



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **September 7, 2022**, beginning at 10:00 A.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & Development Department records, **no Commission member** has a direct or indirect ownership interest in rear property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

| | | | |
|-------------------|--|-------------|------|
| CASE NO.: | 22-11000018 | PLAT SHEET: | G-12 |
| REQUEST: | Approval of variances to minimum lot width, lot area, and setbacks to create two buildable parcels and retain the existing home. | | |
| OWNER: | Cascade Landings, LLC 520 Brightwaters Blvd. NE St. Petersburg, FL 33704 | | |
| ADDRESS: | 1235 21 st Avenue North | | |
| PARCEL ID NO.: | 13-31-16-26208-001-0120 | | |
| LEGAL DESCRIPTON: | On File | | |
| ZONING: | Neighborhood Traditional Single-Family - 2 (NT-2) | | |

DATA:

| | Lot Width | Lot Area | Side Setback |
|-------------------|-----------|-------------------|--------------|
| NT-2 Requirements | 50-feet | 5,800 square feet | 5-feet |
| Proposed West Lot | 45-feet | 5,399 square feet | 4.2-feet |
| Proposed East Lot | 45-feet | 5,401 square feet | 7.5-feet |

REQUEST: This application requests variances to reduce the minimum required lot width, lot area, and interior side setback to allow for the separation of lots while retaining the existing home to create two buildable lots.

The resulting lots will be deficient in lot width (90%) and lot area (93%) per NT-2 standards. Additionally, retaining the existing home will result in a deficient interior side setback of 4.2-feet where a 5-foot setback would be required. If these variances are approved, the Applicant has agreed to provide a wider setback for the new construction to preserve the typical separation between homes.

DISCUSSION: The subject property is one parcel comprised of two fully platted lots originally created in 1923. The west lot (Lot 12) has an existing home constructed in 1925 and a detached garage while the east lot (Lot 13) has ancillary structures including a driveway, storage shed, and hardscaping. The Applicant intends to demolish the detached garage and a side deck on the east side of the existing home on the west lot and completely remove the improvements on the eastern lot to allow the construction of a new home on the east lot while retaining the existing home on the west lot.

The original platting of the subdivision in 1923 created lots with widths ranging from 40-feet to 49-feet resulting in a 100% deficiency rate for lot width. The development pattern of properties on the block of the subject property as well as similarly oriented NT-2 zoned properties between 11th Street and 16th Street display similar size characteristics with property widths ranging from 40-feet to 90-feet (the subject property) and property sizes from 4,232 square feet to 10,800 square feet (the subject property). The subject property in its current configuration represents the largest single parcel in the study area in terms of both lot width and lot size.

This request was first reviewed at the August 3rd DRC Meeting where concerns about the existing landscaping on the eastern lot were highlighted. The Applicant applied for a tree removal permit (TRP # 22-36001838) to have the trees evaluated. The City's Urban Forester inspected the property on August 8th and approved the removal of 5 laurel oaks, 1 pink trumpet, and 1 yellow poinciana. The pruning of the grand live oak on the south side of the western lot was also approved under this permit.

CONSISTENCY REVIEW COMMENTS: The Development Review Services Division staff reviewed this application in the context of the following standards of approval excerpted from the City Code and found that the requested variance is **CONSISTENT** with these standards.

Standard #1: *Circumstances or conditions exist which are peculiar to the land, buildings, or other structures for which the variance is sought and do not apply generally to lands, buildings, or other structures in the same zoning district.*

The subject property is peculiar as it is comprised of two fully platted lots and is the largest single parcel in the study area. This application intends to separate the parcel into the constituent platted lots that will reflect the prevailing development pattern of the surrounding properties. This development pattern is primarily single platted lots with a minority of properties made up of fractions of platted lots or a combination of platted lots with none comprised of two or more platted lots like the subject property.

Standard #2: *Strict application of the provisions of the Code would provide the applicant with no means for reasonable use of the land, buildings, or other structures in the same district.*

The strict application of the provisions of the Code would allow for the continued use of the property as a single-family home with ancillary structures, however without the requested variances, the property will remain oversized and could potentially be redeveloped with a home much larger than those surrounding it.

Standard #3: *The peculiar conditions and circumstances existing are not the result of the actions of the applicant.*

The conditions are not the result of the Applicant. The original platting of the subdivision occurred in 1923. According to the property's deed history, the lots were combined under one parcel sometime before November 1978. The current property owner purchased the property in May 2022.

Standard #4: *The reasons set forth in the application justify the granting of a variance.*

The original plat pattern, the current development pattern, and the peculiar size of the subject property justify granting the requested variances.

Standard #5: *The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the land, building, or other structure.*

The variances requested are the minimum that will make possible the reasonable use of the land. The application requests the property be returned to its original plat pattern and proposes additional side setbacks to protect the existing home as well as the neighboring property.

Standard #6: *The granting of the variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

The granting of the variances will be in harmony with the general purpose and intent of the Code. The separation of the subject property into its constituent platted lots will return the property to its original configuration and create an additional buildable lot with characteristics that better match the prevailing development pattern. The additional proposed side setbacks will protect and preserve the neighboring property with additional separation from structures.

PUBLIC COMMENT: The subject property is within the boundaries of the Euclid-St. Paul Neighborhood Association. At time of publishing this report, inquiries about the application from the public were answered by Staff, but no official letters of support or objection were received. The Euclid-St. Paul Neighborhood Association has not commented on the request.

STAFF RECOMMENDATION: Based on the stringent standards of approval contained within the City Code, the Development Review Services Division staff recommends **Approval** of the requested variances.

CONDITIONS OF COMMISSION ACTION: If the variance is approved consistent with the site plan submitted with this application, the Development Review Services Division 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. This variance approval shall be valid through September 7, 2025. 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. The new principal structure on Lot 13 shall be constructed with minimum interior side setbacks of 7.5-feet on each side as shown on the submitted plans.

REPORT PREPARED BY:

/s/Michael Larimore

8/25/2022

Michael Larimore, Planner II
Development Review Services Division
Planning and Development Services Department

Date

REPORT APPROVED BY:

/s/ Corey Malyszka

8/25/22

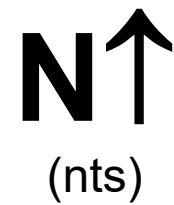
Corey Malyszka, AICP Zoning Official
Development Review Services Division
Planning and Development Services Department

Date

Attachments: Location Map, Application, Survey, Sketches & Descriptions, Site Plan, Proposed Home Front Elevation, Tree Removal Permit # 22-36001838, Tree & Structure Removal Plan, 1978 Deed, 1923 Plat



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-11000018
 Address: 1235 21st Ave. N.





SUBDIVISION DECISION Application

Application No. _____

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 4th Street North.

