a justification on how your request meets each of the standards (attached additional sheets as necessary).**

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ARTXIIADEN_S215.02.5VANOLORE

- (1) Does the lot consist of at least one entire lot of record on the effective date of this Code? *(Explain when the lot was created and provide a legal description on single deeds going back to 1990 (e.g. The lot was created in 1926 and has remained a single lot of record since that time.))*

The lot appears to have been created (approved) on April 3, 1911 with the creation of the Lake
Butler Heights Subdivision (See attached recored from Plat Book 3, Page 5) and has remained
a single lot of record since that time.

- (2) Was the lot created in violation of a previous zoning ordinance? *(Explain if or when the lot was separated or subdivided)*

No

- (3) Was the lot combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks. *(Are the neighboring structures on conforming lots? To meet zoning standards (i.e. setbacks, minimum lot standards), did those structures rely on the nonconforming lot in order to be built?)*

No

Helpful Links:

The following links may be used to assist you in completing this application, as well as, providing supporting documentation.

- Tarpon Springs Zoning Application - <https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>
- Tarpon Springs Land Development Code - https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO
- Pinellas County Property Appraiser – <http://www.pcpao.org/>
- Pinellas County Clerk, Official Records – <https://ccmspa.pinellascounty.org/PublicAccess/default.aspx>

Applicant's Signature:

The information included in and with this application is true and correct to the best of my knowledge.

[Signature] 01/04/2024
Applicant's Signature Steven R. Jensen Date

Agent's Signature: (I represent the applicant/owner)

The information contained in and with this application is true and correct to the best of my knowledge.

Agent's Signature Date

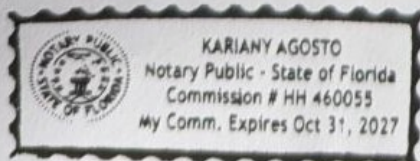
Owner's Signature:

I authorize the agent named above on this form to provide subject matter on the application contained herein for the purposes of discussion with City Staff, and to attend public hearings on my behalf. In addition, I authorize the filing of this application and certify ownership of the property described in this application as myself. Within this application, I have included all parties to an existing contract for sale. I further assent to the City's Comprehensive Plan as it applies to the property and it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

[Signature] 1/11/2024
Owner's Signature Date

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 11 day of January, A.D., 20 24
by James Newman, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
Florida Driver License as identification and who did (did not) take an oath.



NOTARY PUBLIC

Name:

Signature:

Stamp:

Kariany Agosto
[Signature]

Page 4 of 4
Non-Conforming Lot of Record Variance

BOUNDARY SURVEY



PLATTED AS: DISSTON AVENUE
KNOWN AS: STACHELBERG AVENUE

30' PLATTED RIGHT-OF-WAY

EDGE OF PAVEMENT

DIRT ROADWAY

EDGE OF PAVEMENT

(BLOCK CORNER)
FND NAIL AND
DISK NO NUMBER
N.W. CORNER OF
LOT 11, BLOCK D

L-2

FND 1/2" IRON ROD
& CAP LB #6776
N.W. CORNER OF
LOT 17, BLOCK D

L-1

N 00°00'00" W 47.02'(P&M)

R/W

FND 1/2" IRON ROD
NO NUMBER

L-1
N 00°00'00" W 94.02'(P)
N 00°21'34" W 94.10'(M)
L-2
N 00°00'00" W 282.12'(P)
N 00°07'15" W 282.07'(M)

LOT 18
BLOCK D

S 88°55'02" E 86.01'(M)
S 88°54'49" E 86.21'(C)

VACANT
LOT 19
BLOCK D

LOT 20
BLOCK D

(BLOCK CORNER)
FND 5/8" IRON ROD
NO NUMBER
N.E. CORNER OF
LOT 11, BLOCK D

S 00°00'03" E 377.28'(M)
S 00°02'04" E 377.28'(C)

ALLEY (10' R/W)
(UNIMPROVED)

LOT 8
BLOCK D

LOT 9
BLOCK D

LOT 10
BLOCK D

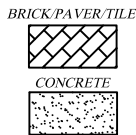
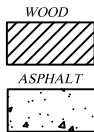
S 00°02'04" E 47.16'(C)
S 00°00'01" E 47.16'(M)

10.0'

