

# Persson & Cohen, P.A.

Attorneys and Counselors At Law

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Kelly M. Fernandez  
Maggie D. Mooney-Portale\*  
R. David Jackson

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\* Board Certified City, County and Local Government Law

*Reply to: Lakewood Ranch*

September 30, 2014

Ms. Alaina Ray  
Zoning Board of Adjustment  
Town of Longboat Key  
501 Bay Isles Road  
Longboat Key, FL 34228

Re: Application for Variance - Petition No. 6-14  
Re: Andrew J. Sloman  
Subject Property: 3021 Gulf of Mexico Drive, Longboat Key, FL 34228

Dear Ms. Ray:

I have reviewed the application filed by Andrew J. Sloman seeking a variance in accordance with the Town Code Section 158.026(F)(4) of the Longboat Key Zoning Ordinance on the above referenced subject property which is located at 3021 Gulf of Mexico Drive, Longboat Key, FL 34228.

It is my opinion that the Zoning Board of Adjustment has jurisdiction pursuant to Town Code Section 158.028(F)(4) to consider this request. Kindly forward this opinion to the Members of the Zoning Board of Adjustment.

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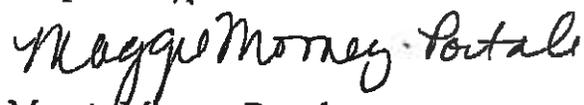
Lakewood Ranch  
6853 Energy Court  
Lakewood Ranch, Florida 34240

Venice  
217 Nassau Street S.  
Venice, Florida 34285

Ms. Alaina Ray  
September 30, 2014  
Page Two

This letter is an opinion of jurisdiction and is not intended to address the merits of the application. Should you have any questions, please contact me.

Respectfully,

  
Maggie Mooney-Portale

MMP/vlg

cc: Donna Chipman.



3021 Gulf of Mexico Dr

## MEMORANDUM

DATE: October 1, 2014

TO: Zoning Board of Adjustment (ZBA)

FROM: Briana Ozor, Planner  
Planning, Zoning and Building Department

THROUGH: Alaina Ray, Director  
Planning, Zoning and Building Department

SUBJECT: VARIANCE PETITION #06-14

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APPLICANT: Andrew J. Sloman

AGENT: Peter S. Horstman, LEED AP

LOCATION: 3021 Gulf of Mexico Drive  
Longboat Key, Florida 34228

ZONING DISTRICT: R-3MX (Low-Medium Density Residential District (3 D.U./A.))

REQUEST: The applicant has requested a variance from Section 158.150(D)(1) of the Town Zoning Code to reduce the required gulf waterfront yard from 150 feet to 75 feet.

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### **STAFF BACKGROUND AND SUMMARY**

The subject variance requested is for the gulf waterfront lot located at 3021 Gulf of Mexico Drive (see attached location map). The existing single-family structure, constructed in 1987 prior to the establishment of the Town's Erosion Control Line (ECL), is approximately 92.83 feet from the ECL. The applicant proposes to construct a covered porch/deck addition to the rear of the existing structure approximately 16 feet closer to the ECL. The applicant has an existing variance granted in 1984 allowing construction of the structure in its current location seaward of the Coastal Construction Control Line (CCCL), providing a gulf waterfront yard setback of 84.3 feet. The requested variance is for a gulf waterfront yard setback of 75 feet, reducing the existing required gulf waterfront yard by 9.3 feet.

The area in the 2000-3000 Gulf of Mexico Drive block is one of the narrower areas of the island west of Gulf of Mexico Drive. Seawalls and rock revetments were built seaward of these homes in the 1970s and 1980s because of beach erosion, until the Town-wide beach renourishment program began in the early 1990s. The ECL was set at the Mean High Water Line (MHWL), which was located along these old seawalls and rock revetments at that time, creating shallower lots west of Gulf of Mexico Drive.

Several variances have been granted to lots located along this area and they have all been for the construction of new homes.

### **VARIANCE AUTHORITY PURSUANT TO SECTION 158.150(D)(1)(e)**

Pursuant to Section 158.150(D)(1), the required gulf waterfront yard requirements are as follows:

*Every lot which abuts the Gulf of Mexico or an established erosion control line shall have, on the gulf-side, a required gulf waterfront yard. The required gulf waterfront yard shall be a minimum of 150 feet in depth. The seaward edge of the yard from which the depth shall be measured shall be the mean high water line; except that, where an erosion control line has been established, the depth shall be measured from that line.*

The Code provides for specific restrictions on variances from the gulf waterfront yard requirement. Pursuant to Section 158.150(D)(1)(e):

*No variance shall be granted from the requirements of this subsection (D), except that the Board of Adjustment may grant a variance for a single-family dwelling so long as the legal requirements for a variance are met, but the setback shall never be less than 50 feet from the mean high-water line or erosion control line, whichever is most landward. **This provision shall not be construed to preclude decreases from the required gulf waterfront yard through the Planned Unit Development (PUD) process, if applicable, but the setback shall never be less than 50 feet from the mean high-water line or erosion control line, whichever is most landward.***

### **STAFF ASSESSMENT**

Staff reviewed the proposed variance request for a reduction in the required gulf waterfront yard to allow for construction of the proposed covered porch/deck addition. The following is staff's assessment.

#### **Assessment of Existing Conditions**

The subject parcel is approximately 157.17 feet deep at the north property line, approximately 155.91 feet deep at the south property line, and 100.00 feet wide, as measured. The existing structure is set back approximately 92.3 feet from the ECL, which runs southwest to northwest across the property.

Variance #08-84 was granted for the subject property by the Zoning Board of Adjustment on June 5, 1984, to allow for the construction of a single family residence seaward of the CCCL, reducing the required gulf waterfront yard setback from 150 feet to 84.3 feet from the ECL on this lot.

Review of the Town’s records confirms that several nearby properties have received similar variances for reduced gulf waterfront yard setbacks:

Property	Year	Variance	Description
3105 GMD	1994	#02-94	Reduced required gulf waterfront yard to 55’.
3029 GMD	2012	#01-12	Reduced required gulf waterfront yard to 70’.
3025 GMD	2009	#02-09	Reduced required gulf waterfront yard to 70’ & reduce minimum floor area to 1,467 sq ft.
2929 GMD	2006	#01-06	Reduced required gulf waterfront yard to 63’11”.
2923 GMD	2006	#04-06	Reduced required gulf waterfront yard to 62’8” on southern corner & 62’11” at northern corner.
	1994	#10-94	Reduced required gulf waterfront yard to 80’.
2913 GMD*	2007	#07-07	<i>To reduce required gulf waterfront yard to 56’ (DENIED)</i>
2833 GMD	1982	#06-82	Reduced required waterfront yard to 50’.

Note that Variance Petition #07-07 to reduce the required gulf waterfront yard of property located 2913 Gulf of Mexico Drive to 56 feet was denied. The property had previously been granted a variance reducing the gulf waterfront yard, which allowed for reasonable use of the lot in order to construct a single-family structure. Thus, staff found that the additional variance was not the minimum variance required for the property and the ZBA denied the application.

Compliance with the Zoning Code

The subject property is located in the mixed residential zoning district (R-3MX), which allows for multifamily or single-family dwelling units at a maximum density of three (3) dwelling units per acre. The R-3MX zoning district requires a minimum 20-foot street yard, a minimum side yard of 10 feet and 25 feet combined, and a minimum gulf waterfront yard of 150 feet. The maximum lot coverage for the R-3MX zoning district is

25%. The existing structure meets the street setback, side yard setbacks, lot coverage, and non-open space requirements. It does not meet the requirements for the gulf waterfront yard.

As demonstrated in the application, the applicant is proposing to construct a covered porch/deck addition to the rear of the structure that would meet all zoning requirements except for the gulf waterfront yard. The proposed addition would encroach and additional 9.3 feet into the required gulf waterfront yard.

### Compliance with the Comprehensive Plan

Granting the minimum variance for the reasonable use of the property is consistent with the policies set forth in the Comprehensive Plan.

### Variance Criteria

As per Town Code Section 158.029, the Zoning Board of Adjustment (Board) may authorize a variance from the zoning code requirements if such variance is not contrary to the public interest and if compliance with Town codes will result in an unnecessary and undue hardship. In making such a determination to grant a variance, the Board must make specific findings of fact that each of the criteria set forth below has been met. To facilitate the Board's review and consideration of the subject variance petition, staff has provided an assessment of each of the seven (7) criteria.