Application Type:

Per: 16.40.140 &
16.70.050

- ☒ **Lot Line Adjustment**
☐ **Lot Split**
☐ **Lot Refacing**
☐ **Street Name Change**
☐ **Street Closing**

- ☐ **Vacating – Street Right-of-Way**
☐ **Vacating – Alley Right-of-Way**
☐ **Vacating – Walkway Right-of-Way**
☐ **Vacating – Easement**
☐ **Vacating – Air Rights**

| GENERAL INFORMATION | |
|--|---------------------------------------|
| NAME of APPLICANT (Property Owner): Cascade Landings, LLC | |
| Street Address: 520 Brightwaters Blvd NE | |
| City, State, Zip: St Pete FL 33704 | |
| Telephone No: 727-742-0261 | Email Address: zehnder.zach@gmail.com |
| NAME of AGENT or REPRESENTATIVE: Zachary Zehnder | |
| Street Address: 520 Brightwaters Blvd NE | |
| City, State, Zip: St Pete FL 33704 | |
| Telephone No: 727-742-0261 | Email Address: zehnder.zach@gmail.com |
| PROPERTY INFORMATION: | |
| Street Address or General Location: 1235 21st Ave N, St Pete FL 33704 | |
| Parcel ID#(s): 13-31-16-26208-001-0120 | |
| DESCRIPTION OF REQUEST: Obtain approval to split parcel back into two platted lots of records. | |
| Keep existing home on Lot 12 and obtain buildable lot for new home on Lot 13. Variance to lot width, area and setback. | |
| PRE-APPLICATION DATE: 4/4/22 | PLANNER: Michael Larimore |

FEE SCHEDULE

| | | | |
|---|----------|---------------------------|------------|
| <input type="checkbox"/> Lot Line & Lot Split Adjustment Administrative Review | \$200.00 | Vacating Streets & Alleys | \$1,000.00 |
| <input checked="" type="checkbox"/> Lot Line & Lot Split Adjustment Commission Review | \$300.00 | Vacating Walkway | \$400.00 |
| Lot Refacing Administrative Review | \$300.00 | Vacating Easements | \$500.00 |
| Lot Refacing Commission Review | \$500.00 | Vacating Air Rights | \$1,000.00 |
| <input checked="" type="checkbox"/> Variance with any of the above | \$350.00 | Street Name Change | \$1,000.00 |
| | | Street Closing | \$1,000.00 |

Cash, credit, and checks made payable to the "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: Zachary J Zehnder dotloop verified 05/26/22 4:59 PM EDT VLHL-TX0C-QKPX-TBW4 Date: 5/26/22
 *Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Zachary J. Zehnder, As Manager of Cascade Landings, LLC

Prepared by and return to:
Danielle Vaughn
Vaughn Law, PLLC
5600 Central Avenue
Saint Petersburg, FL 33707
(727) 223-6080
File Number: **22-01076**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **6th day of May, 2022** between **Kevin J. Perry and Lisa Perry, A Married Couple** whose post office address is **1235 21st Ave N, Saint Petersburg, FL 33704**, grantor, and **Cascade Landings, LLC, a Florida Limited Liability Company** whose post office address is **520 Brightwaters Blvd NE, St. Petersburg, FL 33704**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County, Florida** to-wit:

Lots 12 and 13, Block A, Euclid Grove, according to the map or plat thereof as recorded in Plat Book 6, Page 23, Public Records of Pinellas County, Florida.

Parcel Identification Number: 13-31-16-26208-001-0120


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2021**.

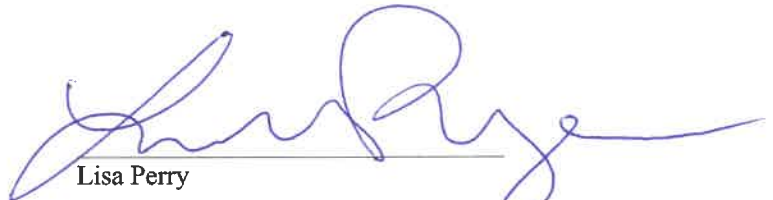
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:


Witness
Printed Name: Joseph Bassford


Kevin J. Perry


Witness
Printed Name: Griselda Mara


Lisa Perry


Witness
Printed Name: Joseph Bassford


Witness
Printed Name: Griselda Mara


State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of May, 2022 by Kevin J. Perry and Lisa Perry who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Griselda Mara
Comm.: HH 194843
Expires: Nov. 3, 2025
Notary Public - State of Florida


Notary Public
Print Name: Griselda Mara
My Commission Expires: _____



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: 1235 21st Ave N, St Pete FL 33704 | Case No.: |
| Detailed Description of Project and Request: | |
| Request to obtain approval to split existing parcel into two separate parcel ID's for the purpose of keeping existing home on one parcel (lot 12) and creating a buildable lot on the second parcel (lot 13). The existing parcel contains two platted lots of record which are slightly substandard in lot area and lot width. In addition, requesting to obtain approval for reduced setback on the east side of existing home to remain on lot 12. | |
| 1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? | |
| See attached | |
| 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. | |
| See attached | |
| 3. How is the requested variance not the result of actions of the applicant? | |
| The original developer's intention for the neighborhood shows the subject property as two platted lots of record. Within the last few years, a minimum lot width requirement of 50' and lot area requirement of 5,800 SF was put in place for NT-2. This action goes against the original developer's intention for the neighborhood and places the burden on the applicant to prove that two buildable lots are acceptable for this particular location in the neighborhood. In addition, the side yard setback requirement of 5' was not in place when the home on lot 12 was built and places the burden on the applicant to prove that a setback of 4.65' (which is currently there) is acceptable. | |

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>Granting the variance will not only support the character of the neighborhood by offering two families the opportunity to enjoy the beautiful subject property, but it will aid in the City of St. Pete's need for housing stock as our community has a historically low supply of available homes at this current time due to demand to move here. In addition, approving the requested variances will make use of the side yard which has sat as a vacant lot for many years and will preserve the existing Craftsman home.</p> |
| 5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable? | <p>Demolishing the existing home has been considered, but it would be too sad to tear down such a charming craftsman home. Constructing a large addition off the side of the existing home has been considered, but that proved to be cost prohibitive and would create a very unusual flow with the existing home. The original developer's intention for this parcel was two platted lots and two homes. Alternatives are unacceptable because it goes against what was originally planned for this traditional neighborhood.</p> |
| 6. In what ways will granting the requested variance enhance the character of the neighborhood? | <p>The original developer's intention for the subject property was two homes, and the underlying plat shows two lots of records. Granting the requested variance will restore the original intention for the site, and offer two families the ability to join the neighborhood. Preserving the craftsman home will keep the character and history of the block. In addition, the new home will be tastefully designed, follow all building/zoning requirements and be constructed to current building codes to enhance the safety and well-being of the community and neighborhood.</p> |

Additional responses for the narrative:

1. What is unique about the size, shape, etc:

Nearly every property/home in the Euclid St. Paul neighborhood rests on 1 platted lot, and it is rare for a home to be on more than 1 platted lot of record. No recent examples exist in the immediate neighborhood because it is so rare to find a home that rests on more than 1 platted lot of record. Many examples for projects/requests have been approved over the years, including (but not limited to) the following:

The subject property is the single largest parcel in terms of area located south of 22nd Ave N, east of 16th St N, west of 10th St N and north of the Euclid St. Paul School. The developers original intention for the parcel was for two homes to be built upon the land, and thus the reason the developers platted the parcel as two, individually platted lots of record. The existing home on lot 12 is a charming craftsman home that adds character to the neighborhood. Our intention is to preserve this home, demolish the detached garage (which is in severe disrepair, has structural issues and encroaches into the setback), demolish the concrete porch on the side of the home which was not part of the original home and construct a new home on the vacant lot on the east side of the home that has been acting as a side yard.