PROPERTY ADDRESS: STACHELBERG AVENUE, TARPON SPRINGS, FLORIDA 34689

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
(P) = PLAT
(M) = MEASURE
(D) = DESCRIPTION
(CF) = CALCULATED FROM FIELD DATA
(CR) = CALCULATED FROM RECORDED DATA
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
CL = CENTER LINE
R/W = RIGHT OF WAY
R = RADIUS
L = ARC LENGTH
C = CENTRAL ANGLE
Δ = CHORD
C.B. = CHORD BEARING
D.U.E. = DRAINAGE/UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C.M.E. = CANAL MAINTENANCE EASEMENT

LEGEND



POINTS OF INTEREST:
NONE VISIBLE

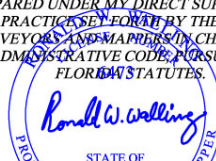


LEGAL DESCRIPTION:
LOT 19, BLOCK D, LAKE BUTLER HEIGHTS, ACCORDING TO THE
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S)
5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:
HAPPY HOMES 2018, LLC

CLIENT NO: 20-39817
JOB NO: 32552
FIELD DATE: 3/11/2020
APPROVED BY: R.W.
CHECKED BY: R.W.
DRAWN BY: G.I.
DRAWN DATE: 03/12/20

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED
PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE
STANDARD OF PRACTICE FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH
5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,
FLORIDA STATUTES.



CERTIFIED BY: RONALD W. WALLING PSM NO. 6473
FIRST CHOICE SURVEYING, INC.
P.O. 470978, LAKE MONROE, FL 32747
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

