st.petersburg
www.stpete.org

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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
AFTER-THE-FACT VARIANCE REQUEST
PUBLIC HEARING

According to Planning and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real 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 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, September 7, 2022, at 10:00 A.M.** at Council Chambers, City Hall, located at 175 - 5th Street North, St. Petersburg, Florida.

CASE NO.:	22-54000014	PLAT SHEET:	G-42
REQUEST:	Approval of an after-the-fact variance to front yard setback to allow an accessory structure (carport) to remain.		
OWNER:	Lokesh James 7845 12th Street North St. Petersburg, FL 33702		
ADDRESS:	7845 12th Street North		
PARCEL ID NO.:	25-30-16-98406-001-0220		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Suburban - 1 (NS-1)		

Table 1: Section 16.20.020.7 – Building Envelope: Maximum Height and Minimum Setbacks

Structure	Required Front Yard Setback	Requested	Variance	Magnitude
Carport	20 feet*	8 feet	12 feet	60%

** 20-foot front setback allowed for carports with allowable encroachment provision*

BACKGROUND

The subject property consists of one platted lot of record (Lot 22, Block 1) of the Winston Park Subdivision within the Neighborhood Suburban-1 (NS-1) zoning district. The property is approximately 7,500 square feet (0.17 acres +/-) and contains a single-family home constructed in 1958. The applicant obtained a permit (21-07001547) to install a new carport and new front porch entry. Upon review by the Development Review Services Division, the permit was approved and issued to the property owner on September 13, 2021. The approved plans demonstrated compliance with the required setback standards (Table 2) of the Land Development Regulations (LDRs) for NS-1.

Table 2: Setback per Approved Plan (Permit No. 21-07001547)

Structure	Carport	Porch
Front	21-feet	36-feet
Left	n/a	16-feet
Right	4-feet, 2-inches	n/a

Upon construction and inspection of the scope of work for the permit on December 2, 2021, the inspector noted that the carport's front setback was less than the required 20-feet from the front property line. The allowable front encroachment setback for a residential carport is 20-feet, where the leading edge is no more than 5-feet from setback line (25-feet) per Section 16.60.050: Setbacks, Allowable Encroachments of the LDRs. The constructed carport is 8-feet from the front property line. Upon further review of the issue, it was determined that the property lines depicted on the submitted plans during permitting were incorrect, resulting in the carport extending further into the setback than permitted.

VARIANCE REVIEW CRITERIA

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 after-the-fact variance is **inconsistent** with these standards. The DRC's decision shall be guided by the Consistency Review of Standards per City Code Section 16.70.040.1.6 Variances, Generally:

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 property is developed with an existing single-family residence and will continue to be used as a single-family residential use. Based on the survey provided, the single-family residence has an interior right-side setback of 7.3-feet, where 7.5-feet is required within the NS-1 zoning district. Though nonconforming in setbacks, according to Section 16.60.030.4: Nonconforming Structures of the LDRs, an addition to a nonconforming structure may be made, provided the addition meets the requirements of this chapter.

    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.*

- This criterion is not applicable. The subject property meets the minimum standards for lot width and area for the NS-1 zoning district.

c. *Preservation district. If the site contains a designated preservation district.*
- This criterion is not applicable.

d. *Historic Resources. If the site contains historical significance.*
- This criterion is not applicable.

e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*
- This criterion is not applicable.

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 subject property is an interior residential lot, south of 79th Avenue North and east of 12th Street North curving southbound to 78th Avenue North and to 14th Street North. Upon Staff's evaluation of the block face counting properties on both sides of the street as it curves, there are twenty (20) lots excluding the subject property. Of the 20 lots, there are no other carports and/or carports encroaching into the required setbacks. Therefore, the location of the carport does not appear to be consistent with other carports in this neighborhood.

  Though the typical composition of the suburban neighborhood allows for gracious front yards where driveways and garages are allowed, the encroachment of a carport (open on a minimum to two sides) is permitted within the front (F), side street (SS), side (S) and rear (R) yard setbacks (Table 3).

Table 3: Section 16.60.050.2 - Allowable Encroachment and Setbacks

Structure/Improvement		**Suburban Zoning Districts**
Carport, residential (open on a minimum of two sides)	F, SS	Leading edge no more than 5 ft. from setback line
	S, R	Leading edge no closer to property line than 3 ft.

  Accounting for the front encroachment, the carport could be setback 20-feet from the front property line where the applicant has 8-feet, substandard by 12-feet or 60%. The side yard setback meets the allowable encroachment currently. Both deviations from the minimum front building setback of 25-feet (under Section 16.20.020.6) and the permissible front encroachment of 20-feet (under Section 16.60.050.2) are substantial.

  The proposed after-the-fact variance request does not promote the pattern of the block face.

2. *The special conditions existing are not the result of the actions of the applicant;*
- The special conditions of the existing carport are a result of actions of the applicant. The permit (enclosed) for the carport was approved based on plans submitted showing the

front encroachment setback of 20-feet. The inaccurate dimensions on the plans resulted in the deficient setback of the carport.

Existing conditions provide a front building setback of approximately 30-feet. A carport would only be able to extend 10-feet into the front setback not covering a typical parking space. The dimensions of a parking space are 9-feet in width and 18-feet in length per Section 16.40.090.3.3: Parking Standards for Private One- and Two- Family Properties of the LDRs.

To continue providing "gracious front yards" within neighborhood suburban districts, a carport structure may only encroach 5-feet in the front yard setback. The suitableness of having a carport is geared towards commodious yards, as to protect and preserve open space that lies between the nearest lot line and the required setback line. Staff finds no special conditions or circumstances peculiar to the property or which do not apply to other properties in the same zoning district.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*
    - Literal enforcement of this Chapter would not result in unnecessary hardship where there are no physical hardships or special conditions of the subject property.

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 strict application of the applicable provisions of the LDRs, would still provide the applicant with means for reasonable use of the property.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*
    - The applicant is able to make reasonable use of the property without approval of this after-the-fact variance.

      The applicant, if not approved by the DRC, may demolish the constructed carport. Or the applicant may shorten the length of the carport providing a covered structure for a portion of the existing driveway.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*
    - The granting of the after-the-fact setback variance would not be in harmony with the general purpose and intent of the code. According to Section 16.10.010.4.J. of the LDRs, the purpose of setback regulations are to "ensure that an effective separation is provided between properties, structures and uses to foster compatibility, identity, privacy, light, air and ventilation." Setbacks are further used to provide safety and environmental protection. A uniform front setback prevents houses from crowding the adjacent structure or streets and reinforce the pedestrian and vehicle connections between right-of-way and private property. The granting of an additional encroachment for the carport will not be in harmony with the general purpose and intent of the code.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;*
    - The applicant provided six (6) letters of support from neighboring properties. Though the public participation process may not produce complete consensus on all applications, the

effective communication is noted by staff as an attempt to mitigate the carport encroachment on those mostly impacted. Staff finds that the granting of the requested after-the-fact variance could be detrimental to the public welfare and would be inconsistent with the general purpose and intent of the above-referenced LDRs.

8. *The reasons set forth in the application justify the granting of a variance;*
    - Based on the analysis provided, the reasons outlined in the report do not justify the granting of this variance.

9. *No nonconforming use/structure 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 applicant cited six (6) carport examples installed between 1989-2000, dispersed within the NS-1 and NT-1 (Neighborhood Traditional) zoning districts. Conversely, the examples provide for varying circumstances not complying with LDRs, Section 16.60.050: Setbacks, Allowable Encroachments and Section 16.20.020.7: Maximum Height and Minimum Setback. The following statements represent the disposition of the six (6) referenced carports:
        - Four carports approved and installed with approval of a permit
            - Located at 510 72nd Avenue North, permit no. 89-02139089 (within the Neighborhood Traditional-1 and not applicable)
            - Located at 7584 17th Lane North (NS-1), permit no. 00-05000367, 22-feet from curb
            - Located at 1471 77th Avenue North (NS-1), permit no. 72912A (1961), 21-feet from curb
            - Located at 7515 17th Lane North (NS-1), permit no. 47206A (1959), 16-feet from curb
        - Two carports permitted to stay upon approval of a variance
            - Located at 7501 17th Lane North (NS-1), case no. 99-02-014 approval of a variance to encroach in the street side yard setback, 13-feet from curb
            - Located at 1360 80th Avenue North (NS-1), case no. BOA 96-01-006 approval of a variance to encroach in front and side setbacks, 24 feet from curb

    The applicant seeks the same allowances extended to the carports mentioned above. However, two out of the six carports received a variance. Therefore, a new carport could be built in the same location as the variance resides with the property. The other four carports received permits making the structures legal nonconforming. If destroyed, removed, and/or replaced, any new carport shall meet the standards of the LDRs today or the property owner may seek a variance to maintain a new carport in the same location. This criterion specifically states that these other structures are not to be considered.

PUBLIC COMMENTS: The subject property is within the Winston Park Subdivision. As of the date of this report, Staff received inquiries, but no formal comments from the public and no comments from CONA, or FICO.

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

CONDITIONS OF APPROVAL: If the after-the-fact variance is approved, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The permit application needs to be revised to show the corrected setbacks in accordance with the as-built plans and shall substantially reflect the approval granted by the Development Review Commission.
2. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:

/s/ Katrina Lunan-Gordon 8/24/22

Katrina Lunan-Gordon, Planner II — Date
Development Review Services Division
Planning & Development Services Department

Report Approved By:

/s/ Corey Malyszka 8/24/22

Corey Malyszka, AICP, Zoning Official (POD) — Date
Development Review Services Division
Planning & Development Services Department

ATTACHMENTS:
Location Map
Application
Survey & Site Plan
Neighborhood Worksheet
Photos of Subject Property & Cited Carport Examples
Permit No. 21-07001547 Package
LDR Section 16.60.050 – Setbacks, Allowable Encroachments

st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 22-54000014
Address: 7845 12th St. N.

N↑
(nts)

DocuSign Envelope ID: CF087DB0-A5CC-4EAD-8D54-52BB7F9C6878

st.petersburg
www.stpete.org

VARIANCE

Application No. 22-34000 H

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): Lokesh James	
Street Address: 7845 12th Street N.	
City, State, Zip: St. Petersburg, FL 33702	
Telephone No: 727.481.3290	Email Address: gator2000grad@yahoo.com
NAME of AGENT or REPRESENTATIVE: Kyle D. Bass, Esq.	
Street Address: 5453 Central Ave.	
City, State, Zip: St. Petersburg, FL 33710	
Telephone No: 727.828.9919	Email Address: kyle.bass@webercrabb.com
PROPERTY INFORMATION:	
Street Address or General Location: 7845 12th Street N., St. Petersburg, FL 33702	
Parcel ID#(s): 25-30-16-98406-001-0220	
DESCRIPTION OF REQUEST: After-the-fact variance for covered parking structure permit no. 21-07001547	
PRE-APPLICATION DATE: 1/19/22	**PLANNER:** SAC & CB

FEE SCHEDULE

1 & 2 Unit, Residential - 1st Variance	$350.00	Each Additional Variance	$100.00
3 or more Units & Non-Residential - 1st 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*: DocuSigned by: [signature] Date: 01/19/2022

*Affidavit to Authorize Agent required, if signed by Agent.

Typed Name of Signatory: Lokesh James

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 by 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: 7845 12th St. N., St. Petersburg, FL 33702 | **Case No.:**

Detailed Description of Project and Request: Mr. James and his wife are parents to a newborn and desired to have a covering over there driveway so they would have a dry place, safe from Florida unpredictable weather to get their newborn in and out of their vehicle. The structure extends out from the James' house over the driveway twenty-two (22) feet and is just over twenty (20) feet wide. The structure is just long enough the cover the the length of their vehicles and just wide enough to cover the width of the driveway.

