



**CITY OF ST. PETERSBURG  
DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**LOT LINE ADJUSTMENT  
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, Aug. 3, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> 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](http://www.stpete.org/meetings) for up-to-date information.

CASE NO.:	21-11000008	PLAT SHEET:	T-14
REQUEST:	Approval of a variance to the required lot width from the required 100 feet to 82 feet and the approval of a lot split to create two (2) buildable lots in the NS-2 Zoning District.		
OWNER:	Richard A. Robertson 2501 Keystone Court North Saint Petersburg, Florida 33710		
ADDRESS:	2501 Keystone Court North		
PARCEL ID NO.:	12-31-15-44856-000-0250		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Suburban Single-Family (NS-2)		

Proposed lots	Required lot width	Requested lot width	Variance	Magnitude
Parcel A	<b>100 feet</b>	<b>82 feet</b>	<b>18 feet</b>	18%
Parcel B	100 feet	103 feet	0	0%

**BACKGROUND:** The applicant is requesting approval of a Lot Split to create two (2) buildable lots from three (3) platted lots of record (Lots 25, 26, and 27 of the Jungle Shores Subdivision). The applicant is the owner of the subject property which currently consists of one single family home that was constructed in 1949.

The property has a zoning designation of Neighborhood Suburban, Single-Family (NS-2). The minimum lot width in NS-2 zoning districts is 100-feet and the minimum lot area is 8,700 square feet. The Lot Split will allow for the construction of two (2) single family residences by creating two (2) buildable lots from three (3) platted lots of record to consist of Parcel A, which is proposed to be 82 feet in lot width, 108 feet in lot depth, and approximately 8,856 square feet in lot area; and, Parcel B, which is proposed to be 103 feet in lot width, 108 feet in lot depth, and approximately 11,124 square feet in lot area.

**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 **consistent** 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 the variance would allow for the development of the proposed Parcel A which is currently vacant.

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 currently conforms to the NS-2 zoning district minimum lot standards. The proposed lot (Parcel A) is 18% substandard to lot width.

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

The site is not located within a designated preservation district.

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

The site does not contain any historical significance.

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

The site contains approximately six (6) protected trees. One of the subject trees is a Grand Live Oak. All code protected trees require a tree removal permit and are subject to the standards within Section 16.40.60.5 of the Land Development Regulations. Removal of the Grand Live Oak is subject to section 16.40.060.5.4A(1) of the Land Development Regulations. Please see the attached section of the Land Development Regulations for more information.

- 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 within the Jungle Shores Subdivision. These blocks were studied due to their proximity to the subject property and similar established traditional development patterns.

Staff's development pattern analysis included review of lot width for conformance with the minimum requirements for NS-2 zoned properties. The results of the analysis, provided in the tables below, show that 86% of the properties within the Jungle Shores Subdivision are 86% substandard to lot width and 85% of the properties within 500 feet of the property are substandard to lot width. Based on the analysis, staff finds that the proposal is consistent with the prevailing development pattern in the area.

See the attached Development Pattern Analysis (Maps A and B) and study area table below for more information.

Lot Area Analysis

Block	Conforming to Lot Width	Substandard to Lot Width	Percentage Substandard	
Jungle Shores Subdivision	4	25	86%	
500 ft. radius from property	8	39	85%	

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

The project does not involve public facilities.

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

The lots within the Jungle Shores Subdivision were platted in 1925. As shown in the analysis provided above within criterion 1.f, 86% of the properties analyzed within the subdivision are substandard to lot width. This development pattern is not the result of any action of the applicant.

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

Without approval of the requested variance the property could not be redeveloped with one single-family residence. Denial of the variance would not be consistent with the policies in the Comprehensive Plan that promote infill development. The development pattern in this area of the City contains numerous substandard lots.

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;*

The subject lot that limits development for a second single family home based on NS-2 residential density standards. The proposed lot exceeds the lot area standards for the NS-2 zoning district. The requested variance would allow a more consistent use of land.

