



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, June 2, 2021 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. 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.: 21-54000035 PLAT SHEET: F-14

REQUEST: Approval of a side yard setback to 2-feet where 12-feet is required to construct an in-ground pool in the NT-2 Zoning District.

OWNER: Robert and Dorianne Arrington
499 23rd Avenue North
Saint Petersburg, Florida 33704

ADDRESS: 499 23rd Avenue North

PARCEL ID NO.: 07-31-17-18936-006-0010

LEGAL DESCRIPTION: On File

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

Structure	District Required Setback	Codified Allowable Encroachment	Application Request	Variance	Request Magnitude
Street Side Yard Setback of Pool	12-foot	5-foot	2-foot	10-foot	83%

BACKGROUND:

The subject property is located in the Crescent Heights neighborhood and is located on the northeast corner of 23rd Avenue North and 5th Street North. The parcel consists of one platted lot that was established in block F as Lot 1 of the 1922 Crescent Park Heights Subdivision. Currently zoned NT-2 (Neighborhood Traditional Single-Family), the parcel remains in its originally platted pattern with 47-feet of lot width, 5,969 square feet of lot area and a 16-foot-wide service alley.

This application seeks the approval of a reduced street side yard setback variance from twelve-foot to two-feet to allow for the installation of an inground pool. According to City permit records, the property underwent new single-family residential redevelopment between 2017 and 2018. The residence was constructed within the NT-2 district’s minimum building setbacks as shown by the following table and the site plan provided this application.

Property Line	District Required Setbacks	As Built	Remaining Buildable Area
Street Side Yard	12-foot	12.2-foot	96sqft
Interior Side Yard	5-foot	6.2-foot	115sqft
Rear Yard	6-foot	10.5-foot	135sqft

The home having been developed within the street side and rear yard minimum setbacks; the property cannot avail itself to a typical back yard area for accessory structures. Section 16.50.060. offers codified relief from potentially restrictive district setbacks to alleviate the need for variances for non-habitable site improvements (i.e., carports, pools, screen rooms, ancillary equipment, etc.). Per the encroachment ordinance, in-ground pools can be permitted to be no closer than five-feet to a street side yard lot line. Due to the applicable building code requirements, the pool would be required to maintain a five-foot separation from the home to be installed. Thus, the remaining buildable area permitted using the encroachment ordinance would allow a two-foot-wide pool. In light of the reduced pool profile and setback restrictions, the request seeks to allow a five-foot wide pool in the street side yard at a two-foot setback.

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.*

The subject property was redeveloped with the existing residence in 2018.

- 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.*

The subject property is zoned NT-2, measuring 47-feet in width and 5,969 square feet in lot area as originally platted. Current zoning district regulations require conforming properties to maintain 50-foot lot width minimums.

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

This criterion is not applicable. The subject property is not in a designated preservation district.

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

This criterion is not applicable. The subject property does not contain historic resources.

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

This criterion is not applicable. The site does not contain significant or specimen vegetation.

- 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.*

The proposed pool does not appear to reinforce the established development pattern for conforming pools on corner lots within the subject block or adjacent blocks with the same zoning.

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

There is a public sidewalk located to the east of the subject lot located in the street side yard right-of-way. Staff has conferred with the City's Engineering Department and the request does not appear to pose significant impact to the sidewalk.

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

The existing conditions are not the result of the applicant. These conditions are the result of permitted redevelopment by previous ownership intended to maximize the size of the home under the current code.

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

Literal enforcement would not result in unnecessary hardship. The home, as constructed, may still function without the pool. The properties existing conditions are as approved in plan review and proposed no site plan revisions during plan review for additional improvements before being approved for occupancy.

The provisions of this chapter permitted the existing conditions of the site. The home was constructed marginally within the allowed minimum interior side, street side and rear yard setbacks thus significantly reducing the available amount of the alternative space for future accessory site improvements.

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 provisions of this chapter would not deprive the applicant of reasonable use of the property. The existing single-family residence can function as constructed, without the proposed pool.

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

The reduced side yard setback request is considered excessive. The property's new home was primarily constructed out to the zoning district's minimum setbacks. In this development pattern, the home's size was maximized without allocating reasonable space for additional site improvements like pools, pool enclosures, or other accessory improvements.

Consequently, this limitation of the available buildable area is visually more evident when considering the magnitude of the requested pool setback variance, code allowed encroachments for pools, and this application's site plans (with and without the pool).