### **RECOMMENDED FINDINGS OF FACT**

1. The variance **is** in fact a variance as set forth within this Chapter and within the jurisdiction of the Board (reference: Town Attorney's memo attached).
2. Special conditions and circumstances **do not** exist which are peculiar to the land, structure, or building, and which are not applicable to other lands, structures, or buildings in the same zoning district. The subject lot has an existing variance that allows reasonable use of the lot in order to construct a single-family structure; the proposed variance further increases the encroachment into the gulf waterfront yard.
3. The special conditions and circumstances **do not** result from the actions of the applicant. The existing single-family structure is approximately 92.3 feet from the ECL. The applicant's request will place the structure 76.3 feet from the ECL or encroach into the gulf waterfront yard a distance of 9.3 feet.
4. Granting the variance requested **would** confer on the applicant special privilege that is denied by this Chapter to other lands, buildings or structures in the same zoning district. The proposed variance would provide a special privilege on the applicant denied to other lands in the same zoning district that are required to maintain a gulf waterfront setback of 150 feet. A variance is not required in order

- to maintain reasonable use of this property, since reasonable use is already occurring.
5. Literal interpretation of the provision of this Chapter **would not** deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Chapter and **would not** result in unnecessary and undue hardship on the applicant. The existing single-family structure does not comply with the required gulf waterfront setback. However, variance #8-84 allowed the applicant to construct a single-family structure within the gulf waterfront yard and provide reasonable use of the property consistent with and enjoyed by other properties in the R-3MX District.
  6. The variance requested **would not be** the minimum variance that will make possible the reasonable use of the land, building or structure. The subject lot has an existing variance that allows reasonable use of the lot.
  7. The granting of the variance for the gulf waterfront yard **would not be** in harmony with the general intent and purpose of this Chapter. The additional 9.3-foot intrusion into the required gulf waterfront yard is disharmonious with the intent of Chapter 158, the Zoning Code, to provide uniformity within the same zoning district and to maintain, through orderly growth and development, the character and stability of present and future land use and community development.

### **STAFF RECOMMENDATION**

Because reasonable use of the property is already occurring on the subject property, Staff must recommend denial of the requested variance. However, numerous other properties in this area have been granted variances for reduced gulf waterfront yards greater than the applicant's request. Therefore, if the Zoning Board of Adjustment were to grant approval of Variance Petition #06-14, it would not be inconsistent with past approvals in the area.

### **ATTACHMENTS**

Attached, please find a copy of the variance petition and support documentation upon which the staff assessment has been based. If you should have any questions or desire additional information, please do not hesitate to contact the Planning, Zoning and Building Department.

cc: Andrew J. Sloman – Property Owner  
Peter S. Horstman, LEED AP – Applicants' Agent  
Maggie Mooney-Portale, Town Attorney  
Alaina Ray, Director – Planning, Building and Zoning Department



Planning, Zoning & Building Department  
 501 Bay Isles Road  
 Longboat Key, Florida 34228  
 Fax Number: (941) 316-1970  
 Web: <http://www.longboatkey.org>

COPY OF RECORD

(941) 316-1966



**APPLICATION FOR VARIANCE**

Date Filed 8/28/2014 Receipt # (\$1000.00 deposit) P560183 Petition No. 604  
 (Application fee of \$450 will be deducted from deposit)

**THE APPLICANT IS REQUIRED TO SUBMIT SEVENTEEN (17) (ORIGINAL PLUS SIXTEEN (16) COPIES) INDIVIDUAL, COLLATED SETS OF THIS APPLICATION, SUPPORTING PLANS AND DOCUMENTS.**

(1) (~~we~~) Andrew J. Sloman of 3021 Gulf of Mexico Drive, Longboat Key, FL 34228  
 (name) (mailing address)

request a Variance from Section (s) 158.150.D(1)

of the Town of Longboat Key Zoning Ordinance to allow a 75' Gulf Waterfront Yard Setback from the Town

Erosion Control line to construct a porch/deck addition to the current house in compliance with this Variance.

(brief description, i.e., to reduce side yard from 20' to 15')

Subject property is located at 3021 Gulf of Mexico Drive, Longboat Key, FL 34228  
 (street number location)

The legal description is as follows: 6 & 7 B Coquina Beach, PB 1, P 1, PRSCF  
 (Lot(s)) (Block) (Subdivision or Plat)

or \_\_\_\_\_  
 (if otherwise legally described)

LIST OF NAMES AND ADDRESSES OF ALL OWNERS OF PROPERTY WITHIN A DISTANCE OF 500 FT. FROM THE OUTSIDE EDGES OF THE PROPERTY INVOLVED WILL BE PROVIDED BY THE TOWN.

(1) (WE) believe that the Zoning Board of Adjustment should grant this Variance pursuant to Section 158.029 of the Town Code because all of the following criteria are factually supported in this petition:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
- (2) The special conditions and circumstances do not result from the actions of the applicant.
- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 158 to other lands, buildings, or structures in the same zoning district.
- (4) Literal interpretation of the provisions of Chapter 158 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of Chapter 158 and would work unnecessary and undue hardship on the applicant.

APPLICATION FOR VARIANCE

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- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) The grant of the variance will be in harmony with the general intent and purpose of Chapter 158, and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

STATE SEPARATELY HOW EACH OF THE ABOVE SIX (6) CRITERIA ARE FACTUALLY PRESENT IN YOUR VARIANCE REQUEST:

See Exhibit "A" attached

(ATTACH EXTRA SHEET, IF NECESSARY)

(I) (WE) understand that this Petition becomes a part of the permanent records of the Zoning Board of Adjustment. (I) (WE) hereby certify that the above statements and the statements or showings made in any paper or plans submitted herein are true to the best of (my) (our) knowledge and belief.

(Signature of Owner)

ANDREW J. SLOMAN

(Please print or type Owner's Name)

The Owner has hereby designated the above signed person to act as his agent in regard to this Petition. (To be executed when Owner designates another to act on his behalf.)

Mailing address you wish information sent to and telephone number:

3 Broadway Court  
Orlando, Florida  
32803

Phone # (941) 822-7509

Fax # ( )

Peter S. Horstman, LEED AP  
Print or type Agent Name

Carlson Studio Architecture  
1613 Fruitville Rd., Suite 1  
Sarasota, FL 34236  
941.362.4312 tel  
813.277.8364 cell  
peter@carlsonstudio.org

Notarization of Agent's Signature:

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Aug., 2014

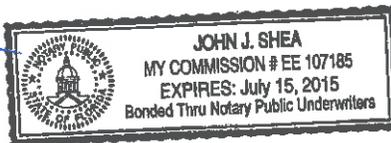
by Peter S. Horstman

as Agent for Andrew J. Sloman  
(type of authority) (name of party acting on behalf of)

Notary Public

John J. Shea

Name of Notary (print, typed or stamped)



Personally know OR produced identification Type of Identification Drivers License

**FOR STAFF USE ONLY**

Application Fee: \$ 1000.00 deposit\* \_\_\_\_\_ Receipt # \_\_\_\_\_  
(Application fee will be deducted from deposit)

Application and Plans Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

File Code/Number: \_\_\_\_\_

*\*Deposit required at time of formal submission*

At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s). Costs will be deducted from initial deposit. If costs exceed the initial deposit, you will be billed for the remaining costs incurred; or you will be refunded the unused portion of the deposit.

Exhibit "A" to application for Variance from Andrew J. Sloman  
For Property at 3021 Gulf of Mexico Drive, Longboat Key, Florida

1. The Town of Longboat Key Code of Ordinances at Section 158.150.D(1) ("Ordinance") prescribed a Gulf Waterfront setback of 150 feet from the Town Erosion Control Line ("Control Line"). Special conditions and circumstances for the subject parcel ("Property"): A) the residential structure ("House") originally built on the Property was done so in compliance with the Town of Longboat Key Variance 8-84 which allowed the House to be constructed in its current location 92.3 feet back from the subsequently adopted Control Line Ordinance. B) The depth of the Property with a reasonably constructed porch/deck cannot be completed in compliance with the Ordinance. C) The House currently does not have an outdoor porch/deck area as do others in the area. D) The addition of the completed House will be at or behind structures on all surrounding lots.