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 is the minimum necessary to allow the development of two single-family homes on lots with a similar size to the surrounding lots with single-family homes. The lot width variance from 100 feet to 82 feet constitutes a 18% reduction of the minimum required lot width.

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

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment. The Land Development Regulations for the Neighborhood Traditional (NT) districts state: "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood.."

The Future Land Use designation in this neighborhood is Planned redevelopment Residential (PR-R). The following objective and policies promote redevelopment and infill development in our City:

**OBJECTIVE LU2:**

The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.



POLICY LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

POLICY LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

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

The granting of the variance will not be injurious to neighboring properties as they are developed in a similar pattern as the proposed lots.

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

Staff finds that the reasons set forth in the variance application do justify the granting of the variance based on the analysis provided and the recommended special conditions of approval.

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.*

None were considered.

**PUBLIC COMMENTS:** As of the date of this report, Staff received two calls from the public and emails from two citizens. The emails and calls noted the residents concern for the preservation of trees on the property and they noted that the lot would be too small for a single-family home.

**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 **APPROVAL** of the requested variance subject to the following conditions:

1. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
2. A new parcel I.D. must be obtained before zoning approval for development on the proposed lot.
3. Any outstanding liens, assessments or property taxes shall be paid.
4. A copy of the recorded deed(s) indicating the legal exchange of property has taken place shall be submitted to Development Services prior to the recording of the lot line adjustment approval.
5. Site plans for any future development must show the location of all protected and grand trees. Any application to remove the trees shall comply with Section 16.40.060.5.4 at the time of permitting. Including the submittal of any necessary reports.
6. All other requirements for the NS-2 zoning district must be met, or variances must be granted.
7. The applicant, successor or assigns shall comply with the Engineering Conditions within the memorandum dated June 16, 2021.
8. This variance approval shall remain valid for three (3) years from the date of approval, or July 7, 2024. Substantial construction shall commence prior to this

- 16.40.060.5.4 at the time of permitting. Including the submittal of any necessary reports.
6. All other requirements for the NS-2 zoning district must be met, or variances must be granted.
  7. The applicant, successor or assigns shall comply with the Engineering Conditions within the memorandum dated June 16, 2021.
  8. This variance approval shall remain valid for three (3) years from the date of approval, or July 7, 2024. Substantial construction shall commence prior to this expiration date. Should an extension be necessary, a request for extension must be filed in writing prior to the expiration date.


ATTACHMENTS: Development Pattern Analysis Maps, Subdivision Plat, Property Card, Memorandum - Engineering & Capital Improvements Department

Report Prepared By:

  
\_\_\_\_\_  
Dylan Carlson, Planner I  
Development Review Services Division  
Planning and Development Services Department

6/22/2021  
\_\_\_\_\_  
DATE

Report Approved By:

  
\_\_\_\_\_  
Jennifer Bryla, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