In addition, it is important to point out that the development pattern of this neighborhood and the surrounding blocks are 1 platted lot per home. This particular block is unique because the north side of the block where the subject property rests has lots that are 120' in depth, and the south side of the subject block has lots that are 135' in depth. This is somewhat unusual and inconsistent with the majority of traditional neighborhoods in NT-2 zoning as most lots are 127' in depth. For whatever reason (possibly the development of the Euclid St Paul school or expansion of 22nd Ave N over the years), the developers decided to make the northern portion of this block slightly more shallow in terms of depth and add an additional 7' of depth to the southern portion of the block. This is important to point out as it is the reason why the platted lots are slightly substandard in terms of area (each parcel is currently 5400 SF and the NT-2 requirements are 5800 SF). The lots are 93.1% of the required area for NT-2.

Furthermore, the substandard width of each platted lot of record is more than consistent with the development pattern for this block and surrounding blocks. A study of 52 surrounding parcels showed that 82% of them were 45' in width.

2. Have other properties in the immediate neighborhood been developed or utilized in the same way?

2727/2735 Burlington Ave N, St Pete FL 33713 - This is nearly an identical situation to the request as there was a home that rested on a platted lot of record and had a side yard that was an additional platted lot of record. Approval was granted to keep the existing home (by

selectively demolishing improvements that were encroaching) and construct a new home on the western platted lot of record. This action has already occurred and fits beautifully into the neighborhood which is also NT-2 zoning.

A few recent examples are as follows:

3538 Bayshore Blvd NE - 05/04/2022 Case # 21-54000097

Approval of variance to lot width from 75 feet to 60 feet to create two buildable lots (NS-2)

3773 31st Ave S - 05/04/2022 Case # 22-54000019

Approval of variance to lot width from 75 feet to 50 feet to create four buildable lots (NS-1)

2630 17th Ave N 02/02/2022 Case # 21-54000091

Approval of a variance to lot width of two (2) lots in common ownership to create one (1) additional buildable lot.

0 4th St S - 08/03/2021 Case #21-54000049

Approval of a variance to the required front setback from 25-feet, 0-inches required to 16-feet, 0-inches proposed. & Approval to reduce the interior left side setback from 7-feet, 6-inches required to 6-feet, 4-inches proposed, to reduce the interior right side setback from 7-feet, 6-inches required to 7-feet, 0-inches proposed and the rear setback from 20-feet, 0-inches required to 17-feet, 6-inches proposed to construct a new single family residence in the NS-1 Zoning District

1421 49th Ave N - 06/02/2021 Case # 21-54000036

Approval of a variance to lot width from 45-feet to 41.3-feet to create a single-family building lot in the NT-1 Zoning District



Pre-Application Meeting Notes

Meeting Date: 04/04/2022 Zoning District: NT-2

Address/Location: 1235 21st Ave N

Request: Lot Line Adjustment w/variance(s) to create two buildable lots from one parcel

Type of Application: LLA Staff Planner for Pre-App: Mike Larimore

Attendees: Zach Zender, Max Schwartz, Mike Larimore

Neighborhood and Business Associations within 300 feet:

| Assoc. | Contact Name: | Email: | Phone: |
|-----------------------|---------------|-------------------------|--------------|
| Euclid-St. Paul N.A. | Benjamin Gelb | president@espna.org | -- |
| Greater Woodlawn N.A. | Mark Holguin | gwnapresident@gmail.com | 813-787-4894 |

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

Notes: Parcel is 90 feet wide x 120 feet deep, two platted lots (12 & 13)

Applicant would like to separate lots into two buildable lots while keep existing improvements
on western lot (Lot 12). Setback variance(s) would be required to keep home and structures
on western lot. Variances to minimum lot width and lot area would be required to keep two
resulting lots buildable.

Further analysis is required to determine Staff support of lot variances.

Setback variances unlikely to be supported by Staff.



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

General discussion among local neighbors in Euclid St Paul regarding the subdivision of the property back into two buildable lots has been enthusiastically received as the neighbors are happy that the existing home will remain, the deteriorating garage will be demolished and a brand new home will be built on the platted lot 13 for a new family.

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

Letters and postings are planned to be mailed and posted in accordance with the variance submittal process.

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

Notice will be available as required per the variance submittal process.

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

No concerns have been expressed by the neighbors at this time.

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 Judy Landon at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th 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.

☒ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 5/26/22 & 5/27/22

☒ Attach the evidence of the required notices to this sheet such as Sent emails.

1235 21st Ave N, St. Petersburg, FL 33704 - Application for Variance Request

1 message

Zach Zehnder <zehnder.zach@gmail.com>
To: president@espna.org, gwnapresident@gmail.com, variance@stpetecona.org
Bcc: Max Schwartz <max.schwartz96@gmail.com>, Scott Simon <scottsimon80@gmail.com>

Thu, May 26, 2022 at 5:18 PM

Hi Ali,

Please allow this email to serve as formal notice for our intention to file the attached application with the City of St Petersburg for the upcoming DRC deadline of June 6th, 2022. If you have any questions, please feel free to contact me.