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

Mr. James' property has a City set-back that runs across the front of his property that extends away from the road towards the home approximately thirteen (13) feet. This City set-back severely limits Mr. James' area within which he can develople his property. Specifically, in this case Mr. James had structed a covering for over his driveway to provide his he and his wife safety from the elements and whether while they are loading and unloading their newborn child from their vehicles.

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.

There are other properties in the immediate neighborhood and in the surrounding ares that have the same and similar structures as the one Mr. and Mrs. James had constructed. Mr. James took photographs of numerous properties in the area and proximity of his property and calculated the distances from his house as well (each is noted on the individual photographs). Specifically being referenced in the photographs are the drive-covering structures as well as the proximity to the street (the distances between the structures and the street are also noted on the individual photographs). Attached you will find several photographs of other properties in the surrounding area that have similar structures in similar locations. In said photographs, you will notice that some of the properties have the same or similar structures that are much closer to the street than Mr. James' structure is.

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

The property on which the structure is built has a thirteen (13) foot city made setback extending from the street's edge toward the house. This set-back was put in place by the City and severely limits the homeowners use and development of the property. The City Code requires, and the need for this variance is, that the sort of structure in question needs to be at least twenty (20) feet from the property line, however, for the structure to be effective for the purpose it was built it has to be at least as long as the vehicles it is intended to cover. In this particular case, the structure is the minimum length it needs to be to cover the the vehicles, but then cannot be the requisite distance from the "property line." To be clear, the edge of James' structure is well over the necessary distance from the street that fronts his property.

st.petersburg
www.stpete.org

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 by 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?
Mr. and Mrs. James are proud parents of a newborn and the underlying reason or need for the covered parking is to ensure protection from Florida's weather
and other elements. Having covered parking at their home will protect the vehicle from getting too hot in Florida's sun, as well as allow Mr. and Mrs. James to
place their newborn and all of the accompanying items in and out of the vehicle safely and out of rain. The James' addition was tastefully construed
to match their home both in character and in color and evaluates the neighborhood as a whole by bringing curb appeal and increased ascetics. Also, becase
of the added desire for covered parking, such addition will likely increase property values. The structure is the minimum in length that it can be to
still achieved the desired results. Mr. and Mrs. James built the structure to cover the entirety of their vehicle in order to create the
safest possible environment for their newborn child. The structure extends from their home only as far as needed to cover a vehicle and no farther.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
Mr. James considered putting in a less permanent structure, however, quickly abandoned that idea in favor of the structure he had built because, although
ultimately more costly, the structure he had built provides the necessary protection from the elements and adds to and elevates the surrounding neighborhood.
Anything else that what was constructed, would result in the need for replacement in the coming years and would likely take away from the
growing ascetics of the James' neighborhood.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
The structure built was done so to match the existing home and the construction thereof. The addition was built to be an extension of the already existing house
and blend seamlessly with the character. Mr. James elected to use the same or similar materials in the construction to add in its stylist
matching.

City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471
www.stpete.org/ldr

Pre-Application Meeting Notes

Meeting Date: 1/19/22 Zoning District: NS-1

Address/Location: 7845 12th St N

Request: After-the-fact variance to front yard setback

Type of Application: Variance Staff Planner for Pre-App: Shervon Chambliss, Cheryl Bergailo

Attendees: Shervon Chambliss, Cheryl Bergailo, Kyle Bass, Esq.

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
CONA FICO	President President	president@stpetecona.org No email available. Notices must be mailed to 3301 24th Ave. S., St. Petersburg, FL 33712 (proof of mailing must be provided to staff).	

Notes:

Applicant is requesting an after-the-fact front yard setback variance to allow a carport to encroach into the setback. The carport was approved by Zoning, and the carport constructed, however it appears the site plan submitted by the applicant had inaccurate setback dimensions. Tom Jimpie noticed the incorrect setback during an inspection. The carport is allowed a 20-foot front yard setback. An as-built was not submitted, however from the plans it looks like a 7.82-foot setback has been provided.

After the variance application is submitted, the team will determine during the application review meeting whether the variance can be supported or streamlined, and which staff planner will be assigned to the application.

At least 10 days before the application is submitted, please email CONA a notice of your intent to file the application. Just a few sentences saying that you intend to apply for a variance, a reason for the variance and the property address. Please provide a copy of the email in the submission package. Also mail a notice of intent to file to FICO, which does not have an email address, and provide the staff planner with proof of that mailing. Contact info is above.

Contact the staff planner above to arrange a meeting for you to drop off the application, including fee, prior to the DRC submission deadline.

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

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name: Lokesh James

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

Property Address: 7845 12th St. N., St. Petersburg, FL 33702

Parcel ID No.: 25-30-16-98406-001-0220

Request: Mr. James is seeking an after-the-fact variance for the extended cover over the driveway.

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

Agent's Name(s): Kyle D. Bass, Esq.

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

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

Signature (owner): _____ Lokesh James
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Florida drivers license

Notary Signature: Jesse Wagner Date: March 29, 2022
Commission Expiration (Stamp or date):

NOTARY PUBLIC STATE OF FLORIDA
JESSE K. WAGNER
Commission # GG 223136
Expires May 30, 2022
Bonded Thru Budget Notary Services

City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471
www.stpete.org/ldr

PUBLIC PARTICIPATION REPORT

Application No. 22-54000014

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: 7845 12th St. N., St. Petersburg, FL 33702

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

Mr. James personally communicated and spoke with his surrounding neighbors regarding their thoughts and concerns with the added-on structure. Mr. James also provided each neighbor with a written letter explaining the situation and need for a variance and asked if they would be willing and agreeable to signing a non-objection letter. Mr. James spoke with each of his neighbors in advance of seeking a variance as to allow them ample time to consider their true feelings and thoughts about the structure and to make sure they were making an informed decision.

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

Mr. James hand delivered, to each of his surrounding neighbors, letters explaining the reason and need for a variance in relation to the added-on structure. The letters were hand delivered on or about December 27, 2021, and were returned signed either that same day or within the following weeks. Prior to delivering the written letters, Mr. James personally spoke with each of his neighbors concerning their thoughts about the added on structure and whether they harbored any objections. The responses were unequivocally in support of the structure and the neighbers appreciated and enjoyed the ascetic appeal and thought it reflected well on the neighborhood as a whole. A copy of the Letter of Explanation along with copies of each of the Non-Objection Letters are attached to the Application.

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

Mr. James reached out to each of his intimidate neighbors as they see the structure everyday and their options would likely weigh more heavily due to their proximately to the structure in question. Mr. James also sought out other properties in the neighborhood having similar structures attached to their home. Photos of which have been provided and attached to the Application.

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

Mr. and Mrs. James have received zero concerns or negative remarks regarding the added-on structure in question. Everyone Mr. James has spoken with about the structure has expressed positive feelings, stating that they are appreciative of the design and materials used making it look custom and a part of the home. Others stated that the structure elevates the neighborhood as a whole and adds to the ascetic appeal. Even the city inspector, Mr. Jimpy, commented on the look and style of the structure and how well it is built and constructed.

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: _____

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

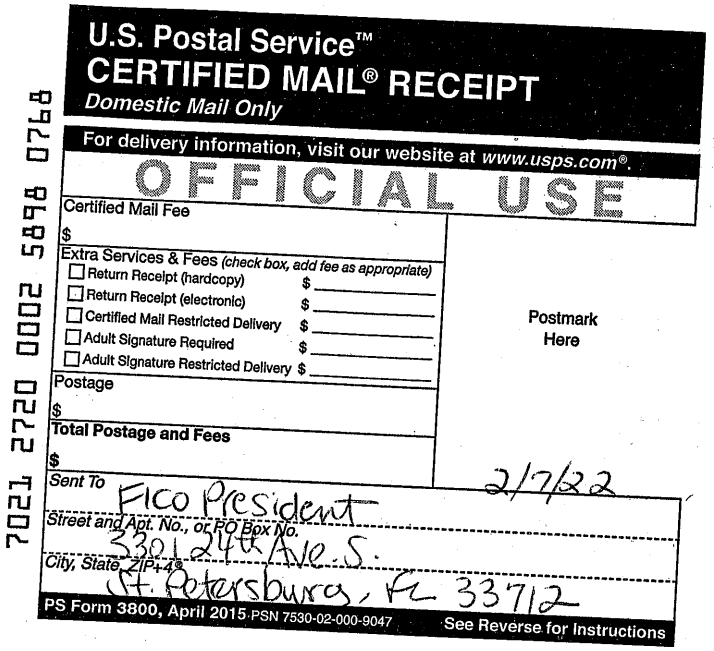
Kyle Bass

From: Kyle Bass
Sent: Tuesday, January 25, 2022 10:28 AM
To: president@stpetecona.org
Cc: Carol Sweeney
Subject: James' Intent to file Variance Application

Good morning,

I am emailing on behalf of Mr. Lokesh James. This email correspondence is to provide notice of our intent to file an application seeking a variance. The reason or need to apply for a variance is due to the City's thirteen (13) foot setback from the road towards the house. Mr. James has constructed a carport/driveway covering that just extends out from the home the length of a vehicle, however, due to the City's setback, although the structure that was constructed is over 20 feet from the road, it is not 20 feet from the property line. Mr. James' property is located at 7845 12th St. N., St. Petersburg, FL 33702.

Kyle D. Bass, Esq.
WEBER CRABB WEIN, P.A.
5453 Central Avenue
Saint Petersburg, FL 33710
P: 727-828-9919
E: kyle.bass@webercrabb.com
www.webercrabb.com



