



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING

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

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

CASE NO.:	22-54000051	PLAT SHEET:	G-16
REQUEST:	Approval of variances to the minimum required lot area and lot width for two (2) platted lots to create two (2) buildable lots for single-family residences.		
OWNER:	Backstreets Canopy Woodlawn LLC 248 Mirror Lake Dr. N St. Petersburg, FL 33701		
ADDRESS:	2845 13 th Street North		
PARCEL ID NO.:	12-31-16-74286-000-0250		
LEGAL DESCRIPTON:	On File		
ZONING:	Neighborhood Traditional Single-Family - 2 (NT-2)		

DATA:

	Lot Width	Lot Area
NT-2 Requirements	50-feet	5,800 square feet
Proposed North Lot	44.4-feet	5,696 square feet
Proposed South Lot	44.4-feet	5,687 square feet
Variance (Magnitude)	5.6-feet (11.2%)	113 square feet (1.9%)

REQUEST: This application requests variances to reduce the minimum required lot width and lot area to allow for the separation of the subject parcel into the two constituent platted lots to create two buildable lots.

The resulting lots will be deficient in lot width (88.8%) and lot area (98.1%) per NT-2 standards. If these variances are approved, the Applicant proposes to construct two single-family homes, one on each lot, with detached rear garage structures that will meet all other NT-2 Zoning District requirements.

DISCUSSION: The subject property is one parcel comprised of two fully platted lots (Lots 25 & 26) originally created in 1923. The property is currently developed as a surface parking lot that serves the church use to the northeast that was established in 1951. The church property is currently being demolished, separated into individual lots, and redeveloped as single-family residences. The Applicant intends to do the same with the subject property.

The original platting of the subdivision in 1923 created lots with widths ranging from 42.7-feet to 44.4-feet resulting in a 100% deficiency rate for the contemporary NT-2 minimum lot width requirement. The subject property in its current configuration represents the largest single parcel in the study area in terms of both lot width and lot size.

The granting of these variances will allow for the re-establishment of single-family residential uses on the subject lots and reconnect the streetscape on 13th Street by eliminating the large driveway apron through the redevelopment of the properties.

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

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

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

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

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

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

The conditions are not the result of the Applicant. The original platting of the subdivision occurred in 1923. The lots were combined under one parcel and have been used as accessory to the church since 1977. The current property owner purchased the property in April 2022.

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

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

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

The variances requested are the minimum that will make possible the reasonable use of the land. The application requests the property be returned to its original plat pattern and proposes to return single-family residential uses to the land.

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

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

PUBLIC COMMENT: The subject property is within the boundaries of the Greater Woodlawn Neighborhood Association. The Greater Woodlawn Neighborhood Association supports the request. At time of publishing this report, one letter of objection was received by Staff.

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

CONDITIONS OF COMMISSION ACTION: If the variance is approved consistent with the site plan submitted with this application, the Development Review Services Division staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through September 7, 2025. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

REPORT PREPARED BY:

/s/Michael Larimore

8/24/22

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

Date

REPORT APPROVED BY:

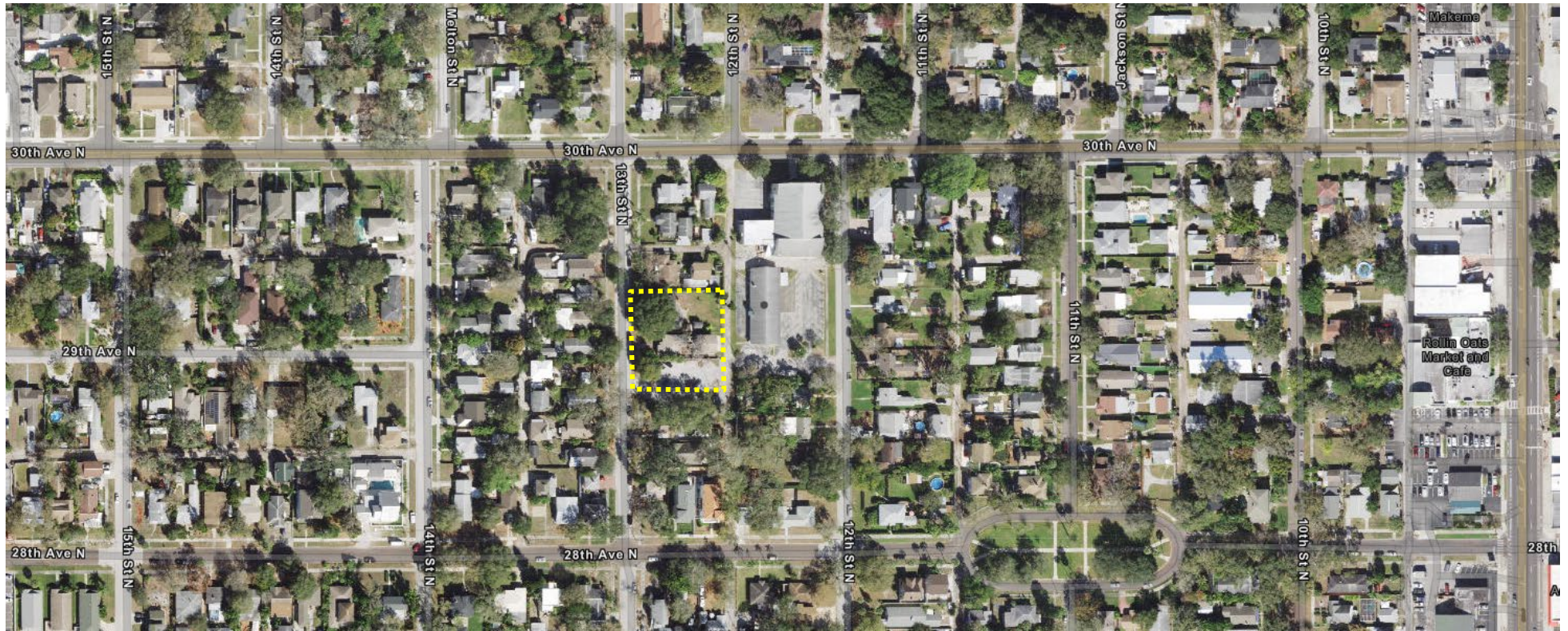
/s/Corey Malyszka

08/24/22

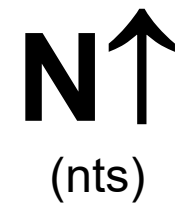
Corey Malyszka, AICP Zoning Official
Development Review Services Division
Planning and Development Services Department

Date

Attachments: Location Map, Application, Survey, Proposed Sketches & Descriptions, Site Plan, Architectural Elevations & Floor Plans, 1923 Subdivision Plat, Letter of Objection



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-54000051
 Address: 2845 13th St. N.





STAFF WORKSHEET

DEVELOPMENT REVIEW COMMISSION

THIS PAGE TO BE FILLED OUT BY CITY STAFF ONLY

Application Accepted By: JTJ
Staff Planner from Pre-app: SKB
Date application complete: 6.6.22

DRC Cycle (month): ~~Aug~~ ^{Sept} 22
Date form completed: 6.9.22

BACKGROUND INFORMATION

Property Address(es): 2845 13th St N
Parcel ID(s): 12-31-16-74286-000-0250

Case No.: 22-54000051

Application Fee: \$350; PAID

Zoning Classification: NT-2

Plat Map Page:

Neighborhood and Business Associations within 300-feet:

Is CRA Applicable:

Historic Designation(s):

Council Member:

DRC Commissioner:

Within School Radius:

¼ Mile from City Boundary:

REQUEST DESCRIPTION: Approval of a Variance to the minimum required lot area and lot width for two (2) platted lots to create two (2) buildable lots for single-family residences.

VARIANCE DESCRIPTION: Lot Area

Standard Required: 5,800 sf
Standard Proposed: 5,730 sf
Variance: 70 sf

Standard Required: 50-ft
Standard Proposed: 44.4-ft
Variance: 5.6-ft

Staff Planner Assigned to Case: TBD

Streamlined: ☐ YES ☒ NO ☐ TBD ☐ ADMINISTRATIVE

Route: ☐ YES ☒ NO Routing Sheet Set-up via Naviline: ☐ YES ☐ NO ☐ N/A

Initials/Date: _____

Staff Planner Routed Application: ☐ YES ☐ NO ☒ N/A Initials/Date: _____

Lot Split with Variance Narrative

Detailed Description of Project and Request:

Split Lot 25 and Lot 26 of parcel #12-31-16-74286-000-0250 with a variance to a substandard lot size of a 44.44-ft width, 129-ft depth, and an approx. area of 5,730 SF, consistent with lot dimensions in the surrounding neighborhood of Greater Woodlawn.

