



CITY OF ST. PETERSBURG, FLORIDA
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

According to Planning & Development Services Department records, no **Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, February 3, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 20-54000067 PLAT SHEET: I-1

REQUEST: Approval of a variance to the required lot area, lot width and the required front and rear yard setbacks of the subject property located in the NT-2 zoning district.

OWNER: Thomas A. Blatt
3892 50th Avenue South
Saint Petersburg, Florida 33711

ADDRESS: 415 24th Street South

PARCEL ID NO.: 23-31-16-78390-034-0011

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

Structure	Required	Requested	Variance	Magnitude
Lot Area	5,800 sf	2,072 sf	3,728 sf	64%
Lot Width	50 ft	42 ft	8 ft	16%
Rear yard setback	10 ft	5 ft	5 ft	50%
Front yard setback	25 ft	15 ft	10 ft	40%
Right side yard setback	12 ft	5 ft	7 ft	58.33%

BACKGROUND: The subject property, located at 415 24th ST S consists of the S 42FT of Lot 1 of BLK 34 of the Saint Petersburg Investment Co. Subdivision. The property is zoned NT-2 (Neighborhood Traditional Single-Family) and is located within the Palmetto Park Neighborhood Association. The minimum required lot width in NT-2 zoning districts is 50-feet and the minimum required lot area is 5,800 square feet. The property is currently vacant.

The property is 42 feet in lot width and 2,072 square feet in lot area. In the year 2014, a structure on the property was condemned by the City Building Official and was demolished as per Building Permit no. 14-10000897. There is no record of a property card for the subject lot; however, there is record of a property card for Lot 1 of BLK 34 of the Saint Petersburg Investment Co. Subdivision with the address 2400 4th AVE S. The property card for the fully platted lot provides a record of the construction of a 3-room frame house in the year 1925. The referenced property card also provides a record of a “cottage” that was located in the rear of Lot 1 and appears to be the structure that was condemned and demolished in 2014.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC’s decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

Approval of these variances would allow for the development of the currently vacant 2,072 square foot lot.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

As described above, the referenced lot is 18% substandard in lot width and 64% substandard in lot area. However, the City has no record of a lot split or lot line adjustment and therefore the referenced lot is not considered as legal nonconforming.

c. *Preservation district. If the site contains a designated preservation district.*

This criterion is not applicable. This request does not involve a preservation district.

d. Historic Resources. If the site contains historical significance.

This criterion is not applicable. This request does not involve a preservation district.

e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.

This criterion is not applicable. This request does not involve a preservation district.

f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.

Staff analyzed the development pattern of the subject block and any lots on the surrounding block faces which block faces that are wholly or partially within 500 feet of the subject lot. This calculation does not consider or include any lots which are in a different zoning district, see attached Development Pattern Analysis and study area tables below.

Staff's development pattern analysis included review of lot area and width for conformance with the minimum requirements for NT-2 properties, and whether the properties typically contain one house per platted lot. The results of the analysis, provided in the tables below, show that 52% of the properties are substandard in terms of lot area or width. Based on the analysis, staff finds that the proposal is inconsistent with the prevailing development pattern in the area.

Lot Area Analysis

Block	Substandard Lot Area & Width	Conforming Area & Width	% Substandard
Subject Block	24	22	52%

g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.

This criterion is not applicable. This request does not involve a preservation district.

2. The special conditions existing are not the result of the actions of the applicant;

As per the most recent property deed, the property was purchased in August of 2020 by the current owner. The current owner purchased the lot at its existing configuration. Therefore, while the lot appears to have been illegally split it was not the result of the actions of the applicant.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

The City has no record of a lot split or subdivision decision from the northern adjacent parcel of this property. There is no record of City approval of the referenced lot split and therefore, the literal enforcement of the Code would not result in a hardship.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

Strict application of the Land Development Regulations would not allow the applicant to construct a single-family home on the subject property. The property card for the address 2400 4th AVE S provides a record of a cottage that was constructed in the rear of the property. The subject cottage was condemned by the City Building Official and was demolished in 2014.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The requested variance to lot area and lot width is the minimum required to build a single family residence on the subject lot at its current configuration.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

This request is not in harmony with the general purpose and intent of this chapter as the request does not meet the minimum lot area, lot width, and required setbacks of NT-2 zoned properties as per Section 16.20.010 of the Land Development Regulations.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The request is not consistent with the pattern of the subject neighborhood.

8. *The reasons set forth in the application justify the granting of a variance;*

The reasons set forth in the application do not justify the granting of this variance as the City has no record of approving the current configuration of the subject lot.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

No nonconforming use of neighboring properties was considered in this review.

PUBLIC COMMENTS: The subject property is within the boundaries of the Palmetto Park Neighborhood Association. City staff received an emails of support from the President and Treasurer of the Palmetto Park Neighborhood Association as well as numerous calls and emails of support from neighbors.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variance.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should meet all other requirements of the NT-2 zoning district.
2. This variance approval shall be valid through February 4th, 2024. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
4. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.

ATTACHMENTS: Location map, variance application, site plan, floor plan, elevation drawings, photographs, applicant's narrative, 2400 4th AVE S property card, signatures of support, Neighborhood Participation Report

Report Prepared By:




Dylan Carlson, Planner I
Development Review Services Division
Planning & Services Development Department

01/27/2021

Date

Report Approved By:



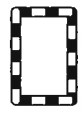
Jennifer Bryja, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Services Development Department

1.27.2021

Date

COPY	BUILDING	ELECTRICAL	23-31-16 PLUMBING T-1
<p>Location: 2400 - 4th Avenue South #15729 - 8/14/25 - \$1,200 Victor Nelson - 3-room frame house. #63068 - 5/28/47 - \$500 Owner Bert Hagen - Put cement floor, place row of blocks around garage. Reside and reroof garage-place over head doors (12' x 18') #63434 - 6/24/47 - \$750 Owner Bert.Hagen - Erect a 10 x 12 addition to cottage on rear of lot to be used as a bedroom. B of A - 6/13/47 - 415 - 24 St. S. #64025 - 7/28/47 - \$150</p>	<p>#9539 - 8/2/48 - Bert Hagen - Hayes - 1p-3ws 1-meter #8963D - 10/21/53 - Hughes Supply Co. - Mitchell Elec. - 13c-3sw-3p #6594D - 7/25/72 - Green - Collier-100 amps 1-phase 1-meter 2sw-1p (415 - 24 St. S.) #6595D - 7/25/72 - Alb. Roberts - Collier - 100 amps 1-phase 1-meter 7p 1-AC 1HP</p>	<p>#24220 - 11/26/45 - Hagen - P. J. Eberle - sink - gwh</p>	<p>Owner Bert Hagen - Reroof residence #84793A-R3 - 3/29/63 - \$150 Owner Velma Rowley - Enclose screen porch on front of existing residence with jalousie windows for Florida room (Type VI) By owner #4454-LM - 6/28/71 - \$75,000 Owner Hughes Inc. - Addition to existing business (Type II) P. J. Callaghan Co., Inc., Contractor, Richard F. King, Architect. #50974-RM 12/15- 11/8/77 - \$500 Owner Albert Roberts - General re-pairs on roof as per housing letter dated Oct 19, 1977 on residence (Type VI) By owner</p>