Staff indicated in pre-application discussions that a reduced setback request of three feet instead of two feet could have been supported for the corner lot. It has made a more consistent practice of supporting requests of three-foot interior side yard setbacks for pools on interior lots.

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

The granting of this variance would not be in harmony with the general purpose and intent of this Chapter.

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

The granting of this variance does not appear to be injurious to neighboring properties and public welfare.

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

The reasons identified by this application do not justify the granting of the requested variance. The property's conditions were intentionally created based on compliance with the current Land Development Regulations.

A property's conditions and limitations are inherited upon the transfer of property ownership (i.e., code enforcement citations, unpermitted work, illegal dwellings, easements, deed restrictions, limited buildable area, etc.).

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.*

The review of this application did not consider non-conforming uses of neighboring lands, buildings, or other structures, in the same or adjacent zoning districts.

PUBLIC COMMENTS: The subject property is within the boundaries of the Crescent Heights Neighborhood Association. As of the publication of this report, there have been two emails comments received concerning this application, one email in support and one email expressing concern for the request. Additionally, two phone calls in support of the request were received. Comments made predominately expressed concern for potential impact to the public sidewalk along 5th Street North. The applicant has received eight signatures of support from the most directly affected property owners.

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 substantially resemble the plans and elevations submitted with this application.
2. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
3. The maximum impervious surface on the overall site shall not exceed 65%. All plans submitted for permitting on this site must show the extent of all improvements on site and provide the impervious surface ratio for the front yard of a corner property and the overall site.
4. This variance approval shall be valid **through June 2, 2024**. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.

ATTACHMENTS: location map, site plan, applicant's narrative, codes compliance report, property card, building permit history, signatures of support, public comments: emails

Report Prepared By:

/s/ Shervon Chambliss *5/25/21*

Shervon Chambliss, Planner I Date
Development Review Services Division
Planning & Development Services Department

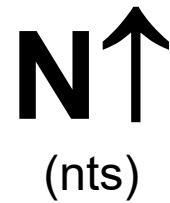
Report Approved By:

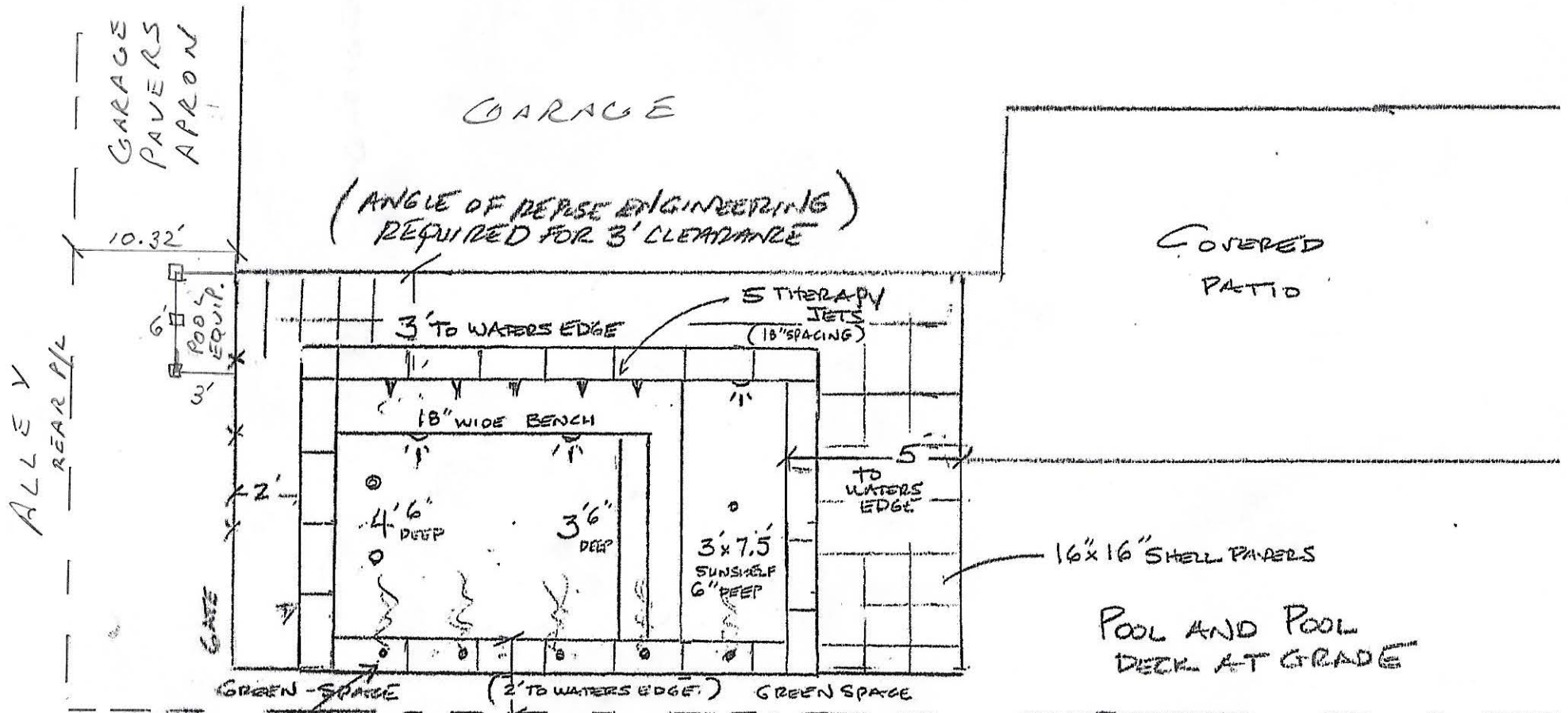
/s/ Jennifer Bryla *5/25/21*

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



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-54000035
Address: 499 23rd Avenue North





ALLEY
REAR PATIO

GARAGE
PAVERS
APRON

GARAGE

(ANGLE OF REPOSE ENGINEERING)
REQUIRED FOR 3' CLEARANCE

COVERED
PATIO

6'
POOL
EQUIP.

3' TO WATERS EDGE

5 THERAPY
JETTS
(18" SPACING)

18" WIDE BENCH

4'6" DEEP

3'6" DEEP

3' x 7.5'
SUNSHELF
6" DEEP

5'
TO WATERS
EDGE

16" x 16" SHELL PAVERS

POOL AND POOL
DECK AT GRADE

GREEN SPACE

(2' TO WATERS EDGE)

GREEN SPACE

SIDE PATIO

BRONZE
TRICK JETS

VARIANCE REQ'D
5' SETBACK (12')
2' REQUEST
3' ENCROACHMENT (10')

1/4" = 1' 0"

MR & MRS. BOB,
499 23RD A
ST. PETE.

REVISED PLAN



**SEKAS
CUSTOM
POOLS**

2501 Dr. MLK Jr. St. N.
ST. PETERSBURG, FL 33704
SPOOLS@TAMPABAY.RR.COM



VARIANCE

Application No. 21-54000035

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): <u>ROBERT & DORIANNE ARRINGTON</u>	
Street Address: <u>499 23RD AVENUE N.</u>	
City, State, Zip: <u>ST. PETERSBURG, FLORIDA 33704</u>	
Telephone No: <u>410 271-7149</u>	Email Address: <u>DORARRINGTON@GMAIL.COM</u>
NAME of AGENT or REPRESENTATIVE: <u>N/A</u>	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: <u>499 23RD AVENUE N. 33704</u>	
Parcel ID#(s): <u>07-31-17-18936-006-0010 / LOT 1, BLOCK F, PLAT BOOK 5 P. 75</u>	
DESCRIPTION OF REQUEST: <u>A SIDE YARD SETBACK VARIANCE TO CONSTRUCT AN IN-GROUND CONCRETE POOL</u>	
PRE-APPLICATION DATE:	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*: *Robert Arrington* Date: 3/21/2021
 *Affidavit to Authorize Agent required, if signed by Agent
 Typed Name of Signatory: ROBERT ARRINGTON DORIANNE A. ARRINGTON



Pre-Application Meeting Notes

Meeting Date: 02/18/2021 Zoning District: NT-2

Address/Location: 499 23rd Ave N

Request: Setback Variance for New Pool

Type of Application: Variance Staff Planner for Pre-App: JCB/SAC

Attendees: Dori Arrington, Jennifer Bryla, and Shervon Chambliss

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Crescent Heights N.A.	Angie Conner	angie.conner@gmail.com...or... president@mychna.org	727-902-3880
CONA & FICO	Page 9 of the variance application	--	--

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

Notes: The subject property is a corner lot that was recently redeveloped with the existing residence at the end of 2017. Thr request is to consider reducing the street side yard setback from 12-feet required to two-feet for an in ground pool and a lot line encroachment up to the property line for a deck at grade. Staff expressed concerns for the request, indicating that Section 16.60.050., already allows for pools to encroach up to five-feet from street side yard property lines, the possibility for exceeding the allowed impervious surface ratio, and the sizable magnitude of the request. Staff would require impervious surface ratio's (corner lot and for the entire lot), dimensioned site plans, landscape location, and notices of the intent to local neighborhood associations with submittal. Staff support unlikely.



st.petersburg
www.stpete.org

VARIANCE

NARRATIVE (PAGE 1)

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.