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7021 2720 0002 5898 0768

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

2/7/22

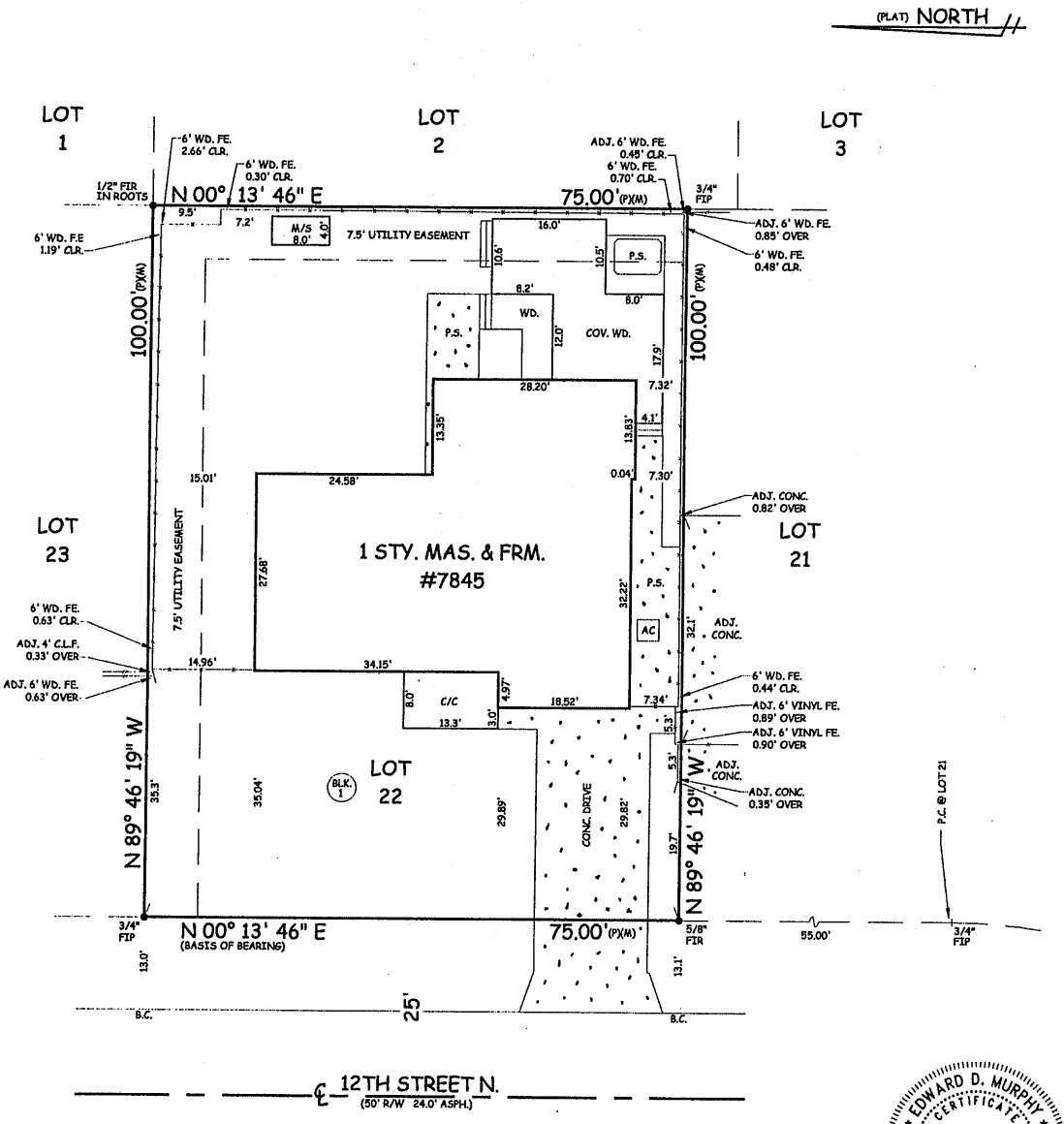
Sent To FICO President
Street and Apt. No., or PO Box No. 3301 24th Ave. S.
City, State, ZIP+4® St. Petersburg, FL 33712

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

JOB NO.: 200846		**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY: MCM	CHECKED BY: EDM	**PROFESSIONAL LAND SURVEYORS**	PH. (727) 347-8740
DATE OF FIELD WORK: 6/09/2020		5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	FAX (727) 344-4640

CERTIFIED TO: Lokesh James

SCALE: 1" = 20' | Survey not valid for more than one (1) year from date of field work. | SEC. 25 TWP. 30 S. RGE. 16 E.



EDWARD D. MURPHY CERTIFICATE No. 5333 STATE OF FLORIDA REGISTERED LAND SURVEYOR

A BOUNDARY SURVEY OF: Lot 22, Block 1, WINSTON PARK UNIT ONE, as recorded in Plat Book 46, Pages 46 & 47 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: AE Comm. Panel No. : 125148 0207 G Map Date : 9/03/03 Base Flood Elev : 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. #5333

LEGEND:
F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD 1/2" LB #7410
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
FIN. FLR. - FINISHED FLOOR ELEVATION
P.R.M.- PERMANENT REFERENCE MONUMENT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988

FD. - FOUND
N.&D. - NAIL AND DISK
P.O.L. - POINT ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
-X-X-X- - FENCE
FE. - FENCE
C.L.F. - CHAIN LINK FENCE
-//-//- ADJACENT FENCE
ADJ. - ADJACENT

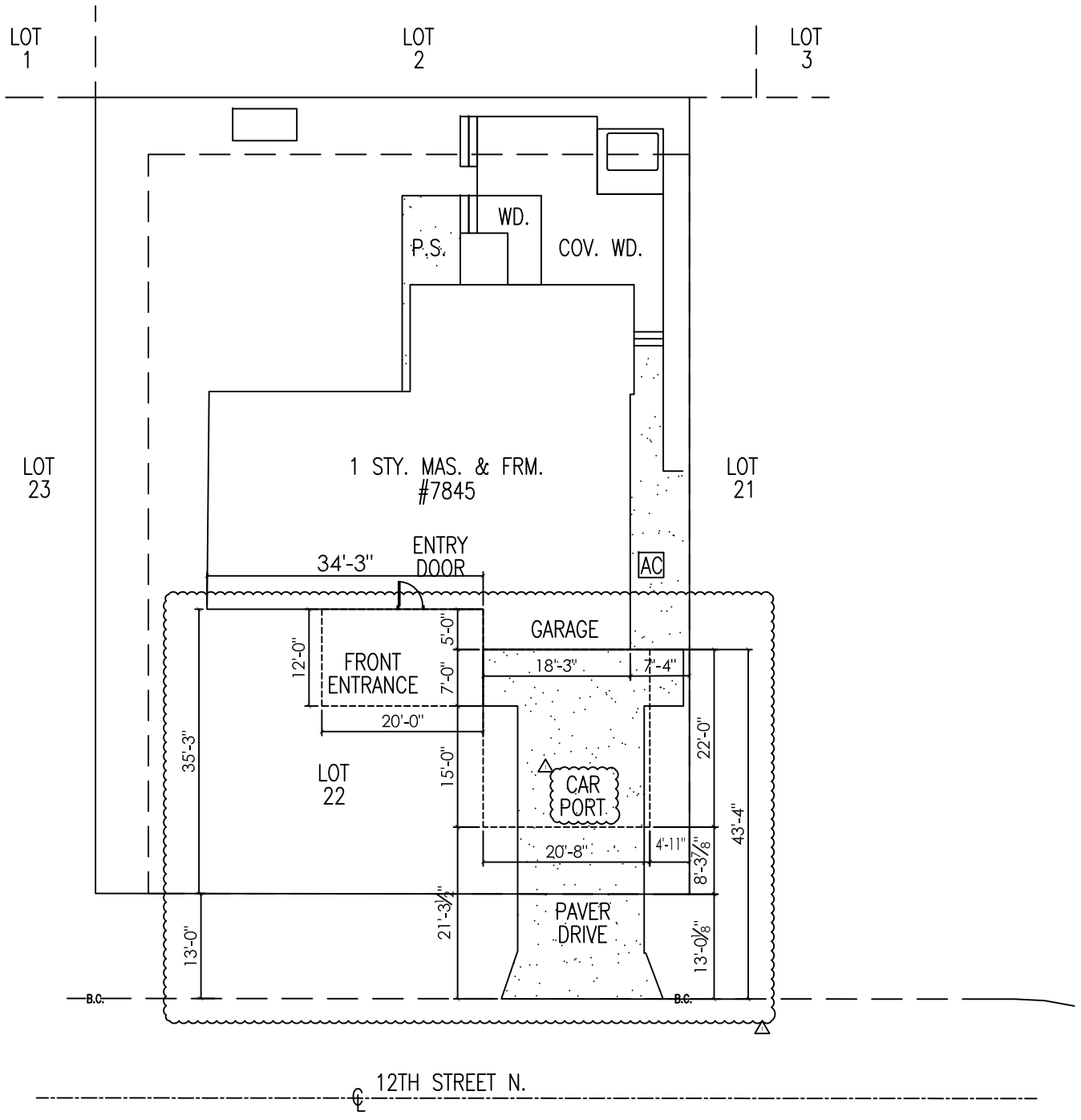
R. - RADIUS
A. - ARC
C. - CHORD
Δ - DELTA
R/W - RIGHT OF WAY
- NUMBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
F.H. - FIRE HYDRANT

M/S - METAL SHED
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK

W/W - WING WALL
℄ - CENTERLINE
R/W - RIGHT OF WAY
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST

ESM'T. - EASEMENT
M.H. - MANHOLE
CONC. - CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD. - WOOD
BLK. - BLOCK
S/W - SEAWALL
ASPH. - ASPHALT
UTIL. - UTILITY
DR. - DRAINAGE

O.H. - OVERHANG
GAR. - GARAGE
C/ WD. - COVERED WOOD
C/P.S. - COVERED PATIO STONE
C/C - COVERED CONCRETE
A/C. - AIR CONDITIONER
S.P. - SCREENED PORCH
-P-P -OVERHEAD POWER LINES
-T-T -OVERHEAD TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE



REV.	DATE
1	03/24/2022

ADDRESS: 7845 12th Street North Saint Petersburg 33702

OWNER: Lokesh James

SCALE: N.T.S.

DATE: 8/20/2021

SHEET: LAYOUT

st.petersburg
www.stpete.org

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: 7845 12th St. N., St. Petersburg, FL 33702	**Case No.:**
Description of Request: Mr. James and his wife are parents to a newborn and desired to have a covering over their driveway so they would have a dry place, safe from Florida's unpredictable weather. The structure extends out from the James' house over the driveway twenty-two (22) feet and is just over twenty (20) feet wide. The structure is just long enough to cover a vehicle and just wide enough to cover the width of the driveway.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary): SEE ATTACHED LETTERS OF NO OBJECTION - SIX (6) IN TOTAL - additionally, each of the adjacent property owners were provided cover letter specifically explaining the need for the variance and the basis of requesting their signatures.	
1. Affected Property Address: 7800 12th ST. N., St. Petersburg, FL 33702	
Owner Name (print): Ina Hadcock	
Owner Signature: Signature on attached letter.	
2. Affected Property Address: 7892 12th St. N., St. Petersburg, FL 33702	
Owner Name (print): Tristan Miller	
Owner Signature: Signature on attached letter.	
3. Affected Property Address: 7801 12th St. N., St. Petersburg, FL 33702	
Owner Name (print): Laura Murphy	
Owner Signature: Signature on attached letter.	
4. Affected Property Address: 7846 12th St. N., St. Petersburg, FL 33702	
Owner Name (print): Scott Hamilton	
Owner Signature: Signature on attached letter.	
5. Affected Property Address: 1190 79th Ave. N., St. Petersburg, FL 33702	
Owner Name (print): Ralph and Nancy Del Giacco	
Owner Signature: Signature on attached letter.	
6. Affected Property Address: 1212 78th Ave. N., St. Petersburg, FL 33702	
Owner Name (print): Kimberly Hagans and Quan Hong Le	
Owner Signature: Signature on attached letter.	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

December 27th, 2021

Ms. Ina Hadcock
7800 12th Street North
St. Petersburg, Florida 33702

Re: Variance Request

Dear Ms. Hadcock,

Mr. Lokesh James (the "Applicant"), is in the midst of obtaining the request approval from the City of St. Petersburg concerning an addition to his home. Specifically, the City is requiring him to seek a variance for the front set-back.

The reason for the need of the variance, and in complete transparency, Mr. James's custom front parking cover (the "Structure") extends across the front set-back line that has been arbitrarily designated by the City. The Structure technically sits 21 feet back from the road, however, because the City claims the first thirteen feet as their own. The Structure was built thinking, as any would, that the property line started at the road. Now, Mr. James is forced to seek a variance from the City.

In an effort to obtain such a variance, Mr. James seeks the support of his neighbors and as a part of his Variance Packet he is hoping to include a "Letter of No Objection" from each of his immediate neighbors.

If you have no objection to the Structure as referenced above and wish to support Mr. James in him obtaining the necessary variance, please sign the attached no objection letter.

Thank you for your attention to this matter.