PROJECT NARRATIVE

- 1. What is unique about the subject property's size, shape, topography, or location? How do these unique characteristics justify the requested variance?**
 - a. **LOT WIDTH VARIANCE:** Lot 25 and Lot 26 together currently serves as an auxiliary parking lot for the Open Bible Church, which is a special exception for this zoning. This variance would allow for the development of the single parcel into two platted lots (as originally intended for this street), which would be consistent with both the current zoning and the neighborhood development pattern.
- 2. Are there other properties in the immediate neighborhood that have already been developed or utilized similarly? Please provide addresses and a description of the specific signs or structures being referenced.**
 - a. **LOT WIDTH VARIANCE:** 2851 13th St N, 2827 13th St N, 2816 13th St N, 2820 13th St N, 2821 13th St N 2828 13th St N, 2838 13th St N, 2854 13th St N, 2900 13th St N, and 2920 13th St N. All of these properties within the Greater Woodlawn Neighborhood share a similar situation as the proposed individual parcels of Lot 25 and Lot 26. They all the share substandard lot widths below 45-ft and identical lot depths of 129-ft respectively.
- 3. How is the requested variance not the result of the applicant's actions?**
 - a. **LOT WIDTH VARIANCE:** The current frontage of the parking lot for 1200 30th Ave N is 88.88-ft wide along 13th St N. In order to preserve consistent lot dimensions along 13th St N the parcel must be equally divided in (x2) two 44.44-ft frontages between Lot 25 and Lot 26.
- 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 neighborhood's character?**
 - a. The requested variance would allow for the development of (x2) two habitable single-family residence in place of an existing uninhabitable parking lot on 13th St N. The (x2) two proposed single-family homes would provide an uninterrupted streetscape along 13th St N between 28th Ave N and 30th Ave N.
- 5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?**
 - a. The alternative of this lot split with a variance which would not require a variance is (x1) one single-family home on a double lot, along 13th St N with an inconsistent frontage width of 88.88-ft. The double lot would alter the character of the streetscape as the biggest lot on the 13th St N between 28th Ave N and 30th Ave N.
- 6. In what ways will granting the requested variance enhance the neighborhood's character?**
 - a. This variance will allow for consistent lot dimensions on 13th St N between 28th Ave N and 30th Ave N, and increase the density of single-family homes for the Greater Woodlawn community.



Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- Neighborhood Worksheet
- Public Participation Report

Planning and
Development Services
Department

Development Review
Services Division

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL
33731-2842
(727) 893-7471

devrev@stpete.org

UPDATED: 12-17-2020

SUBDIVISION DECISION

Application No. _____

List of Required Submittals

Only complete applications will be accepted:

RECEIVED

JUN 06 2022

DEVELOPMENT REVIEW
SERVICES

- ☒ Completed application and narrative of the request
- ☒ Pre-application Meeting Notes
- ☐ Affidavit to Authorize Agent, if Agent signs application
- ☒ Application fee payment (fee schedule on application)
- ☒ Public Participation Report (not required for Lot Line Adjustment, Lot Split, Lot Refacing or Easement Vacation applications as long as no variance is requested)
- ☒ Proof that Notice of Intent to File was sent to Neighborhood and Business Associations (not required for Lot Line Adjustment, Lot Split, Lot Refacing or Easement Vacation applications as long as no variance is requested)
- ☒ ~~For Lot Refacing~~ applications: documentation showing that the notice of the application and a request for a letter of consent were sent to the abutting property owners. If there will be separate ownership of the property, a copy of the contract by which such transfer of ownership will occur is also required.
- ☒ Lot Line Adjustments, Lot Splits and Lot Refacing
 - Site Plan or Survey of the subject property
 - To scale on 8.5" x 11" or 11" x 17" paper; North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces, trees and landscaping
 - Signed and sealed Description and Sketch of each new parcel being requested, as spelled out in F.A.C. 5J-17.052
- ☒ ~~Vacations~~ – Signed and sealed Description and Sketch of the area to be vacated prepared by a licensed surveyor, as detailed in F.A.C. 5J-17.052
- ☐ PDF of all submission items emailed to Staff Planner

The following items are optional, but strongly suggested:

- ☐ Neighborhood Worksheet
- ☐ Photographs of the subject property and structure(s)

Completeness review by city staff: _____



SUBDIVISION DECISION Application

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

Application Type:

Per: 16.40.140 &
16.70.050

- | | |
|---|--|
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Vacating – Street Right-of-Way |
| <input checked="" type="checkbox"/> Lot Split | <input type="checkbox"/> Vacating – Alley Right-of-Way |
| <input type="checkbox"/> Lot Refacing | <input type="checkbox"/> Vacating – Walkway Right-of-Way |
| <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Vacating – Easement |
| <input type="checkbox"/> Street Closing | <input type="checkbox"/> Vacating – Air Rights |

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Backstreets Canopy Woodlawn LLC	
Street Address: 248 Mirror Lake Dr N	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: (727) 560-0737 -or- (727) 735-2950	Email Address: ben@canopybuilders.com -or- will.conroy@backstreetscapital.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 2845 13th St N, St. Petersburg, FL 33704 [Lots 25 & 26 of 1200 30th Ave N]	
Parcel ID#(s): 12-31-16-74286-000-0250 (Lot 25 & Lot 26)	
DESCRIPTION OF REQUEST: Lot split of Lots 25/Lot 26 with a variance to lot area and lot width for 2 platted lots.	
Original Platted lots 25 and 26 are each 44.44-ft wide and 129-ft deep with approx. 5,730 SF of Area	
PRE-APPLICATION DATE: 05/18/2022 PLANNER: Scot Bolyard	

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

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

AUTHORIZATION

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

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

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

Signature of Owner/Agent: _____

Date: _____

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

Typed name of Signatory: _____



VARIANCE

Application No. 22-5400051

List of Required Submittals

Only complete applications will be accepted:

Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- General Information
- Narrative
- Neighborhood Worksheet
- Public Participation Report

Planning and
Development Services
Department

Development Review
Services

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL
33731-2842
727.893.7471

UPDATED: 12-17-20

- ☐ Completed variance application and narrative
- ☐ Pre-application Meeting Notes
- ☐ Affidavit to Authorize Agent, if Agent signs application
- ☐ Application fee payment
(See fee schedule on Variance Application)
- ☐ Public Participation Report
- ☐ Proof that Notice of Intent to File was sent to Neighborhood and Business Associations
- ☐ 2 copies of Site Plan or Survey of the subject property:
 - To scale on 8.5" x 11" or 11" x 17" paper
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces, trees, and landscaping
- ☐ 2 copies of Floor Plans:
 - To scale on 8.5" paper
 - Locations of all doorways, windows and walls (interior and exterior)
 - Dimensions and area of each room
- ☐ 2 copies of Elevation Drawings:
 - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - Depicts all sides of existing & proposed structure(s)
- ☐ Samples or a detailed brochure for new materials to be used
- ☐ PDF of all above items (may be emailed to Staff Planner)

The following items are optional, but strongly suggested:

- ☐ Neighborhood Worksheet
- ☐ Photographs of the subject property and structure(s)

A Pre-Application Meeting is Required Prior to Submittal.

To schedule, please call (727) 892-5498.

Completeness review by City Staff _____



VARIANCE

Application No. _____

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

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Backstreets Canopy Woodlawn LLC

Street Address: 248 Mirror Lake Dr N

City, State, Zip: St. Petersburg, FL 33701

Telephone No: (727) 560-0737 -or- (727) 735-2950 Email Address: ben@canopybuilders.com -or- will.conroy@backstreetscapital.com

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

PROPERTY INFORMATION:

Street Address or General Location: 2845 13th St N, St. Petersburg, FL 33704 [Lots 25 & 26 of 1200 30th Ave N]

Parcel ID#(s): 12-31-16-74286-000-0250 (Lot 25 & Lot 26)

DESCRIPTION OF REQUEST: Lot split of Lot 25/Lot 26 with a variance to lot area and lot width for 2 platted lots.

Original platted lots 25 and 25 are each 44.44-ft wide and 129-ft deep with approx. 5,730 SF of area.