6.22.2021  
\_\_\_\_\_  
DATE

# 500 ft. Buffer of 2501 Keystone CT N

## LOT TYPE



Conforming



Non-Conforming





# Jungle Shores Subdivision Lots

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26TH AVE N

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KEYSTONE CT N

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PARK ST N

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25TH AVE N

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YARDLEY AVE N

PELHAM RD N

## LOT TYPE



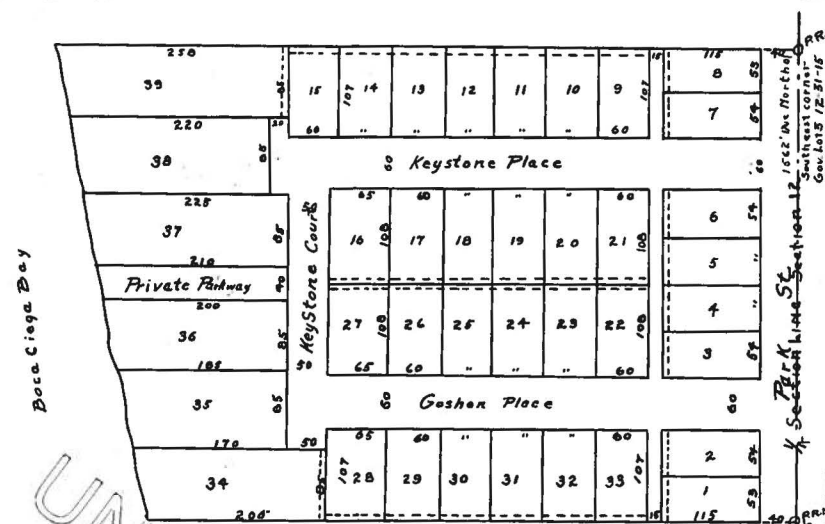
Conforming



Non-Conforming

N





# JUNGLE SHORES NO. 5.

ST. PETERSBURG, PINELLAS CO. FLORIDA.

Being a subdivision of a tract described as follows: Beginning 1012 feet North of the Southeast corner of Government Lot 3, in Section 12, Township 31 South, Range 15 East, and running thence West 740 feet more or less to Boca Ciega Bay; thence North 11° 16' West 610 feet along high water mark; thence East 840 feet more or less to the West line of the Southeast quarter; thence South 550 feet to point of beginning, being ten acres more or less, together with riparian rights.

We the undersigned hereby certify that we are the owners in fee simple of the lands above described, hereby plat as Jungle Shores No. 5; that we hereby dedicate to the public use all streets and public places shown on this plat of the subdivision of the same, it being stipulated that a right of way five (5) feet wide is reserved from the rear of all lots for the location of public utilities including poles and conduits for wires and pipes; and that the subdivision is permanently marked upon the ground by concrete monuments in the locations shown in and on this plat and their dimensions, angles and lengths, and the connections with, and witness marks of monuments as shown are correct and entirely within the boundaries of said tract as above described.

Signed, sealed and delivered in the presence of  
*Anna B. West* Witness  
*Mary C. Robinson* Witness

THE FIRST NATIONAL BANK  
 of St. Petersburg, Florida, Trustee  
 By *William R. Black* (Seal)  
 Trust Officer

The tract of land marked "Private Parkway" on the plat of Jungle Shores No. 5, being a strip of land 60 feet wide extending from the east boundary line of Lots thirty six (36) and thirty seven (37) extended to the waters of Boca Ciega Bay, bounded on the North by Lot thirty seven (37) and on the South by Lot thirty six (36), is not dedicated nor is same for public use; but the same is expressly reserved as private parkway or passageway for all purposes of the said subdivision and the members of said respective families, including an easement of passage for ingress to and egress from the water at Boca Ciega Bay, which said easement shall run with the land and pass unimpaired to subsequent owners of all lots in the said subdivision; and the same shall under no circumstances or conditions be separated from the ownership of a lot or lots therein.

Signed, sealed and delivered in the presence of  
*Anna B. West*  
*Mary C. Robinson*

THE FIRST NATIONAL BANK  
 of St. Petersburg, Florida, Trustee  
 By *William R. Black* (Seal)  
 Trust Officer

I hereby certify that this property has been surveyed and staked, and that the monuments have been set as indicated and that the dimensions, angles and lengths are correct.

*J. J. Delaney*  
 Reg. Sur. 422

Approved by the Planning Board for the City of St. Petersburg  
 By *W. L. Smith* this 8 day of Oct 1925

State of Florida  
 County of Pinellas

I hereby certify, That on this 29th day of September, A.D. 1925, before me personally appeared William R. Black, Trust Officer of The First National Bank of St. Petersburg, Florida, Trustee, incorporation under the laws of the United States, to me known to be the person described in and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer, for the use and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal of St. Petersburg, Fla., in the County of Pinellas and State of Florida, the day and year last aforesaid.  
 Notary *Mary C. Robinson*  
 Notary Public State of Florida at Large

My commission expires - July 1<sup>st</sup> 1927 - -

ORDINANCE OF PARTIAL VACATION OF  
 Jungle Shore No. 5  
 SUBMITTAL HAS BEEN RECORDED IN  
 O. R. BOOK 5629 PAGE 1508  
 ON 10-25-1925