INSTALLATION	GAS	SEWER
	#G1571A - 11/6/73 - Albert Roberts - Batton - 1-space htr. Nat. Gas (415 - 24 St. S.)	#2251 - 10/2/30 - V. Nelson - Hancock - OK 10/2/30 2-bldgs.
	SIGNS	SEPTIC TANK



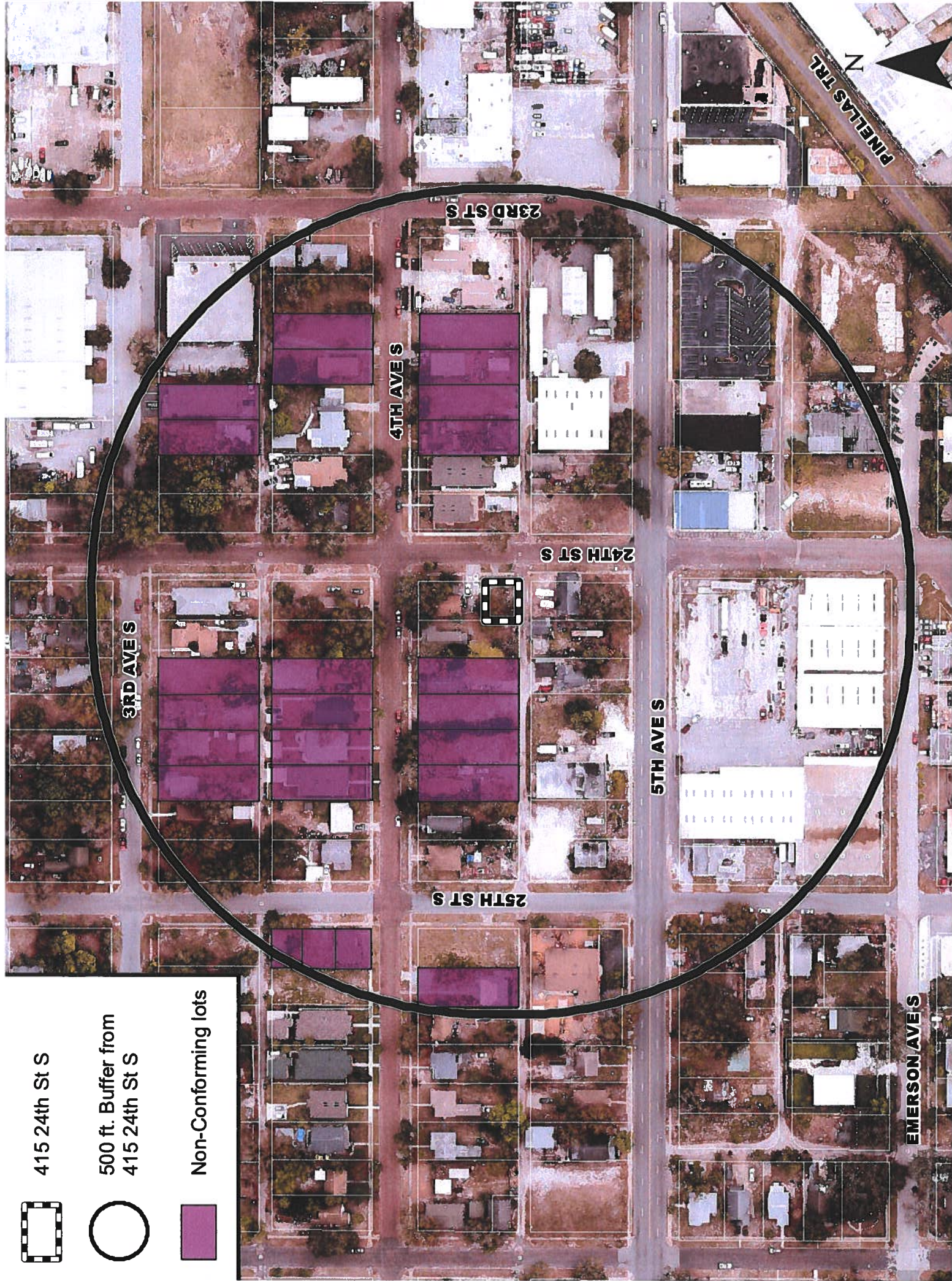
415 24th St S



500 ft. Buffer from
415 24th St S



Non-Conforming lots





VARIANCE

Application No. 20-5400006

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Thomas Allen Blatt
 Street Address: 3892 50th Ave S.
 City, State, Zip: St. Petersburg, FL, 33711
 Telephone No: 727.331.7910 Email Address: bluesflyer53@gmail.com

NAME of AGENT or REPRESENTATIVE:
 Street Address:
 City, State, Zip:
 Telephone No: Email Address:

PROPERTY INFORMATION:

Street Address or General Location: 415 24th St. S.
 Parcel ID#(s): 23-31-14-78390-034-0011

DESCRIPTION OF REQUEST:

Permission to build on property and approval of adjusted setbacks

PRE-APPLICATION DATE: 9/4/2020 **PLANNER:**

FEE SCHEDULE

1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00

Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner / Agent*: Thomas A Blatt Date: 11/6/2020
 *Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Thomas Allen Blatt



Pre-Application Meeting Notes

Meeting Date: 09/04/2020 Zoning District: NT-2
 Address/Location: 415 24th ST S
 Request: Variance request to lot area
 Type of Application: Variance Staff Planner for Pre-App: JLB and DJC
 Attendees: Julianne Perez, Thomas Blatt, Jennifer Bryla and Dylan Carlson

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
PALMETTO PARK NBRHD ASSN	Kate Thorpe-Eddleman	palmettopark1@yahoo.com / thorpekatem@gmail.com	N/A

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: Applicants are proposing to build a single family home on the subject lot. The subject lot is substandard in lot area and requires a variance to lot area in order to become buildable. Applicants inquired about a setback variance to reduce required setbacks for new single family home due to the size of the lot. A variance application is required to reduce the required setbacks as well. The applicants are required to notice CONA, FICO and the above referenced neighborhood association with intent to file the application at least 10 days before submitting the application.



CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Thomas Allen Blatt

This property constitutes the property for which the following request is made

Property Address: 415 24th St. S.

Parcel ID No.: 23-31-16-78390-034-0011

Request: Permission to build on property and approval of adjusted setbacks

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): _____

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): Thomas A. Blatt

Thomas A. Blatt
Printed Name

Sworn to and subscribed on this date

Identification or personally known: FL Drivers License for Thomas Blatt

Notary Signature: Hillary Pedmo
Commission Expiration (Stamp or date): _____

Date: 11/7/2020



Hillary Pedmo
State of Florida
My Commission Expires 04/10/2021
Commission No. GG 92505



VARIANCE

GENERAL INFORMATION

Pre-application Meeting

All applicants are required to schedule a pre-application meeting **two weeks prior to submittal of an application**. Meetings may be held via telecom. If an application is submitted without a pre-application meeting, and the application is deemed to be incomplete or incorrect, the application may be delayed. Please contact Iris Winn to schedule: 727-892-5498.