2. As discussed in Number 1 above, the special conditions and circumstances not resulting from actions of the applicant are: A) The limited depth of the Property from the Control Line adopted after the House was constructed. B) The location of the House is built without an outdoor living space. C) The location of all neighboring residential structures extend much further westward than the applicant's House.

3. The requested variance still will allow a 75 foot setback from the Town Erosion Control Line. The requested variance is in keeping with the surrounding single-family residential homes. Between 2004 and 2013, the Town of Longboat Key granted six Control Line variances for surrounding lots. It should be noted that the subject parcel, even with the requested variance, will still maintain a greater Control Line setback than all of the prior six approved variances. The Property will maintain a 75 foot setback from the Control Line while neighboring lots have enjoyed greater buildable areas due to greater setback variances up to 50 feet from the Town Erosion Control Line.

4. As noted in Number 3, the neighboring lots enjoy greater rights due to the granting of variances allowing single-family homes to be built up to 50 feet of the Control Line. Again, the

proposed covered porch/deck will still maintain a 75 foot setback from the Control Line. Also, as noted in Number 1, a literal interpretation of Chapter 158 of the Town of Longboat Key zoning ordinance would deprive the Property owner the right to build a single-family residence on the subject parcel and comply with the minimum floor area bulk requirements of Section 158.145, Schedule of lot, yard and bulk regulations.

5. The covered porch/deck has been so designed to incorporate the stairwell tucked within the existing setbacks, so as to minimize this variance request. The requested variance allows for the completion of the outdoor living space. Also, the covered porch/deck will still allow the flow of air and light along to north, west and south.

6. This requested variance does not notably change the open space or create any additional impervious surfaces at grade. There are no additional impacts to the neighboring properties to the north and south and the addition of the outdoor covered deck will not impact Gulf of Mexico views of the neighbors. Thus, the requested variance will not be detrimental to neighboring properties nor the general public.

**TOWN OF LONGBOAT KEY**  
**ZONING BOARD OF ADJUSTMENT**  
**MINUTES OF JUNE 5, 1984 MEETING**

The meeting of the Zoning Board of Adjustment was called to order by Chairman Frank Mockler at 10:00 A. M., on Tuesday, June 5, 1984.

**Members Present:** Chairman Frank Mockler, Vice-Chairman Robert M. Hainsfurther, Members Charles Lacey, Barron D. Berger, Edmund Wojtasik, G. Hunter Gibbons and Harry B. Ackerson.

**Members Absent:** None.

**Also Present:** Senior Code Enforcement Officer Lovett and Secretary Carmen Malone.

The Board set a hearing date of July 6, 1984 to consider the following items:

Petition #10-84 by Carl Lindell, Jr., requesting a variance to construct an addition to a single family dwelling seaward of the State Coastal Construction Setback Line, located at 6453 Gulfside Drive.

Petition #11-84 by Veinte Condominium, requesting a Special Exception to allow the construction of a tennis court, located at 2675 Gulf of Mexico Drive.

Petition #12-84 by Sand Cay Condominium, requesting a Special Exception to allow the construction of a tennis court, located at 4725 Gulf of Mexico Drive.

Petition #13-84 by Longboat Learning Center, requesting a yard variance, located at 575 Linley.

The Minutes of the May 1, 1984 meeting were unanimously approved as written.

*Variance*  
Agenda Item #1: The Public Hearing was opened for Petition #8-84, John L. and Patricia A. Carey, requesting a variance to erect a single family residence seaward of the Coastal Construction Control Line, located at 3021 Gulf of Mexico Drive.

Mr. Lacey swore-in all those testifying at this hearing. Mr. Lovett presented Proof of Advertising in the Sarasota Herald Tribune and the Town Attorney's Opinion and the Staff Review were entered into the record. John L. Carey, the applicant, presented the Board with the Notification Certificates.

Zoning Board of Adjustment  
June 5, 1984

Page Two

Mr. Carey presented a modified site plan to the Board. He explained he and his wife proposed to build a single family home on the property. Concerning the first floor elevation, the State of Florida Division of Beaches and Shores indicated to him that it would be 19.6'. Therefore, since the house will be at a higher elevation than first thought, he is petitioning the Board to grant a greater setback from the street. Staff had recommended 20', Mr. Carey desires a 28' setback with the depth of the house being 43'. The total square footage of the house would be approximately 1600 square feet in one-story, exclusive of decks and porches. The setback from the existing seawall would be 53' and almost 90' from the SHRL.

Senior Code Enforcement Officer Lovett pointed out the Code states that if a variance is granted, it be the minimum variance necessary to allow the use of the land. In answer to Mr. Wojtasik's question, Mr. Carey responded the footprint of the building would be approximately 1800 sq. ft.

In response to a question from Mr. Wojtasik, Mr. Carey stated he was not sure what the angle of vision would be from the road relative to the height of the house; however, the building will be lower than the 2-story duplex next door. Mr. Gibbons saw no problem with granting the variance request and Mr. Wojtasik stated the board should allow the applicant the 28' from the road.

Mr. Ackerson made a motion to grant the request for variance. Seconded by Mr. Wojtasik. Under discussion, it was decided to include in the motion that the applicant be allowed to build 28' from the front property line, but the depth of the house can be no more than 43' as indicated on the plan submitted at this hearing; this would be a total of 71' from the front property line. Motion passed unanimously.

Agenda Item #2: The Public Hearing was opened for Petition #9-84, Herbert P. Field, requesting a variance to erect a dock 45 feet long, 40 feet of which would be beyond the mean-high-water line, located at 625 Dream Island Road.

Mr. Lacey swore-in all those testifying at this hearing. Mr. Lovett presented Proof of Advertising in the Sarasota Herald Tribune and the Town Attorney's Opinion and the Staff Review were entered into the record. Herbert P. Field, the applicant, presented the Board with the Notification Certificates.

Mr. Field explained he wanted to build a new 40' dock in the center of the property and remove the existing 50' dock which is in disrepair; he has the Army Corps of Engineers permit, DNR authority and expects DER approval within the next 10 days for permission to dredge. The material will be dredged out of each side of the new dock.

SLOMAN RESIDENCE

LIST OF OTHER VARIANCES

	Address	Year Built	Variance Number	TECL line from Street	Details
	3021 Gulf of Mexico Dr	1987	8-84	155 ft	to within 84.3 ft from TECL *
1	3025 Gulf of Mexico Dr	2012	2-09	157 ft	to within 70 ft of TECL
2	3029 Gulf of Mexico Dr	2013	1-12	156 ft	to within 70 ft of TECL
3	3105 Gulf of Mexico Dr	2004	1995	146 ft	to within 70 ft of TECL
4	2929 Gulf of Mexico Dr	2013	1-06	134 ft	to within 63'-11" of TECL
5	2741 Gulf of Mexico Dr	2010	3-00	138-157 ft	to within 52 ft of TECL
6	2735 Gulf of Mexico Dr	2008	4-04	157-178 ft	to within 50 ft of TECL

Properties that are newer than 1990, are raised floor construction and closer to the erosion control line

\*Calculations from Red Stake Survey signed and sealed 12/16/2004 show that TECL (Town Erosion Control Line) is 155.3 ft from front property line.