Very truly yours,

Lokesh James

LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Ina Hadcock, certify that I am the owner of 7800 12th Street North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

I have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,

Signature of Owner

12/27/24

Date

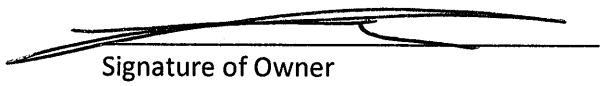
LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Tristan Miller, certify that I am the owner of 7892 12th Street North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

I have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,



Signature of Owner

12/27/21

Date

LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Laura Murphy, certify that I am the owner of 7801 12th Street North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

I have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,

Signature of Owner

12/30/21

Date

LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Scott Hamiltion, certify that I am the owner of 7846 12th Street North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

I have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,

Signature of Owner

1-6-2022

Date

LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Ralph & Nancy Del Giacco certify that we are the owners of 1190 79th Avenue North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

We have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,

Signature of Owner

12-27-2025

Date

LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Kimberly Hagans & Quan Hong Le certify that we are the owners of 1212 78th Avenue North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

We have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,

Signature of Owner

1/6/22

Date

7845 12th St. N
(Subject Residence)

- 22 ft from end of structure to the road.

510 72nd Ave (.7M)

- 12 ft from end of structure to the road.

7501 17th Lane (.5M)

- 13 feet from end of structure to the road.

7515 17th Lane (.5M)

- 16 feet from end of structure to the road.

1471 77th Ave N (.2M)

- 21 ft from end of structure to the road

7584 17th Lane (.5M)

- 22 feet from end of structure to the road.

1360 80th Ave (.6M)

- 24 feet from end of structure to the road.

st.petersburg
www.stpete.org

B (KLG) Tech. (DWD)

Application # 21070001547

PERMIT APPLICATION

Flood Zone AE9

All information must be filled-in completely

One Fourth Street North, St. Petersburg, FL 33701 (P.O. Box 2842, 33731)
Telephone (727) 893-7231 / Fax (727) 892-5447 / e-Mail: Permits@stpete.org

WWP: ☐

Date of application: 7/22/21	Affordable Housing Eligible: ☐ Yes
PROJECT SITE:	**PROPERTY OWNER:**
Project or Tenant: LOKESH JAMES	Name: ~~JESS PE~~ LOKESH JAMES
Address: 7845 12TH ST N	Address: 7845 12TH ST N Unit #:
Unit #:	City, State, Zip: ST PETE, FL 33702
PIN:	Phone: 727 481.3790 Email: GATOR2000GRAD YAHOO

CONTRACTOR:

Company:

Name: gator2000grad@yahoo.

Contractor's License #: Email:

Phone: Cell: Fax:

ARCHITECT / ENGINEER:

Company:

Name:

State License #: Email:

Phone: Cell: Fax:

☑ **AFFIDAVIT:** Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of this permit is verification that I will notify the property owner of Florida Lien Law req., F.S. 713.135.
Link: http://www.leg.state.fl.us/Statutes/index.cfm

☑ **NOTICE:** FBC 7th Edition (2020) 105.3.3. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. Additional plan review approval may be required by other City departments such as Zoning, Historic Preservation and Water Resources. This property may be located in a deed restricted community.
Link: http://floridabuilding2.iccsafe.org/

☑ **ASBESTOS Notification:** FBC 7th Edition (2020) 105.9 (received customer asbestos notification). The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.
Link: http://floridabuilding2.iccsafe.org/

☑ **OWNER/CONTRACTOR DISCLOSURE STATEMENT:** Owner must appear in person and sign Disclosure Statement in addition to this permit application. *Link to Disclosure Statement Document*

All work shall comply with the applicable Florida Building Code

LOKESH JAMES — Applicant Print Name

Applicant Signature — Date 7/22/21

Permit Technician

(or) Notary — Date

Applicant is ☐ personally known to me or produced _____ as identification.
(type of identification)

Applicant Initial _____ ✓ fpa

PERMIT APPLICATION

Is this application for a change of use or occupancy? ☐ Yes ☐ No

Occupancy Group: (check one) per FBC Ch. 3 – Section 302 Classification: *Link: http://floridabuilding2.iccsafe.org/*

☐ Assembly	☐ Business	☐ Educational	☐ Factory & Industrial
☐ High Hazard	☐ Institutional	☐ Mercantile	☒ Residential
☐ Storage	☐ Day Care	☐ Utility and Miscellaneous	

Type of Construction (per FBC Ch. 6): ☐ I ☐ II ☐ III ☐ IV ☐ V

Protected / Unprotected: ☐ A or ☐ B (check one)

Fire Sprinkler: ☐ Y or ☐ N (check one) Fire Alarm: ☐ Y or ☐ N (check one)

General 'Scope of Work' description:

- NEW ROOF, CAR PORT & FRONT PORCH

SQUARES - 38

SHINGLES PITCH - 3|12

Please complete the following information for the sub-trades:

Electrical $_____value
- ☐ New service _____amps
- ☐ Service upgrade _____ amps
- ☐ # of meters _____
- ☐ # of panels _____
- ☐ Relocate service _____
- ☐ # of altered circuits _____
- ☐ # of new circuits _____
- ☐ Temporary sawpole _____amps
- ☐ Fire Alarm _____
- ☐ Security _____
- ☐ Smoke detector _____
- ☐ Carbon monoxide detector _____
- ☐ Data/Comm _____
- ☐ Solar / PV _____
- ☐ Other _____

Gas $_____value
- ☐ New _____
- ☐ Replacement _____
- ☐ Natural _____
- ☐ Propane _____
- ☐ Equipment _____
- ☐ Piping ft._____
- ☐ Venting ft._____
- ☐ Tank_____ size
- ☐ Type of tank_____
- ☐ Water heater _____
- ☐ Other _____

Mechanical $_____value
- ☐ New Install _____ tons
- ☐ Replacement _____ tons
- ☐ Package unit _____ tons
- ☐ # of condensers _____
- ☐ # of air handlers _____
- ☐ Vertical _____
- ☐ Horizontal _____
- ☐ Furnace _____
- ☐ # of returns _____
- ☐ # of supplies _____
- ☐ Heat strip size _____ KW
- ☐ Generator _
- ☐ Kitchen hood _____
- ☐ Exhaust fans _____
- ☐ Roof top _____
- ☐ SEERS_____
- ☐ HOV _____
- ☐ Other _____

Plumbing $_____value
- ☐ # added water closets _____
- ☐ # changed water closets_____
- ☐ # of bathtubs_____
- ☐ # of showers _____
- ☐ # of lavatories _____
- ☐ # of water heaters_____
- ☐ Sewer line ft. _____
- ☐ Water line ft. _____
- ☐ Tankless water heater _____
- ☐ Solar _____
- ☐ Other _____

Building $_____value
- ☐ Exterior cladding _____
- ☐ Roof _____
- ☐ Driveway _____
- ☐ Window replacement_____
- ☐ Demo entire structure_____S.F.
- ☐ New Construction _____ S.F.
- ☐ Remodel _____S.F.
- ☐ Mobile Home Removal_____
- ☐ Mobile Home Installation _____
- ☐ Signs _____
- ☐ Residential Enclo. _____S.F.
- ☐ Other _____

Fire $_____ value
- ☐ Fire Alarm_____
- ☐ Fire Sprinkler _____ type
- ☐ Fire Suppression _____
- ☐ Fire Separation _____hrs
- ☐ Other _____

FEMA Information
- ☐ Flood Zone _____
- ☐ Required Elevation _____
- ☐ Lowest Finished Floor _____
- ☐ RCD Value _____
- ☐ Maximum Improvement _____

Municode Ch. 16.40.050 Link:
http://library.municode.com/HTML/11602/level3/PTIISTPECO_CH16LADERE_S16.40.050FLMA.html

Total Estimated Construction Value: $ 10,000

Applicant Initial _____

CS&P Use Only

C.O. Required: _____ YES __X__ NO

Flood Zone: AE9

Design Flood Elevation (including freeboard): _____

Florida Building Code Edition: 2020

Occupancy Group: R

Occupancy Type: SFR

Construction Type: V-B

Design Occupant Load: _____

Number of Units: 1

Fire Sprinkler: _____ YES __Y__ NO

Fire Alarm: _____ YES __Y__ NO

Square Foot: Altered/Additional: _____

Threshold Building: _____ YES __X__ NO

Sewer Connection New: _____

Sewer Connection Credits: _____

Sewer Connection Due: _____

Certificate of Concurrency: _____

3000

TIF District Zone: _____

Plan Reviewer: DWD

(Print Name)

Owner/Contractor Disclosure
Statement of Acknowledge

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

I, LOKESH JAMES acknowledge that as Owner/Builder, I am to actually physically, build the structure or do the work which I have had permitted in accordance with the stipulations listed previously in this document.

Property owner address: 7845 12TH ST N

Permit address: 7845 12TH ST N

Telephone: 727-481-3240 Drivers license #: S520-537-79-330-0

Other identification: _____

I hereby acknowledge that I have read and understand the above affidavit.

_____ 7/21/21
Owner/Builder Signature Date

State of Florida
County of Pinellas

Sworn to and subscribed before me by _____ who is personally known to me or produced _____ as identification, this _____ day of _____, 20____.

_____
Notary Signature

Notary Seal

* 489-Part II only exempts from licensing an owner doing or supervising any electrical work on a one or two family residence. Commercial work requires a licensed electrician.

PERMIT APPLICATION

Zoning Use Only

Zoning District: NS-1

Approved for: SHINGLED CARPORT W/ WOOD BEAM FRAMING IN FRONT OF HOME AT ~517 ft STANDING 8FT TALL AND PORCH IN FRONT

Setbacks per Approved Plan				
Structure	CARPORT	PORCH		
Front	21'	36'		
Left	—	16'		
Right	4'-2"	—		
Rear	—	—		

CPC/ COA/ DRC # _____

Tree Permit # _____

NOTE: ***Tree removal not included, a separate tree removal is required for the removal of Code protected trees***

Sign Type:

Right-of-Way work:

Driveway type _____

Front walkway _____

Public sidewalk _____

Zoning Conditions of Approval: _____

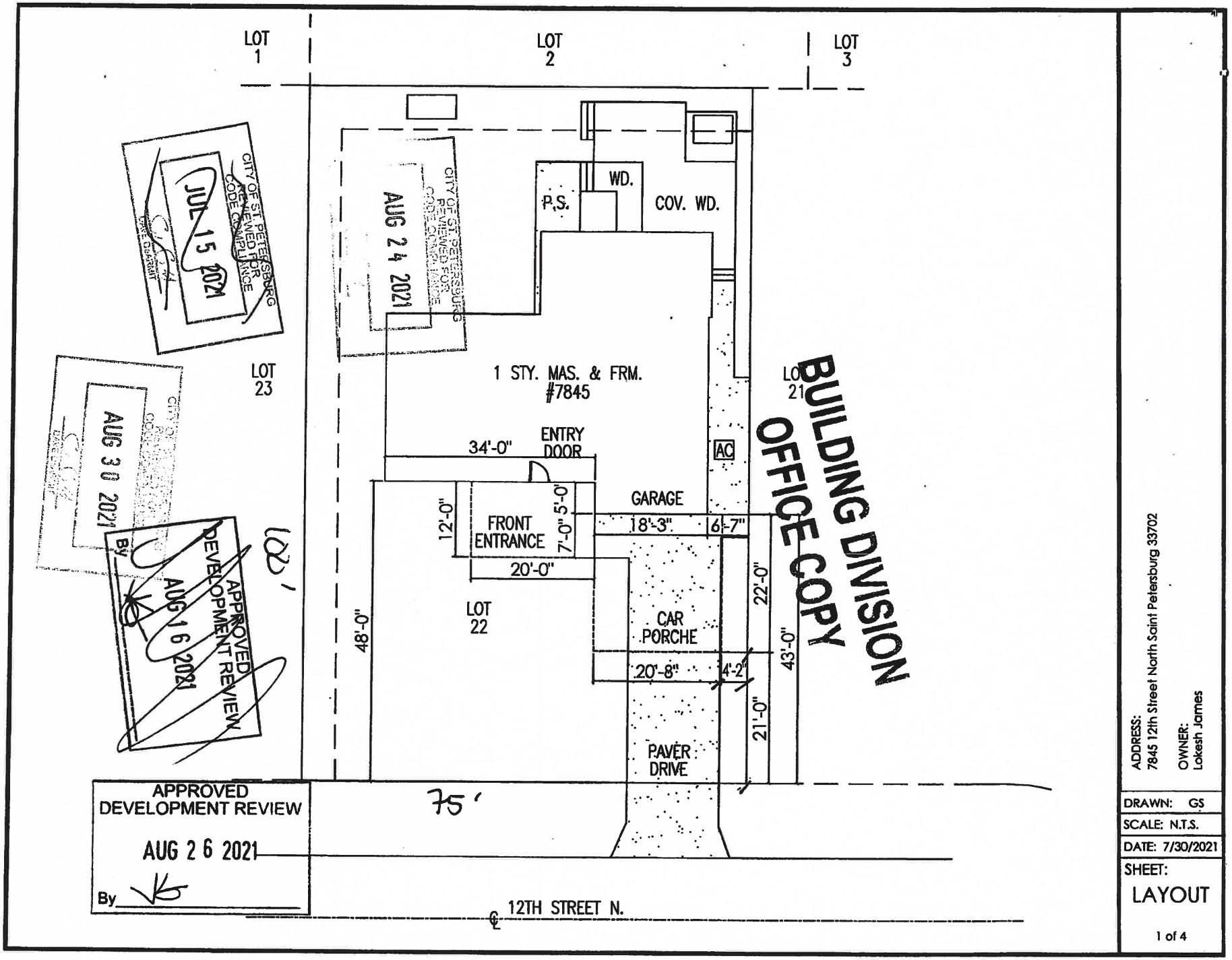
ARCHITECTURAL STYLE AND CONSTRUCTION MATERIALS SHALL MATCH THE EXISTING HOME.

APPROVED
DEVELOPMENT REVIEW
AUG 26 2021
By KS

APPROVED
DEVELOPMENT REVIEW
AUG 16 2021
By KS

Zoning reviewer: KATRINA LUNAN-GORDON

(Print Name)



ADDRESS:
7845 12th Street North Saint Petersburg 33702

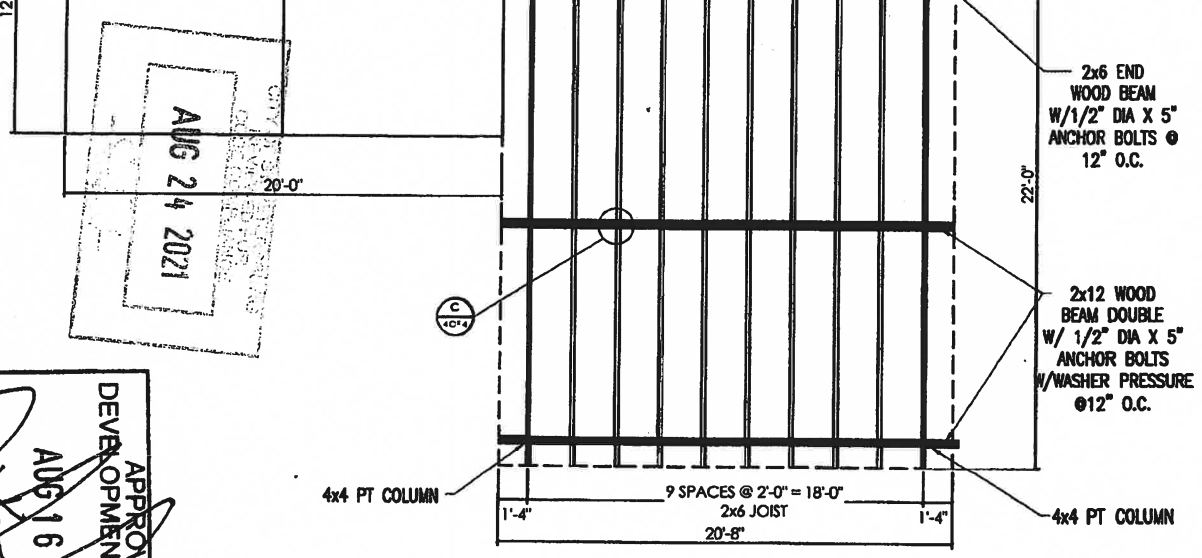
OWNER:
Lokesh James

DRAWN: GS

SCALE: N.T.S.

DATE: 7/30/2021

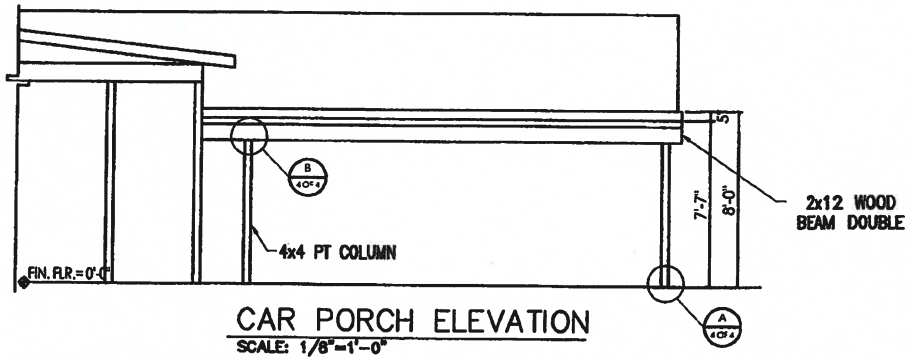
SHEET:
LAYOUT



CAR PORCH LAYOUT
SCALE: 1/8"=1'-0"

APPROVED
DEVELOPMENT REVIEW
AUG 16 2021
By

APPROVED
DEVELOPMENT REVIEW
AUG 26 2021
By

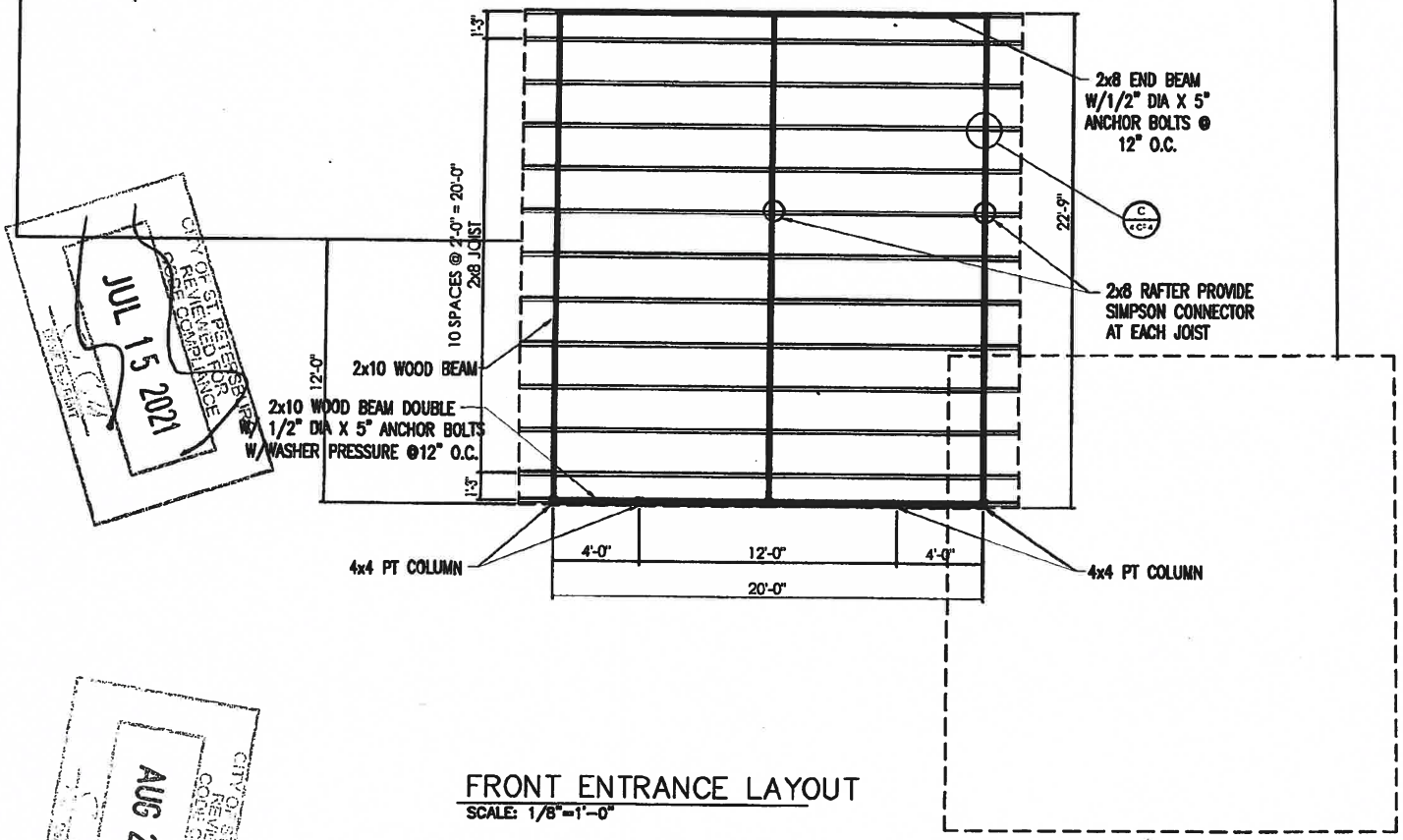


CAR PORCH ELEVATION
SCALE: 1/8"=1'-0"

ADDRESS:
7845 12th Street North Saint Petersburg 33702

OWNER:
Lokesh James

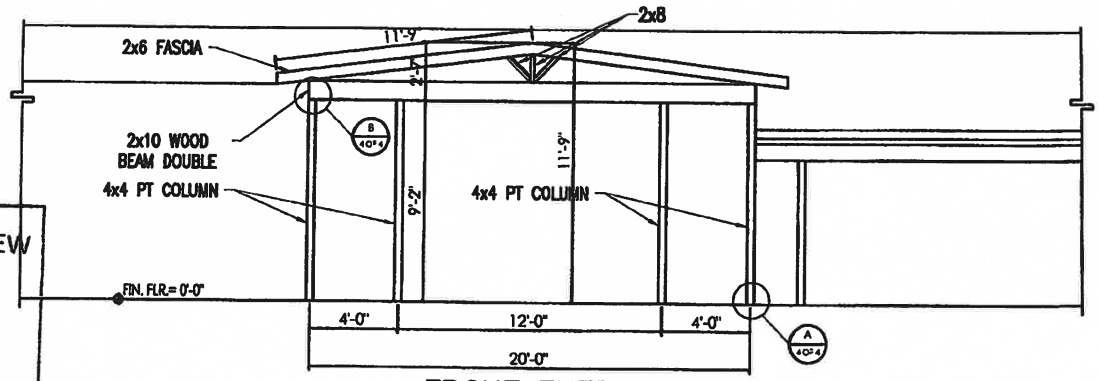
DRAWN: GS
SCALE: SHOWN
DATE: 7/30/2021
SHEET:
CAR PORCH
2 of 4