PRE-APPLICATION DATE: 05/18/2022

PLANNER: Scot Bolyard

FEE SCHEDULE

1 & 2 Unit, Residential - 1st Variance \$350.00

3 or more Units & Non-Residential - 1st Variance \$350.00

Each Additional Variance \$100.00

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*: _____

Date: 5-26-22

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

Typed Name of Signatory: BENJAMIN GELSTON



Pre-Application Meeting Notes

Meeting Date: 05/18/2022 Zoning District: NT-2

Address/Location: 2845 13th St N

Request: Variance to lot area and lot width for 2 platted lots

Type of Application: Variance Staff Planner for Pre-App: SKB

Attendees: Ben Gelston, Patrick Farese (via email)

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
GREATER WOODLAWN N.A.	Mark Holguin	gwnapresident@gmail.com	813-787-4897

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

Notes: Original platted lots 25 and 26 are each 44.4-ft wide and 129-ft deep with approx. 5,730 SF of area.

Required documents: Site Plan, Floor Plans, Elevation Drawings for each lot
New homes proposed must meet repetitive design requirements.

Public Participation Report for Variance

Application No. _____

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

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

APPLICANT REPORT

Street Address:

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

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

May 13th - Meeting with Woodlawn President @ 248 Mirror Lake Dr. N.
June 14th - Presenting to Woodlawn NA at general meeting

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

• Project Info will be in Woodlawn June Newsletter
• " " will be available at 1900 Dr. MLK St. N. for pick up.

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

• Project Info will be available for pickup at 1900 Dr. MLK St. N.
and Ben Gelston will be available to meet by appointment any interested parties.

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

• Residents concerned that redevelopment includes commercial (it does not).

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@stpetecon.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.

Subject: Fwd: Woodlawn Project

Date: Monday, June 6, 2022 at 9:41:49 AM Eastern Daylight Time

From: ben@canopybuilders.com

To: Will Conroy

CC: Patrick Farese

FYI:

GWNA Neighborhood Association Meeting

Tuesday June 14 7:00-8:30 p.m.

Woodlawn Presbyterian Church Main Fellowship Hall (facing 12th St. N)

Join your Greater Woodlawn neighbors and friends for news and updates about the latest happenings in our neighborhood.

Refreshments will be provided

Meeting Agenda

7:00-7:05pm: Opening comments - *Mark Holguin, GWNA President*

Website is www.gwna.info

Any suggestions for future meetings, questions & social event involvement please email GWNApresident@gmail.com

7:05-7:15pm: Neighborhood Crime Report - *Richard Van, Newly appointed GWNA Community St. Petersburg Police Officer*

Discuss Greater Woodlawn crime report and stats

Open questions from audience

7:15-7:30pm: Duke Energy Efficiency Programs- *Donte Loud-Energy Efficiency Specialist*

Discuss rebates and ways to cut energy costs

Open questions from audience

7:30-8:00pm: City of St. Petersburg Water Resources Dept.- *Christine A. Claus-Water Conservation Coordinator*

Discuss rebates, sprinkler inspection, water efficiency

Open questions from audience

8:00-8:20pm: Open Bible Church Redevelopment for Single Family Homes - Ben Gelston-Canopy Builders/Backstreets Canopy Woodlawn LLC

Discuss plans for types of homes and timelines for construction

**Backstreets Canopy Woodlawn LLC
248 Mirror Lake Dr. N.
St. Petersburg, FL 33701**

June 6, 2022

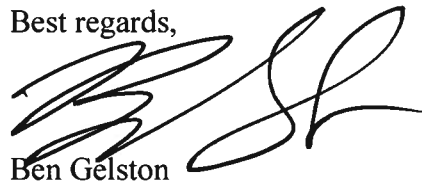
FICO
3301 24th Avenue S
St. Petersburg, FL 33712
Attn: President

Dear CONA, FICO, and GWNA Neighborhood Association,

As required by the City of St. Petersburg's Land Development Code, we are notifying your organizations of our intent to apply for a lot split of Lot 25/Lot 26 with a variance to lot area and width for two platted lots currently identified as parcel #12-31-16-74286-000-0250. The proposed substandard lot widths are consistent with immediately surrounding parcels. Original platted Lots 25 and Lot 26 are 44.44 ft wide and 129 ft deep, with approximately 5,730 SF of area. We are moving forward with permitting for two new single-family residences, included in the attached package, based on the current zoning in place. The city has informed us that a variance is required to establish two buildable single-family lots consistent with the character of the existing streetscape.

Should you have any questions, please don't hesitate to contact me.

Best regards,

A handwritten signature in black ink, appearing to read 'B Gelston', written over the printed name.

Ben Gelston

CC: Scot Bolyard
Patrick Farese

Subject: Subdivision Decision - Lot Split with Variance Application - Lots 25 & 26 on 13th St N
Date: Monday, June 6, 2022 at 12:45:58 PM Eastern Daylight Time
From: ben@canopybuilders.com
To: variance@stpetecona.org, Mark Holguin
CC: Scot K. Bolyard
Attachments: Woodlawn - Lot 25_26 Split.pdf, ATT00001.htm

Dear CONA, FICO, and GWNA Neighborhood Association,

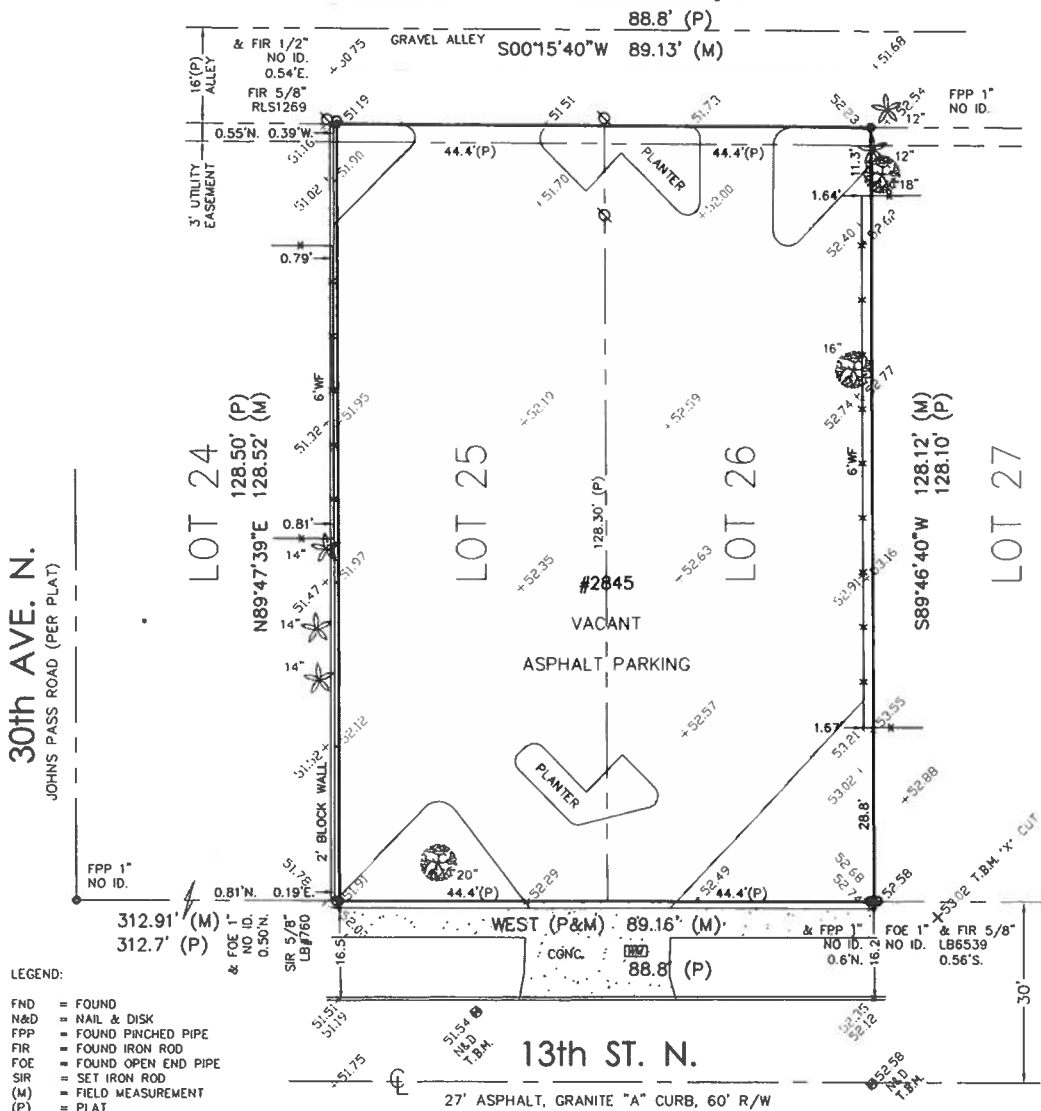
As required by the City of St. Petersburg's Land Development Code, we are notifying your organizations of our intent to apply for a lot split of Lot 25/Lot 26 with a variance to lot area and width for two platted lots currently identified as parcel #12-31-16-74286-000-0250. The proposed substandard lot widths are consistent with immediately surrounding parcels. Original platted Lots 25 and Lot 26 are 44.44 ft wide and 129 ft deep, with approximately 5,730 SF of area. We are moving forward with permitting for two new single-family residences, included in the attached package, based on the current zoning in place. The city has informed us that a variance is required to establish two buildable single-family lots consistent with the character of the existing streetscape.