**38' - highest point of new deck roof**



**31' - 8" - roof of Sloman Residence**



**Sloman Residence**

**3021 Gulf of Mexico Drive**

**1. 3025 Gulf of Mexico Dr.**

**to within 70 ft of TECL**

**(Neighbor to North)**





**Sloman Residence**  
**3021 Gif of Mex Dr.**

**1. 3025 Gif of Mex Dr. within 70 ft. of TECL**

**2. 3029 Gif of Mex Dr. within 70 ft. of TECL**

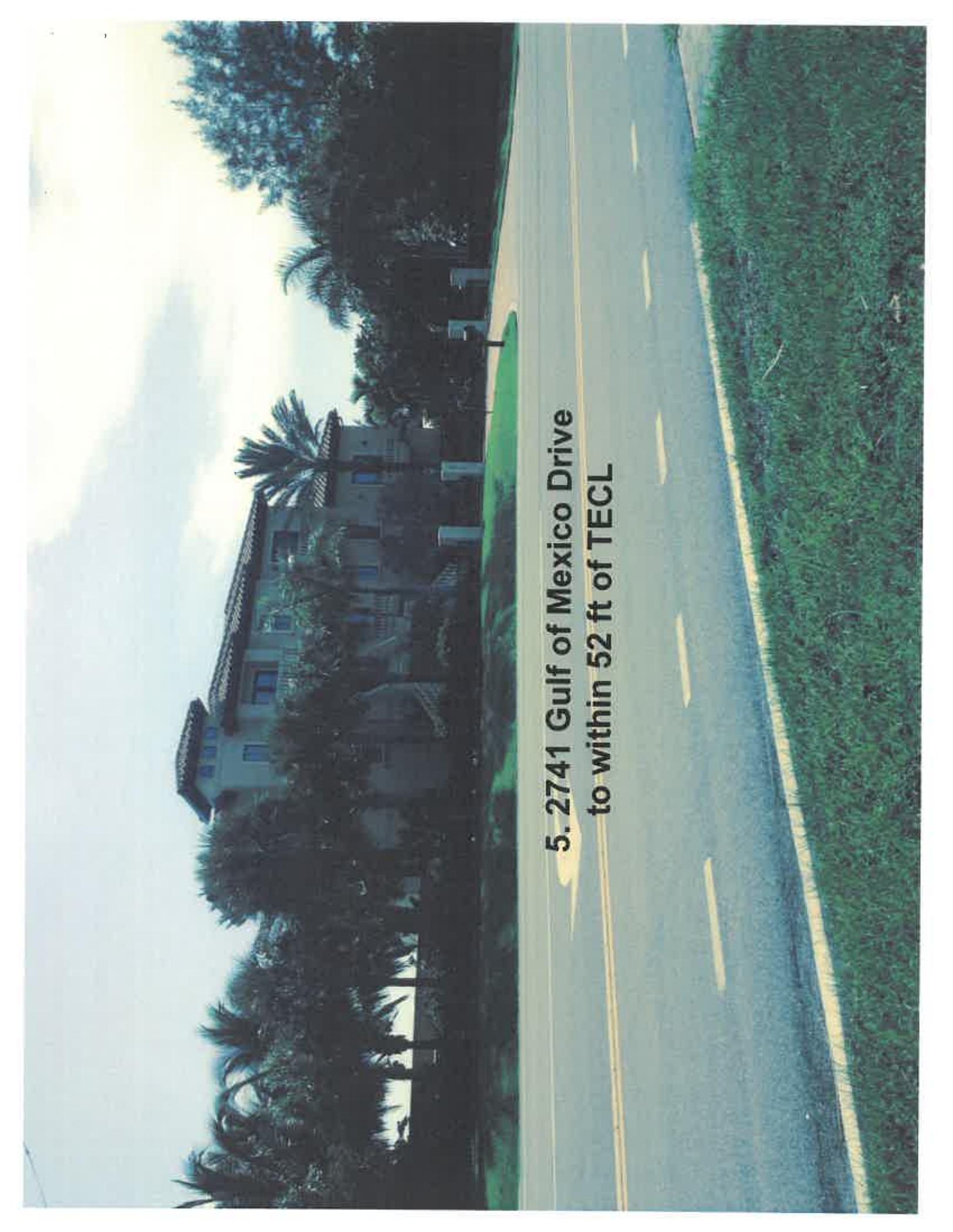




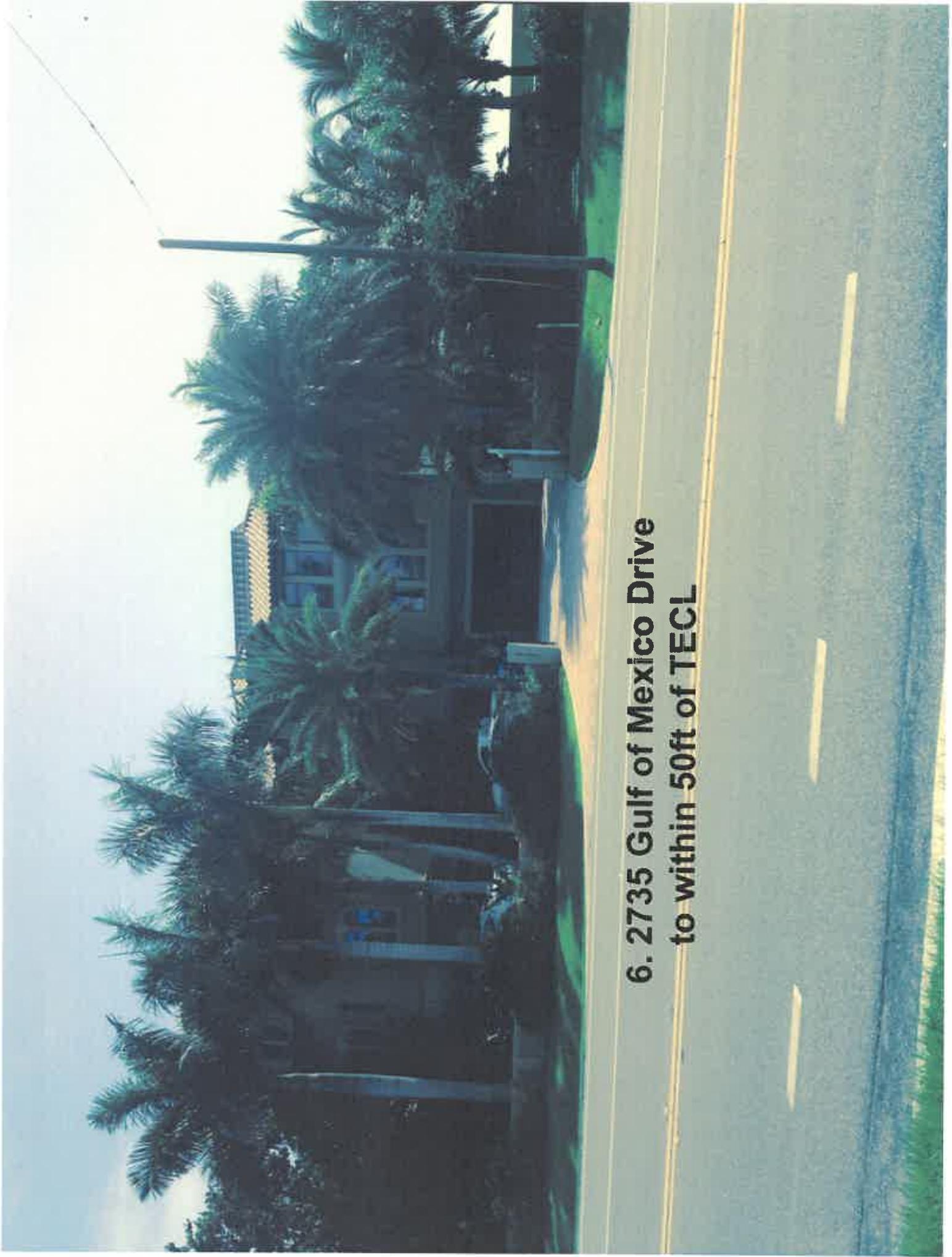
**3. 3105 Gulf of Mexico Dr.  
within 70 ft of TECL**

