



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, February 1, 2023 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 22-54000090 PLAT SHEET: Q-1

REQUEST: Approval of a variance to the Neighborhood Traditional design standards to allow a circular driveway and second curb cut.

OWNER: Liam Iwamuro
1424 W Diversey Parkway
Chicago, IL 60614

ADDRESS: 455 Merydith Way S

PARCEL ID NO.: 19-31-16-30294-001-0070

LEGAL DESCRIPTION: GASSNER'S, RAY, REPLAT BLK 1, LOT 7

ZONING: Neighborhood Traditional, Single-Family (NT-3)

BACKGROUND: The subject property is a corner lot consisting of one single platted lot of record with a front yard along Merydith Way South, a street side yard along Oleander Way South and no alley access. The property has a lot width of 106-feet and a lot depth of 109-feet with approximately 10,554 square feet of lot area. The property meets the minimum lot width and area requirements of the NT-3 zoning district.

The applicant is proposing to convert their existing carport into a master bedroom which will reduce their required on-site parking by one space. City code requires two parking spaces for up to three bedrooms and .5 for each additional bedroom. This property would require two parking spaces to comply with the parking requirements.

REQUEST: The applicant is requesting a variance to the Neighborhood Traditional design requirements to allow a circular driveway and second curb cut. City Code Section 16.40.090.3.3.6.e.1 - Development standards for private one- and two-family properties, states "Circular driveways within the front or street side yards are prohibited, except as otherwise allowed by the building design standards of the zoning district." The proposed circular driveway extension will connect to the existing driveway to accommodate the required second parking space that is being displaced by the proposed conversion of the carport. There are three existing circular driveways along Merydith Way South which were constructed prior to the 2007 code change.

Driveway requirements for Neighborhood Traditional zoning districts are permitted to have one driveway that is no wider than 12-feet at the property line and 20-feet within the property boundaries. The applicant has the option to expand the existing 12-foot-wide driveway to 20-feet within the property boundaries in order to accommodate the two required parking spaces while meeting requirements of City code. The addition of a circular driveway would also have a greater increase of front yard impervious surface which is a maximum of twenty five percent for corner lots.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The site contains an existing one-story single-family residence. The request does not include any redevelopment of the site.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

The subject property meets the minimum lot size for properties zoned NT-3; Neighborhood Traditional – Single Family. The NT-3 zoning district requires a minimum lot width of 60 feet and a minimum lot area of 7,620 square feet. The subject property is 106 feet wide and 109 feet deep containing approximately 10,554 square feet.

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

The site is not located within a designated historic district.

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

The site does not contain historical significance.

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

There is one tree in the proposed location of the driveway which will require a tree removal permit prior to removal.

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 request does not promote any established historic or traditional development pattern within the block face.

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

This criterion is not applicable.

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

The special conditions existing are not a result of the actions of the applicant, who purchased the home in 2021. The applicant has alternate options to construct a driveway that will accommodate the required parking spaces.

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

A literal enforcement of the Code would not result in an unnecessary hardship to the applicant. The applicant has an existing driveway that can be expanded to up to 20 feet wide within the property boundaries to meet the parking requirements.

4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;

Strict application of the Code would not deprive the applicant of reasonable use of the land. Other options are available to provide the required onsite parking that do not require a variance.

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

The applicant has the ability to make reasonable use of the land in conformance with Code requirements that does not require expanding the driveway to a circular driveway and adding a second curb cut.

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

The variance requested is not in harmony with the general purpose and intent of the City Code. City Code requires driveways in NT-3 zoned properties to face alleys, or where no alley exists face the side street and be located in the rear one-third of the property. Creating a circular driveway and adding a second curb cut will not only expand a nonconformity, but it will also increase the front yard impervious surface ratio.

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

The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to public welfare. However, it could set precedence for other properties to install circular driveways and exceed the allowed number of curb cuts.

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

Staff finds that the reasons set forth in the application do not justify the granting of the variance as the applicant has alternate options available to provide the required onsite parking.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

None were considered.

PUBLIC COMMENTS: The applicant submitted signatures of support from seven nearby property owners. As of the date of this report, staff has received no additional comments.

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

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommend that the approval shall be subject to the following:

1. The maximum driveway width for the second driveway shall be no wider than 14 feet within the property boundaries, 12 feet as the driveway crosses the property line and 16 feet at the curb, which includes a two feet by seven feet triangular flare.
2. The front yard impervious surface ratio may not exceed 25%.
3. The applicant must obtain a tree removal permit to remove any trees in proposed location of driveway.
4. The plans submitted for permitting should substantially resemble the plans submitted with this application.
5. This variance approval shall be valid through February 1, 2026. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.

6. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: A. Location Map, B. Survey & Site Plan, C. Photographs, D. Application Packet

Report Prepared By:

/s/ Jordan Elmore

Jordan Elmore, AICP, Planner I
Development Review Services Division
Planning & Development Services Department

1/18/2023

Date

Report Approved By:

/s/ Corey Malyszka

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

1/17/2023

Date

Attachment A

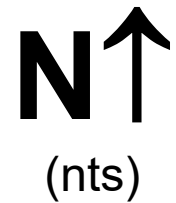


PROJECT LOCATION MAP

Case No.: 22-5400090

Address: 455 Merydith Way S.