KARLEEN R. D. BLAKER  
 Clerk of the Circuit Court  
 BY: *Patricia Burke* Deputy Clerk

FILED 10-19-25 AT 2:00 PM  
 AND RECORDED IN THE PUBLIC RECORDS OF  
 PINELLAS COUNTY, FLORIDA IN THE BOOK  
 AND ON THE PAGES DESIGNATED ABOVE,  
 K. B. [Signature]  
 By

Scale 1"=100'

SUBDIVISION	JUNGLE SHORES #5	LOT 26 & 27	BLOCK
BUILDING	ELECTRICAL	PLUMBING	
Location: 2501 Keystone Ct. N. #72679-C - 2/17/49 - \$9500 Owner Henry Wern - Six room and bath residence and 1 car garage. (60'3" x 38'9") (Type C) #99426A-R1 - 4/13/65 - \$750 Owner Anna Wern - Remove old roof and reroof existing residence Class C (Type V) Industrial Roofing, Contractor	#2463B - 2/21/49 - H. Wern Allcorn - Saw Pole #2741B - 3/16/49 - H. Wern Allcorn - 14c 14sw 22p 3b 3ws 2-meters 1-range 1-w.htr. Heater #5280D - 11/8/60 - Henry Wren Safe Way Elec. - 3ws 100amp #3 RH 1-meter 1-furnace 1-3HP air cond. Combine meters  INSTALLATION #5190B - 10/25/60 - Henry Wern Krauss A/C - Duct System - #RF 100 P Trane furn./garage - 3-T 3-HP Carrier A/C Coil with condenser in rear yard - Van Packer -Exist.Tank	#7046 - 3/17/49 - H. Wern Withers - c-l-s-b-ewh-tray #9197 - 10/20/49 - H. Wern H.J.Miller - ewh  A-12/13 A-12/12	RS-100
SIGNS	SEWER	SEPTIC TANK	GAS
	#2531K - 11/27/61 - H. Wren Pasadena Plbg. - \$10.00 tap	#3527 - 3/30/49 - Withers W.Waechter #3555 - 4/6/49 - Withers W.Waechter	

**MEMORANDUM**  
**CITY OF ST. PETERSBURG**  
**ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)**

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**TO:** Iris Winn, Administrative Clerk, Development Review Services  
Jennifer Bryla, Zoning Official, Development Review Services Division, Planning and  
Development Services Department  
Dylan Carlson, Planner I

**FROM:** Nancy Davis, Engineering Plan Review Supervisor

**DATE:** June 16, 2021

**SUBJECT:** Lot Split

**ADDRESS** 2501 Keystone Court North  
**& PIN** 12/31/15/44856/000/0250  
**FILE:** 21-11000008  
**ATLAS:** T-14

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**REQUEST:** Approval of a variance to the required lot width from the required 100 feet to 82 feet and the approval of a lot split to create two (2) buildable lots in the NS-2 Zoning District.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed lot split. The applicant or current property owner at the time of site redevelopment shall be required to provide potable water and sanitary sewer service to each parcel per current City ECID standards and specifications. The following requirements are applicable.

**SPECIAL CONDITIONS OF APPROVAL:**

1. City Sanitary Sewer Utility Map T-14 indicates that the existing property has two existing sanitary sewer service laterals extending from the 8" VCP main location within the public utility easement along the northern boundary of the proposed lots. The applicant must field verify the existence and exact location of each of the existing sanitary sewer laterals to verify that one is located within each of the proposed lot boundaries. Upon development or redevelopment, the applicant is required to provide a sanitary sewer service lateral for each proposed lot. Each new lot must have an individual 6" sanitary sewer service lateral, 6" service laterals may not be shared, cannot cross another property without an easement and must meet current City standards.
2. Construction of new service laterals shall meet the requirements of current City ECID standard detail S30-04 and using dissimilar pipe coupling detail S30-50 for any direct connections between new PVC and the existing VCP. The minimum size public sanitary sewer service lateral for an individual residential property is 6" PVC. A public sanitary sewer cleanout shall be provided by the applicant per City ECID standard detail S30-08 with a cleanout box per City ECID detail S30-09. The cleanout and cleanout box shall be constructed over new and/or existing service laterals and shall be located as shown on detail S30-4, just inside the public easement boundary. All construction shall be in conformance