**4. 2929 Gulf of Mexico Dr.  
within 63'-11" TECL**





**5. 2741 Gulf of Mexico Drive  
to within 52 ft of TECL**



**6. 2735 Gulf of Mexico Drive  
to within 50ft of TECL**



**3037 Gulf of Mexico Drive  
distance to TECL +/-50 ft.**



TRITON BND

PYRULIA DR

NEPTUNE AVE

BAY ISLES RD

TOWN EROSION CONTROL LINE

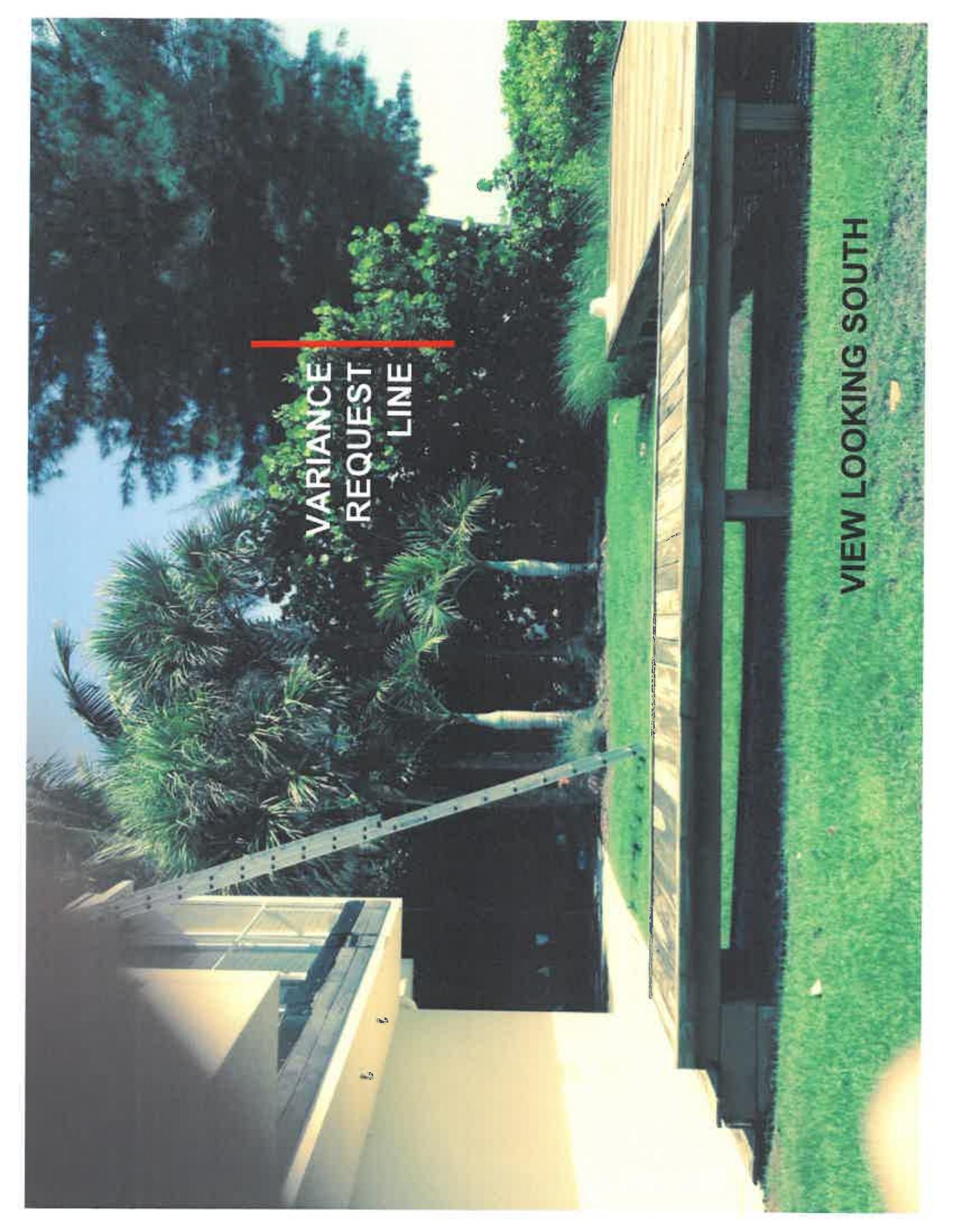
Greenwood Park

Longfield Community Center  
Vandora St

- SLOMAN RESIDENCE
- VARIANCES GRANTED AFTER SLOMAN - SEE CHART
- PRE-EXISTING CLOSER TO TECL WITH DISTANCE GREATER THAN 155 FT
- PRE-EXISTING CLOSER TO TECL WITH DISTANCE LESS THAN 150 FT