Should you have any questions, please don't hesitate to contact me.

Best regards,

Ben Gelston
Canopy Builders LLC
CGC1523529
St. Petersburg | Tampa
1900 Dr. Martin Luther King Jr. St N
St Petersburg, FL 33704
727-560-0737 | www.canopybuilders.com
Licensed | Insured

SECTION 12, TOWNSHIP 31S, RANGE 16E



LEGEND:

- FND = FOUND
- N&D = NAIL & DISK
- FPP = FOUND PINCHED PIPE
- FIR = FOUND IRON ROD
- FOE = FOUND OPEN END PIPE
- SIR = SET IRON ROD
- (M) = FIELD MEASUREMENT
- (P) = PLAT
- CONC = CONCRETE
- R/W = RIGHT OF WAY
- P.O.L. = POINT ON LINE
- SN&D = SET NAIL AND DISK
- S/W = SIDEWALK
- T.B.M. = TEMPORARY BENCHMARK
- C/C = COVERED CONCRETE
- WF = WOOD FENCE
- WM = WATER METER
- CL = CLEANOUT
- CB = CABLE T.V.
- PP = POWER POLE
- OAK TREE
- PALM TREE
- SPOT ELEVATION

Flood Zone

COMMUNITY PANEL #125148 12103C0217 H,
EFFECTIVE 8/24/21
Basis of Bearings:
WEST BOUNDARY
ASSUMED NORTH
Benchmark:
CITY OF ST. PETE #71
EL. = 142.44' CITY DATUM, ADJUSTED TO
EL. = 44.56' N.A.V.D. M.S.L. = 0.00'

CERTIFIED TO:

OPEN BIBLE CHURCH, INC
CANOPY BUILDERS

LEGAL DESCRIPTION

LOTS 25 AND 26, ACCORDING TO THE PLAT OF
ERLE RENWICK SUBN. NO. 1,
AS RECORDED IN PLAT BOOK 6, PAGE 28 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

I hereby Certify that the survey represented hereon meets the
requirements of Chapter 5J-17, Florida Administrative Code

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 2/9/2022

Job Number
2201-104
DRW: JM

John C. Brendla & Associates, Inc.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North ~ Pinellas Park, Florida 33781
phone (727) 576-7546 fax (727) 577-9932

F.B.: 974 P.C.: 27

\$201-104.CRD

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

This Survey was prepared without the benefit of a
title search and is subject to all easements,
Rights-of-way, and other matters of record. Survey
not valid without the signature and original raised
seal of a Florida licensed Surveyor and Mapper.

SECTION 12, TOWNSHIP 31S, RANGE 16E



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

Flood Zone

"X"
COMMUNITY PANEL #125148 12103C0217 H,
EFFECTIVE 8/24/21
Basis of Bearings:
WEST BOUNDARY
ASSUMED NORTH
Benchmark:
CITY OF ST. PETE #71
EL. = 142.44' CITY DATUM, ADJ. TO
EL. = 44.56' N.A.V.D. M.S.L. = 0.00'

LEGEND:

FND = FOUND
N&D = NAIL & DISK
FPP = FOUND PINCHED PIPE
FIR = FOUND IRON ROD
FOE = FOUND OPEN END PIPE
SIR = SET IRON ROD
(M) = FIELD MEASUREMENT
(P) = PLAT
CONC = CONCRETE
R/W = RIGHT OF WAY
P.O.L. = POINT ON LINE
SN&D = SET NAIL AND DISK
S/W = SIDEWALK
T.B.M. = TEMPORARY BENCHMARK
C/C = COVERED CONCRETE
WF = WOOD FENCE
WM = WATER METER
C = CLEANOUT
C.V. = CABLE T.V.
P = POWER POLE
DIA = OAK TREE
DIA = PALM TREE
+ 0.00 = SPOT ELEVATION

30th AVE. N.
JOHNS PASS ROAD (PER PLAT)

FPP 1" NO ID.
357.1' (P)
357.49' (M)

LEGAL DESCRIPTION

LOT 26, ERLE RENWICK SUBN. NO. 1,
ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK 6, PAGE 28,
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SPLIT LOTS & ADD TOPOGRAPHY - 5/20/2022

27' ASPHALT, GRANITE "A" CURB, 60" R/W

CERTIFIED TO:

OPEN BIBLE CHURCH, INC
CANOPY BUILDERS

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

\$201-104.CRD

FIELD BOOK 974 PAGE 27

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

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

JOB# 2201-104S
Dwn: JM

I hereby certify that the survey represented hereon meets the
requirements of Chapter 54-7, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

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

SECTION 12, TOWNSHIP 31S, RANGE 16E



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

Flood Zone

COMMUNITY PANEL #125148 12103C0217 H,
EFFECTIVE 8/24/21

Basis of Bearings:

WEST BOUNDARY
ASSUMED NORTH

Benchmark:

CITY OF ST. PETE #71

EL. = 142.44' CITY DATUM, ADJ. TO

EL. = 44.56' N.A.V.D. M.S.L. = 0.00'

LEGEND:

FND = FOUND
N&D = NAIL & DISK
FPP = FOUND PINCHED PIPE
FIR = FOUND IRON ROD
FOE = FOUND OPEN END PIPE
SIR = SET IRON ROD
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WM = WATER METER
C = CLEANOUT
C/T.V. = CABLE T.V.
P = POWER POLE

DIA = OAK TREE

DIA = PALM TREE

1.00 = SPOT ELEVATION

30th AVE. N.

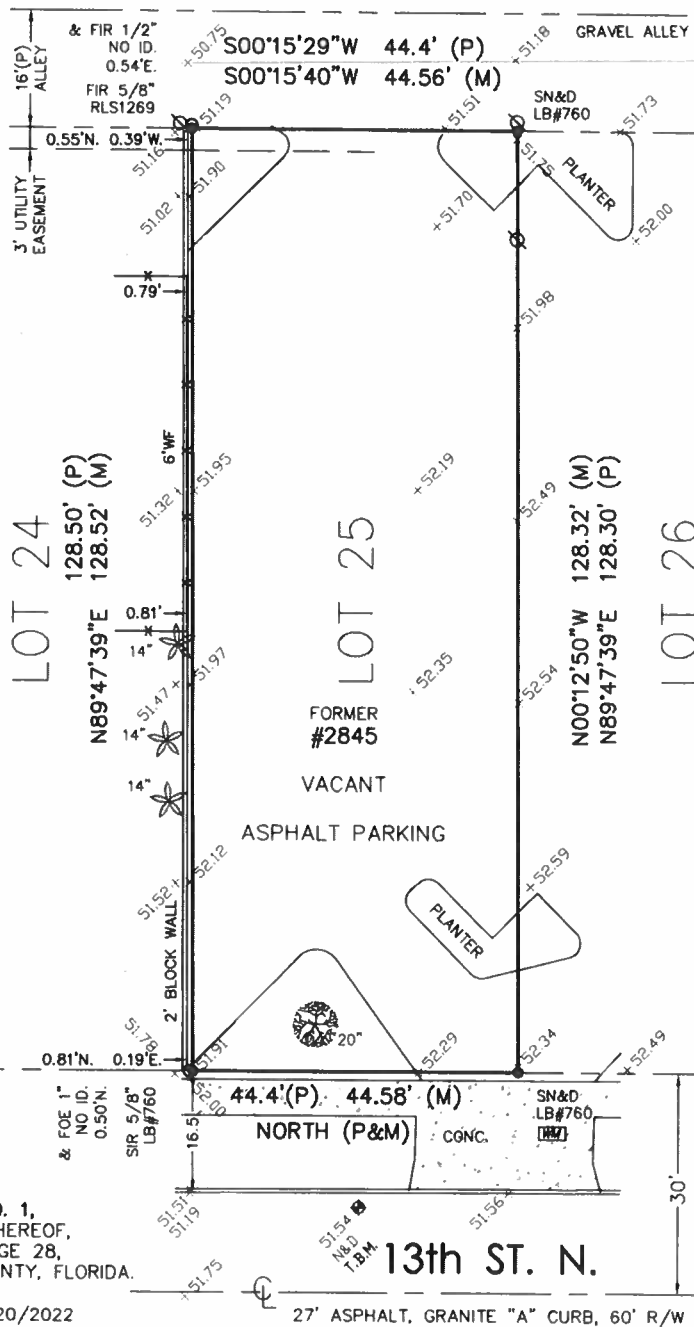
JOHNS PASS ROAD (PER PLAT)

FPP 1"
NO ID. 312.7' (P)
312.91' (M)

LEGAL DESCRIPTION

LOT 25, ERLE RENWICK SUBN. NO. 1,
ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK 6, PAGE 28,
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SPLIT LOTS & ADD TOPOGRAPHY - 5/20/2022



CERTIFIED TO:

OPEN BIBLE CHURCH, INC
CANOPY BUILDERS

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

\$201-104.CRD

FIELD BOOK 974 PAGE 27

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

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

JOB# 2201-104N
Dwn: JM

I hereby certify that the survey represented hereon meets the
requirements of Chapter 5J-17, Florida Administrative Code.