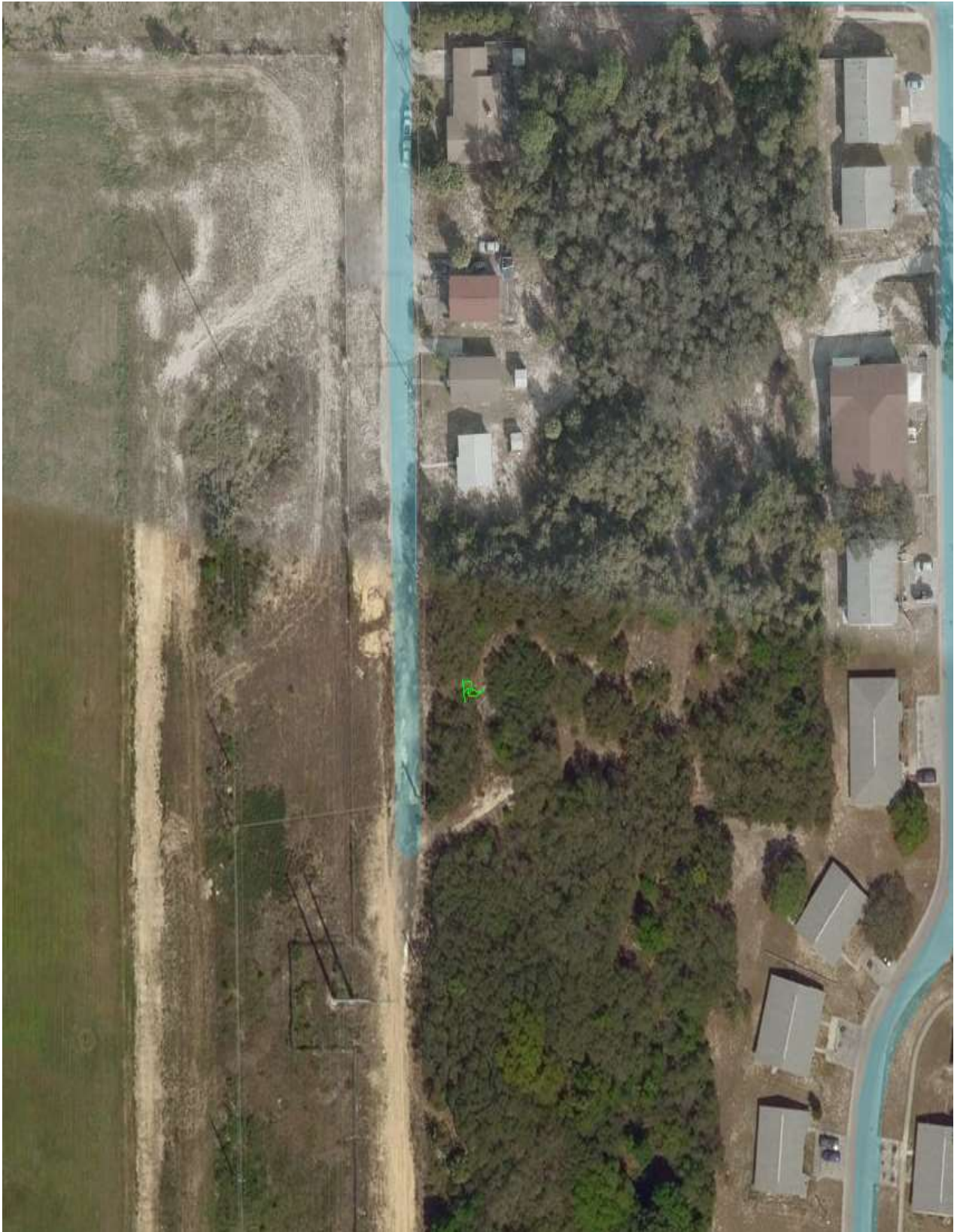
DATE SIGNED: 03/12/20

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS
TO BE LOCATED IN ZONE X(BFE), PER F.I.R.M
MAP NUMBER 12103C, DATED 9/3/2003.

THIS SURVEYOR MAKES NO GUARANTEES AS
THE ACCURACY OF THE ABOVE
INFORMATION. THE LOCAL F.E.M.A AGENT
SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S NOTES:
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE
LEGAL DESCRIPTION PROVIDED BY OTHERS.
2. UNLESS SHOWN, UNDERGROUND UTILITIES IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE
STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF STACHELBERG AVENUE, AS BEING,
N 00°00'00" W, PER PLAT, ASSUMED.
4. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN OBTAINING TITLE INSURANCE AND FINANCING
AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
5. FENCE OWNERSHIP NOT DETERMINED.
6. THE LAND(S) SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED
ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

AERIAL
VIEW



PROPERTY ADDRESS: STACHELBERG AVENUE, TARPON SPRINGS, FLORIDA 34689

A.E.	= ACCESS EASEMENT	LEGEND
L.E.	= LANDSCAPE EASEMENT	
M.E.	= MAINTENANCE EASEMENT	
P.D.E.	= PRIVATE DRAINAGE EASEMENT	
P.V.U.E.	= PRIVATE UTILITY EASEMENT	
L.M.E.	= LANDSCAPE MAINTENANCE EASEMENT	
C.N.A.	= CORNER NOT ACCESSIBLE	
FND	= FOUND	
N&D	= NAIL AND DISK	
WM	= WATER METER	
WV	= WATER VALVE	
B.F.P.	= BACKFLOW PREVENTER	
B.P.V.	= BACKFLOW PREVENTER VALVE	
COV.	= COVERED	
E.P.	= EDGE OF PAVEMENT	
C.T.V.	= CABLE TV BOX	
E.B.	= ELECTRIC BOX	
E.M.	= ELECTRIC METER	
G.V.	= GATE VALVE	
G.T.	= GREASE TRAP	
L.P.	= LIGHT POLE	
M.H.	= MANHOLE	
M.W.	= MONITOR WELL	
R.S.R.	= RISER	
S.V.	= SEWER VALVE	
T.B.	= TELEPHONE BOX	
OHU	= OVERHEAD UTILITY LINE	
C/S	= CONCRETE SLAB	
P.P.	= POWER POLE	
P/E	= POOL EQUIPMENT	
CONC.	= CONCRETE	
C.L.F.	= CHAIN LINK FENCE	
W.F.	= WOOD FENCE	
B.W.F.	= BARBED WIRE FENCE	
H.W.F.	= HOG WIRE FENCE	
P.V.C.F.	= PLASTIC VINYL FENCE	
PL	= PROPERTY LINE	
INST.	= INSTRUMENT NUMBER	
D.B.	= DEED BOOK	
O.R.B.	= OFFICIAL RECORDS BOOK	
P.B.	= PLAT BOOK	
PG.	= PAGE	
P.I.D.	= PARCEL IDENTIFICATION NUMBER	
B.S.L.	= BUILDING SETBACK LINE	
E.O.W.	= EDGE OF WATER	



AERIAL PROVIDED IS FOR VIEWING ONLY
AERIAL IS NOT TO SCALE

ORDERED BY:

LEGAL DESCRIPTION:
LOT 19, BLOCK D, LAKE BUTLER HEIGHTS, ACCORDING TO THE
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S)
5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:
HAPPY HOMES 2018, LLC

CLIENT NO: 20-39817
JOB NO: 39552
FIELD DATE: 3/11/2020
APPROVED BY: R.W.
CHECKED BY: R.W.
DRAWN BY: G.L.
DRAWN DATE: 03/12/20

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978, LAKE MONROE, FL 32747
407.951.3425 (Office); 407.520.5453 (Fax); LB #7564
WWW.FIRSTCHOICESURVEYING.COM

LAKE BUTLER HEIGHTS

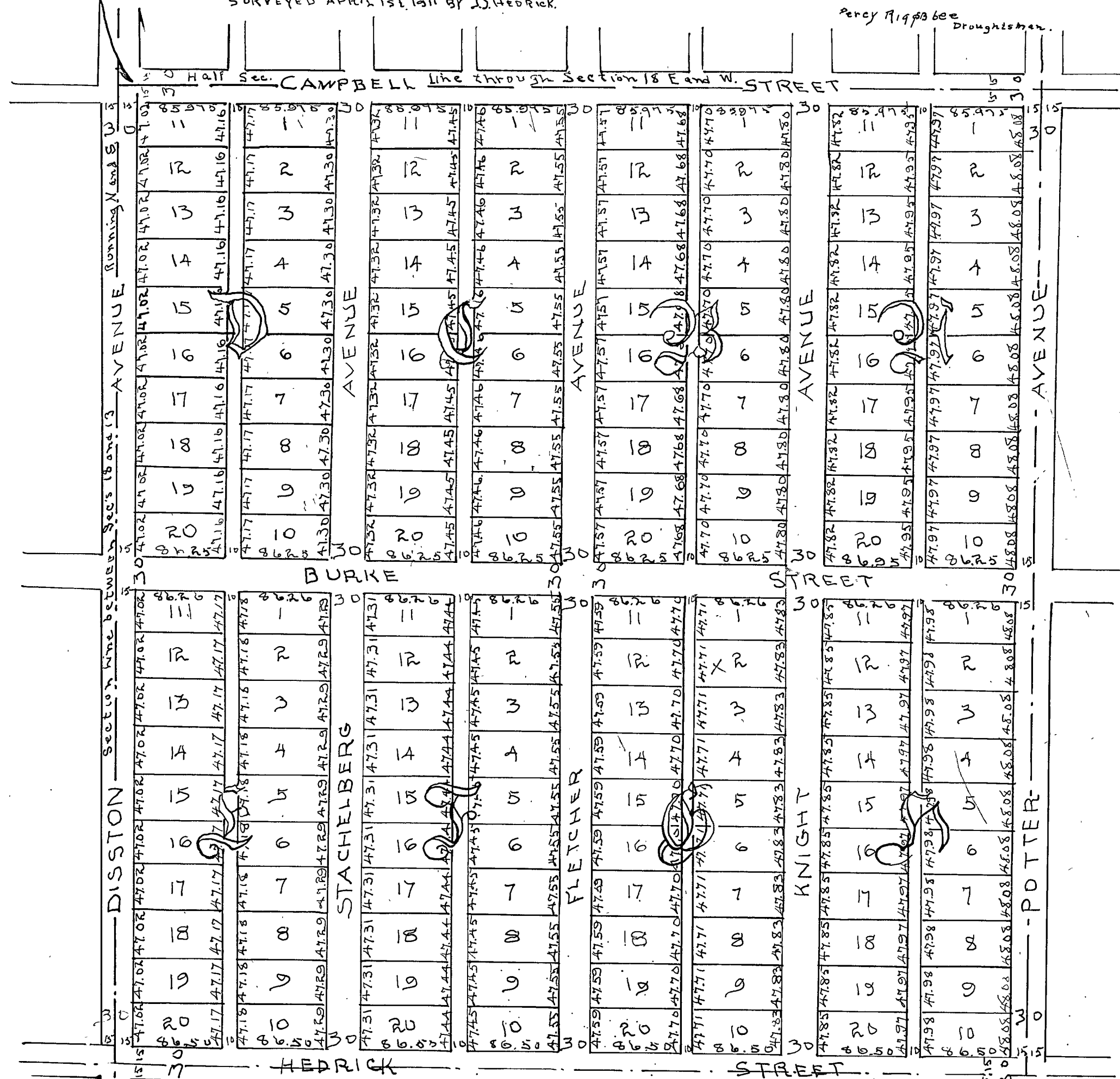
AN ADDITION TO THE

City Of Tarpon Springs

Being a Subdivision of Section 18, Township 27 S, Range 16 E,
As Follows:-

Commencing of the NW cor. of the NW 1/4 of the SW 1/4 of Sec 18 Township 27 South of Range 16 East Hillsborough County Fla. running thence South 1000 ft. thence East 85 ft. thence North 102.160 ft. thence W. 