with current City Engineering Standards and Specifications. The cost for design, permitting, and construction of the required new public sanitary sewer service lateral(s) & clean-outs shall be by and at the sole expense of the applicant or current property owner at the time of development or redevelopment.

3. Upon development or redevelopment, the applicant or current property owner is required to provide potable water service to each proposed lot if not existing. The City Water Resources department shall install necessary potable water services (up to and including the necessary meter and backflow prevention device) as required to service the proposed lots at the sole expense of the applicant/property owner.
4. An Engineering & Capital Improvements Department (ECID) Utility Connection Permit must be obtained prior to the commencement of construction within dedicated right-of-way (for all connections to the public sanitary sewer). All required improvements shall be installed by and at the applicant or current property owner's expense in accordance with current City ECID design standards and specifications. Please contact [ROW\\_Permitting@stpete.org](mailto:ROW_Permitting@stpete.org) (there is an underscore between ROW and Permitting) for right of way permit application information or phone 727-893-7238.

City Utility maps are available upon request by emailing [Doug.Timmons@stpete.org](mailto:Doug.Timmons@stpete.org) and City Standard details are available on the City's website; paste the following into your browser.

[https://www.stpete.org/city\\_departments/engineering\\_and\\_capital\\_improvements/facility\\_design\\_and\\_development.php](https://www.stpete.org/city_departments/engineering_and_capital_improvements/facility_design_and_development.php)

NED/ meh

pc: Adam Iben



**DRC CASE #21-11000008**

Additional Correspondence

As of 06-03-2021

Attn: Clerk of the Commission  
Re: Case # 21-11000008, case planner Dylan Carlson  
Property: 2501 Keystone Ct N  
Date: 6/30/21  
From: Deborah Thompson  
at 8221-25th Ave N, St Pete

To the Development Review Commission members,  
I'm formally stating my opposition to the requested  
variance of the lot width and lot split to create 2  
buildable lots.

I've lived on 25th Ave for nearly 50 years and  
have noticed the increased reduction in the  
historical 'Jungle' image and character of this area,  
with overdevelopment and the removal of protected  
live oaks. Allowing a smaller lot to build on will  
likely necessitate the further clearing of the  
'Jungle's' trees to make room for a structure of  
unknown proportions. There will be a loss of what  
this area is known for as the Jungle, as it  
becomes just another row of houses and empty lawns.  
The nature in this area needs to be considered.  
The oaks are protected for a reason. That lot and  
its surroundings are frequented by screech owls,  
pileated woodpeckers and various hawks.  
Some of natural Florida should be allowed to  
remain. Every square foot doesn't need to have a  
structure on it. We recently had an increase in  
our water bills due to having structures/pavement  
on our lots, due to run off and the issues with  
waste water/run off. Adding another structure to  
a lot that currently is able to absorb rainwater  
is not helping that problem. I'm also concerned  
about how tall the structure would end up being,  
since we're in a flood zone and <sup>there's</sup> a predicted water



level rise in the coming years. This area is traditionally family oriented ranch type homes, but 3-4 story homes which look more like condos are popping up, changing the character of the neighborhood and making it uncomfortable for those immediate neighbors the 'condo' style home looks down on.

I'm also concerned about increased traffic and safety with a proposed new structure. We already have vehicles from homeowners on 26<sup>th</sup> Ave going down 26<sup>th</sup> then onto Keystone + then up 25<sup>th</sup> Ave just to get to Park Street, as it's dangerous to pull out onto Park Street from 26<sup>th</sup> due to the 7-11 traffic and limited visibility at that spot. An extra house will likely result in extra traffic both at the narrow turn lane and down the block.