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

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

SECTION 12, TOWNSHIP 31S, RANGE 16E

SKETCH AND LEGAL DESCRIPTION:

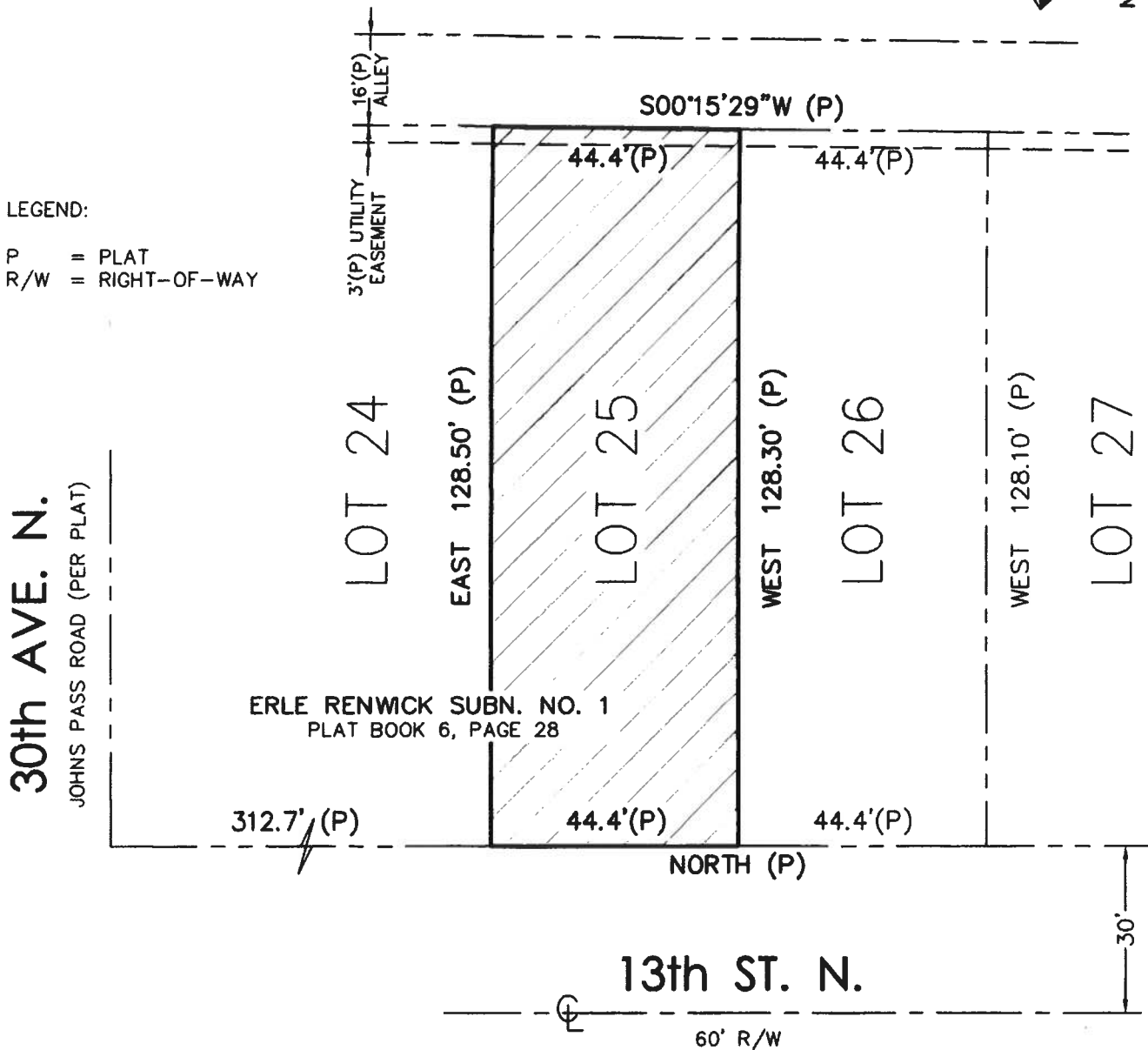
LOT 25, ERLE RENWICK SUBN. NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



NORTH BASIS:
ASSUMED
SCALE: 1" = 30'

LEGEND:

P = PLAT
R/W = RIGHT-OF-WAY



PREPARED: MAY 16, 2022

THIS IS NOT A SURVEY

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

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

Job Number
DWN
2201-104N
JM

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 3J-17, Florida Administrative Code.

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

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

SHEET 1 OF 1

SECTION 12, TOWNSHIP 31S, RANGE 16E

SKETCH AND LEGAL DESCRIPTION:

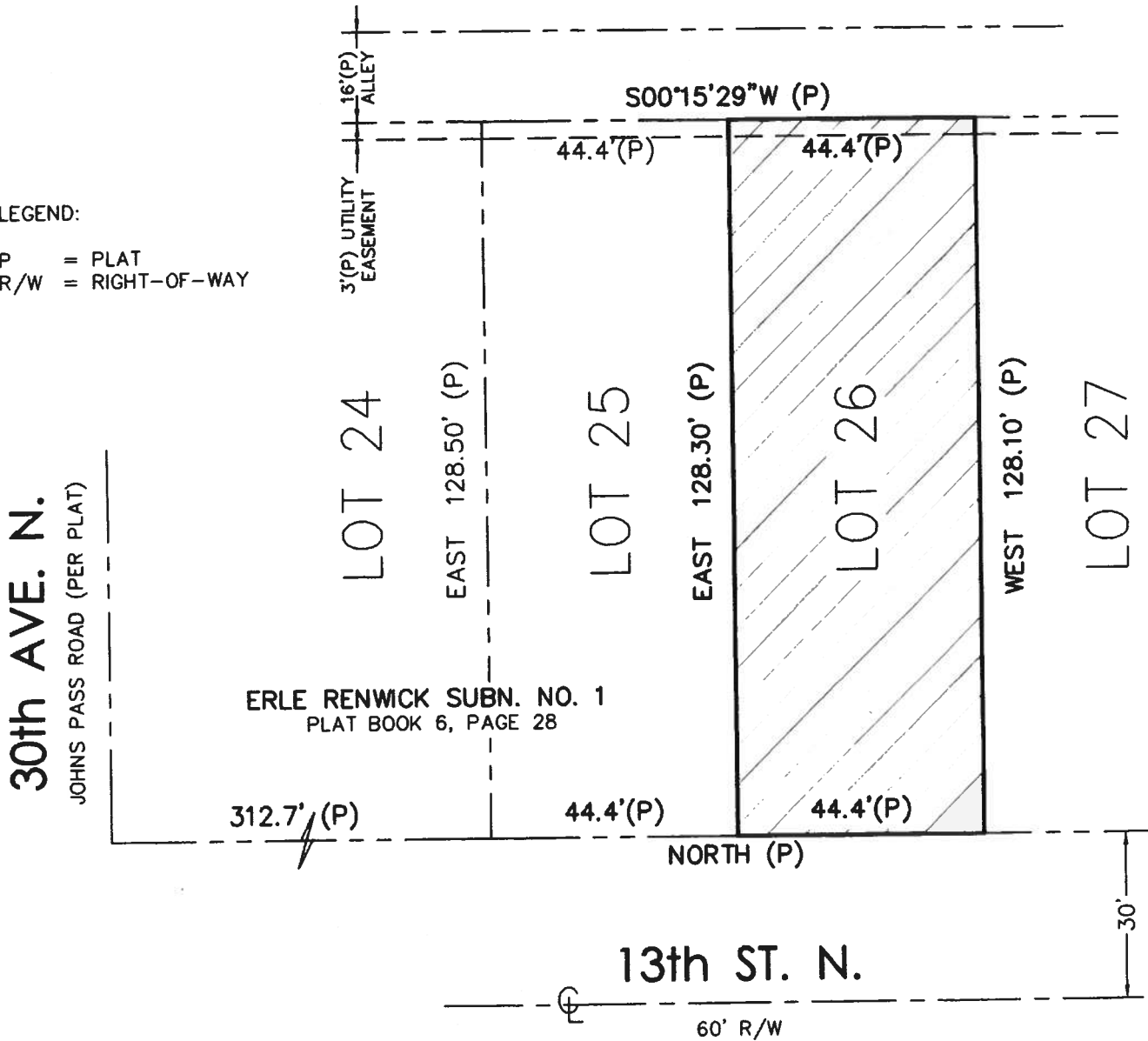
LOT 26, ERLE RENWICK SUBN. NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