Thanks for your time

--
Zach Zehnder
Cascade Landings, LLC
Cell - 727.742.0261
Email - zehnder.zach@gmail.com

 1235 21st avenue north application.pdf
2111K

U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

Cascade Landings, LLC

520 Brishwaters Blvd NE

St. Pete FL 33704

One piece of ordinary mail addressed to:

FICO c/o Kimberly Frazer

3301 24th Ave South

St. Pete, FL 33712

UNITED STATES
POSTAL SERVICE

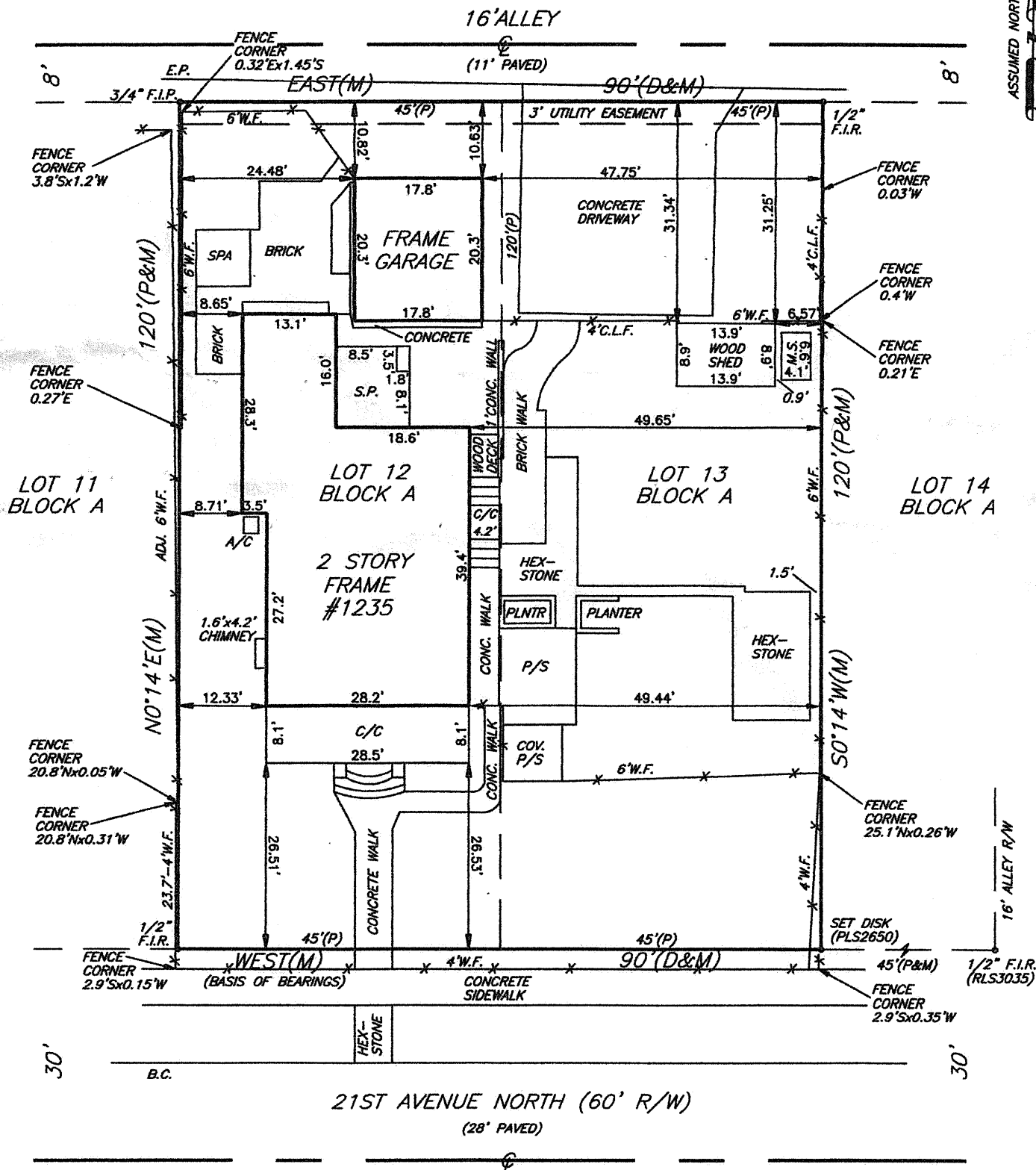


1023

U.S. POSTAGE PAID
FCM LETTER
SAINT PETERSBURG, FL
33704
MAY 27 22
AMOUNT

\$1.65

R2303S101706-1

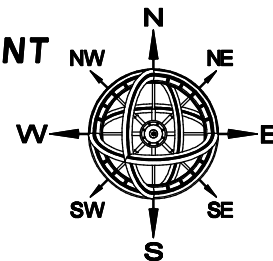


A BOUNDARY SURVEY OF LOTS 12 AND 13, BLOCK A, EUCLID GROVE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 23, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

| | | |
|---|--|---|
| JOB NUMBER: MMXIII284 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 9/19/13 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH | DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 13 TOWNSHIP 31 SOUTH RANGE 16 EAST | FLOOD ZONE: "X" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125148 PANEL NUMBER: 0217 G CHECKED BY: DCH |
| CERTIFIED TO: KEVIN J. AND LISA PERRY SECURITY NATIONAL MORTGAGE COMPANY ROBERT D. BARCLEY, P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY | | |
| I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027. NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON. | | |
| LEGEND: A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB CH.=CHORD LENGTH C=CALC C.L.F.=CHAINLINK FENCE CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE CH. BRG.=CHORD BEARING O.P.=OPEN PORCH EL=ELEVATION FT=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.P.=SET IRON PIPE WITH CAP #2650 P/S=PATIO STONE F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE D=DEED R=RECORD W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EASE=EASEMENT B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT | | |
| "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER" | | |

SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST
DESCRIPTION AND SKETCH FOR LOT LINE ADJUSTMENT

SUBJECT PARCEL ID: 13-31-16-26208-001-0120
#1235 21ST AVENUE NORTH, ST. PETERSBURG, FL 33704
OFFICIAL RECORDS BOOK 18170, PAGE 0027