Additionally I'm concerned about the extra burden on our water + sewer systems - specifically because the pipes have broken and have needed repairs as they are very old. Is a new structure going to be able to successfully connect and make use of pipes that are old and deteriorating?

In summary, I'm asking for a denial of the requested variance for the sake of those who actually live here, in the 'Tangle' area.

Please help us to preserve this unique historical neighborhood by allowing it to retain what's left of its natural beauty and character.

Thank you for noting my objections.



Deborah Thompson

**From:** [Gerryl Cindric](#)  
**To:** [Dylan J. Carlson](#)  
**Subject:** FW: Case No. 21-11000008 Variance to split lot located at 2501Keystone Court North  
**Date:** Wednesday, June 30, 2021 7:00:18 PM  
**Attachments:** [20210630\\_153726.jpg](#)

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**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 the Development Review Committee,

We own property on 25<sup>th</sup> Avenue North, where a variance request to split a lot and create two buildable lots would be located. We are vehemently opposed to this request. Our subdivision is named Jungle Shores No.5. The "jungle" description is for good reason. The character of the neighborhood is enhanced by lovely shaded streets of Live Oaks most 50 plus years old. That is why we chose to live in this location of St. Petersburg. Slowly this is changing. Since living here we have seen 20 Oaks removed in 4 blocks, from 22<sup>nd</sup> Avenue North to 25<sup>th</sup> Avenue North. This variance approval would by far be the worst of all changes to occur. For certain the oaks on this lot would be destroyed as well as the character of the street.

Because the two proposed lot sizes would be 50 x 108 feet and them being in flood zones, the homes to be built would most likely be vertical. Right now a 4 story high home is being built at 8265 26<sup>th</sup> Avenue North and it is quite overbearing. What makes it marginally less obtrusive is it is being built on a 120 x 107 foot lot. (see attachment) On the other hand the proposed 2 homes that would potentially be built on the separated lots could also be this 4 story high behemoth structure and could result in more requests for variances to build closer than the allowed front, rear and side codes.

It is a slippery slope that we engage in when the future homes to be built are full of so many unknowns. The existing surrounding homes are single and two story, erecting what could potentially appear as "row " housing could make the street character dismal and possibly bring our home value down. Also there is another vacant lot for sale directly across the street. It is 90 X 107 feet. If you approve this lot split, what would stop the owners of that lot to request dividing it into two 45 x 107 foot lots? There fight would claim you approved this 50 foot split why not 45, it's only 5 less feet? When does it end?

With the city's attempt to reduce storm water runoff this variance would negatively impact the neighborhood drainage. If approved and two homes were erected, it is likely that almost all of the land would be covered with home, driveway, sidewalk, and patio.

We don't have much confidence in Mr. Robertson trying to keep the neighborhood character since he has not lived here in many years he has nothing at stake. We don't fault him for selling or being the builder himself. We just want to see it done on the property as it was when he purchased it.

In conclusion, we are not in any way under the illusion that the empty lot would not be developed. We are just hoping you deny this request and keep the lot as is so the home to be built will hopefully enhance the neighborhood.

Sincerely,

David and Gerry Cindric  
8220 25<sup>th</sup> Avenue North  
St. Petersburg FL 33710  
Sent from [Mail](#) for Windows 10

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**From:** [gcindric5](#)

**Sent:** Wednesday, June 30, 2021 6:26 PM

**To:** [gcindric5@gmail.com](mailto:gcindric5@gmail.com)

**Subject:**

Sent from my Sprint Samsung Galaxy S9.

26th and Keystone







**From:** [Gerryl Cindric](#)  
**To:** [Dylan J. Carlson](#)  
**Subject:** FW: 2nd picture  
**Date:** Wednesday, June 30, 2021 7:09:52 PM  
**Attachments:** [20210630\\_153902.jpg](#)

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**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 Development Review Committee,  
Attached is second picture showing height discrepancy of 4 story house being built at 8265  
26<sup>th</sup> Avenue North. Was unable to attach it to email just sent.