CITY OF ST. PETERSBURG REVIEWED FOR COMPLIANCE JUL 15 2021

FRONT ENTRANCE LAYOUT
SCALE: 1/8"=1'-0"

CITY OF ST. PETERSBURG REVIEWED FOR COMPLIANCE AUG 24 2021

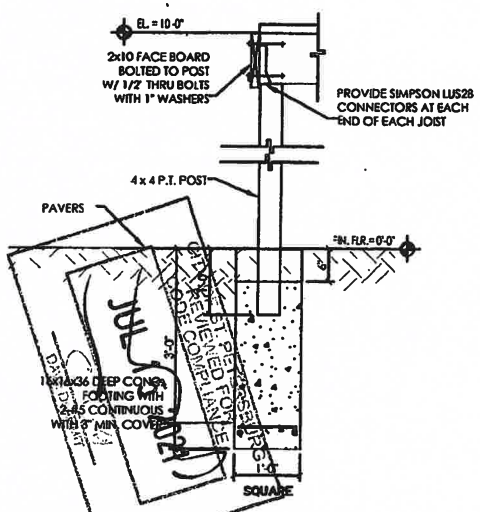


FRONT ENTRANCE
SCALE: 1/8"=1'-0"

APPROVED
DEVELOPMENT REVIEW
AUG 26 2021
By

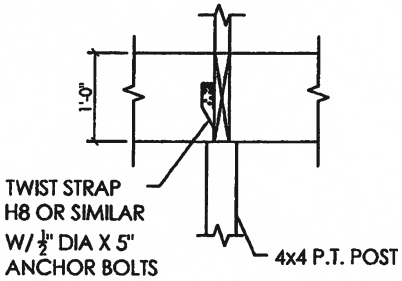
ADDRESS: 7845 12th Street North Saint Petersburg 33702
OWNER: Lokesh James

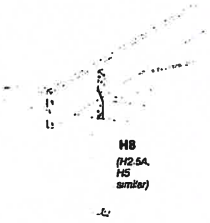
DRAWN: GS
SCALE: SHOWN
DATE: 7/30/2021
SHEET: ENTRANCE



A 4 OF 4 FOOTING DETAIL

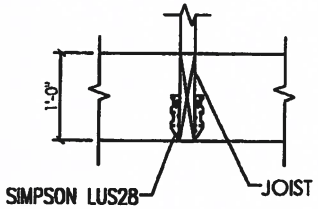
SCALE: N.T.S

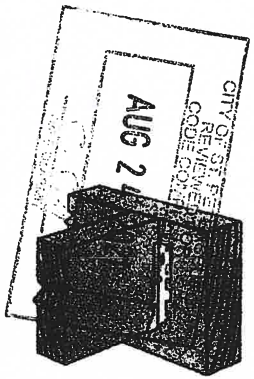




B 4 OF 4 CONNECTION DETAIL

SCALE: N.T.S





Typical LUS28 Installation

C 4 OF 4 JOIST CONN. DETAIL

SCALE: N.T.S

ADDRESS:
7845 12th Street North Saint Petersburg 33702

OWNER:
Lokesh James

DRAWN:	GS
SCALE:	SHOWN
DATE:	7/30/2021
SHEET:	DETAILS
	4 of 4

CITY OF ST. PETERSBURG
REVIEWED FOR
COMPLIANCE
AUG 30 2021

8/24/2021

Application No: 21-07001547

Re: Mr. Dave W De Armit

Re: Substantial Improvement Package (FEMA construction cost = $39,200.00) - FEMA REVIEW dated 8/15/21

The total cost for these improvements were $12,000. Please note that all work were performed by myself (homeowner) and a family friend. There was no labor cost associated with these improvements. I've attached a list of all materials cost.

I do not disagree with the estimate of the Market Value provided by the City of St. Petersburg. Although the cost of my project is substantially lower than the value determined by the City of St. Petersburg, I understand if you have to use your determined value.

Thanks,

Lokesh James

Pinellas County
Florida

The foregoing document was acknowledged to me this 24th day of August 2021 by Lokesh James who produced FLDL J520-537-79-330-0 as ID.

8/24/24

David M. Hoover
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG913414
Expires 11/30/2023

QTY	DIMENSION	DESCRIPTION
24	2"x6"x10'-0"	WHITE WOOD
8	2"x10"x12'-0"	WHITE WOOD
4	2"x6"x14'-0"	WHITE WOOD
6	2"X4"X10'-0"	WHITE WOOD
18	2"x8"x14'-0"	YELLOW PINE
8	2"x10"x14'-0"	YELLOW PINE
1	LVL-12"x24'-0"	PT WOOD
1	LVL-12"x20'-0"	PT WOOD
44	1/2"x4'-0"x8'-0"	PLYWOOD ORIENTED STRAND BOARD
8	4"x4"x6"	PINE PRESSURE TREATED LUMBER
8		SIMPSON RPBZ RETROFIT
16		SIMPSON H6 TWIST STRAP
6	RAPID SET 60 lbs	CONCRETE MIX
4	5/8"x20'-0"	#5 REBAR
34 SQ		GAF TIMBERLINE SHINGLES
16		GAF PEEL AND STICK ROOF LEAK BARRIER ROLL
2		ROOFING MENARDS
3		GAF COBRA RIDGE VENT
3		REDBELT

st.petersburg
www.stpete.org

City of St. Petersburg
Planning & Development Services

Construction Services & Permitting

FEMA Substantial Improvement/ Damage Review Package

CITY OF ST. PETERSBURG
REVIEWED FOR
CODE COMPLIANCE
AUG 30 2021
DATE

Permit Application Number 21-07001547

Parcel ID Number 25-30-16-98406-001-0220

Property Address 7845 12th St N.

City & Zip Code St. Petersburg, FL 33702-4001

Name of Owner James, Lokesh S.

Owner's Phone Number (727) 481-3290

Owner's Address: Same above

BUILDING DIVISION
OFFICE COPY

Name of Co-Owners

Name of Contractor N/A

Name of Architect N/A

FIRM Community Panel Number _____ FIRM Index Date _____

Flood Zone AE Required Base Flood Elevation _____

Top Elevation of Bottom Floor (including basement or enclosure) _____

PLEASE INITIAL APPROPRIATE STATEMENT(S)

_____ I am attaching an appraisal report of my property.

_____ I am not submitting an appraisal report of my property.

__✓__ I accept the Market Value Estimate, based on County tax records, of the City of St. Petersburg.

_____ I accept the attached estimated cost of construction as fair cost of repair or improvement for my home.

Signature of Owner — Date: 8/24/21

Signature of Co-Owner — Date

SUBSTANTIAL IMPROVEMENT OR DAMAGE

If you are rebuilding your home after a storm, renovating, remodeling, or adding an addition to your home, here is information you need to know concerning

The 49% RULE

If your home or business is below the Design Flood Elevation (DFE), which is determined by the information on your "Elevation Certificate," St. Petersburg has flood damage prevention regulations that may affect how you remodel, renovate or add on to your building. If your home or business sustained structural and/or interior and exterior damage, or if you plan improvements, these regulations may affect how you rebuild. These laws are required by the National Flood Insurance Program to protect your lives and investments from future flood damages. Our community must adopt and enforce these laws in order for federally-backed flood insurance to be made available to community residents and property owners.

TO SAVE YOURSELF TIME, AGGRAVATION AND MONEY, PLEASE READ THE FOLLOWING INFORMATION.

If a building has been determined to be "substantially damaged" or "substantially improved," it must be brought into compliance with the Florida Building Code (FBC), ASCE 24 and the City of St. Petersburg's flood damage prevention regulations, whichever is more restrictive, including elevating the building to or above the DFE.

√ **SUBSTANTIAL DAMAGE** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its "before-damage condition" would **equal or exceed 49%** of the market value of the structure before the damage occurred.

Note: the cost of the repairs must include all costs necessary to fully repair the structure to its before-damage condition.

√ **SUBSTANTIAL IMPROVEMENT** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which **equals or exceeds 49%** of the market value of the structure before the "start of construction" of the improvement.

The City of St. Petersburg, following National Flood Insurance Program requirements, has the responsibility to determine "substantial damage" and "substantial improvement" and has implemented the following procedures:

1. The City of St. Petersburg will estimate market value by using the tax assessment value of your structure (excluding the land).

   If you disagree with this estimate of Market Value, you may hire a state licensed appraiser and submit a certified comparative property appraisal for the adjusted depreciated value of the structure. If the appraisal exceeds the "estimated market value" it may be necessary to have the appraisal reviewed by an independent review appraiser to assure the value established by the appraisal represents the fair market value of the structure.

2. You must submit to the City of St. Petersburg a complete, detailed, and itemized (materials and labor) cost estimate of any combination of repairs, reconstruction, rehabilitation, additions, remodeling, alteration and/or improvements to your home/structure.

   The City of St. Petersburg will evaluate the cost of improvements or repairs and determine if they are fair and reasonable. The cost for the proposed improvement must represent the current market value of the work and material. As a guide, the City of St. Petersburg will use Building Code Valuation Tables published by major building code groups as approved by the Building Official. When using this data, it should be noted that these are average costs based on typical construction methods, and have been adjusted based on regional modifiers. A copy of this data is available from the City of St. Petersburg Construction Services and Permitting Division. For damage repairs, pre-storm prices and rates will be utilized.

   If an appraisal has been submitted, the square foot "replacement cost new" values used in the appraisal are used to determine the market value of the work and materials for improvements.

3. If your home is determined to have "substantial damage" or is proposed to be "substantially improved," an Elevation Certificate must be submitted to the City of St. Petersburg to determine the lowest floor elevation. Garages and carports are not considered to be the "lowest floor."

   If the lowest floor is below the DFE, the building must be elevated to or above that level. Likewise, all electrical and mechanical (heating and cooling, etc.), bathrooms, and laundry rooms must be elevated to or above the DFE. Only parking, building access, and limited, incidental storage is allowed below the flood level. Non-residential buildings may be "flood-proofed" instead of being elevated.

4. The Building Official may require a investigative inspection for any project to document the pre-improvement condition of the structure.

SUBSTANTIAL IMPROVEMENT OR DAMAGE

ITEMS TO BE EXCLUDED

- Items not attached to the structure, any site items, accessory structures, loose debris.
- Plans and specifications
- Survey costs
- Permit fees
- Debris removal (removal of debris from building or lot, dumpster rental, transport fees to landfill and landfill tipping fees), and clean up (dirt and mud removal, building dry out, etc.)
- Items not considered real property such as throw rugs, furniture, refrigerators, stoves not built-in, etc.
- **OUTSIDE IMPROVEMENTS, INCLUDING:**
  - Landscaping
  - Sidewalks
  - Fences
  - Yard lights
  - Swimming pools and associated equipment, e.g., pumps, heaters, etc.
  - Screened pool enclosures
  - Sheds
  - Gazebos
  - Detached structures (including garages)
  - Landscape irrigation system

SUBSTANTIAL IMPROVEMENT OR DAMAGE

ITEMS TO BE INCLUDED

* **ALL ITEMS ATTACHED TO STRUCTURE**

* **ALL STRUCTURAL ELEMENTS, INCLUDING:**

  - Spread or continuous foundation footings and pilings
  - Monolithic or other types of concrete slabs
  - Bearing walls, tie beams, and trusses
  - Wood or reinforced concrete decking or roofing
  - Floors and ceilings
  - Attached decks and porches
  - Interior partition walls
  - Exterior wall finishes (brick, stucco or siding) including painting and decorative moldings
  - Windows and doors
  - Re-shingling or re-tiling a roof
  - Hardware

* **ALL INTERIOR FINISH ELEMENTS, INCLUDING:**

  - Tiling, linoleum, stone, or carpet
  - Bathroom tiling and fixtures
  - Wall finishes (drywall, painting, stucco, plaster, paneling, marble, or other decorative finishes)
  - Kitchen, utility, and bathroom cabinets
  - Built-in bookcases, cabinets, and furniture
  - Hardware
  - Mirrors

* **ALL UTILITY AND SERVICE EQUIPMENT, INCLUDING:**

  - HVAC equipment
  - Repair or reconstruction of plumbing and electrical services
  - Lighting fixture and ceiling fans
  - Security systems
  - Built-in kitchen appliances
  - Central vacuum systems
  - Water filtration, conditioning, or re-circulation systems
  - Permanently installed insect protection system
  - Intercom system
  - Permanently installed stereo speakers and systems
  - Theater systems

ALSO:

  - Labor and other costs associated with demolishing, removing, or altering building components
  - Overhead and profit

NOTE: Additional information may be necessary to substantiate fair cost of repair or improvement.