APPLICANT NARRATIVE	
Street Address: 499 23RD AVENUE N.	Case No.:
Detailed Description of Project and Request: THE OWNERS ARE REQUESTING A SIDE YARD VARIANCE TO CONSTRUCT AN IN-GROUND POOL AT GRADE.	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p>THIS PROPERTY HAS A LIMITED SPACE OF ONLY 12.77 FEET FROM THE GARAGE TO THE SIDE PROPERTY LINE. MAINTAINING THE CUSTOMARILY ALLOWED 5 FOOT SETBACK FROM THE PROPERTY LINE, AND REQUIRED 5 FOOT CLEARANCE FROM THE GARAGE, WOULD PREVENT THE OWNERS FROM MAKING REASONABLE USE OF THEIR PROPERTY. THE ALLOWED BUILDING ON THIS SITE CREATES A HARDSHIP ON THE PROPERTY, WHICH PREVENTS THE OWNERS FROM INSTALLING A MINIMUM SIZE POOL.</p>	
<p>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.</p> <p>YES. THERE IS A PROPERTY AT 215 11TH AVENUE N. AND ANOTHER AT 523 23RD AVENUE N. AND ANOTHER AT 1081 18TH AVENUE N.</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>THE HOME WAS PURCHASED AFTER CONSTRUCTION WAS COMPLETED. THE PROPERTY WAS ORIGINALLY A SINGLE FAMILY HOME AND THE BUILDER WAS ALLOWED TO BUILD TWO HOMES ON THE SITE. THE CONDITION IS NOT SELF-CREATED.</p>	

VARIANCE

NARRATIVE (PAGE 2)

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.



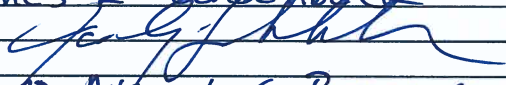


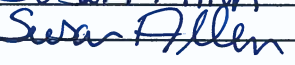
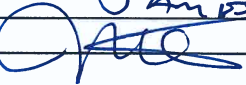
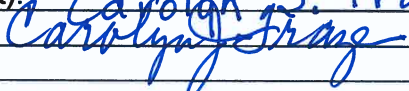
ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
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?	<p>BY GRANTING THIS VARIANCE, THE PROPERTY WILL BE ABLE TO HAVE A MINIMUM SIZED POOL CONSISTENT WITH OTHER HOMES IN THE NEIGHBORHOOD.</p>
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?	<p>THERE ARE NO OTHER VIABLE ALTERNATIVES WHICH WOULD ALLOW A REASONABLE SIZED POOL ANYWHERE ELSE ON THE PROPERTY.</p>
6. In what ways will granting the requested variance enhance the character of the neighborhood?	<p>THE POOL WILL ENHANCE THE OWNERS ENJOYMENT, USE AND VALUE OF THEIR PROPERTY. IT WILL BE COMPLETELY CONCEALED BEHIND A 6' FOOT PRIVACY FENCE CURRENTLY IN PLACE. THE POOL WILL NOT BE VISABLE FROM ADJACENT PROPERTIES, NOR WILL ADJACENT PROPERTIES BE EFFECTED BY THE ENCROACHMENT.</p>

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: 499 23RD AVENUE N.	Case No.:
Description of Request: THE OWNERS ARE REQUESTING A SIDE YARD VARIANCE TO CONSTRUCT AN IN-GROUND POOL AT GRADE.	
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: 490 24 th AVE N ST PETE FL 33704	
Owner Name (print): Tyler Jensen	
Owner Signature: 	
2. Affected Property Address: 523 23 rd Ave N St. Petersburg, FL 33704	
Owner Name (print): Greg & Mollie Holden	
Owner Signature: 	
3. Affected Property Address: 487 23 rd Ave N St. Petersburg FL 33704	
Owner Name (print): James E. Schoenback	
Owner Signature: 	
4. Affected Property Address: 500 23 rd AVE. N. ST. PETERSBURG FL. 33704	
Owner Name (print): BRIAN EARLE	
Owner Signature: 	
5. Affected Property Address: 480 23 rd Ave. N.	
Owner Name (print): Bradley Doyle	
Owner Signature: 	
6. Affected Property Address: 486 24 th Ave., N.	
Owner Name (print): Susan Allen	
Owner Signature: 	
7. Affected Property Address: 2320 5 th ST N, ST PETE	
Owner Name (print): JAMES WATSON	
Owner Signature: 	
8. Affected Property Address: 503 23 rd Ave No, 33704	
Owner Name (print): Carolyn J. Frazee	
Owner Signature: 	