Public Participation Report

All applicants are required to contact the applicable Neighborhood Association President, **Business Association, CONA and FICO**, a minimum of 10-days prior to filing the application and complete the Public Participation Report prior to submittal of an application. Applications without the Public Participation Report will not be accepted. The contact information will be provided to the applicant by staff at the pre-application meeting. **Reports may be updated and resubmitted up to 10-days prior to the scheduled public hearing.**

Commission Review

By applying to the Commission, the applicant grants permission for Staff and members of the Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification

All applications made to the Commission are required by Florida Statute and City Code to provide public notification of requested variances, reinstatements of grandfathered uses, and redevelopment plans. The applicant will be required to post a sign on the subject property and send via the U.S. Postal Service by "Certificate of Mailing" notification letters to all property owners within **300-feet** of the subject property. The City will provide one (1) original notification letter, a list of properties, mailing labels, sign, and procedures to complete the posting of the sign and the notification of property owners. These legal notifications must be completed by the dates noted on the Commission schedule with verification of mailing **and sign posting** returned to Staff within seven (7) days of the meeting date.

Public Hearing

Applications appropriate for public hearing will be heard by the Commission on the dates listed on the Commission schedule. The public hearings begin at 2:00 P.M. **and will be held temporarily at the Sunshine Center (Auditorium), located at 330 5th Street North**. All proceedings are quasi-judicial. Therefore, it is required that the property owner or authorized representative attend the hearing.

Commission Approvals

If approved by the Commission, permits, inspections, business taxes, and certificates of occupancy are required, when applicable. All conditions of approval must be completed and approved by the date specified in the report. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Commission or POD (person officially designated) does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

Applicant Narrative

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

Street Address: 415 24th St. South, St. Petersburg, FL, 33712

Case No.:

Detailed Description of Project and Request:

Thomas Allen Blatt owns the property at the aforementioned address and purchased the property as "Vacant Residential" with the intention to build on the property. After reaching out to the City, and being informed that the property is considered on a sub-standard lot and therefore does not comply with current standards to be built upon, we asked the City for the process of permission to build and request setbacks, and was directed to have a pre-variance meeting and fill out a variance application. This variance application is to request permission to build a single-family residence on the lot, and request to adjust setbacks as described below and in greater detail in the letter attached which was provided as a notice of intent to file for all required neighborhood associations.

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

The property is a third of a parcel on a residential street bordering the backyard of a neighboring home on the west side and back driveway of a home on the north side as well as an alley on the south side, and 24th street south on the east side. The property is mostly grass with a few trees on the west and south sides of the property. Since the lot is small in size at 42 x 50 ft, the currently allowable setbacks of 25ft from the front and 10 ft rear setback would then require that the width of a house be 15ft deep which while possible, is a very small space for a single-family residence. By adjusting the setbacks a bit, there would be more appropriate living space in the home, while also maintaining a border of green space to ensure distance from neighbors and streets/sidewalk as well as aesthetically similar to many homes in the neighborhood overall. The additional square footage of the home if setbacks were granted would also add economic value to the property for current and future residents, and the City—and we believe is the most economically viable use of the property.

2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.

Yes, there are other properties in the immediate neighborhood that have been developed in a similar way.

- Two blocks from this address are three like size lots two of which have single family homes on them: 331 25th st s (lot size – 44x51) and 327 25th st s (lot size – 40x51)
- A search of the immediate area show many single family homes on similar size lots from side by side single family homes at 2406 and 2408 Dartmouth Ave N (lot size 50x42 for each) to single family homes 111 25th St N (lot size - 27x51) and 215 26th St N (lot size - 26x50) .

The aforementioned properties were shared during the pre-variance application meeting. Additionally, related to the setbacks, we measured the setbacks of houses within the immediate area of the property using a laser measuring device that allowed for this effort without intruding on anyone's property. After

measuring over 50 homes, we found a wide variety of setbacks from roughly 4 feet to 26 feet (several of these setbacks were front setbacks including houses that have a front door facing the "Street" side address). Notably, we identified at least 6 homes that reflect a front setback under 14 feet, including several on 4th Avenue South (the Avenue closest to the property) in between 25th St. and 24th St. We have attached a map which indicates the immediate residential area of Palmetto Park near our property (our property at 415 is in yellow), and have identified with red marker the homes that have a front setback of 15 feet or less. As reflected on the map, our review of the immediate area with the laser measuring device indicates 48 homes that fall within this front setback of 15 feet or less. **(Map is attached).**

3. How is the requested variance not the result of actions of the applicant?

As the new property owner and applicant, there have not been any prior actions on the property other than mowing the grass since the purchase of the property.

4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?

The property is vacant residential and the most reasonable use of the property is to build a single-family residence that would neighbor the single-family residences on the north, east, and west sides of the property. The property is bordered by an alley on the south and sidewalk along 24th st. to the east. There was a home already built on the property that was demolished in 2014. Public records indicate evidence of a single family home on the lot since 1920, and several neighbors remarked living in the community for decades and remembering a home there. A single-family residence will make the most reasonable use of the property, bring economic value to the community and City, and complement the neighborhood-feel of those living within the immediate area. After knocking on neighbors' homes, door-to-door, to complete the neighborhood worksheet, it is clear that many single families live in the area. Some of these families have recently moved to the area, many of which had young children, other individuals are renting a home, and there were also many families that noted that they'd lived in the neighborhood for several decades. Those individuals remembered the property having a home on it prior, and were very supportive of building another home on the property. All neighbors that were spoken with voiced support of building a home on the property except one male neighbor 2 blocks away that wasn't clear on where the property was or if he'd passed it before, could not recall what the property looked like even after our verbal description, but considered the lot too small after looking at the lot map. This one neighbor's perspective was a clear outlier, and those that live on bordering streets did voice support. The family that will live on this home are two young professionals (construction and administration/community development) in their mid-30's with a child on the way, that identify as White and Hispanic/Latinx respectively, and will thoughtfully maintain the home and participate in the community as a good neighbor. Additionally, as mentioned prior, by adjusting the setbacks a bit, there would be more appropriate living space in the home, while also maintaining a border of green space to ensure distance from neighbors and streets/sidewalk as well as aesthetically similar to many homes in the neighborhood overall.

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

A variance is required to have permission to build on the lot, so there isn't an alternative as an aspiring homeowner that doesn't require a variance. For the setback variance requests, alternatives such as a "tiny home" within a 15ft depth were certainly considered, however the living space did not feel sufficient for a growing single-family, and a slightly larger home seems to better fit within the

neighborhood while still maintaining green space between neighboring properties and roads.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

The requested variances to build on the property, and adjust setbacks, would enhance the neighborhood in the following ways: 1) allowing for an additional single-family residence that will match the single-family residences on neighboring blocks, 2) thoughtfully designed to add to the creative aesthetic of the Grand Central Arts District, 3) incorporation of environmentally-friendly building materials and design that will advance the City of St. Petersburg's focus on being an environmentally-conscious City and sustainable for future generations, and 4) inspire other builders and homeowners in the neighborhood to design and maintain their homes in those ways.

Applicant Report

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

- Attended September 8, 2020 Palmetto Park Neighborhood Association General Meeting at 7pm (virtual meeting on Zoom) which included association board members and local residents as well as City of St. Petersburg neighborhood coordinator and code enforcement staff. The intent to file a variance application was described along with the general ideas for building on the property, and all association members and attendees were invited to ask questions during the meeting or to follow-up by email or phone following the meeting with any questions. Board member Kate Thorpe-Eddleman had also provided the attached letter which had been emailed on September 4 to the group.
- The property owner and family of the current property owner that intends to live in the new home once built, also knocked on doors along the neighboring blocks to the property on September 12 and 13, 2020 and described the intention of filing a variance and desire to build a single-family home on the property. All neighbors were asked if they would support this intent to file and build on the property and if they had any questions. Potential design plans, site plan, and type of variances were available to discuss with any neighbors that had questions.