NORTH BASIS:
ASSUMED
SCALE: 1" = 30'

LEGEND:

P = PLAT
R/W = RIGHT-OF-WAY



PREPARED: MAY 16, 2022

THIS IS NOT A SURVEY

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

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

DWN
JM
Job Number
2201-104S

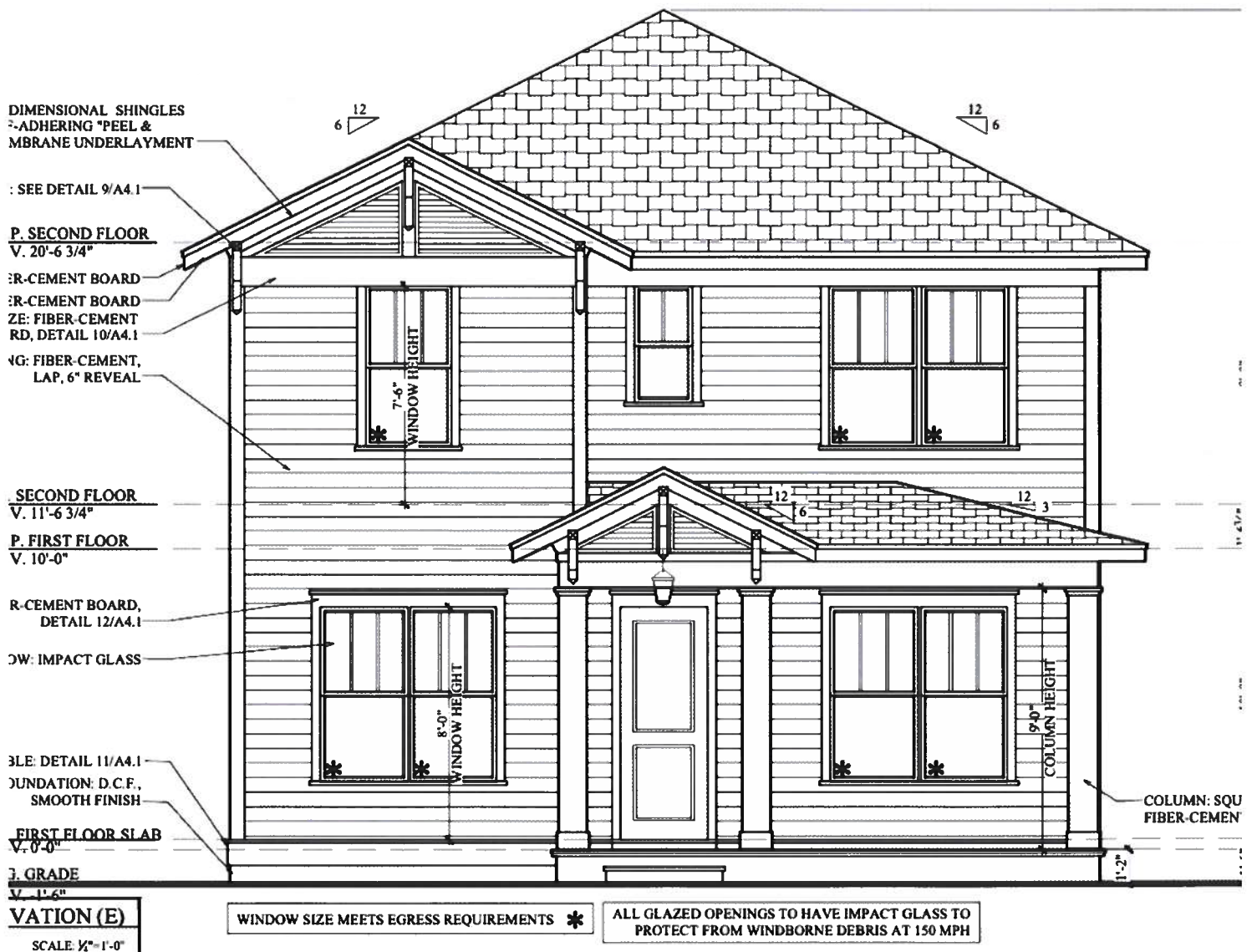
I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 5, § 7, Florida Administrative Code.

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

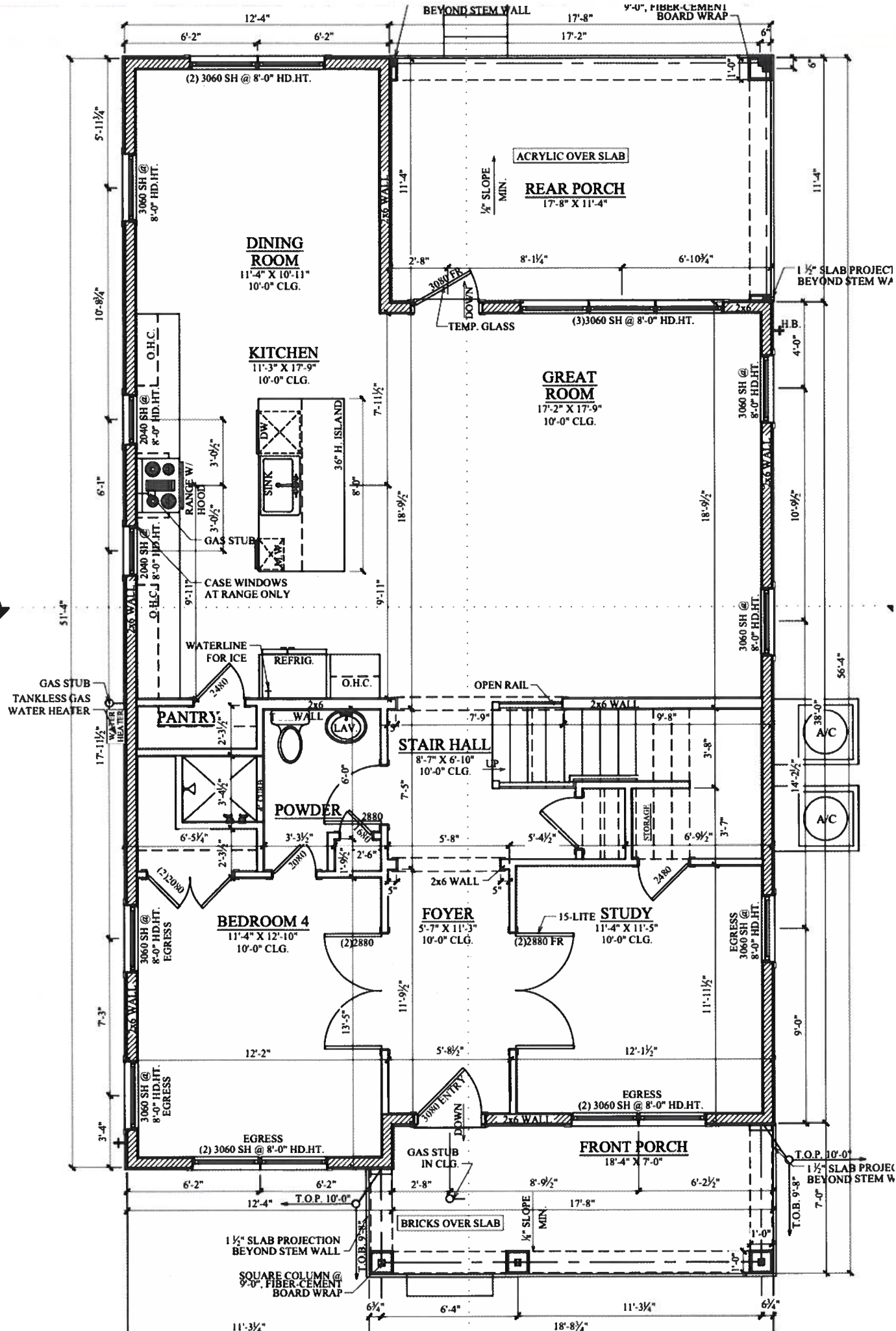
Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