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

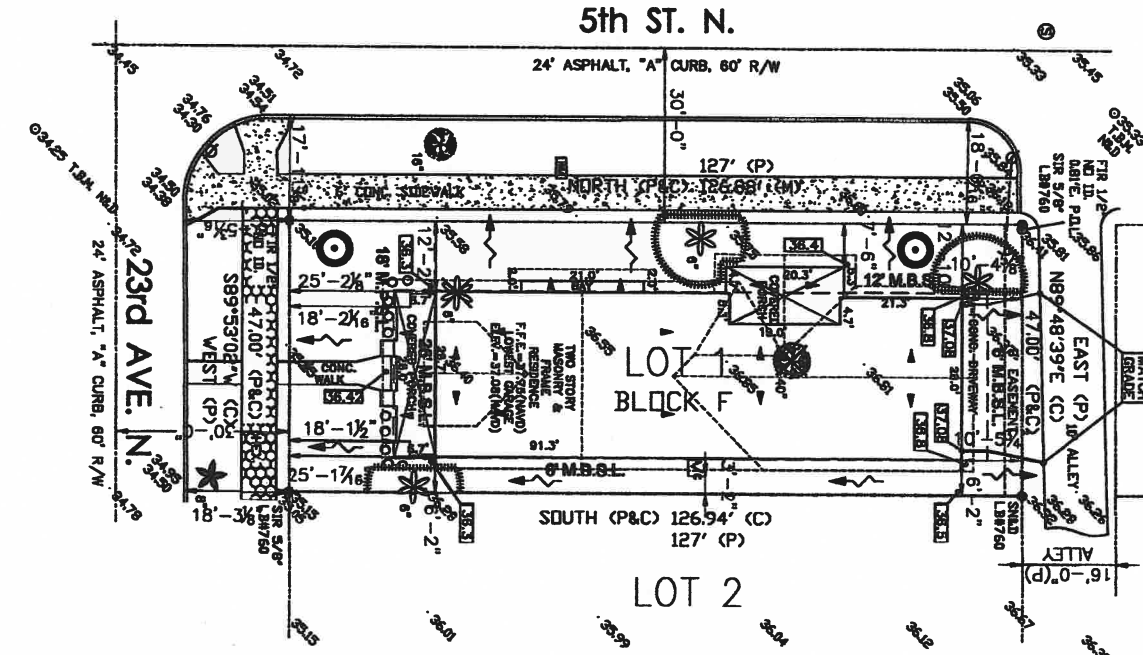
APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
MET WITH NEIGHBORS WHICH COULD BE AFFECTED PROPOSED POOL, RECEIVED APPROVAL FROM ALL. SEE NEIGHBORHOOD WORKSHEET	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
SENT COVER LETTER AND COPY OF APPLICATION TO CHNA, CONA AND FICO ON 4/3/21	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
ALL ARE LOCATED ADJACENT TO OR NEAR PROPOSED POOL HOUSE ADDRESS, SEE NEIGHBORHOOD WORKSHEET	
2. Summary of concerns, issues, and problems expressed during the process	
NONE	
NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at variance@stpeteconacona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input checked="" type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>4/3/21</u>	
<input checked="" type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

SECTION 17, TOWNSHIP 31 SOUTH, RANGE 17 EAST

LEGEND:

- NAD - NAIL & DISK
- FPP - FOUND PITCHED PIPE
- FIR - FOUND IRON ROD
- C - CALCULATED
- M - FIELD MEASUREMENT
- CONC - CONCRETE
- P/W - RIGHT OF WAY
- SIR - SET IRON ROD
- SET NAIL AND DISK
- T.B.M. - TEMPORARY BENCHMARK
- P.O.L. - POINT ON LINE
- HEX - HEXAGONAL BLOCK SIDEWALK
- WF - WETLAND FENCE
- WATER METER
- TABLE T.S.M.
- - SANITARY MANHOLE
- - OAK TREE
- - MAGNOLIA TREE
- - SPOT ELEVATION