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

See letter attached that was sent or emailed to all three associations.

Emails sent to:

- Palmetto Park Neighborhood Association (PPNA) on September 4, 2020 at 2:33pm (see **Appendix A, Snapshot 1, for email snapshot**)
 - PPNA Board Member Kate Thorpe-Eddleman shared the letter with the association board and members. She shared the following email message on October 1, 2020 at 4:52 pm: "Julianne, Please note that no one has objected and that you received majority support from the Palmetto Park BOD, so you may feel free to note that on your variance request with the City. Good luck and keep us posted! We'd love to follow along with your progress! Best, Kate. (see Appendix A, Snapshot 2, for email snapshot)
- Judy Landon of Council of Neighborhood Associations (CONA) - on September 4, 2020 at 3pm (see **Appendix A, Snapshot 3, for email snapshot**)

USPS mail sent to:

- Federation of Inner-City Community Organizations (FICO) c/o Kimberly Frazier-Leggett on September 4, 2020 (**USPS receipt attached to application packet**)

See letter attached that was sent or emailed to all three associations.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

- Palmetto Park Neighborhood Association main contact is: Kate Thorpe-Eddleman. Kate's contact information is: thorpekatem@gmail.com. Additional information on the PPNA can be found on their FB page here: <https://www.facebook.com/PalmettoParkNeighborhoodAssociation/>
- **See neighborhood worksheet attached** with full names and addresses of neighbors that were spoken with directly.

2. Summary of concerns, issues, and problems expressed during the process

All neighbors that were spoken with (**see neighborhood worksheet, attached**) voiced support of building a home on the property except one male neighbor 2 blocks away that wasn't clear on where the property was or if he'd passed it before, could not recall what the property looked like even after our verbal description, but considered the lot too small after looking at the lot map. This one neighbor's perspective was a clear outlier, and those that live on bordering streets did voice support.

VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET

Street Address: 415 24th St S | Case No.:

Description of Request: Application for variance in order to build on a small lot currently said to be "unbuildable" due to lot size by city.

The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):

1. Affected Property Address: 2425 4th Ave S

Owner Name (print): Ruane Hart
Owner Signature: *[Signature]*

2. Affected Property Address: 2451 4th Ave S

Owner Name (print): Donald Clark
Owner Signature: *[Signature]*

3. Affected Property Address: 2454 4th Ave S

Owner Name (print): Angie Reaves
Owner Signature: *[Signature]*

4. Affected Property Address: 2408 4th Ave S

Owner Name (print): J. DUNCAN
Owner Signature: *[Signature]*

5. Affected Property Address: 2401 4th Ave S

Owner Name (print): Betty Wimberly
Owner Signature: *[Signature]*

6. Affected Property Address: 2400 4th Avenue South

Owner Name (print): Jamar Jones
Owner Signature: *[Signature]*

7. Affected Property Address: 2358 4th Ave S

Owner Name (print): RAJEEV CHAWLA
Owner Signature: *[Signature]*

8. Affected Property Address: 2326 4th Ave S

Owner Name (print): Esperanza King
Owner Signature: *[Signature]*



VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET

Street Address: 415 24th St. S. | Case No.:

Description of Request: Application for variance in order to build on a small lot currently said to be "unbuildable" due to lot size by the city.

The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):

1. Affected Property Address: 2326 4th Ave S, 33712
Owner Name (print): Lauren Westmeland
Owner Signature: Lauren Westmeland

2. Affected Property Address: 2343 4th AV. S
Owner Name (print): Alice Hamlet
Owner Signature: Alice Hamlet

3. Affected Property Address: 2476 23rd Ave S
Owner Name (print): Jon. Tran
Owner Signature: Jon Tran

4. Affected Property Address: 2462 4 Ave S
Owner Name (print): Velvita Williams
Owner Signature: Velvita Williams

5. Affected Property Address: 2439 4th Ave S
Owner Name (print): LINDSAY WULF
Owner Signature: Lindsay Wulf

6. Affected Property Address: 2447 4th Ave S
Owner Name (print): Nicholas Fox
Owner Signature: Nicholas Fox

7. Affected Property Address:
Owner Name (print):
Owner Signature:

8. Affected Property Address:
Owner Name (print):
Owner Signature:

Appendix A

Snapshot 1:

Julianne Perez <julianne.scott.perez@gmail.com>
to pamettopark1, thorpekatem ▾

Fri, Sep 4, 2:33 PM



Good afternoon, Kate Thorpe-Eddleman of Palmetto Park Neighborhood Association

We are hopeful in writing to you as a potential new neighbor. We have purchased a lot in Palmetto Park at 415 24th St. S with the hope of building a single-family, ideally net zero (environmentally-friendly) home. Currently the property is considered "substandard" by the City of St. Petersburg zoning division and would require a variance application to build on the property. Please note that there was a home on the property between 1920 and 2014 according to public records (MLS listing # U7273936 and Property Appraiser's website). In 2014, the most recent structure on the property was demolished. The lot is currently vacant, and identified as vacant residential and in a NT-2 zoning district (traditional family home) on the City zoning GIS map.

This email/mail serves as our intent to file an [application](#) with the City to build a single-family home with specific variances conducive to a modest and comfortable home that adds to the aesthetics of the neighborhood. Our variance application to the City will include the following:

Snapshot 2:

Kate M Thorpe-Eddleman

to me ▾

Julianne,

Please note that no one has objected and that you received majority support from the Palmetto Park BOD, so you may feel free to note that on your variance request with the City.

Good luck and keep us posted! We'd love to follow along with your progress!

Best,

Kate

...

Oct 1, 2020, 4:52 PM (10 days ago)



Snapshot 3:

Julianne Perez <julianne.scott.perez@gmail.com>
to variance ▾

Fri, Sep 4, 3:00 PM ☆ ↩ ⋮

[Please note correction to text with updates in bold and corrections removed with strikethrough]

Good afternoon, Judy Landon of Council of Neighborhood Associations (CONA) -

We are hopeful in writing to you as a potential new neighbor. We have purchased a lot in Palmetto Park at 415 24th St. S with the hope of building a single-family, ideally net zero (environmentally-friendly) home. Currently the property is considered "substandard" by the City of St. Petersburg zoning division and would require a variance application to build on the property. Please note that there was a home on the property between 1920 and 2014 according to public records (MLS listing # U7273936 and Property Appraiser's website). In 2014, the most recent structure on the property was demolished. The lot is currently vacant, and identified as vacant residential and in a NT-2 zoning district (traditional family home) on the City zoning GIS map.