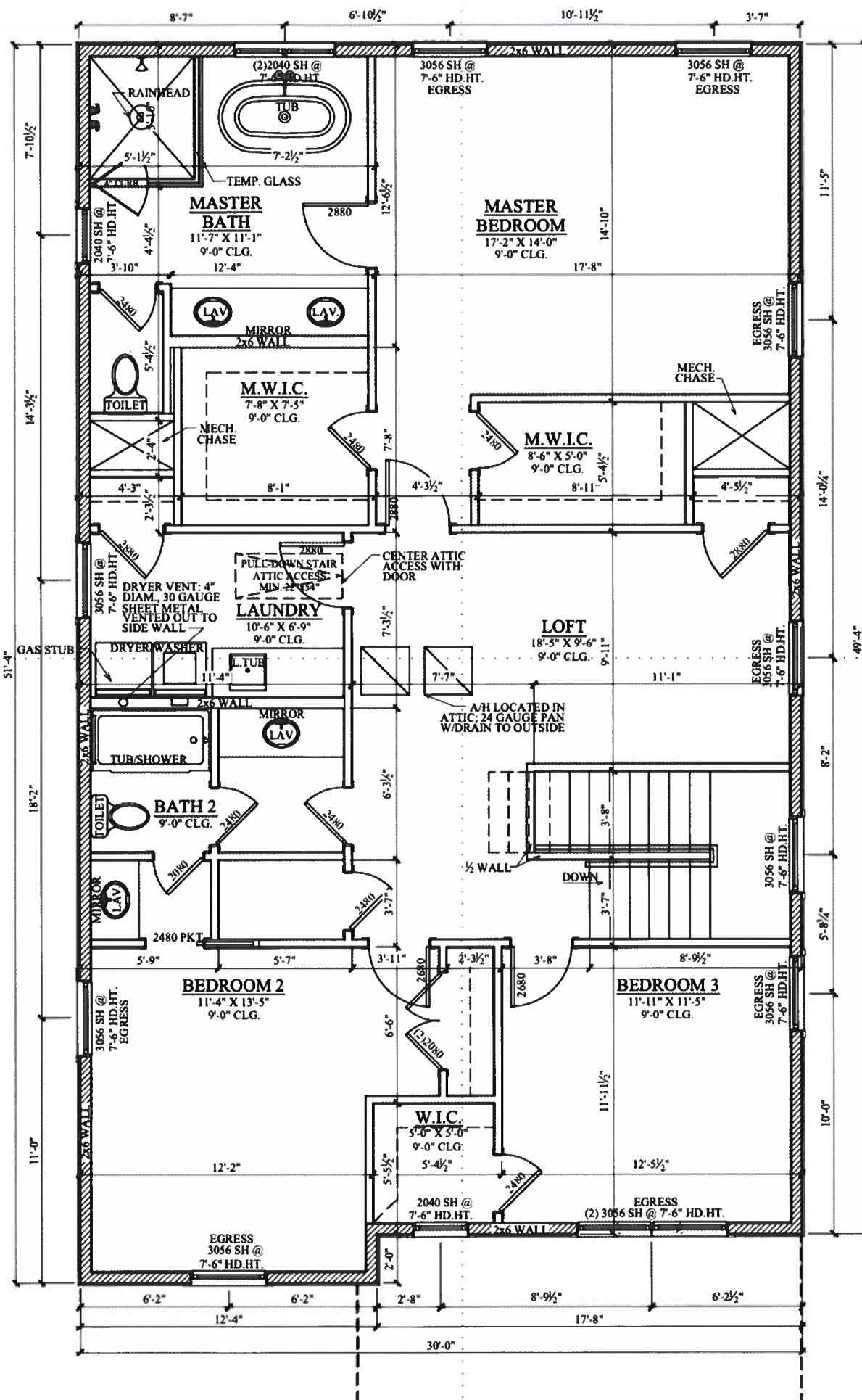
SHEET 1 OF 1

Lot 25



L27





Lot 26



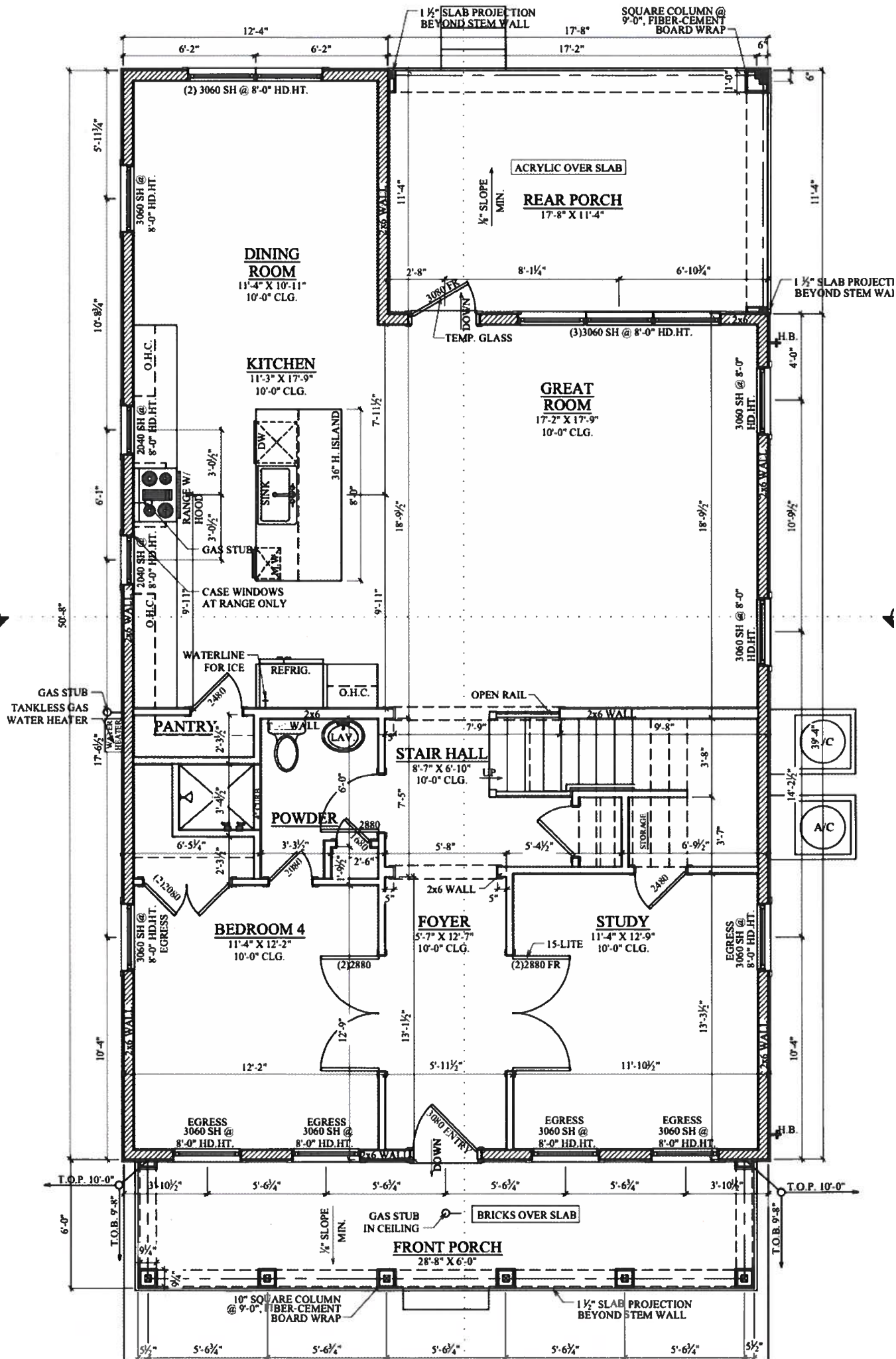
ION (E)

1/4"=1'-0"