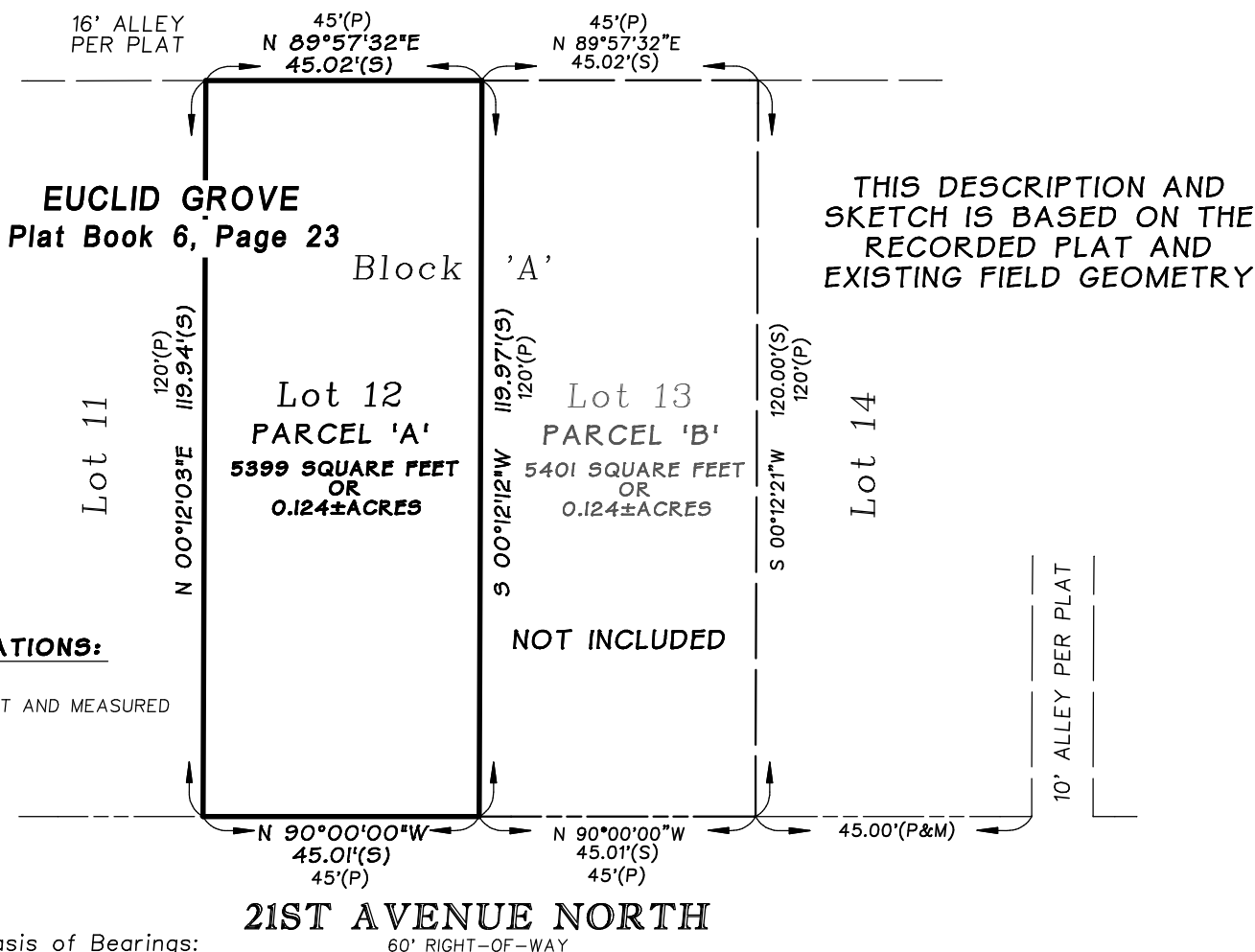


NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

PARCEL 'A' LEGAL DESCRIPTION:

LOT 12, ACCORDING TO THE PLAT OF EUCLID GROVE, AS RECORDED IN PLAT BOOK 6,
PAGE 23 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 5399 SQUARE FEET OR 0.124 ACRES MORE OR LESS.



ABBREVIATIONS:

(P) = PLAT
(P&M) = PLAT AND MEASURED
(S) = SET

Assumed Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 21ST AVENUE
NORTH AS BEING N.90°00'00"W., ASSUMED.
(NO PLAT BEARINGS)

60' RIGHT-OF-WAY

FOR: KEVIN J. PERRY AND LISA PERRY

PREPARED: 5/13/22

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search
and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the
original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2204-39C
Drawn: DS

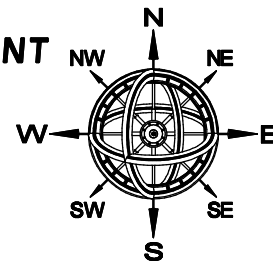
I hereby certify that the Description and Sketch
represented hereon meets the requirements of
Chapter 33-17, Florida Administrative Code.
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 1

SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST
DESCRIPTION AND SKETCH FOR LOT LINE ADJUSTMENT

SUBJECT PARCEL ID: 13-31-16-26208-001-0120
#1235 21ST AVENUE NORTH, ST. PETERSBURG, FL 33704
OFFICIAL RECORDS BOOK 18170, PAGE 0027

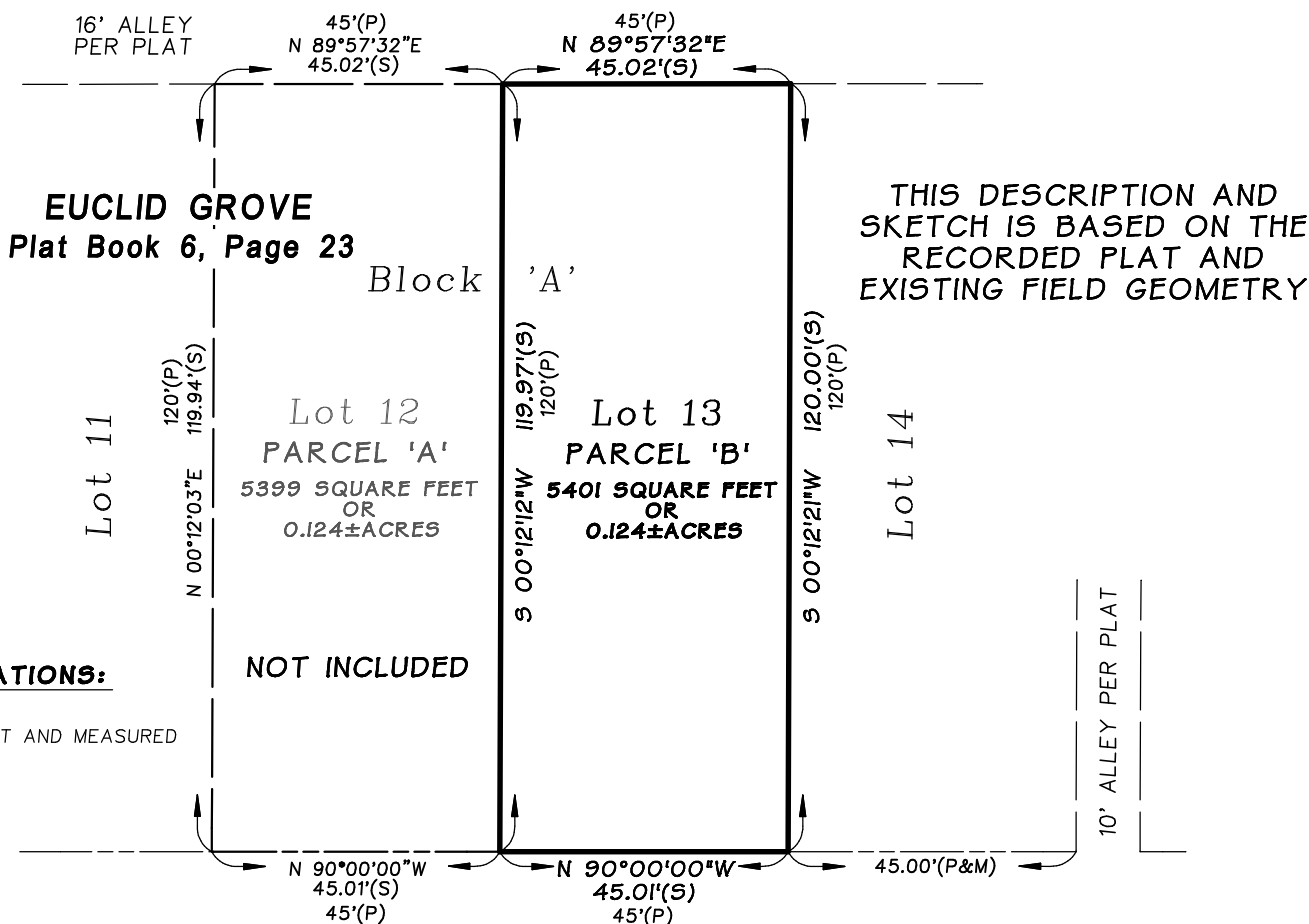


NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

PARCEL 'B' LEGAL DESCRIPTION:

LOT 13, ACCORDING TO THE PLAT OF EUCLID GROVE, AS RECORDED IN PLAT BOOK 6,
PAGE 23 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 5401 SQUARE FEET OR 0.124 ACRES MORE OR LESS.