**COMPARISON OF PROPERTIES WITHIN R3MX ZONING**





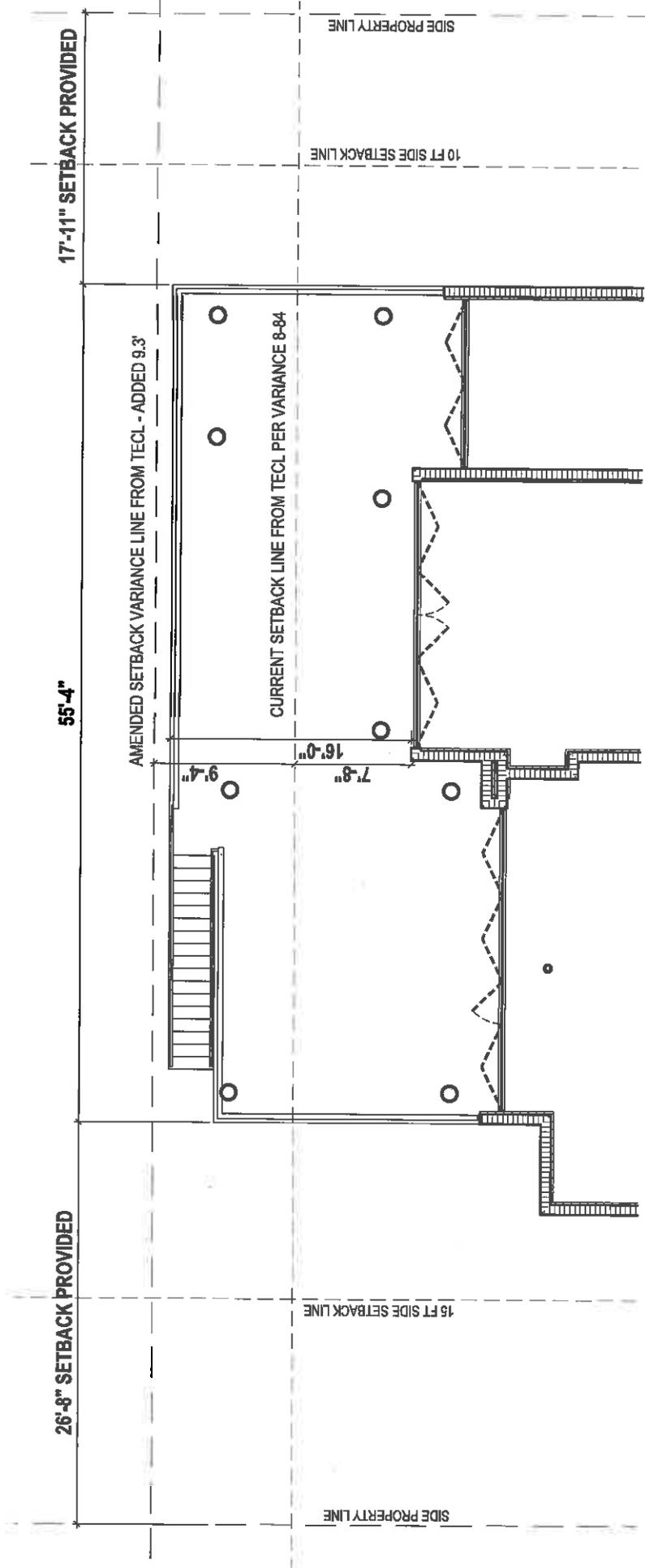
VARIANCE  
REQUEST  
LINE

VIEW LOOKING SOUTH

**VARIANCE REQUEST LINE**



**LOOKING NORTH**



SLOMAN DECK PLAN  
08/29/14

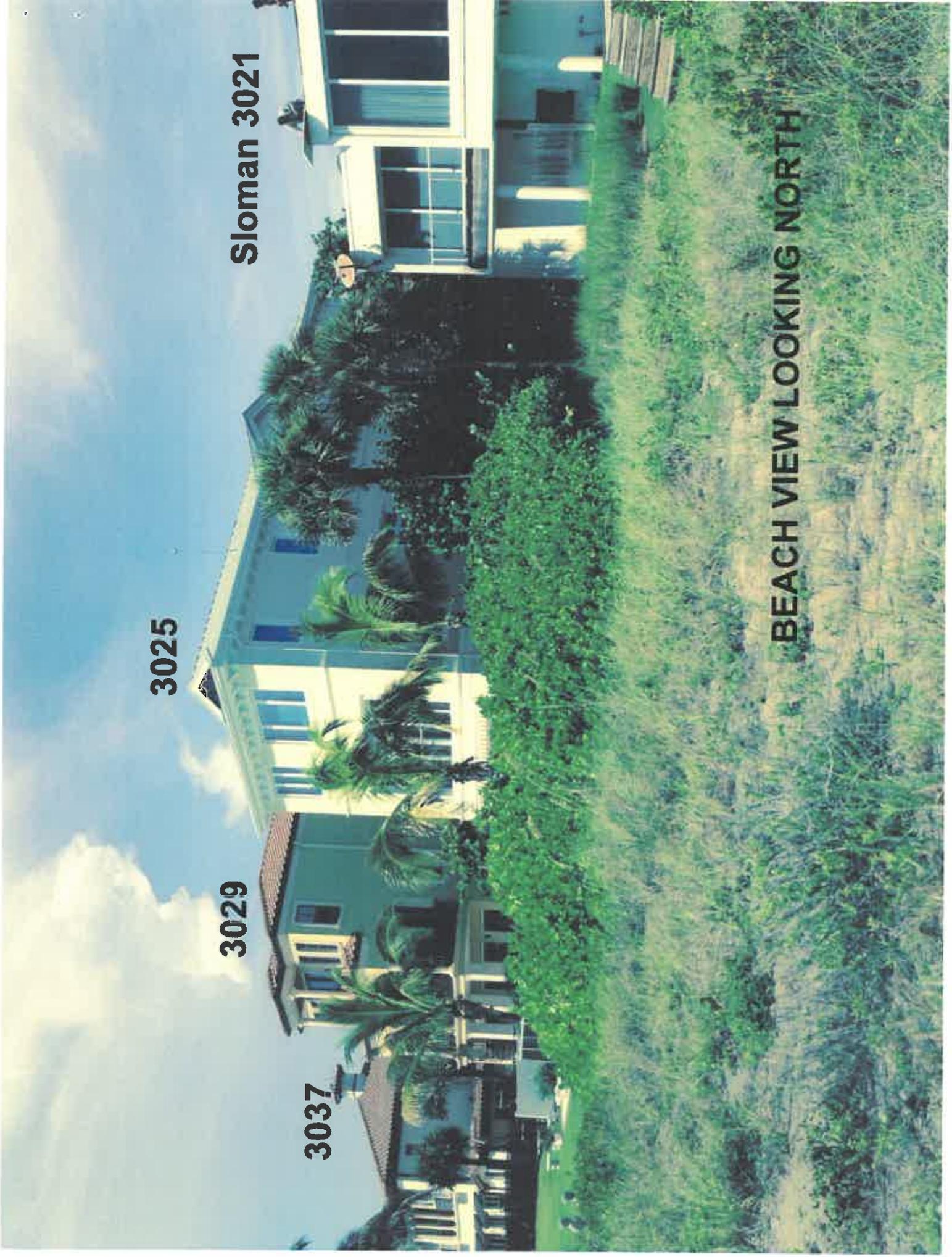
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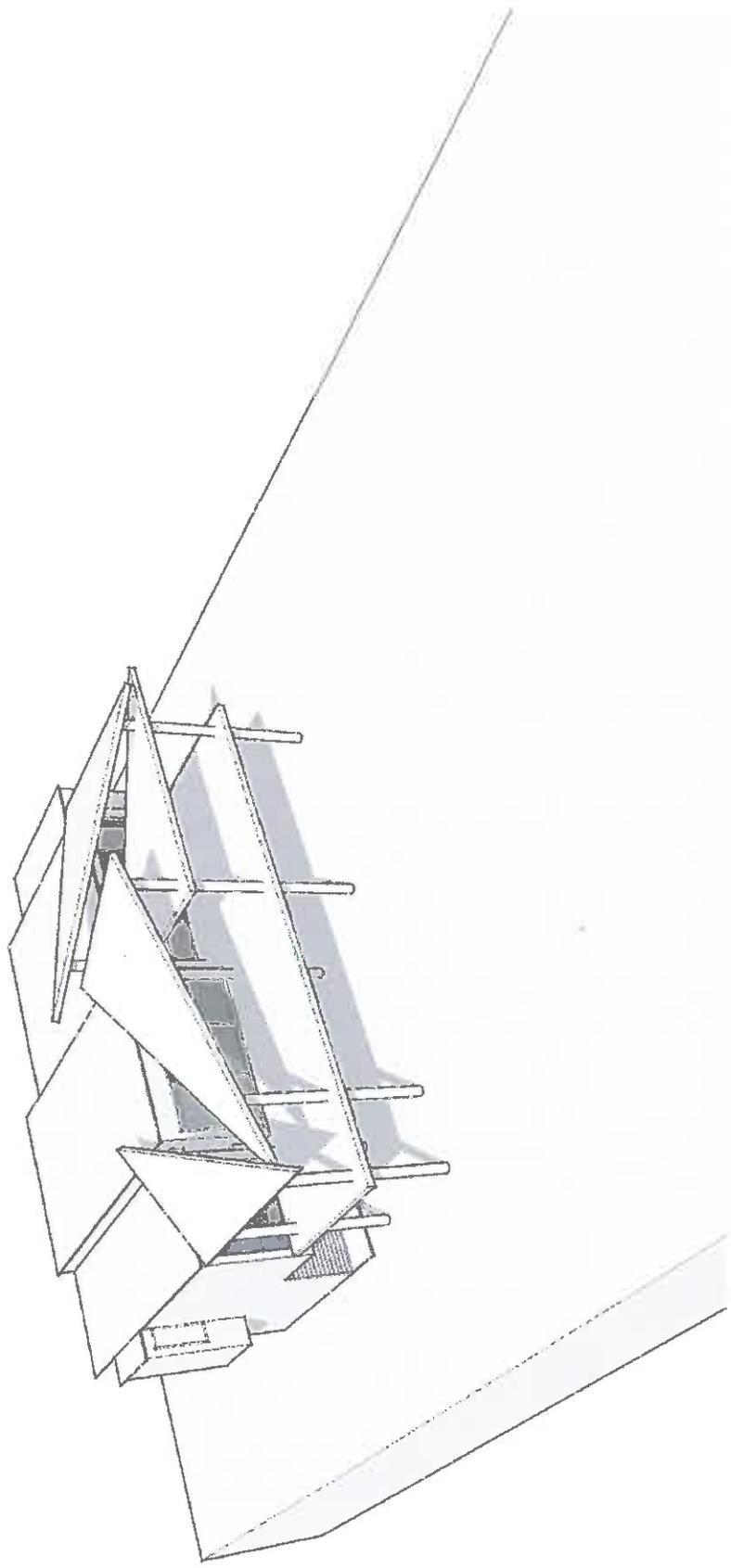
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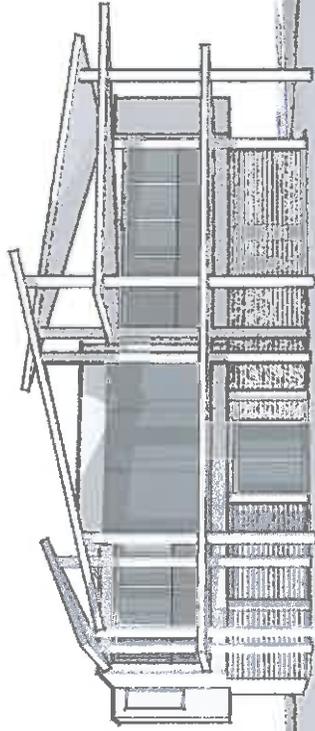
Sloman 3021