Flood Zone
 X - AREA OF MINOR FLOOD HAZARD
 X - AREA OF MAJOR FLOOD HAZARD
 REVISION 5/2/03
 DATE OF BENCHMARK
 WEST BOUNDARY
 ASSUMED NORTH GEB PLAT 1
 BENCHMARK
 COUNTY #1389 ROAD 0
 E.L. = 33.978' NGVD, ADJUSTED TO
 E.L. = 33.829' NAVD, M.S.L. = 0.00'



Plant Legend

- EXISTING TREES TO BE REMOVED SHOWN THUS:
- ROOF LINES SHOWN THUS:
- ROOF SLOPE SHOWN THUS:
- GRADE SLOPE SHOWN THUS:
- TREE PROTECTION BARRICADE SHOWN THUS:
- EXISTING GRADE ELEVATION SHOWN THUS:
- PROPOSED GRADE ELEVATION SHOWN THUS:

Tree Barriacade Detail

NOTE: PROVIDE TREE PROTECTED IN CONSTRUCTION AREA N.T.S.

Landscaping Legend & Specifications

- PROPOSED TREE: SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) 8' MIN. HEIGHT, PLANTING LOCATION SHOWN THUS:
- PROPOSED IKONA (IKONA COCCINEA) SHRUB 18' MIN. HEIGHT, PLANTING LOCATION SHOWN THUS:

IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND, MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL.

SOD: SOODED AREAS SHALL BE ST. AUGUSTINE TURF (NO MORE THAN BOX OF PERMISSIBLE AREA OF LOT TO BE SOODED) - SOD GROUND IN RIGHT-OF-WAY IN FRONT OF LOT.

Site Data Table

DESCRIPTION:	REQUIRED/ALLOWED:	ACTUAL AREA:
LOT AREA:	5800 SF	5809 SF
FRONT YARD IMPERVIOUS AREA:	45%	24%
PERVIOUS AREA:	(528SF)	(283SF)
FRONT YARD PERVIOUS AREA:	55%	78%
TOTAL IMPERVIOUS AREA:	85%	(892SF)
TOTAL PERVIOUS AREA:	(3889SF)	(3274SF)
TOTAL AREA:	N/A	45% (2895SF)

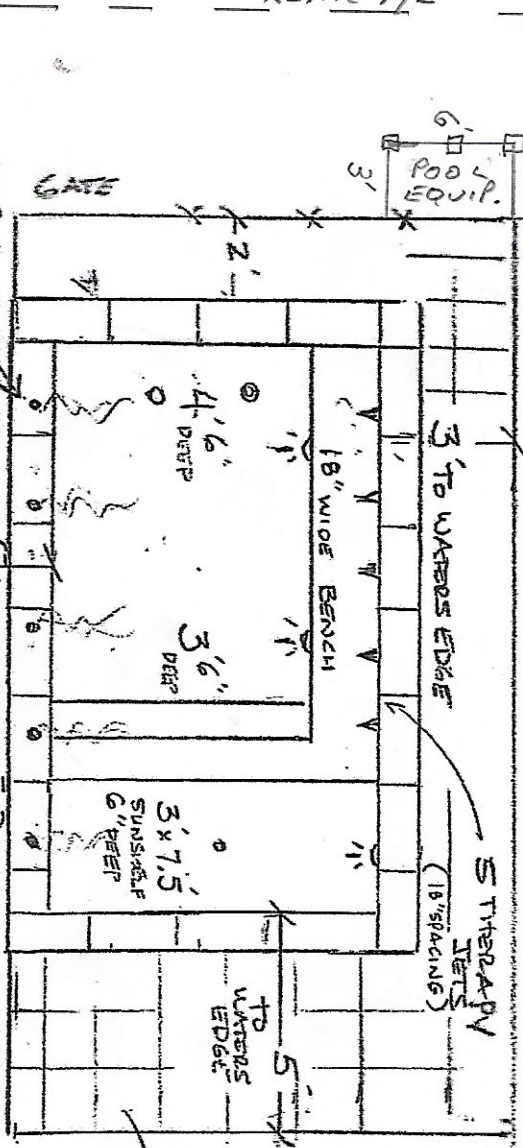
ALLEY
REAR P/L

GARAGE
PAVERS
APRON

(ANGLE OF REPOSE AND CLEARANCE
REQUIRED FOR 3' CLEARANCE)