This email/mail serves as our intent to file an [application](#) with the City to build a single-family home with specific variances conducive to a modest and comfortable home that adds to the aesthetics of the neighborhood. Our variance application to the City will include the following:

- **Rear yard variance:** will apply for variance to make same as side set-back at 5ft (*current allowable: 10 ft rear setback from property line in rear*)
- **Front variance:** will apply for variance to reduce to 15ft (*current allowable: 25ft front setback from property line at sidewalk*)
- **Side yard:** no variance will be requested (*current allowable: 5ft on each side yard*)
- **Roof height:** no variance will be requested, we expect the height would fall into the current regulations (*current allowable: is 36ft to peak and 24ft to eave*)
- **Lot area:**
 - The current subject lot is 42ft wide, 50ft deep, and 2,072 square feet in lot area. (*Current allowable: in NT-2 zoning district is 50ft wide and 5,800 square feet in lot area. Please note that other homes in the area have been permitted to build on smaller lot sizes within grandfathered density allowances and re-*

To: Federation of Inner-City Community Organizations (FICO) c/o Kimberly Frazier-Leggett
From: Julianne Perez and Thomas Blatt
Subject: Hello and Notice of Intent to File for Variance Application in Palmetto Park on vacant property

Good afternoon, Kimberly Frazier-Leggett of Federation of Inner-City Community Organizations (FICO) -

We are hopeful in writing to you as a potential new neighbor. We have purchased a lot in Palmetto Park at 415 24th St. S with the hope of building a single-family, ideally net zero (environmentally-friendly) home. Currently the property is considered "substandard" by the City of St. Petersburg zoning division and would require a variance application to build on the property. Please note that there was a home on the property between 1920 and 2014 according to public records (MLS listing # U7273936 and Property Appraiser's website). In 2014, the most recent structure on the property was demolished. The lot is currently vacant, and identified as vacant residential and in a NT-2 zoning district (traditional family home) on the City zoning GIS map.

This email/mail serves as our intent to file an application (City of St. Pete Variance Form available for reference at: <http://www.stpete.org/Variance%20APPLICATION%20Fillable%20Form%20-%20Revised%2003.24.2020.pdf>) with the City to build a single-family home with specific variances conducive to a modest and comfortable home that adds to the aesthetics of the neighborhood. Our variance application to the City will include the following:

- **Rear yard variance:** will apply for variance to make same as side set-back at 5ft (*current allowable: 10 ft rear setback from property line in rear*)
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- **Lot area:**
 - The current subject lot is 42ft wide, 50ft deep, and 2,072 square feet in lot area. (*Current allowable: in NT-2 zoning district is 50ft wide and 5,800 square feet in lot area. Please note that other homes in the area have been permitted to build on smaller lot sizes within grandfathered density allowances and re-development plans per the City*)
 - Will apply for variance to lot area for 32 ft wide by 30 ft deep to reach a total square footage of structure at an estimated 1,320 square feet for all living spaces, in addition to the rear yard variance and front variance noted above, (ideally our intent is to build a smaller, multi-story design plan that incorporates environmentally friendly certifications such as LEED/ Florida Green Building Coalition Certification, Solar Ready, and/or incorporation of cutting edge technology to develop an environmentally-friendly and storm-resistant structure) within lot area which would include a single-car garage to minimize on-street parking (if all setback variances are permitted)

We believe if approved to move forward with these variances we would be able to build a single-family home that aligns with other homes in the surrounding area and would contribute beneficially to the

community. On a personal note, this would be the first home for my husband and I as we expect our first child in January and we would love to become part of this community.

Thank you for your thoughtful consideration. **Our intent is to apply for the upcoming September 14th City application deadline and we would greatly appreciate acknowledgement that you received our notification and any comments or questions you may have.** The City staff confirmed that a complete copy of the application will be sent to you once they process the application. Please feel free to reach out by email or phone with any follow-up questions to julianne.scott.perez@gmail.com or 727-278-7895.

Best,
Julianne Perez and Thomas Blatt

--

Julianne M. Perez
Bilingual Community Development Professional (English/Spanish)
Master in Public Administration
Returned Peace Corps Volunteer (Peru 2011-2013)
phone: +1 727 278 7895; email: julianne.scott.perez@gmail.com; LinkedIn [Profile](#)

U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

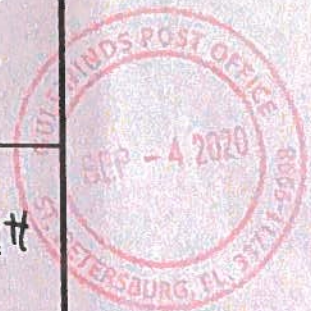
Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee.

Received From:

JULIANNE PEREZ + THOMAS BLATT
3892 50th Ave S. St. Pete, FL
33711

One piece of ordinary mail addressed to:

FICO c/o Kimberly Frazier-Leggett
3301 24th Ave S.
St. Pete, FL 33712



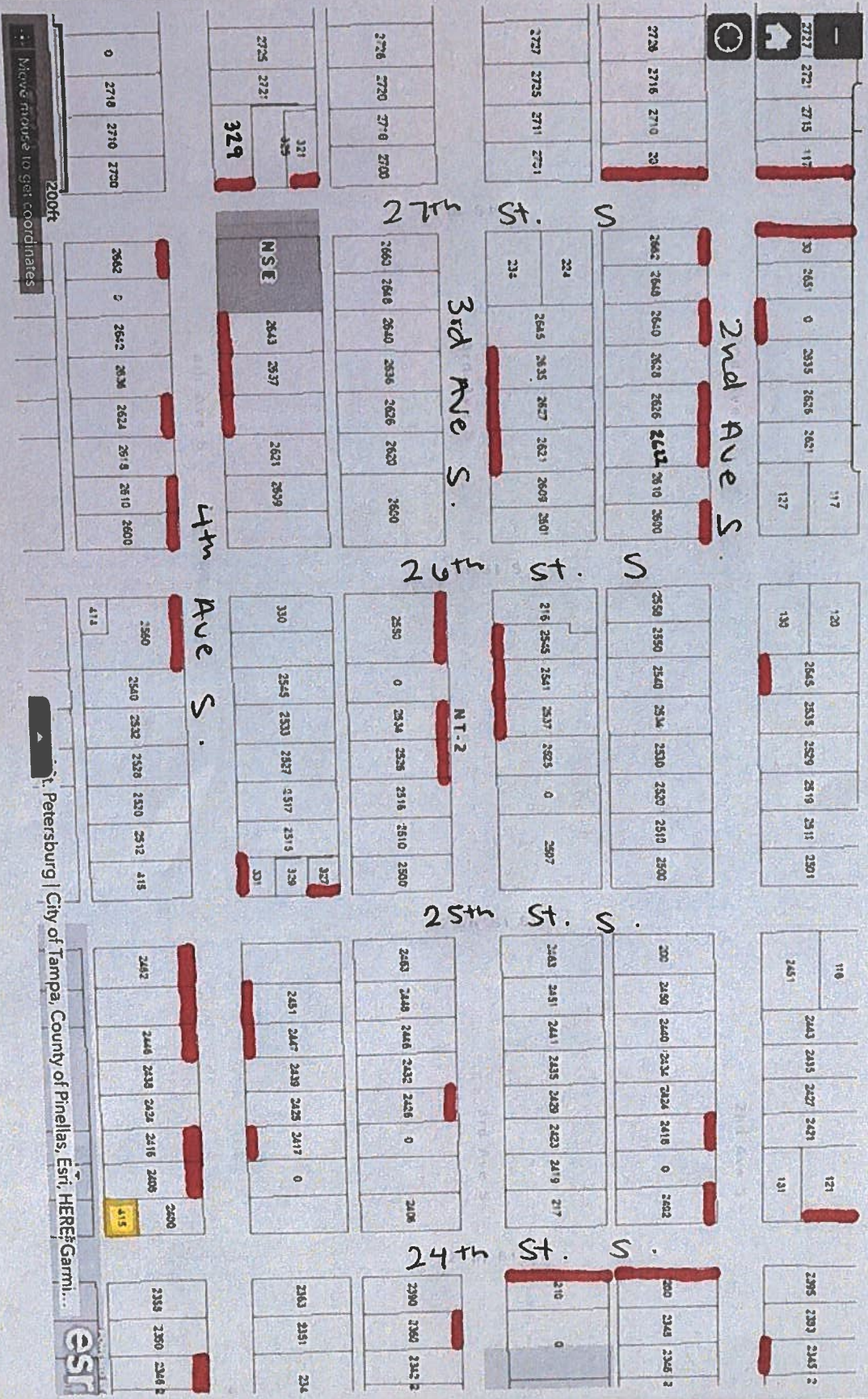








☐ red indicates front setback of 15ft or less





SITE PLAN

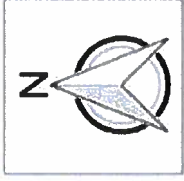
415 24th St S

Saint Petersburg, FL 33712

Parcel ID: 23-31-16-78390-034-0011

Lot area: 0.05 Acres

Plot Size: 11"x17"



scale 1"=10'



Created by:

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE "Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities."

IMPERVIOUS SURFACE RATIO (ISR) "The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot."

LOT AREA "The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area."

Site Identification 415 24th St. S.

Lot Area 2100 square feet

Impervious Surfaces:

1. Building footprint 784 sq.ft.
2. Parking & Drive areas 60 sq.ft.
3. Access easements _____ sq.ft.
4. Walkways 16 sq.ft.
5. Other 64 sq.ft.

Total Impervious Surfaces 924 sq.ft.

924 divided by 2100 = .44
Total Impervious Surface Lot Area Impervious Surface Ratio %

I, Thomas A. Blatt (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date 11/13/20

Please attach your business card or submit your complete name, address and telephone number, fax and e-mail in the space below.

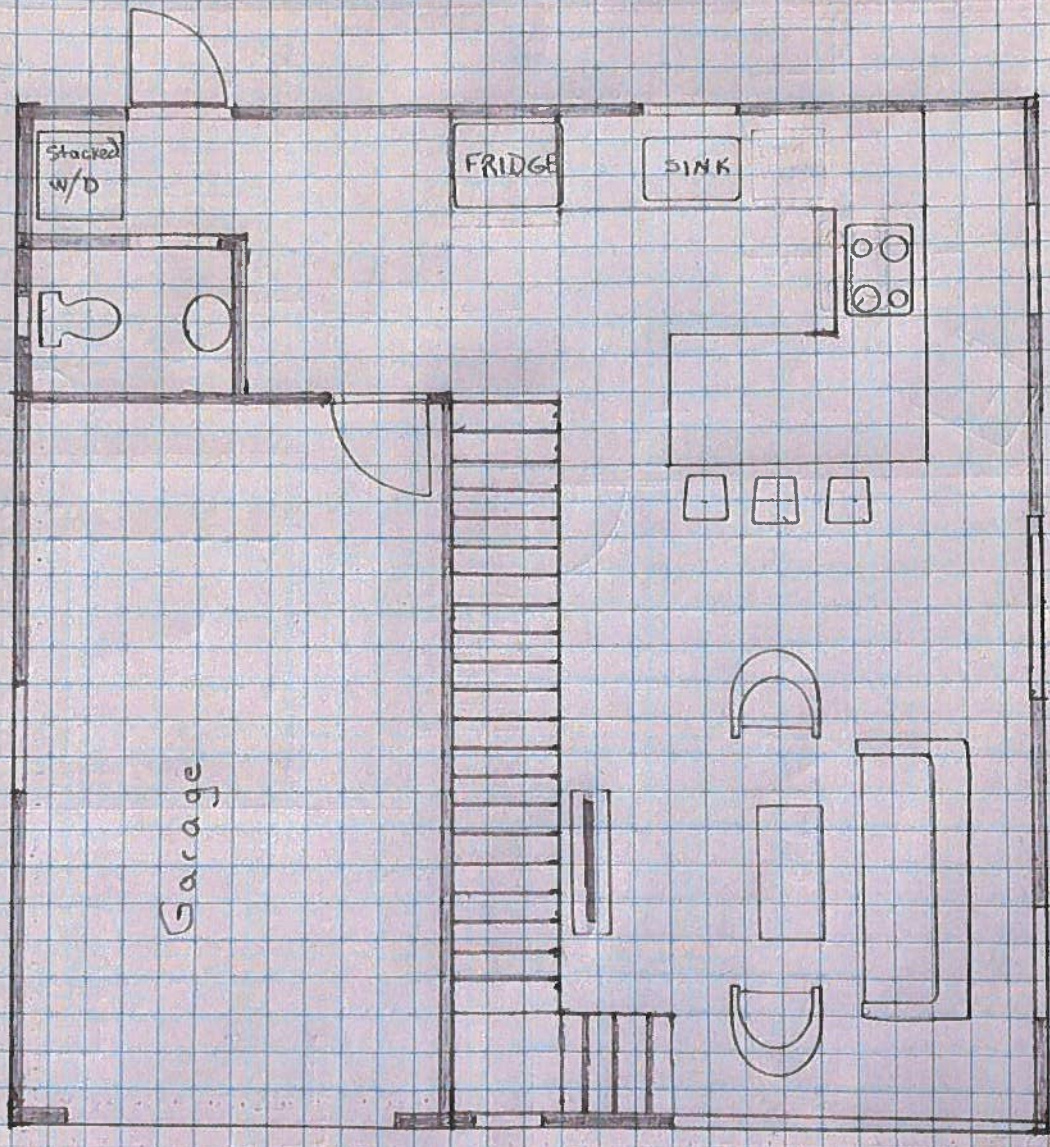
Thomas A. Blatt
3892 50th Ave So., St. Petersburg, Fl. 33711

In the event that there is a conflict of information contained herein, the adopted Zoning Resolution shall apply.