BEACH VIEW LOOKING NORTH





SLOMAN DECK  
AERIAL VIEW



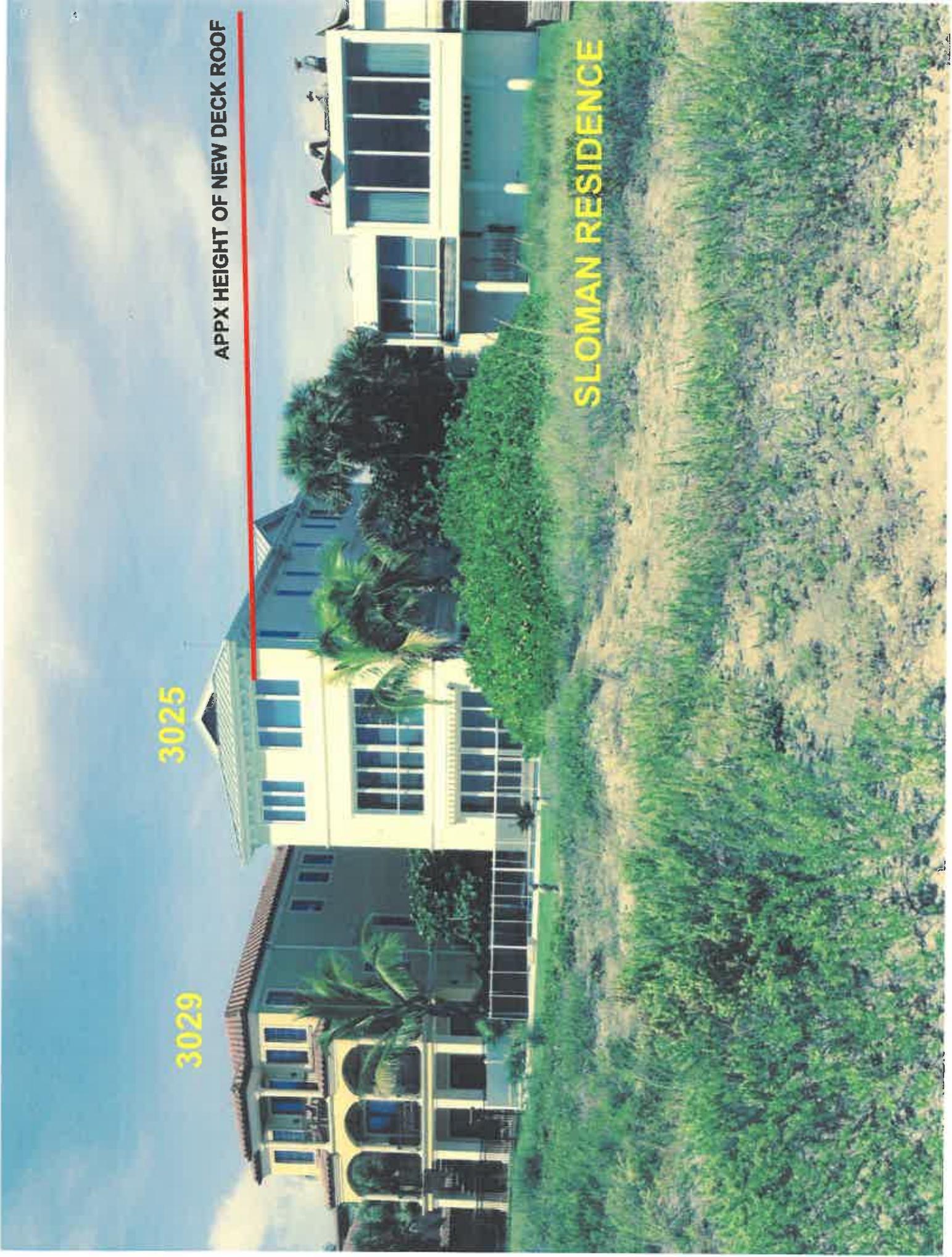
SLOMAN DECK  
BEACH VIEW

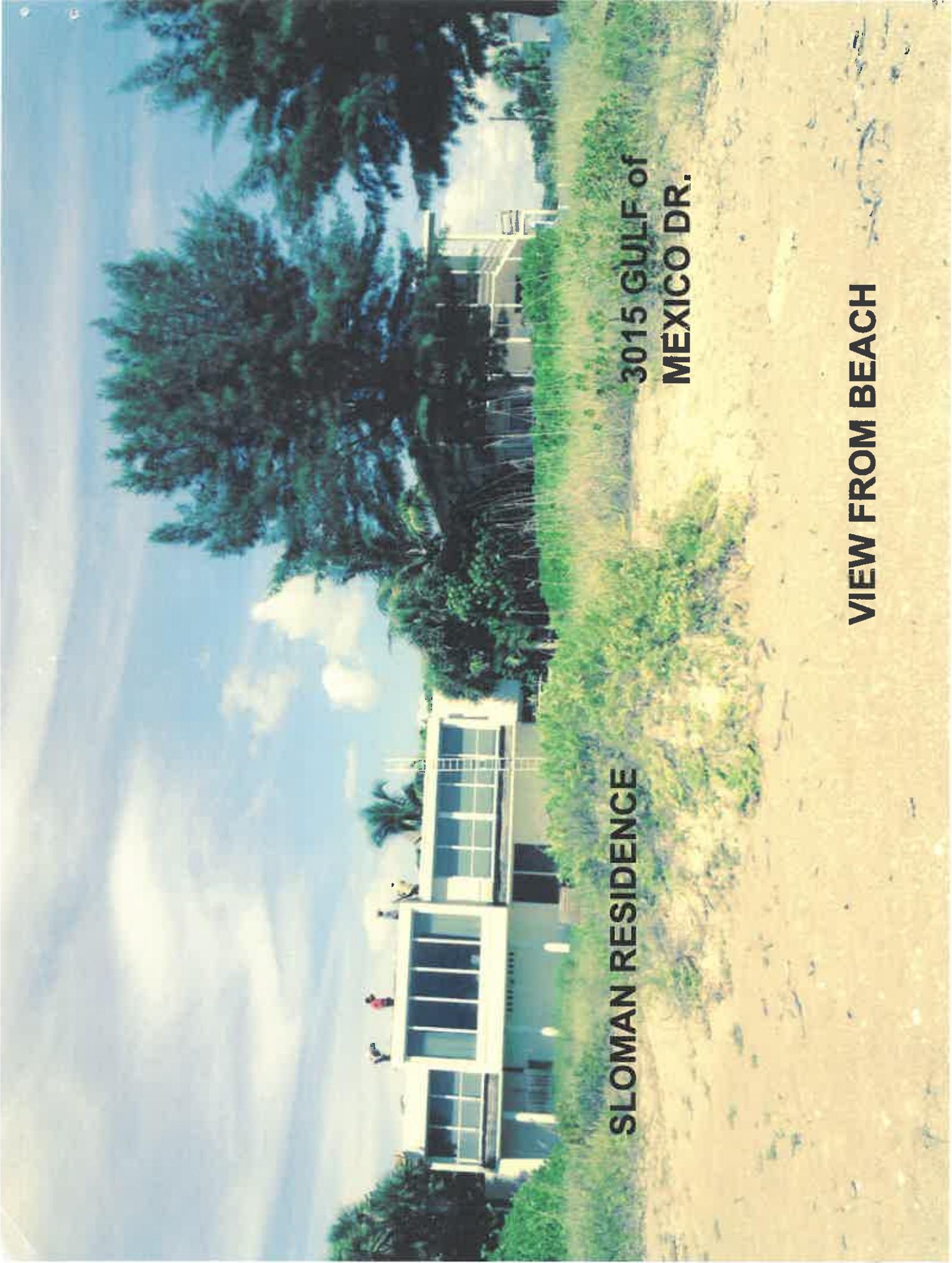
3025

3029

APPX HEIGHT OF NEW DECK ROOF

SLOMAN RESIDENCE





**SLOMAN RESIDENCE**

**3015 GULF of  
MEXICO DR.**

**VIEW FROM BEACH**



TOWN EROSION CONTROL LINE

COASTAL CONSTRUCTION CONTROL LINE

SLOMAN'S PROPOSED DECK

75 FT VARIANCE SETBACK REQUEST LINE

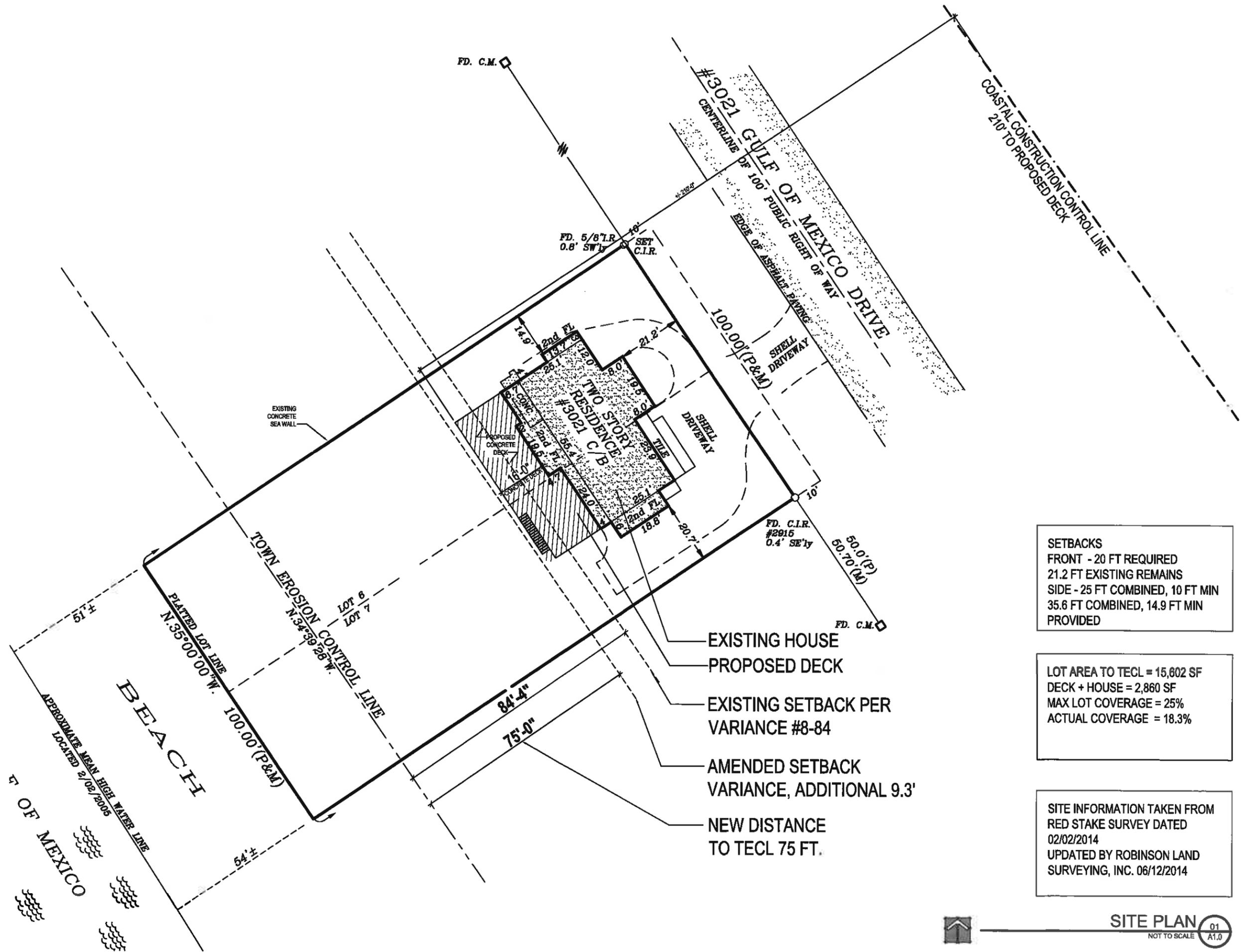
21 Gulf of Mexico Dr, Longboat Key, FL 34228, USA

AERIAL VIEW  
SLOMAN DECK VARIANCE REQUEST  
SEPTEMBER 2, 2014

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Imagery Date: 4/1/2014 27°22'14.21" N 82°37'45.38" W elev 6 ft eye alt 573 ft

1994



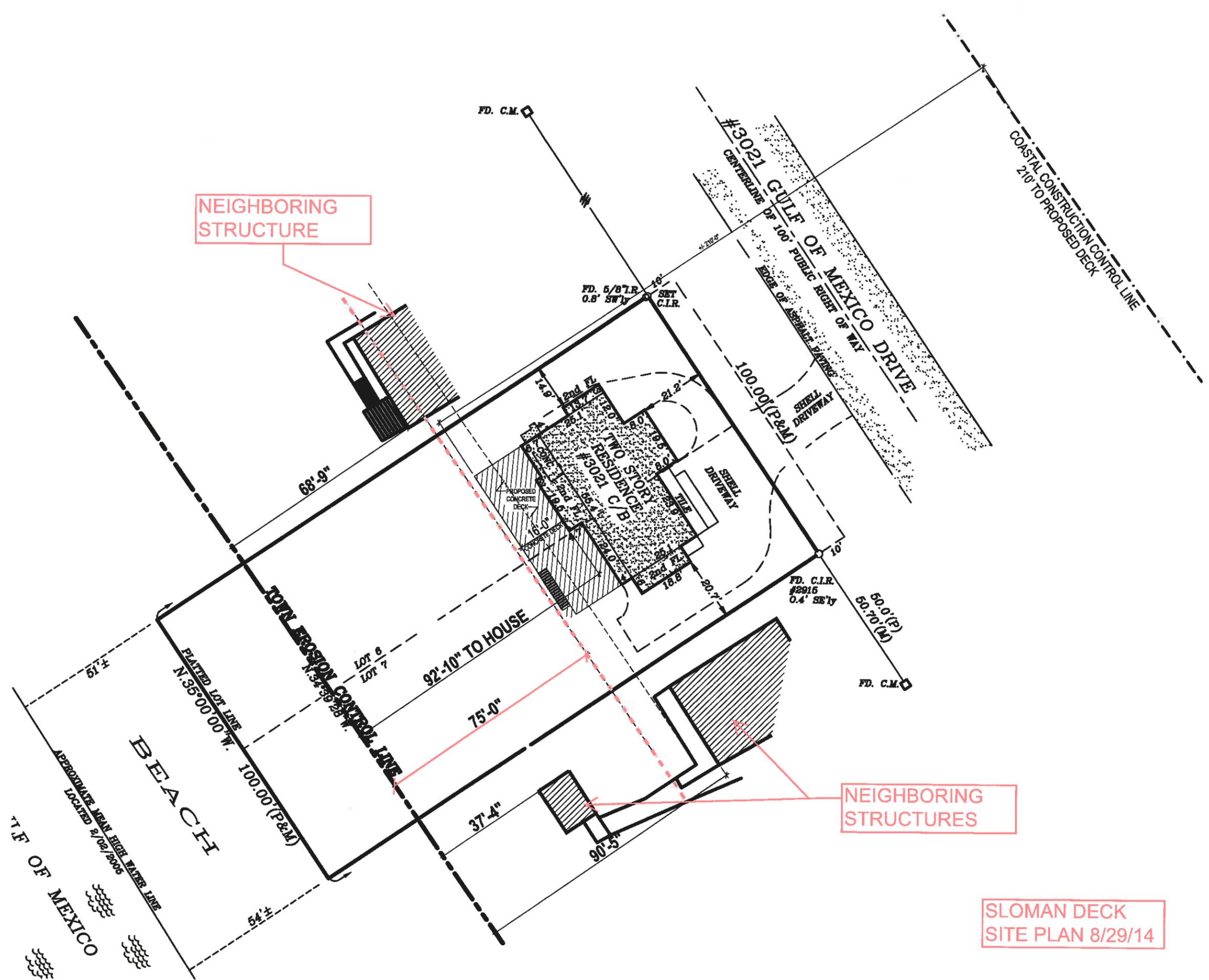
**SETBACKS**  
 FRONT - 20 FT REQUIRED  
 21.2 FT EXISTING REMAINS  
 SIDE - 25 FT COMBINED, 10 FT MIN  
 35.6 FT COMBINED, 14.9 FT MIN  
 PROVIDED

LOT AREA TO TECL = 15,602 SF  
 DECK + HOUSE = 2,860 SF  
 MAX LOT COVERAGE = 25%  
 ACTUAL COVERAGE = 18.3%