Thank you,

David and Gerryl Cindric

Sent from [Mail](#) for Windows 10

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**From:** [gcindric5](#)  
**Sent:** Wednesday, June 30, 2021 6:11 PM  
**To:** [gcindric5@gmail.com](#)  
**Subject:**  
Sent from my Sprint Samsung Galaxy S9.





Keystone Ct N  
26 Av N

BOWELL  
CONSTRUCTION INC.

HAULING  
27-34-4819



**From:** [David Cindric](#)  
**To:** [Dylan J. Carlson](#); [David Cindric](#); [Cindric Gerry](#)  
**Subject:** Case No. 21-11000008 Variance Request 2501 Keystone Court  
**Date:** Wednesday, June 30, 2021 9:07:50 PM

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**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.

Dear Development Review Commission,

As a long time resident of 25th Avenue where the variance has been requested I strongly oppose the request. When Richard purchased the property approximately 23 years ago he made some improvements. The property was kept up until he moved out. For the last several years the property went into decline until the long term renter passed away. Over the last few months the house and lot have been fixed up.

Doing research and reviewing the documents it appears one of the proposed property lines would cut through the existing house's back porch and within a few feet of the back of the house. The other proposed adjoining property would divide the remaining lots into small 50 foot wide lots. This would leave the existing house destined to be an undesirable home with almost no space between the back of the house and their neighbors property. The newly created mini lots in an "A" evacuation zone would have to be multi story homes possibly four stories tall like the house being built on the next street over. The builder may request additional variances to build closer to the lot line. They may discover that the soil will not support the structure without large pilings being driven into the ground like the house on the next street over. How imposing on the existing neighbors and neighborhood. Is your single story paradise becoming a concrete wasteland?

The No Name Storm of 1993 and Hurricane Elena 1985 created a storm surge, forcing water over Keystone Court. The storm surge for these storms were minor compared to the impact a direct hit would have created. This is an "A" evacuation zone property. The existing zoning laws clearly allow you to deny this request that would increase the density of buildings in a flood zone. The existing laws and common sense should not be ignored when making this decision. Please allow our west side paradise to remain a desirable neighborhood. Thank-you for considering our position.

David Cindric

**From:** [Joseph Beaulieu](#)  
**To:** [Dylan J. Carlson](#)  
**Subject:** 2501 Keystone Court North - Case No 21-11000008  
**Date:** Wednesday, June 30, 2021 4:04:13 PM

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Hi.

I am writing to express my opposition to proposed division and the variance that has been requested for this property.

My concerns, as the owner and occupant of an abutting property (8237 25th Avenue North), are:

- 1) That whoever purchases the property (or the current owner) would use the variance to build a new house that is out-of-character of the neighborhood - like the 4-story house at Keystone and 26th Ave North, which looms over neighboring properties. (Admittedly, the new home being built there is very attractive, and much better than the abandoned house that stood there a few years ago, but a 4-story home in a neighborhood full of 2-story houses is kind of crazy). I doubt that anybody is going to buy the split lot with the plan of putting a modest 2-story home on the property. Whoever buys it will likely build something as large as the Committee lets him get away with.
- 2) That the requested variance will allow the owner to build such a house closer to the property line of my home than would normally be allowed, reducing my quality of life and the value of my property. Under the current guidelines, due to this being in a flood zone, such a home would likely loom over mine.
- 3) That this will lead to further deforestation of our neighborhood. Having seen one of our neighbors remove 3 very large, healthy oak trees just yesterday, and knowing that there are several large oak trees on the property in question (predating the current owner's ownership of the property by nearly 100 years, most likely) this concerns looms large in my mind.
- 4) The intersections of 25th/26th Ave North and Park Street are already hazardous, with rush-hour traffic going 50-55mph down Park, and the two left turn lanes are very narrow. Increased density of this neighborhood will likely lead to additional safety hazards.