ABBREVIATIONS:

(P) = PLAT
(P&M) = PLAT AND MEASURED
(S) = SET

NOT INCLUDED

21ST AVENUE NORTH

Assumed Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 21ST AVENUE
NORTH AS BEING N.90°00'00"W., ASSUMED.
(NO PLAT BEARINGS)

FOR: KEVIN J. PERRY AND LISA PERRY

PREPARED: 5/13/22

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search
and is subject to all easements, Rights-of-Way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the
original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2204-39D
Drawn: DS

I hereby certify that the Description and Sketch
represented hereon meets the requirements of
Chapter 5J-17, Florida Administrative Code.
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 1





Zach Zehnder <zehnder.zach@gmail.com>

Inspection result notification

inspectionnotification@stpete.org <inspectionnotification@stpete.org>
To: ZEHNDER.ZACH@gmail.com, DESTINYBUNTYN@yahoo.com

Mon, Aug 15, 2022 at 4:21 PM

Please take notice of the results for the inspection performed on 8/08/22 at 17:00 on the following property:

1235 21ST AVE N

13/31/16/26208/001/0120/

EUCLID-ST PAUL NBRHD ASSN

Application:

22 36001838

Permit:

TREE 000

Inspector:

SPL SHANE P LARGENT

Inspection:

0703 TREE INSPECTION EVALUATION

Sequence:

0001

Inspection results status:

AP APPROVED

Penalty Fee:

Inspection result comments:

Approval to remove 5 Laurel Oaks, 1 Yellow Poinciana and 1

Pink Trumpet tree. Laurel Oaks: The condition of the 2

trees located within the rear of the eastern lot is in

decline with cavities and decay visible. The trees are

located in conflict with the proposed redevelopment of the

site with two new single-family dwellings and as well as

rear utility lines. The condition of the centered 2 trees

is in decline with cavities, decay, excessive canopy

dieback, excessive growth of gulls and evidence of limb

failures. The location of the 2 trees is within the

buildable envelope of the eastern lot. The condition of the

Laurel Oak located within the rear of the western lot is in

decline with multiple large cavities, decay and canopy

dieback occurring. The tree is located in conflict with

rear utility lines. Yellow Poinciana and Pink Trumpet

trees: Both trees are located in conflict with a proposed

new house within the east lot of the site. The scope of

this Permit also includes approval to prune the Grand Live Oak located within the front of the west lot. The pruning is proposed to elevate the canopy that extends over the public street and accommodate the construction of the new house. As conditions of Permit approval, the pruning of the Grand Live Oak is required to be consistent with Arboricultural Best Management Practices, removal of a Brazilian Pepper tree on site is required due to the invasive nature of the species and a total of at least 3 new Shade Trees per City Code are required to be planted on site within 90 days of tree subject tree removals OR before the final built approvals of the new houses.

Please do not respond to this e-mail. If you have questions please contact our Customer Service line

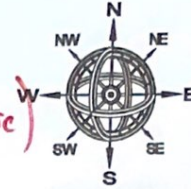
at (727)893-7231.

Your Sunshine City

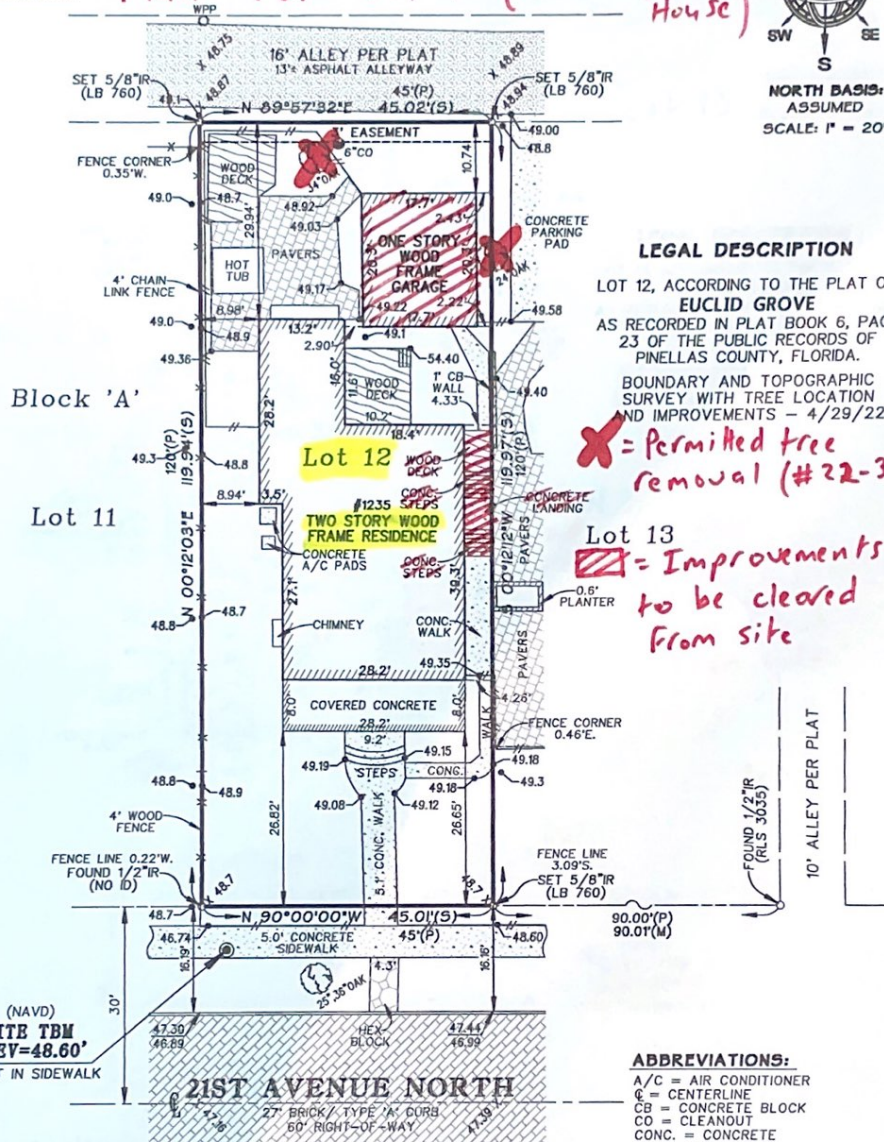
SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST

CERTIFIED TO:
KEVIN J. PERRY
LISA PERRY
CANOPY BUILDERS

*Tree & Improvement Removal
Plan for Lot 12 (Existing House)*



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



LEGAL DESCRIPTION

LOT 12, ACCORDING TO THE PLAT OF
EULID GROVE
AS RECORDED IN PLAT BOOK 6, PAGE
23 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.
BOUNDARY AND TOPOGRAPHIC
SURVEY WITH TREE LOCATION
AND IMPROVEMENTS - 4/29/22

*X = Permitted tree
removal (#22-36001838)*

*[Hatched area] = Improvements
to be cleared
from site*

ABBREVIATIONS:

A/C = AIR CONDITIONER
C = CENTERLINE
CB = CONCRETE BLOCK
CO = CLEANOUT
CONC. = CONCRETE
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
(P) = PLAT
(P&M) = PLAT AND MEASURED
RLS = REGISTERED LAND SURVEYOR
(S) = SET
TBM = TEMPORARY BENCHMARK
WPP = WOOD POWER POLE
WPLP = WOOD POWER POLE W/LIGHT

FEMA Flood Zone Data:
FLOOD ZONE(S): X
COMMUNITY PANEL #125148 12103C0217 H
REVISED 8/24/21

Assumed Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 21ST AVENUE
NORTH AS BEING N.90°00'00"W., ASSUMED.
(NO PLAT BEARINGS)

Reference Benchmark:
PINELLAS COUNTY MAP #1301 (PET R)
ELEV=48.058' NGVD, ADJUSTED TO
ELEV=47.41' NAVD, MSL=0.00'

NOTE: This survey is made for the
exclusive use of the current owners
of the property and also those who
purchase, mortgage or guarantee the
title thereto within one (1) year from
latest date shown hereon.

2204-39.CRD
FIELD BOOK 974 PAGE(S) 72&73

This survey was prepared without the benefit of a title search and is
subject to all easements, liens, and other matters of record.

NOTE: Survey not valid without the signature and the original
raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 2204-39A
Drawn: DS

I hereby certify that the survey represented hereon meets
the requirements of Chapter 52-17, Florida
Administrative Code.

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor Registration No. 4601
Expiration Date 12/31/2024
Professional Seal

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

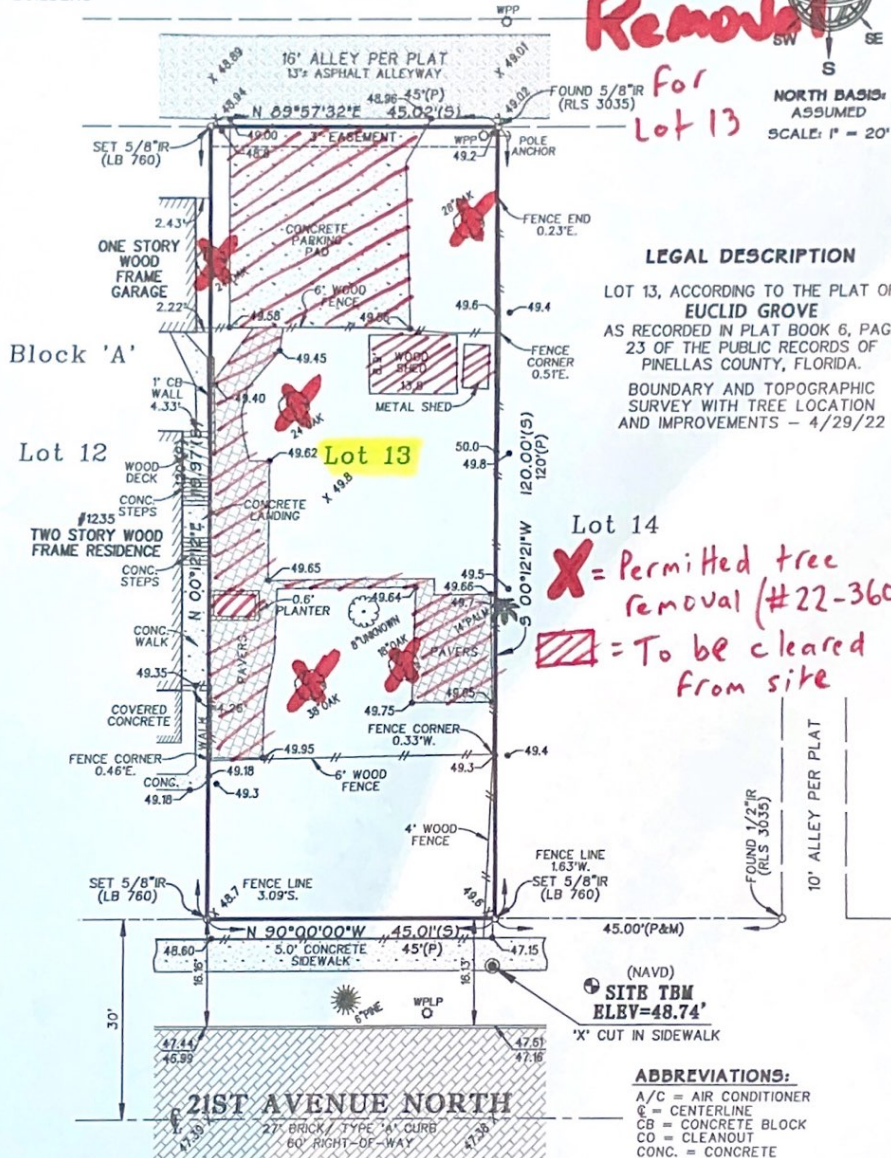
SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST

CERTIFIED TO:
KEVIN J. PERRY
LISA PERRY
CANOPY BUILDERS

Tree & Improvement Removal



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



LEGAL DESCRIPTION

LOT 13, ACCORDING TO THE PLAT OF
EUCLID GROVE
AS RECORDED IN PLAT BOOK 6, PAGE
23 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.
BOUNDARY AND TOPOGRAPHIC
SURVEY WITH TREE LOCATION
AND IMPROVEMENTS - 4/29/22

Lot 14

X = Permitted tree
removal (#22-36001838)
Hatched = To be cleared
from site

ABBREVIATIONS:

A/C = AIR CONDITIONER
C = CENTERLINE
CB = CONCRETE BLOCK
CO = CLEANOUT
CONC. = CONCRETE
ELEV = ELEVATION
ID = IDENTIFICATION
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LB = LICENSED BUSINESS
(M) = MEASURED
(P) = PLAT
(P&M) = PLAT AND MEASURED
RLS = REGISTERED LAND SURVEYOR
(S) = SET
TBM = TEMPORARY BENCHMARK
WPP = WOOD POWER POLE
WPLP = WOOD POWER POLE W/LIGHT

FEMA Flood Zone Data:

FLOOD ZONE(S): X
COMMUNITY PANEL #125148 12103C0217 H
REVISED 8/24/21

Assumed Basis of Bearings:

NORTH RIGHT-OF-WAY LINE OF 21ST AVENUE
NORTH AS BEING N.90°00'00"W., ASSUMED.
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ELEV=48.058' NGVD, ADJUSTED TO
ELEV=47.41' NAVD, MSL=0.00'

NOTE: This survey is made for the
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of the property and also those who
purchase, mortgage or guarantee the
title thereto within one (1) year from
latest date shown hereon.