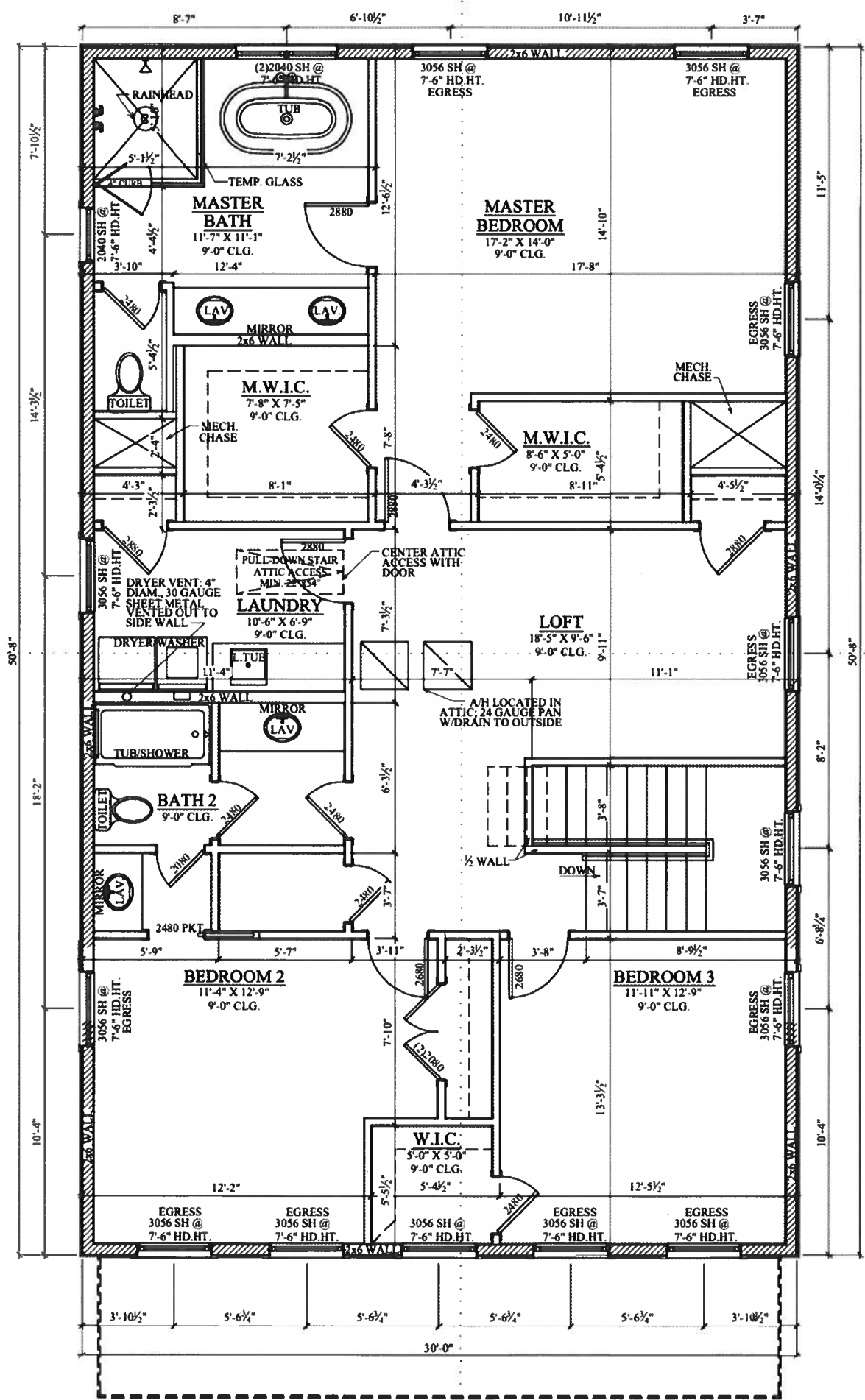
ALL GLAZED OPENINGS TO HAVE IMPACT GLASS TO PROTECT FROM WINDBORNE DEBRIS AT 150 MPH

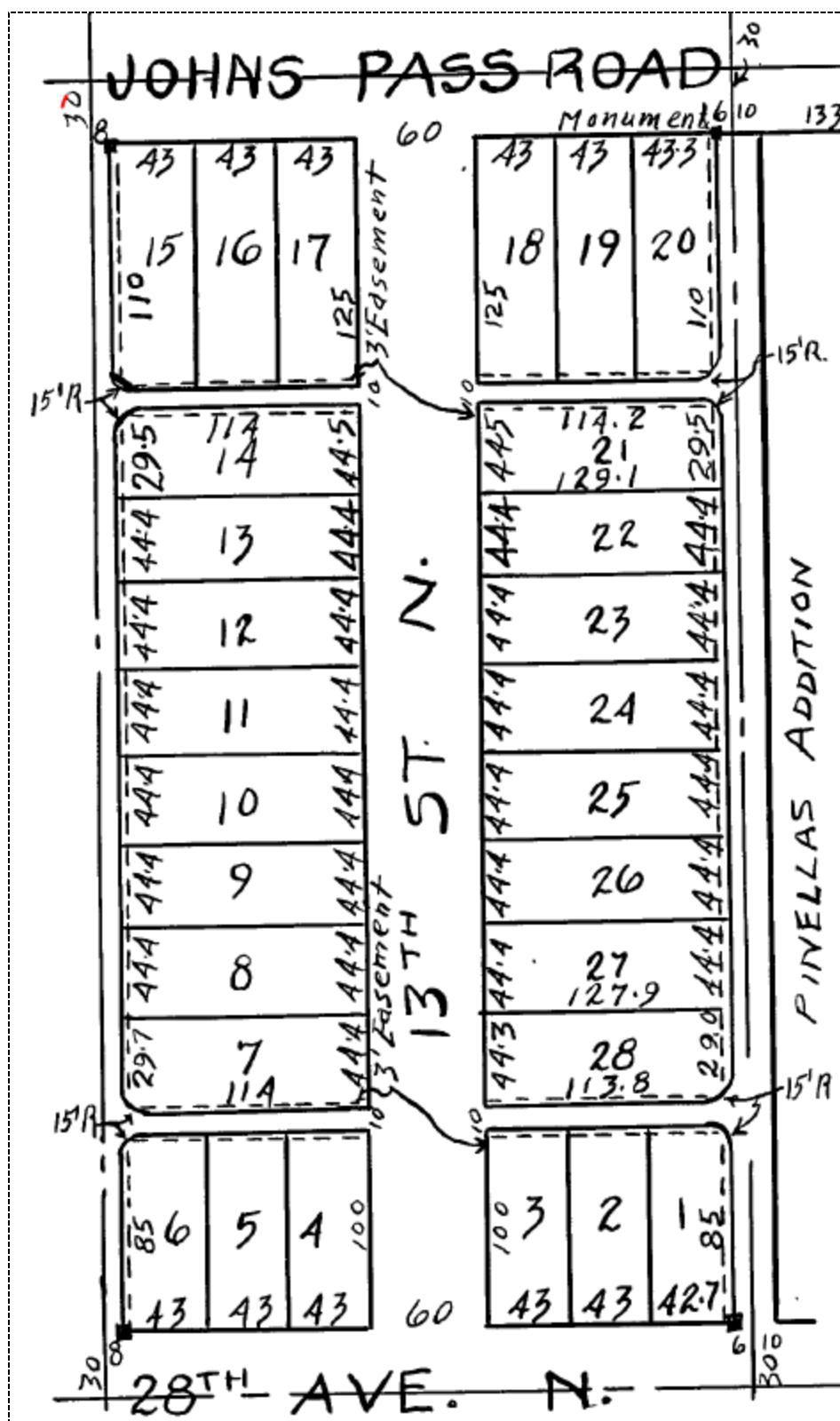
* WINDOW SIZE MEETS EGRESS REQUIREMENTS





L27





From: [Mendngwals](#)
To: [Michael W. Larimore](#)
Subject: Case No. 22-54000051
Date: Tuesday, August 23, 2022 1:13:14 PM

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

Mr. Larimore,

I recently received a "Notice of Public Hearing" in Case No. 22-54000051, on August 22, 2022. The applicant seeks a variance "Approval of a variance to the minimum required lot area and lot width for two (2) platted lots to create (2) buildable lots for single-family residence."

My home, a vintage historic bungalow located at 2820 13th Street North (across the street from the proposed variance), was built in 1928 in the Craftmen style with a total interior area of less than 1000 square feet. I am writing to express my concerns regarding the continuing advancement of oversized homes in this neighborhood.

In our area developers are buying small homes (or a church), knocking them down, and building houses 2 to 4 times larger (2500-3500 sqft) than what once stood on these same lots. The neighborhood design is small lots that support about 1000 square foot homes with adequate impervious and green space (a yard) where rain water could be absorbed.

In addition, when our houses were built, the homeowner might have one car. Now 2022 most families have 2, 3, and 4 cars, or other motor vehicles. Parking on 13th Street is currently a daily problem.

My limited understanding is the builder would need to prove a "hardship" to be granted such a variance. I demand a strict application of that standard as I don't see what hardship exists with respect to the subject properties..

In summary, our neighborhood cannot handle more density.

Respectfully,

Gordon Young
727-656-7726