I think that allowing the current owner to divide the property might not necessarily be bad for the neighborhood and for neighbors of the property in the long-term, but giving the owner the variance before any plans have been submitted would allow someone to build something that reduces the quality of life and the property values for current owners. I purchased my home here rather than on the east side of town because I wanted to live in a less-dense, quiet, heavily-wooded neighborhood, and while I understand that the desire of the current owner of 2501 Keystone to maximize his own personal profit on the property, he should not be allowed to do so at the expense of his neighbors. And I am certain that whoever does eventually purchase the property will do the usual "in order to make this property economically-viable, we are going to need more variances" song-and-dance.

I am not anti-development, but do believe that development should be in harmony with the character of the neighborhood, and take into consideration the interests of immediate neighbors and the entire neighborhood, rather than allow someone to make a financial windfall entirely at the expense of the neighbors and the neighborhood. And if he wants to sell the property to someone who wants to build a "McMansion", then it should be sold as one lot with no variances, so that whatever is built there fits within current city standards and doesn't reduce the value of neighboring properties.

Thank you for your consideration,

Joe Beaulieu  
8237 25th Ave North

**From:** [Kristen Beaulieu](#)  
**To:** [DRC](#); [devrev](#)  
**Subject:** Objection to Variance Request at 2501 Keystone Court North  
**Date:** Monday, June 21, 2021 11:21:24 AM  
**Attachments:** [8259 25th St N.jpg](#)  
[Grand Oak.jpg](#)  
[Grand Oak2.jpg](#)  
[Home Under Construction 8265 25th St N.jpg](#)  
[More Grand Oaks at 2501 Keystone N.jpg](#)  
[public notice.jpg](#)

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To the Development Review Commission -

We own the property next to 2501 Keystone Ct. North and wish to share our objection to the variance requested according to the public notice it's File 21-11000008. (See image attached).

The request is to divide the parcel into two buildable lots – including a non-standard lot of 82 feet. We feel this would threaten the character of the Jungle Shores 5 neighborhood where we live - a neighborhood with smaller, low profile homes on larger lots and many Grand Oaks.

Our objection to the variance is based on the following concerns:

1. The character of the neighborhood will be negatively impacted if the city allows the area near the water (intercoastal) to be sub-divided into small, non-standard parcels. In addition to the look and feel of the neighborhood, it's currently difficult and sometimes dangerous to turn out of our U onto Park St. especially going left, so we are concerned about increased traffic from the west side of Park in Jungle Shores.
2. There are 5 Grand Oaks on the property, including one that shades our home, and we are concerned that they would be threatened by development.
3. Previous division of a triple lot into a double lot on our street has had a negative impact on quality of life in the neighborhood. Across the street, a triple lot was subdivided into 2 parcels some years ago, and a large home was built on one of the parcels. The additional parcel has never been developed although it has traded hands over the years.

Investors/speculators tend to neglect to maintain the property creating a mosquito problem [https://www.zillow.com/homedetails/8250-25th-Ave-N-Saint-Petersburg-FL-33710/103507965\\_zpid/](https://www.zillow.com/homedetails/8250-25th-Ave-N-Saint-Petersburg-FL-33710/103507965_zpid/)

4. We are concerned that developing a second home at 2501 N Keystone would place additional pressures on the sewage and water system that has needed to be repaired several times in the last few years. Our street sewers empty out into the Gulf, so that is a possible pollution hazard.
5. Finally, we have not seen any plans for the new building on the proposed site, but we are concerned that a large, tall home would change the character of the neighborhood, as a developer has been allowed to develop a 4 story home around the corner 8265 26th Ave N, Saint Petersburg, FL 33710. Also splitting the lots might lead to building very close to our lot line, impacting our privacy and property value.

That said, we recognize the right of the owner to redevelop the property, but why is it necessary to divide the lot into two parcels at the detriment of the neighborhood to do so?

Respectfully submitted,  
Joe and Kristen Beaulieu

8237 25<sup>th</sup> Ave N  
St. Petersburg, Florida  
847-924-0315