SITE INFORMATION TAKEN FROM  
 RED STAKE SURVEY DATED  
 02/02/2014  
 UPDATED BY ROBINSON LAND  
 SURVEYING, INC. 06/12/2014

- EXISTING HOUSE
- PROPOSED DECK
- EXISTING SETBACK PER VARIANCE #8-84
- AMENDED SETBACK VARIANCE, ADDITIONAL 9.3'
- NEW DISTANCE TO TECL 75 FT.





NEIGHBORING  
STRUCTURE

NEIGHBORING  
STRUCTURES

SLOMAN DECK  
SITE PLAN 8/29/14

FD. C.M.

FD. 5/8' L.R.  
0.8' SW'ly

#3021 GULF OF MEXICO DRIVE  
CENTERLINE OF 100' PUBLIC RIGHT OF WAY  
EDGE OF AIRMAIL EXPOSE  
100.00' (P&M) SHELL DRIVEWAY

COASTAL CONSTRUCTION CONTROL LINE  
210' TO PROPOSED DECK

TOUR EROSION CONTROL LINE

FD. 5/8' L.R.  
0.8' SW'ly

FD. C.I.R.  
#2915  
0.4' SE'ly

FD. C.M.

PLATTED LOT LINE  
N. 35° 00' 00" W.

LOT 8  
LOT 7

92'-10" TO HOUSE

75'-0"

37'-4"

90'-5"

50.0' (P)  
50.70' (M)

GULF OF MEXICO

BEACH

APPROXIMATE MEAN HIGH WATER LINE  
LOCATED 2/02/2006

54' ±

51' ±

100.00' (P&M)

54' ±

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N. 35° 00' 00" W.

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