847.8 ft. to place of beginning. All alleys are 10 ft. wide dedicated for public use. Stachelberg are, Fletcher are and Knight are. and Burke St are 30 ft. wide dedicated for public highway. Campbell St. and Hedrick St. and Disston Ave. and Potter Ave. are 15 ft wide one half of Road are dedicated as public highways. Above named Subdivision is divided into 8 blocks lettered from East to West A, B, C, D, thence West to East E, F, G, H. Said blocks are divided into lots from 1 to 20 SURVEYED APRIL 15, 1911 BY J. J. HEDRICK.

Approved by Post Office



Filed Feb 22 1913

C. H. Wierling, Clerk Circuit Court

Approved April 3 1911

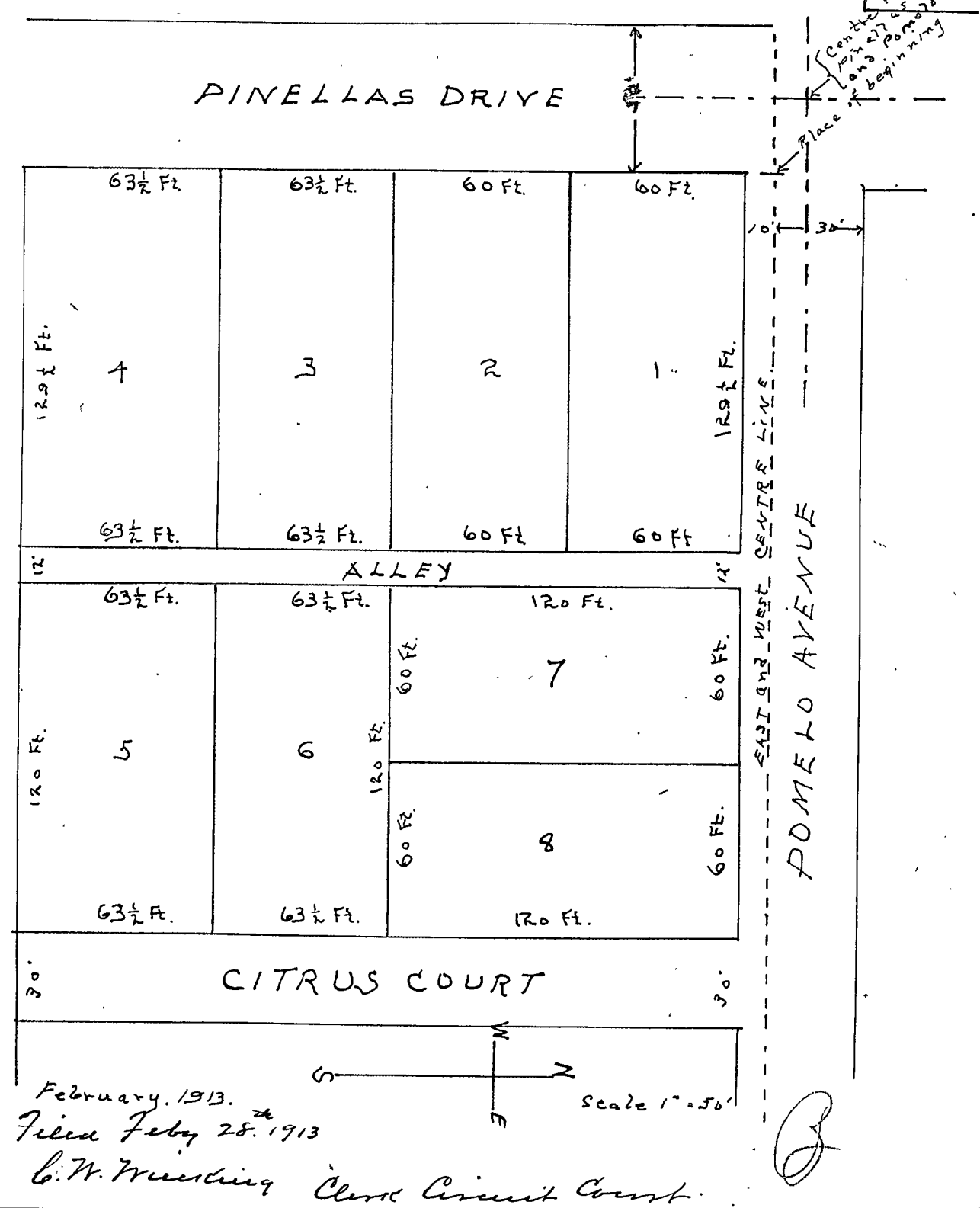
Ordinance of Partial Vacation of
Lake Butler Heights
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 3921 PAGE 782
ON 11-13-1972
HAROLD MULLENDORE
Clerk of the Circuit Court
BY: Patricia Bunker Deputy Clerk