GARAGE

COVERED
PATIO



POOL AND POOL
DECK AT GRADE

16" x 16" STEEL TRAPERS

5' REARONZE
THERMAL TENTS

1' KALANDE REED
5' SET BACK
2' REQUEST
3' CLEARANCE HEIGHT

GREEN SPACE
(2' TO WATERS EDGE)
SIDE P/L
GREEN SPACE

1/4" = 1' 0"

REVISED PLAN

Mrs. BOB,
499 23RD A,
ST. PETE,



SEKAS
CUSTOM
POOLS

2601 Dr. MLK Jr. St. N.
ST. PETERSBURG, FL 33704
SPOLS@TAMPABAY.RR.COM

21-54000035

499 23rd Avenue North

Code Enforcement History

Attachment

S Related Cases And Inspection Selection - City of St. Petersburg, Florida

File Edit List Commands Help

SUNGARD PUBLIC SECTOR
NaviLine

Related Cases And Inspection Selection

Property address, location ID: 499 23RD AVE N

Parcel Identification Nbr: 07/31/17/18936/006/0010/

Old account number: 88006830

Number	Status	Date	Insp	Description
20 00004031	CASE CLOSED	2/13/20	OSS	SEARCH FOR ACTIVE VIOLATIONS
18 00023334	CASE CLOSED	8/31/18	TM	PROPERTY MAINTENANCE
18 00000260	CASE CLOSED	1/04/18	TM	CIVIL CITATION - JTD
18 00000259	CASE CLOSED	1/04/18	TM	PERMIT(S)
17 00030637	CASE CLOSED	12/06/17	TM	SECURING STRUCTURES
17 00018668	CASE CLOSED	7/25/17	RSH	OVERGROWTH
16 00027209	CASE CLOSED	12/08/16	TM	CIVIL CITATION - JTD
16 00027208	CASE CLOSED	12/08/16	AJ	CIVIL CITATION- INOP MOTOR VEH
16 00015413	CASE CLOSED	7/26/16	RSH	OVERGROWTH
16 00007907	CASE CLOSED	5/03/16	RSH	OVERGROWTH
15 00017703	CASE CLOSED	8/12/15	RSH	OVERGROWTH
15 00011074	CASE CLOSED	6/03/15	RSH	OVERGROWTH
14 00007710	CASE CLOSED	5/02/14	RSH	OVERGROWTH
14 00004514	CASE CLOSED	3/19/14	AJ	PROPERTY MAINTENANCE
02 00023903	CASE CLOSED	11/07/02	MFB	PROPERTY MAINTENANCE
00 00016655	CASE CLOSED	9/07/00	RSH	OVERGROWTH
95 00026266	CASE CLOSED	8/29/95	ET	ZONING VIOLATIONS
93 00008383	CASE CLOSED	5/05/93	TH	ZONING VIOLATIONS

OK

Exit

Cancel

Display open

Cases only

View 2

21-54000035
499 23rd Avenue North
Building Permit History
Attachment

Global Location Inquiry - Building Permit Applications - CITY OF ST. PETERSBURG

File Edit List Commands Help

SUNGARD PUBLIC SECTOR
NavLine

Global Location Inquiry - Building Permit Applications

Property address: 499 23RD AVE N

Parcel Identification Nbr 07/31/17/18936/006/0010/

[Application]					[Tenant]	
Year	Number	Type	Status	Date	Number	Name
21	04000151	GENR	AP	4/02/21		
17	12000656	DOTH	CL	12/12/17		DEMO OTH
17	12000300	DSFR	CL	12/06/17		DEMO SFR
17	12000060	NSFR	CO	12/01/17	LOT1	
04	05001555	PLBG	AC	5/27/04		
04	05001552	GAS	CL	5/27/04		

OK

Exit

Cancel

Display location i...

Shervon A. Chambliss

From: Shervon A. Chambliss
Sent: Monday, May 24, 2021 4:19 PM
To: 'Thomas Paterek'
Subject: RE: Case No. 21-54000035

Your welcome .

Regards,

Shervon Chambliss
Planner I, Planning and Development Services
City of St. Petersburg
1 Fourth St N, St. Petersburg, FL 33701
727-893-4238

From: Thomas Paterek <thomaspaterek@gmail.com>
Sent: Monday, May 24, 2021 4:14 PM
To: Shervon A. Chambliss <shervon.chambliss@stpete.org>
Subject: Re: Case No. 21-54000035

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Great, thank you

On Mon, May 24, 2021 at 4:11 PM Shervon A. Chambliss <shervon.chambliss@stpete.org> wrote:

Currently, the project does not appear to warrant the removal of the existing sidewalk. The department has determined that it could not support the request. Opponents of the application would have to come forward and register with the City Clerk, otherwise blue cards could be filed freely in noted objection to the request.