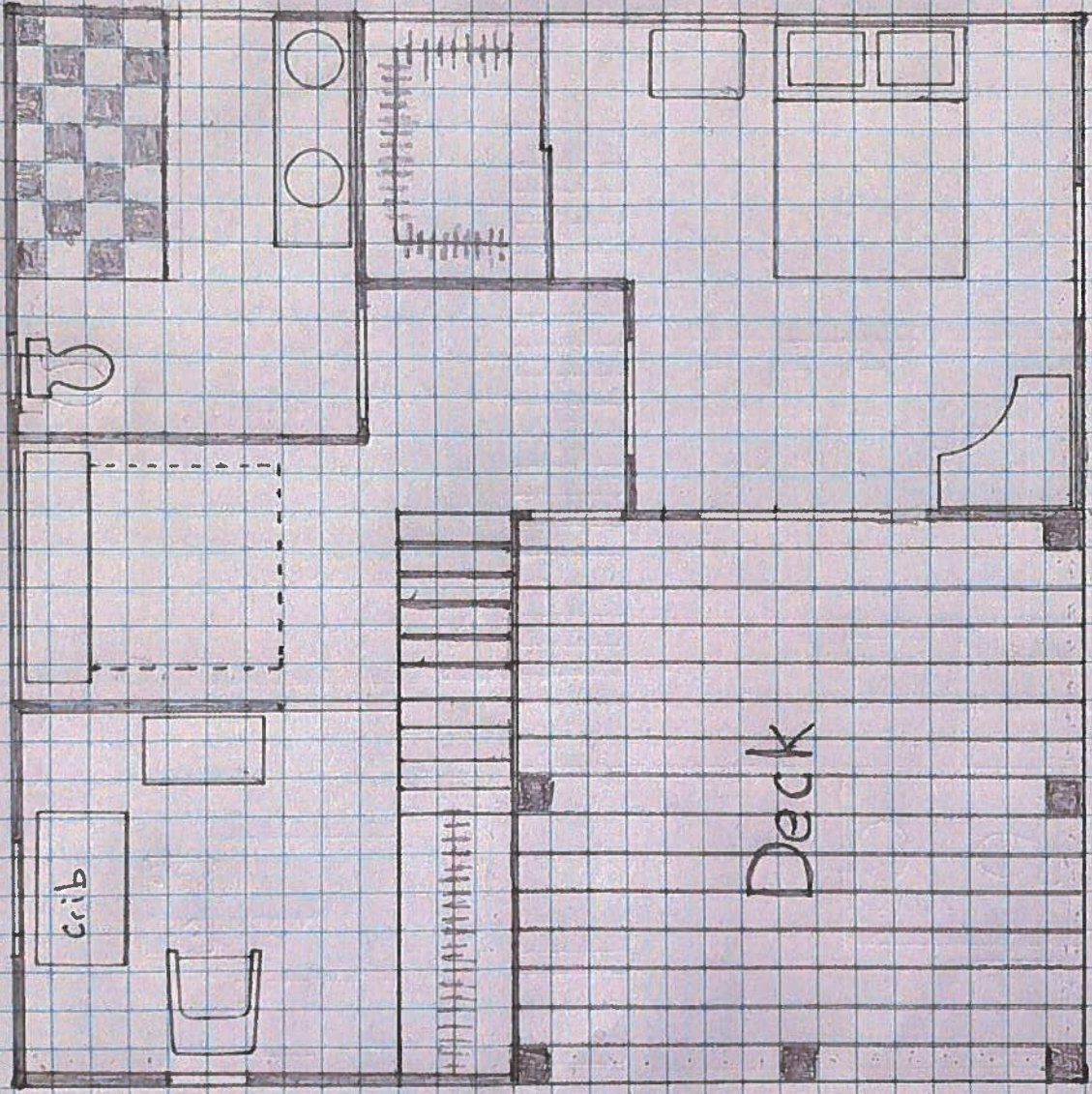
Ph: 727-331-7910

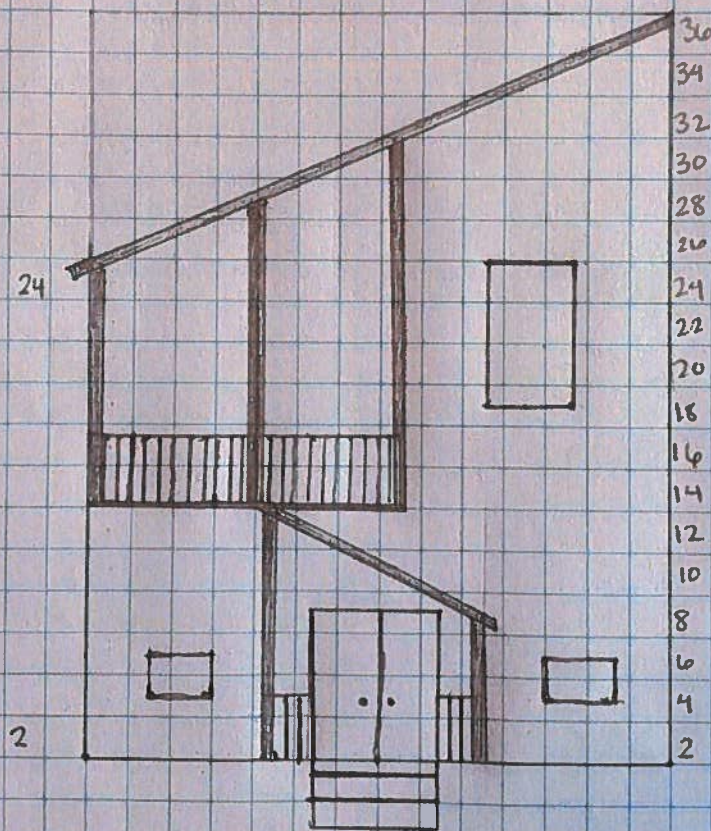
e-mail: bluesflyer53@gmail.com

28 x 28



28 x 28

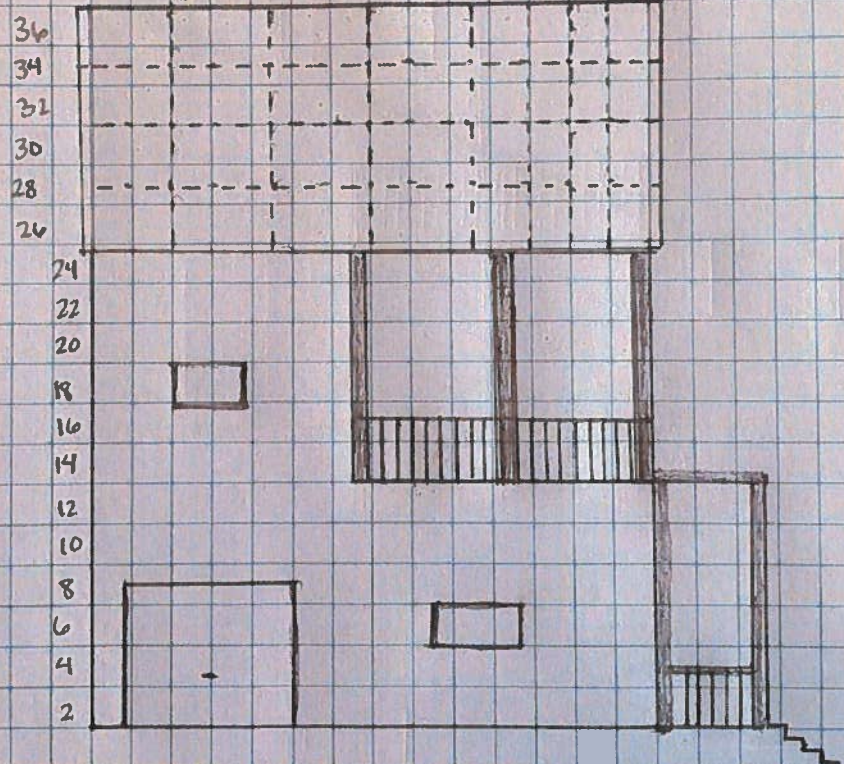




FRONT-FACING 24+H ST.