"Bideawee Sub Division"

A SUBURB OF
ST. PETERSBURG
PINELLAS COUNTY, FLA.

Being a Sub Division of a portion of Lot One (1) of Benton's Sub-Division of Section Thirty One (31) Township Thirty One (31) S. Range Seventeen (17) East as follows:-

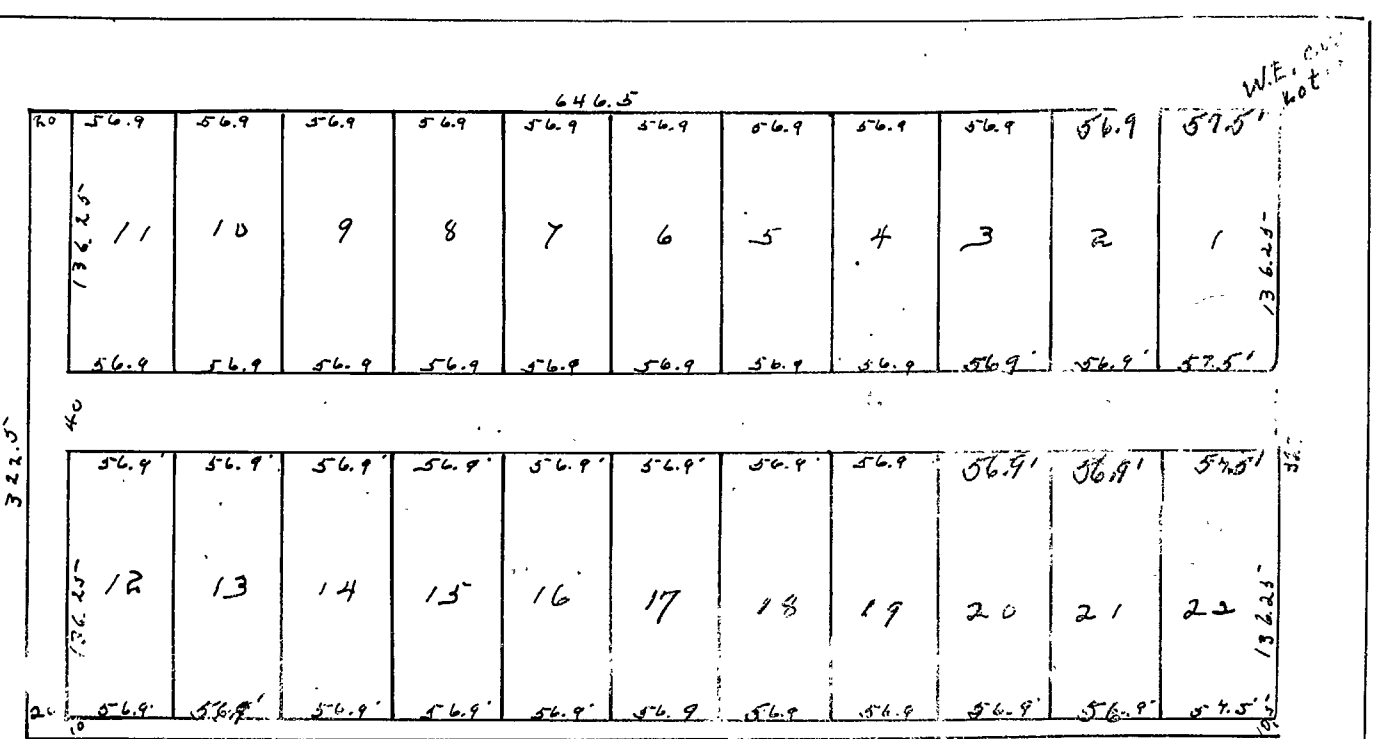
Commencing Eighteen hundred and fifty seven and eight tenths (1857.8) feet East of Government quarterpost on the west line of said Section Thirty One (31), Thence South Two hundred and Fifty Seven (257) feet; Thence East Two hundred and Ninety One and five tenths (291.5) feet; Thence North Two hundred and Fifty Seven (257) feet, to the E and W Central line of said Section Thirty One (31); Thence West Two hundred and Ninety One and five tenths (291.5) feet to place of beginning.