2204-39.CRD

FIELD BOOK 974 PAGE(S) 72&73

This survey was prepared without the benefit of a title search and is
subject to all easements, rights-of-way, and other matters of record.

NOTE: Survey not valid without the signature and the original
raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 2204-39B
Drawn: DS

I hereby certify that the survey represented hereon meets
the requirements of Chapter 54-17, Florida
Administrative Code.

JOHN C. BRENDLA
Florida Surveyor Registration No. 4601
Date of Registration: 10/1/2010

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

Dmm

78176139

O.R. 4771 PAGE 446

01 Cash 11 CHG
40 Rec. 4.00
41 St 157.50
42 Sur 57.75
43 Int 219.25

SAFECO TITLE INSURANCE CO • FILE NO. 25890 NE jb

RECORDED
PINELLAS CO. FLORIDA
H. M. M. M. M.
CLERK CIRCUIT COURT

Nov 2 6 46 PM '78

THIS WARRANTY DEED, Made this 1st day of
November A.D., 1978 between
ROY M. ALBERT JR. and VIRGINIA W. ALBERT,

his wife

hereinafter called the Grantor, and JERRI H. STUART, A Married Woman

whose mailing address is 1235 - 21st Avenue North
St. Petersburg, Florida Zip 33704

hereinafter called the Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and the Grantee's heirs, or successors, and assigns forever, all that certain parcel of land situate in said State and County legally described as follows, to wit:

Lots 12 and 13, Block A, "EUCLID GROVE", according to the plat thereof as recorded in Plat Book 6, Page 23, Public Records of Pinellas County, Florida.

Subject to Easements of record.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1978, 1979 and subsequent.
("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, sealed and delivered in the presence of:

Jan Besellieu
WITNESS

Jan Besellieu
WITNESS

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ROY M. ALBERT JR. and VIRGINIA W. ALBERT, his wife

to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purpose therein expressed; WITNESS my hand and official seal this 1st day of November A.D., 1978.

RETURN TO
Fisher, Seals, Adams, Goren & Thornton, P.A. (Attix Notary Public, State of Florida at Large)
My Commission Expires June 20, 1980
Branched By American Fire & Casualty Company

PINELLAS
COUNTY
1 2 4 6 3 7

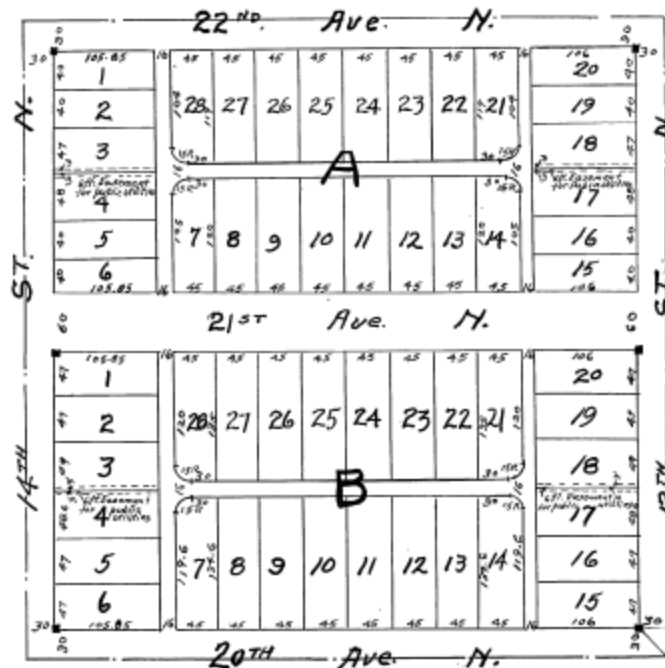
STATE OF FLORIDA
DEPT. OF REVENUE
DOCUMENTARY
STAMP TAX
157.50

PINELLAS
COUNTY
1 4 4 6 4 3

FLORIDA
DEPT. OF REVENUE
DOCUMENTARY
STAMP TAX
57.75

THIS INSTRUMENT PREPARED BY:

THIS INSTRUMENT WAS PREPARED BY
JAN BESCELLIEU
SAFECO TITLE INSURANCE COMPANY
P.O. BOX 7720, ST. PETERSBURG, FLA. 33734
AS A NECESSARY INCIDENT TO THE
FULFILLMENT OF A CONDITION CONTAINED
IN A TITLE INSURANCE COMMITMENT
ISSUED BY IT.



"EUCLID GROVE."

Being a Sub-Division of the NE 1/4 of the NW 1/4 of the NE 1/4 of Sec. 13, T. 31 S., R. 16 E., PINELLAS COUNTY, FLORIDA.

We, the undersigned hereby certify that we are the owners in fee simple of the NE 1/4 of the NW 1/4 of the NE 1/4 of Sec. 13, T. 31 S., R. 16 E., hereby platted as "EUCLID GROVE," and that we hereby dedicate to the public use all streets, alleys, and public places shown on this plat of the sub-division of the above, it being stipulated that all streets shall be 40 ft. wide, as shown, and that a right of way 30 ft. wide is reserved from each lot abutting on an alley on each side of such alley for location of public utilities including poles, conduits for wires and pipes, and that the sub-division is permanently marked upon the ground by corner monuments in the locations shown on said plat, and that the dimensions, angles and lengths, and 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 presence of:

J. F. Valentine Witness

Virginia Mueller Witness

W. B. Birchfield Owner

Witness my hand and official seal this 1st day of Dec., 1923.

Louis Schuh

Notary Public, State of Fla.

My commission expires Nov. 22, 1924.



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

J. F. Valentine C. E.

Licence #22462.

Approved this 1st day of Dec., 1923.

Ernest J. Cullen

Director of Public Works, St. Petersburg, Fla.

Filed for record Dec 1, 1923, 11:50 A.M.
J. N. Brown, Clerk
Grace Dieffenwierth D.C.