COST BREAKDOWN*

***A dollar value is required for both labor and material for each category listed including but not limited to the following:**

LEGEND
LS - Lump Sum
SF - Square Foot
LF - Linear Foot
SQ - Roof Square
SY - Square Yard

Demolition

$ ~~0~~ Labor

Description of work Roof Front Entrance Quantity 84 SF $ ~~0~~ Mat.

(desc. cont.) _____

Labor and Material Total $ ~~0~~

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Slab on Grade

$ _____ Labor

Description of work _____ Quantity _____ SF $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Foundation & Structural Steel

$ _____ Labor

Description of work _____ Quantity _____ LF $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Masonry Wall

$ _____ Labor

Description of work _____ Quantity _____ SF $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Lumber/Framing

$ 0 Labor

Description of work FRONT PORCH & CAR PORT Quantity _____ LS $ 3,600 Mat.

(desc. cont.) _____

Labor and Material Total $ 3,600

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Truss/Rafters

❑Hip ❑Gable ❑Flat

$ _____ Labor

# of engineered trusses _____ # of rafters _____ size _____ Quantity _____ LS $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Finish Carpentry

$ 0 Labor

Description of work FRONT PORCH & CAR PORT Quantity _____ LS $ 2,400 Mat.

(desc. cont.) _____

Labor and Material Total $ 2,400

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Roofing type

- ☐ Tile
- ☑ Shingle
- ☐ Metal
- ☐ Flat
- ☐ Gravel

Description

- ☐ Addition Only
- ☐ Entire House
- ☐ Existing Structure
- ☐ Entire
- ☐ Partial

$ Ø Labor

Total # of squares (2) Roof 12'x20' & 22'x20'-8" Quantity 694 SQ $ 6.000 Mat.

Labor and Material Total $ 6.000

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Stucco

☐ Masonry ☐ Frame w/Wire Lath ☐ With Stone/Brick

$ _____ Labor

Description _____ Quantity _____ SY $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Siding/Soffit/Fascia

- ☐ Cementitious
- ☐ Wood
- ☐ Vinyl
- ☐ Aluminum

Siding _____

Soffit _____

Fascia _____

$ _____ Labor

Description _____ Quantity _____ SF $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Cabinets

- ☐ Re-Laminate
- ☐ Laminate
- ☐ Modular
- ☐ Wood
- ☐ Custom

Tops

- ☐ Re-Laminate
- ☐ Laminate
- ☐ Tile
- ☐ Solid
- ☐ Granite
- ☐ Other _____

$ _____ Labor

Description _____ Quantity _____ LF $ _____ Mat.

Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Appliances Built In (new or replaced)**:**

- ☐ Clothes Dryer
- ☐ Dishwasher
- ☐ Disposal
- ☐ Trash Compactor
- ☐ Washing Machine
- ☐ Water Heater
- ☐ Wine Cooler
- ☐ Range
- ☐ Oven
- ☐ Other _____

$ _____ Labor

Description _____ Quantity _____ LS $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Elevator/Chair Lift

$ _____ Labor

Description of work _____ Quantity _____ LS $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Gas

❑ LP

❑ Natural $ _____ Labor

Description _____ Quantity _____ $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Plumbing

Number of Baths:

New _____

Remodeled _____ $ _____ Labor

Description _____ Quantity _____ LS $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Plumbing Fixtures

	# of Fixtures:	Manufacturer	Detailed Description
Lav.	New _____	_____	_____
	Replaced _____	_____	_____
Toilet	New _____	_____	_____
	Replaced _____	_____	_____
Shower	New _____	_____	_____
	Replaced _____	_____	_____
Tub	New _____	_____	_____
	Replaced _____	_____	_____
Bidet	New _____	_____	_____
	Replaced _____	_____	_____
Kit.Sink	New _____	_____	_____ $ _____ Labor
	Replaced _____	_____	_____ $ _____ Mat.

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Electrical

of New Circuits

60 AMP _____ New Service Size _____

50 AMP _____ New Panel Size _____

40 AMP _____ Sub Panel _____

30 AMP _____

20 AMP _____

15 AMP _____ $ _____ Labor

Description of work _____ $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Electrical Fixtures

of Fixtures _____
Ceiling Fans _____
Dimmers _____
Duplex Receptacles _____
Light Fixtures _____
Lights Recessed _____
Satellite Dishes _____
Security System _____
Smoke Detectors _____
Switches _____
Other* _____ $ _____ Labor

* Please Provide Detailed Description _____ $ _____ Mat.
(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

HVAC

Add Supply R/A No New Equipment
# of Supplies _____
# of Returns _____
New Split A/C for Addition Only
Size Ton _____
Heat _____
Seer Rating _____
New Split A/C Entire House
Size Ton _____
Heat _____
Seer Rating _____ $ _____ Labor

Description _____ Quantity _____ LS $ _____ Mat.
(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Doors

	# of Units
Entry	_____
Sliding Glass	_____
Garage	_____
French	_____
Interior Doors	_____

$ _____ Labor

Description _____ Quantity _____ LS $ _____ Mat.
(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Windows

	#	Manufacturer	Type	Impact Resistant
New	_____	_____	_____	_____
Replacement	_____	_____	_____	_____

Skylights _____ _____ _____ _____ $ _____ Labor

Description _____ Quantity _____ LS $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

---

Insulation

$ _____ Labor

Type _____ Quantity _____ SF $ _____ Mat.

Description _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

---

Dry Wall

$ _____ Labor

# of Boards _____ Plaster _____ Quantity _____ LS $ _____ Mat.

Description _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

---

Fireplace

Manufacturer _____ Site _____ $ _____ Labor

❑Gas ❑Wood Burning Quantity _____ LS $ _____ Mat.

Description _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

---

Interior

❑ Painting
❑ Wood Paneling
❑ Wall Paper
❑ Tile $ _____ Labor

Description _____ Quantity _____ LS $ _____ Mat.

(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Exterior Painting

Description of work _____ Quantity _____ $ _____ Labor
(desc. cont.) _____ $ _____ Mat.
Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Floor Covering

Tile _____ SF $_____ Cost Subtotal
Wood _____ SF $_____ Cost Subtotal
Carpet _____ SF $_____ Cost Subtotal
Marble _____ SF $_____ Cost Subtotal
Stone _____ SF $_____ Cost Subtotal
Other _____ SF $_____ Cost Subtotal

Total _____ SF $_____ Cost Total $ _____ Labor

Description _____ $ _____ Mat.
Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Stair Case

- ❑ Marble
- ❑ Concrete
- ❑ Wood
- ❑ Carpet
- ❑ Custom
- ❑ Pre-Manufactured Kit

Description (handrail, treads, risers, newel posts) _____ Quantity _____ LS
_____ $ _____ Labor
_____ $ _____ Mat.
Labor and Material Total $ _____

Source of value: ❑ Sub-Cont.Estimate ❑ Sub-Cont.Detailed Bid ❑ Sq. Ft. Method ❑ Detailed Labor and Material Take-Off

Overhead & Profit

Description _____ Quantity _____ LS $ _____

Contingency per contract
or
Contingency of approx. 5% to allow for change orders and unforseen field conditions

Description _____ Quantity _____ LS $ _____

GRAND TOTAL $ 12,000.00

RECONSTRUCTION / IMPROVEMENT

Designer or Architect/Engineer Affidavit

Parcel ID Number: _____

Name & Address of Designer or Architect/Engineer: _____

_____

Phone Number: _____

License Number: _____

Property Address: _____

I hereby attest to the fact that I prepared a set of Construction Plans and Specifications for the above mentioned property. The cost estimate attached hereto and signed by the Contractor and Owner has been reviewed by me. The materials listed as such in the estimate constitutes the entire amount of work to be constructed by the construction plans prepared under my supervision. I will not be held responsible for actions taken by the contractor, or the homeowner without my knowledge or approval. I understand that I am subject to enforcement action and/or fines if these construction plans are altered to increase the scope of work without prior authorization from the City of St. Petersburg.

The grade of materials may vary as to the Manufacturer but not to exceed the cost stated herein.

I understand that any permit issued by the City of St. Petersburg pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds or non-conforming uses or structures on the subject property.

Total Labor & Materials $ _____

Overhead & Profit $ _____

Contingency $ _____

Total Cost $ _____

Architect's Signature: _____

State: _____

County: _____

Sworn and subscribed before me this _____ day of _____, 20____ by _____ who is _____ personally known to me or has produced_____ as identification.

_____

Notary Signature
Commission expires:

RECONSTRUCTION / IMPROVEMENT

Owner Affidavit

Parcel ID Number: 25-30-16-98406-001-0220

Name of Contractor: _____

Contractor's License Number: _____

Name of Owner: James, Lokesh S.

Owner's Address: 7845 12th St N, St Petersburg FL 33702

Owner's Phone Number: (727) 481-3290

I hereby attest to the fact that the repairs/reconstruction and/or remodeling list submitted by my contractor for the Substantial Damage/Improvement Review are all of the damages/improvements sustained by this structure that will be done to the existing building; and that all additions, improvements, or repairs on the subject building are included in this construction estimate. No other contractor has made any repairs or reconstruction or additions or remodeling not included in the attached list.

Total Labor & Materials	$	12,000.00
Overhead & Profit	$	—
Contingency	$	—
Total Cost	$	12,000.00

I also understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs or improvements not included on the attached list of repairs to my home, or that I have included non-conforming or illegal structures/additions to the existing structure, without having presented plans for such additions. I understand that any permit issued by the City of St. Petersburg, pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds, or non-conforming uses or structures on the subject property.

Owner's Signature: _____

State: FL

County: St. Petersburg

Sworn and subscribed before me this 24th day of August, 2021 by Lokesh James who is ____ personally known to me or has produced FLDL as identification.

_____
Notary Signature
Commission expires: 11/30/23

(seal)

David M. Hoover
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG913414
Expires 11/30/2023

RECONSTRUCTION / IMPROVEMENT

Contractor Affidavit

Parcel ID Number: _____

Name & Address of Contractor: _____

_____

Phone Number: _____

License Number: _____

Property Address: _____

I hereby attest to the fact that I personally inspected the above-mentioned property and produced the attached itemized list of repairs, reconstruction and/or remodeling list, which is hereby submitted for a Substantial Damage/Improvement Review. These damages/improvements are all of the damages/improvements sustained by this structure, and all additions, improvements, or repairs proposed on the subject building are included in this estimate.