Regards,

Shervon Chambliss
Planner I, Planning and Development Services
City of St. Petersburg
1 Fourth St N, St. Petersburg, FL 33701
727-893-4238

From: Thomas Paterek <thomaspaterek@gmail.com>
Sent: Monday, May 24, 2021 4:05 PM
To: Shervon A. Chambliss <shervon.chambliss@stpete.org>
Subject: Re: Case No. 21-54000035

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Not a problem, questions are below:

1. Would this project remove the current sidewalk? Leaving no access for pedestrians to walk on this side of the road?
2. If this is the case, is there a way to anonymously protest this project? If so, how would I do this?

Thank you,

Thomas

On Mon, May 24, 2021 at 3:58 PM Shervon A. Chambliss <shervon.chambliss@stpete.org> wrote:

Good Afternoon,

Unfortunately my afternoon is committed but I am available via email to respond to you. How may I assist you?

Regards,

Shervon Chambliss

Planner I, Planning and Development Services

City of St. Petersburg

1 Fourth St N, St. Petersburg, FL 33701

727-893-4238

From: Thomas Paterek <thomaspaterek@gmail.com>

Sent: Monday, May 24, 2021 3:35 PM

To: Shervon A. Chambliss <shervon.chambliss@stpete.org>

Subject: Case No. 21-54000035

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shervon, I was wondering if I could discuss in more detail with you about Case No. 21-54000035? I have a few questions that I'd like to learn about. Please call me back at your earliest convenience @ 973-476-0411.

Thank you,

Thomas

[Your Sunshine City](#)

Shervon A. Chambliss

From: Joe Tuckness <jtucknes@tampabay.rr.com>
Sent: Saturday, May 22, 2021 3:05 PM
To: Shervon A. Chambliss
Subject: Re: Case No. 21-54000035 zoning variance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the information. Since the in ground pool will not affect the existing sidewalk along 5th Street North I have no issues with the proposed construction variance and wish the owners well in their effort.

Respectfully,
Joe Tuckness

From: [Shervon A. Chambliss](#)
Sent: Wednesday, May 19, 2021 1:07 PM
To: <mailto:jtucknes@tampabay.rr.com>
Cc: [DRC](#)
Subject: RE: Case No. 21-54000035 zoning variance

Good Afternoon,

Please find attached the requested application and site plan materials submitted for application 21-54000035.

Regards,

Shervon Chambliss
Planner I, Planning and Development Services
City of St. Petersburg
1 Fourth St N, St. Petersburg, FL 33701
727-893-4238

From: DRC <DRC@stpete.org>
Sent: Wednesday, May 19, 2021 12:46 PM
To: Shervon A. Chambliss <shervon.chambliss@stpete.org>
Subject: FW: Case No. 21-54000035 zoning variance

Please assist.

Jennifer C. Bryla, AICP
Zoning Official
Development Review Manager
City of St. Petersburg, FL
Planning and Development Services Department
O: 727.892.5344 E: Jennifer.Bryla@stpete.org

From: Joe Tuckness <jtucknes@tampabay.rr.com>
Sent: Wednesday, May 19, 2021 9:46 AM

To: DRC <DRC@stpete.org>

Subject: Case No. 21-54000035 zoning variance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am Joe Tuckness and own the property at 460 23rd Ave. N and received your Notice of Public Hearing for Variance case number 21-54000035. I request a copy of the site plan and application to review.

Respectfully,
Joe Tuckness
727-417-4262

[Your Sunshine City](#)

Shervon A. Chambliss

From: Lynn Larkin <lynn@designextrastudio.com>
Sent: Friday, May 14, 2021 3:58 PM
To: doriannearrington@gmail.com; Iris L. Winn; Shervon A. Chambliss
Subject: DRC Case No 21-54000035 - sign posted and Letters have been mailed.
Attachments: Permit Paperwork.pdf; Hearing Sign Posted - May 13 2021.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To all,

Please see attached the photo of the posted sign yesterday on 5/13/2021.
You will also see the list that was certified by the Post Office today 5/14/2021.

Happy Friday!!!
Lynn

Lynn Larkin, NCIDQ #26920 | LEED AP

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C: 314.346.1693



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