

**Leigh Davis - Dean Minardi Property on Williams Landing Road**

**From:** Ryan Culpepper  
**To:** Leigh Davis  
**Date:** 10/16/2009 5:29 PM  
**Subject:** Dean Minardi Property on Williams Landing Road  
**CC:** Adam Biblo; David McDevitt; Marcus Curtis; Michael Clark; Pat Plocek; Tony Park  
**Attachments:** minardi.pdf

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Leigh,

As promised, I have provided a short brief on Mr. Minardi's property identified by the following parcel ID numbers:

23-34-20-615-000-0  
 23-34-20-004-000-0

Both of these parcels were once much larger parcels that extended nearly the length of Williams Landing Road. It appears that these parcels were excluded from minor subdivisions that occurred in 2003. In essence, they are now remnants of the division of the these larger parcels.

Since that time PID#23-34-20-004-000-0 was apparently divided again thru some other means, improperly. I think the owner had attempted to construct an accessory structure and that is when we discovered the improper subdivision. Since the proposed accessory structure was going to be on a lot without a principal structure, the LDC would not allow the construction to take place. Therefore, in order to resolve the improper division of PID#23-34-20-004-000-0, GEM required the owner to complete a Unity of Title to combine the improperly subdivided lots. By combining the improper lots, the resulting lot now contained a principal structure which allowed the owner to construct the accessory structure in the desired location. Our records indicate that a 440 sq ft "open shed/pavilion" was allowed to be constructed. In fact, the plans indicated "an addition to the home of Dean Minardi".

Both PID#'s are located in the Lake Talquin/Urban Fringe zoning district and are designated LT/UF on the Future Land Use Map of the Comprehensive Plan. This district allows low density residential, passive and active recreation, community services and minor commercial uses, provided the uses satisfy the supplementary regulations pertaining to each use. For example, minor commercial uses shall be located on or within 300 feet of the intersection of local and collector roadway, local and arterial, collector and arterial and collector and collector. This site in particular would not meet the intersection location requirements of Section 10-6.619.

In order for this site to be designated for any other use other than a single-family residential lot, then the site would need to undergo review pursuant to the applicable review processes and standards required to establish a new use, provided the use is determined to be eligible at that particular site. At this time, the referenced parcels have not completed any required review necessary to establish a new use other than single-family residential.

Therefore, I submit that the site is currently only eligible for the development of one (1) single family home on each parcel. According to our records and the Property Appraiser's database, it would appear that one single-family home already exists on PID#23-34-20-004-000-0. It does not appear that a home exists on PID#23-34-20-615-000-0.

It's our understanding that the owner of PID#23-34-20-004-000-0 wishes to utilize the site for the purpose of a rowing club or some similar use. The owner (or any other interested party) has not submitted any Permitted Use Verification (PUV) request to determine if the non-residential use is eligible at that location. A PUV is required to determine eligibility for any other use other than single-family residential.

ATTACHMENT # 5  
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Hopefully, this provides the information you are looking for. I have also attached a copy of a portion of the building permit for the 440 sq ft accessory structure along with the correspondence between staff and Mr. Minardi.

Please let me know if you need anything further.

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Did you know that most homeowners can easily add an accessory dwelling unit to their existing house? Leon County allows both attached and detached accessory dwelling units. Applications fees are low, the review process is quick, and in most instances, the applicable standards are easy to meet. Please contact the Development Services Division for additional information at 850-606-1300.