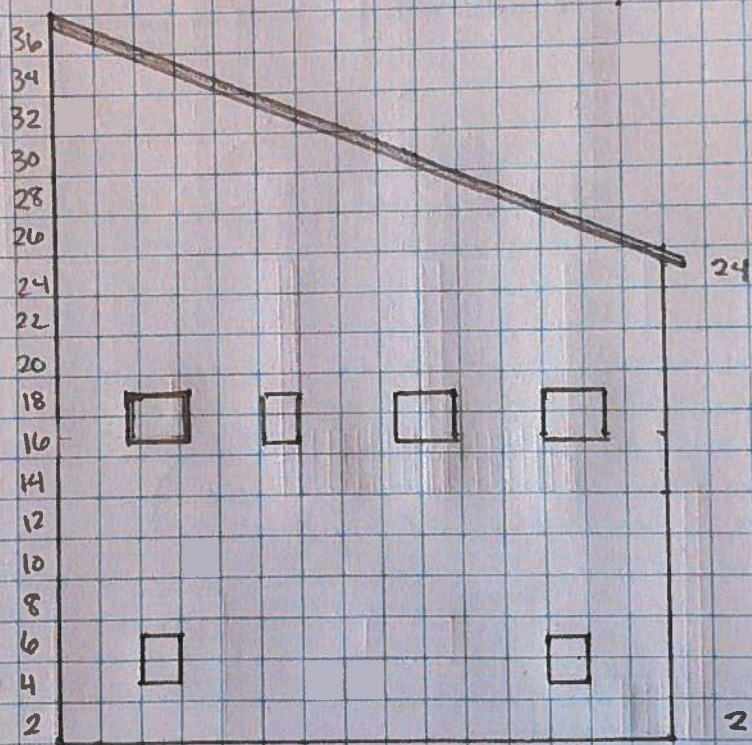
EAST-FACING

S O L A R P A N E L S



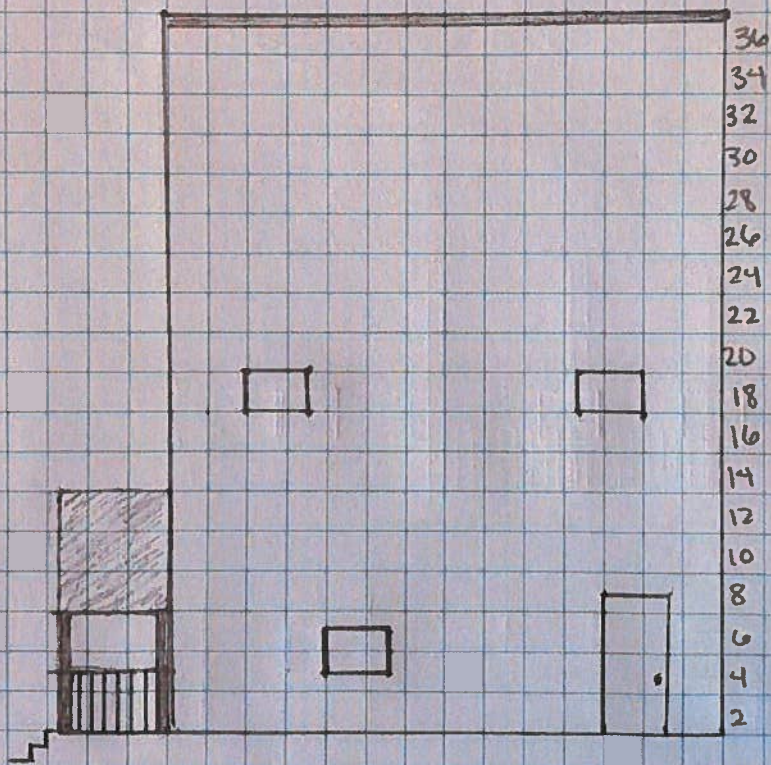
S I D E - F A C I N G A L L E Y

S O U T H - F A C I N G



REAR - FACING

WEST - FACING



SIDE-FACING

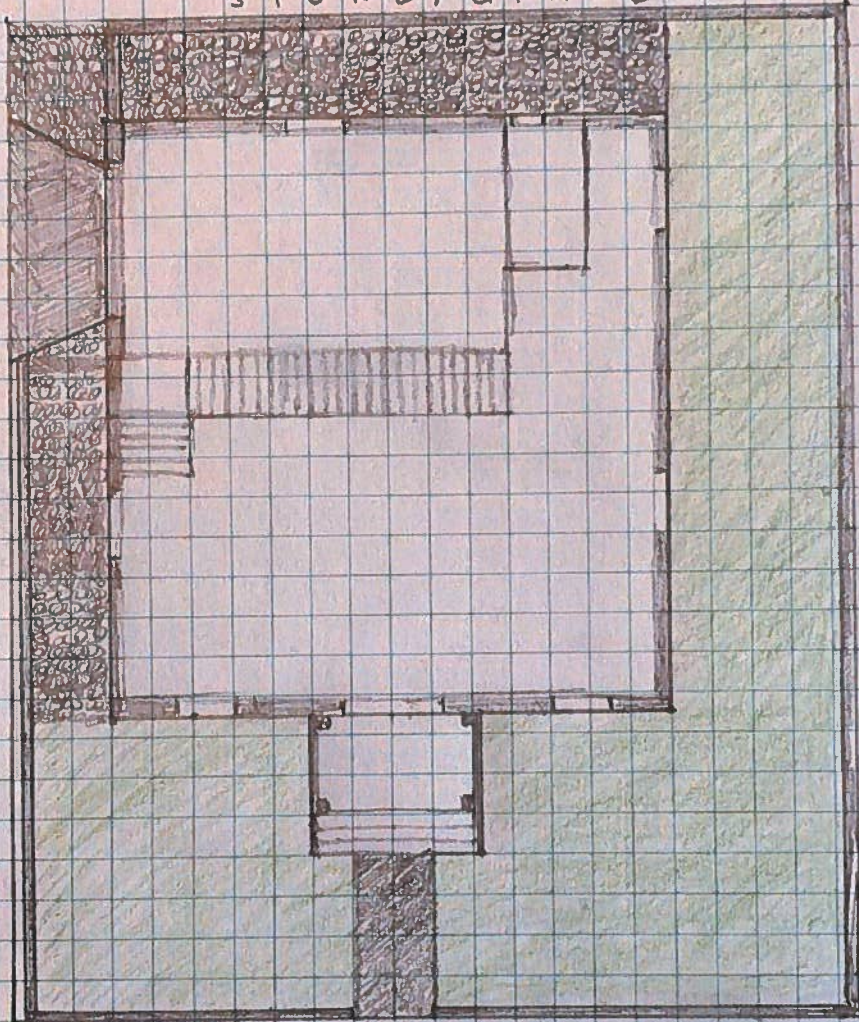
NORTH-FACING

STONE / GRAVEL

ALLEY

GARAGE

GRASS



Sidewalk
24 + h

AERIAL-VIEW

Re: Building Materials

We are interested in using energy efficient materials such as: concrete block, hurricane-resistant windows, solar roof, etc. We are waiting to formalize discussions with a designer and builder upon approval of the variance application to build on the property. So far we have had conversations with the following designer and builder that are experienced in energy-efficient, green building and design properties (and hurricane-resistant) in the Tampa Bay Area. Barca Builders features several of their projects in the building stages with detailed photos on their website.

Designer:

Jenni Lewis

[Dreamcatcher Building Designs](#)

(941) 462-0110

Builder:

Phil Swanson

<https://www.barcabuilders.com/>