February, 1913.

Filed Feb 28 1913

C. H. Wierling, Clerk Circuit Court



J.W. Steven's Sub Division

Lot 27 of Pennington's Sub Division

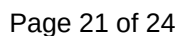
Pinellas Co.

Filed Feb 22 1913

C. H. Wierling, Clerk Circuit Court

PLATTED AS: DISSTON AVENUE

30' PLATTED RIGHT-OF-WAY



MINUTES*
BOARD OF ADJUSTMENT
CITY OF TARPON SPRINGS, FLORIDA
FEBRUARY 28, 2024

THE BOARD OF ADJUSTMENT OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON WEDNESDAY, FEBRUARY 28, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

CHAIRPERSON JACQUI TURNER
VICE-CHAIRPERSON JOANNE REICH
MEMBER GEORGE BOURIS
MEMBER TIMOTHY GROSSMAN
ALTERNATE 1 ROBERT WOOD
ALTERNATE 2 KARL FUCHS

ABSENT/EXCUSED:

ALSO PRESENT: ALLIE KEEN, AICP, PRINCIPAL PLANNER
REGINA KARDASH, BOARD ATTORNEY
KIMBERLY CREIGHTON, BOARD SECRETARY

CALL TO ORDER

Ms. Turner called the roll.

ROLL CALL

Mrs. Creighton called the roll.

ELECTION OF OFFICERS

Election of Chair and Vice-Chairperson

MOTION: Board of Adjustment Member Grossman

SECOND: Board of Adjustment Member Bouris

To nominate Ms. Turner as Chairperson and Ms. Reich as Vice-Chairperson

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 1 Wood

No: None

QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Ms. Kardash read the quasi-judicial announcement and swore in all who planned to testify.

APPLICATION(S)

1. #23-158 - Bronson

Variance to allow a nonconforming lot of record to be built upon, for the purpose of constructing a single-family home.

Location: East side of Peninsula Avenue, approximately 210 feet north of the Riverside Drive intersection.

Staff:

Mrs. Keen gave background information, read the findings-of-fact listed below, and indicated that, based on the evidence available at the time this report was prepared, staff would recommend **approval of** the nonconforming lot of record.

1. The subject site was originally platted in the current configuration in 1925 prior to the effective date of the Land Development Code.
2. The lot was in existence prior to the City's first land development code that went into effect in 1944. Therefore, the property was not created in violation of a previous ordinance.
3. The subject site is currently undeveloped. According to the Pinellas County Property Appraiser, the home on the adjacent property to the north (Lot 5) was built in 1974. Based on the available records, it is unknown whether the subject property and the property to the north were under common ownership at the time the home was built because deeds only date back to 1975. Regardless, the existing home was built in conformance with the required setbacks in effect in 1974. Therefore, the improvements did not rely on the subject site in order to develop.

Applicant:

Piotr Paczkowski, 14622 Coral Berry Dr., Tampa, noted that the lot was consistent with other lots in the area but that it was platted at a time when lots were smaller.

MOTION: Member Bouris

SECOND: Alternate 1 Wood

To approve Application #23-158 as presented

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 1 Wood

No: None

APPROVAL OF MINUTES

1. BOA Minutes December 20, 2023

MOTION: Vice-Chairperson Reich
SECOND: Member Grossman

To approve minutes from December 20, 2023, as presented

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 1 Wood

No: None

BOARD AND STAFF COMMENTS

Ms. Keen informed the Board that we are using the CivicClerk program for agendas.

ADJOURNMENT

Ms. Turner adjourned the meeting at 6:56 P.M.

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.