I also understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs or improvements not included on the attached list of repairs to this structure, or that I have included non-conforming or illegal structures/additions to the existing structure, without having presented plans for such addition. I understand that any permit issued by the City of St. Petersburg pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds, or non conforming uses or structures on the subject property.

(See attached itemized list)

Total Labor & Materials $ _____

Overhead & Profit $ _____

Contingency $ _____

Total Cost $ _____

Contractor's Signature: _____

State: _____

County: _____

Sworn and subscribed before me this _____ day of _____, 20____ by _____ who is _____ personally known to me or has produced _____ as identification.

_____

Notary Signature

Commission expires:

I#: 2021299000 BK: 21712 PG: 2430, 09/13/2021 at 12:10 PM, RECORDING 1 PAGES $10.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKCD53

CITY OF ST. PETE
Sep 13 2021
CONSTRUCTION SRVS

Reserved for Clerk of Court

STATE OF FLORIDA, PINELLAS COUNTY
I hereby certify that the foregoing is a true copy as recorded in the official records of Pinellas County.
This 13 day of September, 2021
KEN BURKE
Clerk of the Circuit Court & Comptroller
BY: _____
Deputy Clerk

st.petersburg
www.stpete.org

City of St. Petersburg
Planning and Development Services
One Fourth Street North
St. Petersburg, FL 33701

Construction Services & Permitting

Notice of Commencement

Permit No. 21-07001647
Tax Folio No. 25-30-16-98406-001-0220

THE UNDERSIGNED hereby informs you that the improvement will be made to certain real property and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): WINSTON PARK UNIT 1 BLK 1, LOT 22
   a. Street Address: 7845 12TH ST N; ST PETERSBURG FL 33702-4001
2. Description of Improvements: NEW ROOF, CAR PORT AND FRONT PORCH
3. Owner information or Lessee information if the Lessee contracted for the improvement::
   a. Name and Address: LOKESH JAMES
   b. Name and Address of fee simple titleholder (if other than owner): _____
   c. Interest in property: _____
4. Contractor information:
   a. Name and Address: LOKESH JAMES (OWNER)
   b. Telephone No.: 727-481-3290 Fax No. (opt.) _____
5. Surety information:
   a. Name and Address: _____
   b. Telephone No.: _____ Fax No. (opt.) _____
   c. Amount of Bond: $ _____
6. Lender:
   a. Name and Address: _____
   b. Phone No.: _____
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:
   a. Name and Address: _____
   b. Telephone No.: _____ Fax No. (opt.) _____
8. In addition to himself or herself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
   a. Name and Address: _____
   b. Telephone No.: _____ Fax No. (opt.) _____
9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): _____

Warning to Owner: Any payments made by the owner after the expiration of the Notice of Commencement are considered improper payments under chapter 713, Part I, Section 713.13, Florida Statutes, and can result in your paying twice for improvements to your property. A notice of Commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult your lender or an attorney before commencing work or recording your Notice of Commencement.

Under penalty of perjury, I declare that I have read the foregoing Notice of Commencement and that the facts stated therein are true to the best of my knowledge and belief.

(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

LOKESH JAMES
(Signatory's Title/Office0

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online this 13th day of September, 2021
by Lokesh Simon James as Owner (type of authority, e.g. officer, trustee, attorney in fact)
for Lokesh Simon James (name of party on behalf of whom instrument was executed).

☐ Personally Known ☑ Produced Identification
Type of ID FL DL & P 9/10/2027

Notary Signature _____
Print Name Regina Callahan

REGINA CALLAHAN
Commission # GG 337168
Expires June 24, 2023
Bonded Thru Budget Notary Services

05/19/2020

SECTION 16.60.050. SETBACKS, ALLOWABLE ENCROACHMENTS

16.60.050.1. Setbacks, allowable encroachments.

When a variance to a setback has been granted, no additional encroachment which is set forth in this section is allowed.

16.60.050.2. Allowable encroachments and setbacks.

Required setbacks shall supersede setbacks established by this chart when there is a conflict. No structure shall encroach in or over any easement where the structure would interfere with the use of the easement for its intended purpose. The encroachment for eaves shall be permitted in addition to the encroachment for a structure/improvement, unless the term "leading edge" is used. In which case, leading edge shall be interpreted to include the eave. Encroachments are not allowed in connection with zero lot line structures. Encroachments for a structure or other improvement taller than 12 inches above grade is prohibited within the view triangles of waterfront yards (see technical standards section), except that fences within the view triangle are subject to height limits established elsewhere in these regulations.

Structure/ Improvement	**F=Front** S=Side SS=Street side R=Rear **W=Waterfront**	**Traditional Zoning Districts**	**Suburban Zoning Districts**
Ancillary equipment, commercial, (see accessory structures section for additional requirements).	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 10 ft.	No closer to property line than 10 ft.
Ancillary equipment, residential, (see accessory structures section for additional requirements).	S, R	No closer to property line than 3 ft.	No closer to property line than 3 ft.
	SS	No more than 4 ft. from setback line	No more than 4 ft. from setback line
Arbor (with a minimum of 50% open roof structure, up to 80 SF in area and no more than 12 ft. in height)	F, S, SS, R	To property line	To property line
Awnings	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Balcony (open on three sides)	All	Leading edge no more than 3 ft. from setback line	Leading edge no more than 3 ft. from setback line
Barbeque, outdoor (up to 10 ft. in height)	S, R	To property line	To property line
	SS, W	No more than 5 ft. from setback line	No more than 5 ft. from setback line

Bay window (without a footer)	All	No more than 3 ft. from setback line	No more than 3 ft. from setback line
Canopy, vehicular use (drive-through, freestanding, or attached)	F, SS	No encroachment permitted	Leading edge no closer to property line than 10 ft.
Carports, commercial (open all sides)	F	Leading edge no closer to property line than 10 ft.	Leading edge no closer to property line than 10 ft.
	S, SS, R	Leading edge no closer to property line than 5 ft.	Leading edge no closer to property line than 5 ft.
Carports, residential (open on a minimum of two sides)	F, SS	No encroachment permitted	Leading edge no more than 5 ft. from setback line
	S, R	Leading edge no closer to property line than 3 ft.	Leading edge no closer to property line than 3 ft.
Chimney	All	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.
Decks, patios, porches and screen enclosures:			
Decks and patios, uncovered (up to 12 inches above existing grade or the top of an existing seawall)	S, R	To property line	To property line
	SS	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 5 ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than 5 ft. (Note: Federal and state regulations may be more restrictive.)
Decks and patios, uncovered (more than 12 inches and less than 30 inches above existing grade or the top of an existing seawall)	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 8 ft.	No closer to property line than 8 ft.
	W	No closer to property line or seawall than eight ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than eight ft. (Note: Federal and state regulations may be more restrictive.)
Patios, covered (no more than 12 inches above existing grade or the top of an existing seawall)	SS, R	No closer to property line than 7.5 ft.	No closer to property line than 7.5 ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.
Porch, open (less than 30 inches above existing grade or the top of an existing seawall)	F, SS	Leading edge no more than 5 ft. from setback line	Leading edge no more than 5 ft. from setback line

	R	No encroachment permitted	Leading edge no more than 10 ft. from setback line
	W	Leading edge no more than 5 ft. from setback line	No encroachment permitted
Screen enclosure, patio (solid roof)	S, SS, R	No closer to property line than 7.5 ft.	No closer to property line than 7.5 ft.
	W	No closer to the property line or seawall than 10 ft.	No closer to the property line or seawall than 10 ft.
Screen enclosure (screen roof)	S, SS, R	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
	W	No closer to the property line or seawall than 10 ft.	No closer to the property line or seawall than 10 ft.
Dumpster enclosure	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
Eaves	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Fences	All	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations
Flag poles (up to 35 ft. in height)	All	To property line or seawall	To property line or seawall
Flags, wall-mounted	All	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.
Garages, residential front-loading	F	No encroachment permitted	No more than 5 ft. from setback line
	S	No encroachment permitted	No more than 2 ft. from setback line
	SS	No encroachment permitted	No more than 3 ft. from setback line
Garages, residential side-loading or facing an alley	F	No encroachment permitted	No more than eight ft. from setback line
	S	No more than 2 ft. from setback line	No more than 2 ft. from setback line
	SS	No more than 5 ft. from setback line	No more than 5 ft. from setback line
Gardening Hoop House, Cold Frame, Greenhouse, Vertical vegetable structure, raised garden bed (only one may encroach into the setback. The maximum size is	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.

limited to 100 s.f. in area and 10 ft. in height)			
Lawn ornaments (including fountains and other yard ornaments)	F, S, SS, R, W	No closer to property line or seawall than 3 ft.	No closer to property line or seawall than 3 ft.
Lighting, landscape (up to 3 ft. in height)	All	To property line or seawall	To property line or seawall
Lighting, site	All	To property line or seawall	To property line or seawall
Mailboxes (if permitted by the Code)	F, SS	To property line	To property line
Play equipment, residential (up to eight ft. in height)	S, SS, R, W	To property line or seawall	To property line or seawall
Play equipment, residential (more than eight ft. in height)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Pool, above ground	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 8 ft.	No closer to property line or seawall than 8 ft.
Pool, in-ground (pools adjacent to seawalls shall require additional engineering to avoid conflict with existing, underground tie-backs.)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Ramp for citizens with impairments	All	To property line or seawall	To property line or seawall
Retaining (return) wall	F, S, SS, R	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall
	W	To the property line or seawall: The overall height shall be no greater than the top of the existing seawall. (Note: Federal and state regulations may be more restrictive.)	To the property line or seawall: The overall height shall be no greater than the top of the existing seawall. (Note: Federal and state regulations may be more restrictive.)
Shed (only one shed may encroach into the setback. The maximum size is limited to 100 s.f. in area and 10 ft. in height)			
	F	No encroachment allowed, except as noted in the use-specific development standards for accessory structures and no part of the shed shall be located in front of the front façade line	No encroachment allowed, except as noted in the use-specific development standards for accessory structures

		of the principal structure	
	R	Anywhere within rear 20 ft. of lot	Anywhere within rear 20 ft. of lot
	SS	No more than 5 ft. from setback line, within the rear 20 ft. of lot not allowed	No more than 5 ft. from setback line, within the rear 20 ft. of lot NS-1 only - see district regulations
	S	No closer to property line than 3 ft., except in the rear yard	No closer to property line than 3 ft., except in the rear yard
	W	No encroachment allowed	No encroachment allowed
Sidewalks (up to 6 ft. in width)	All	To property line or seawall	To property line or seawall
Spa	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Steps, stairs (steps, stairs shall not exceed 3 ft. in height above grade.)	F, R, W	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.
	S, SS	No more than 4 ft. from setback line but no closer to property line than 4 ft.	No more than 4 ft. from setback line but no closer to property line than 4 ft.
Stoop (up to 3 ft. by 6 ft. in area)	All	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.
Walls	F, S, SS, R, W	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations

(Code 1992, § 16.60.050; Ord. No. 876-G, § 29, 2-21-2008; Ord. No. 893-G, § 14, 9-4-2008; Ord. No. 985-G, § 95, 7-15-2010; Ord. No. 1029-G, § 52, 9-8-2011; Ord. No. 123-H, § 9, 8-28-2014; Ord. No. 166-H, § 19, 5-21-2015; Ord. No. 287-H, § 29, 7-20-2017; Ord. No. 448-H, § 9, 2-11-2021)