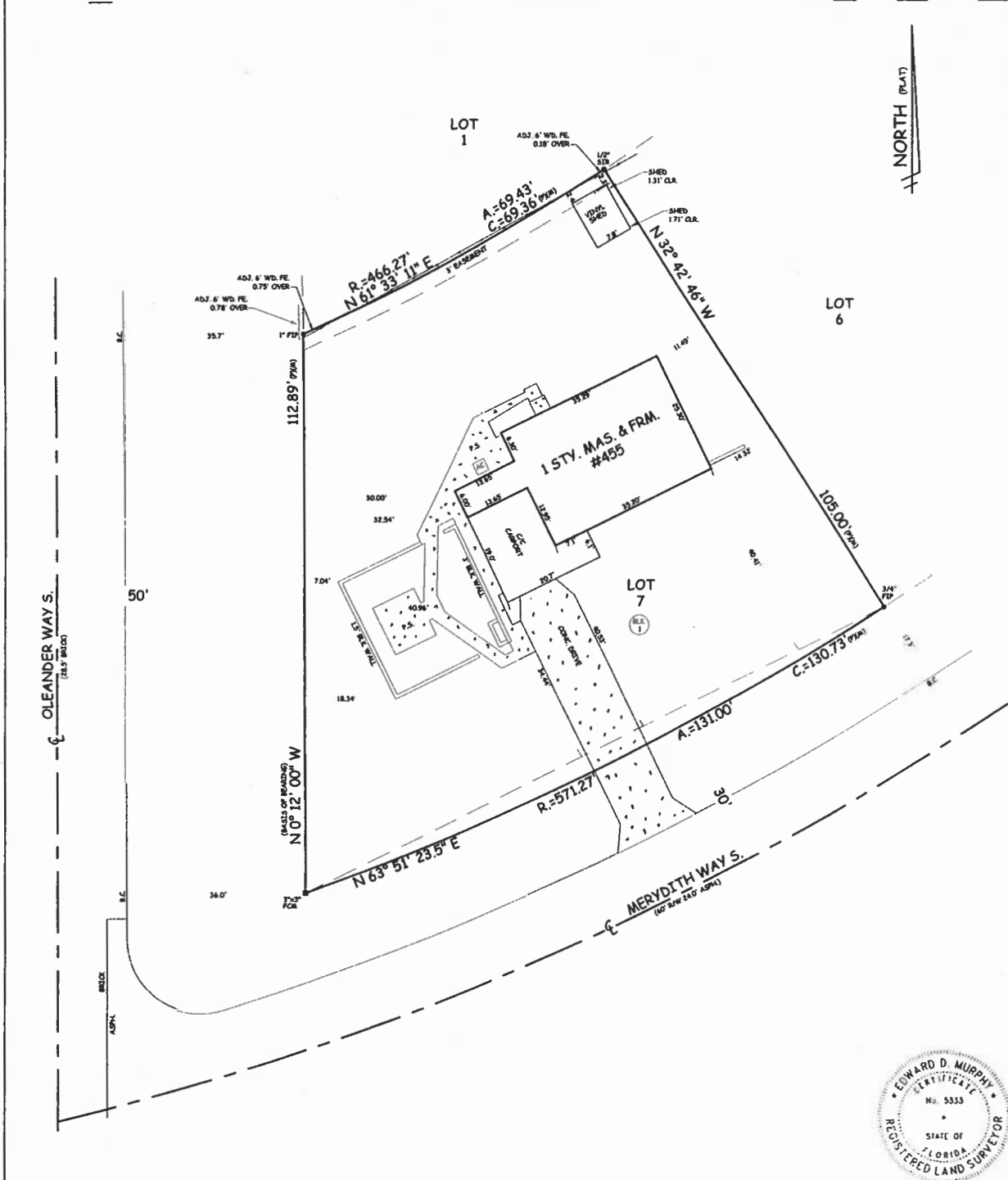
City of St. Petersburg, Florida
Planning & Development Services Department



JOB NO.: 210294	MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM	PH. (727) 347-8740
DATE OF FIELD WORK: 2/22/2021		FAX (727) 344-4640

CERTIFIED TO: Liam Iwamuro and Allison Baniecki
Wintrust Mortgage, a division of Barrington Bank & Trust, N.A.
Gold Service Title Insurance Company
Old Republic National Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 19 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 7, Block 1, RAY GASSNER'S REPLAT, as recorded in Plat Book 31, Page 13 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: X Comm. Panel No.: 125148 0213 G Map Date: 9/03/03 Base Flood Elev: NA

FOR THE EXCLUSIVE USE OF THE HEREIN 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 MANUALLY REQUIREMENTS OF CHAPTER 84-17, 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 (ONE) YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.



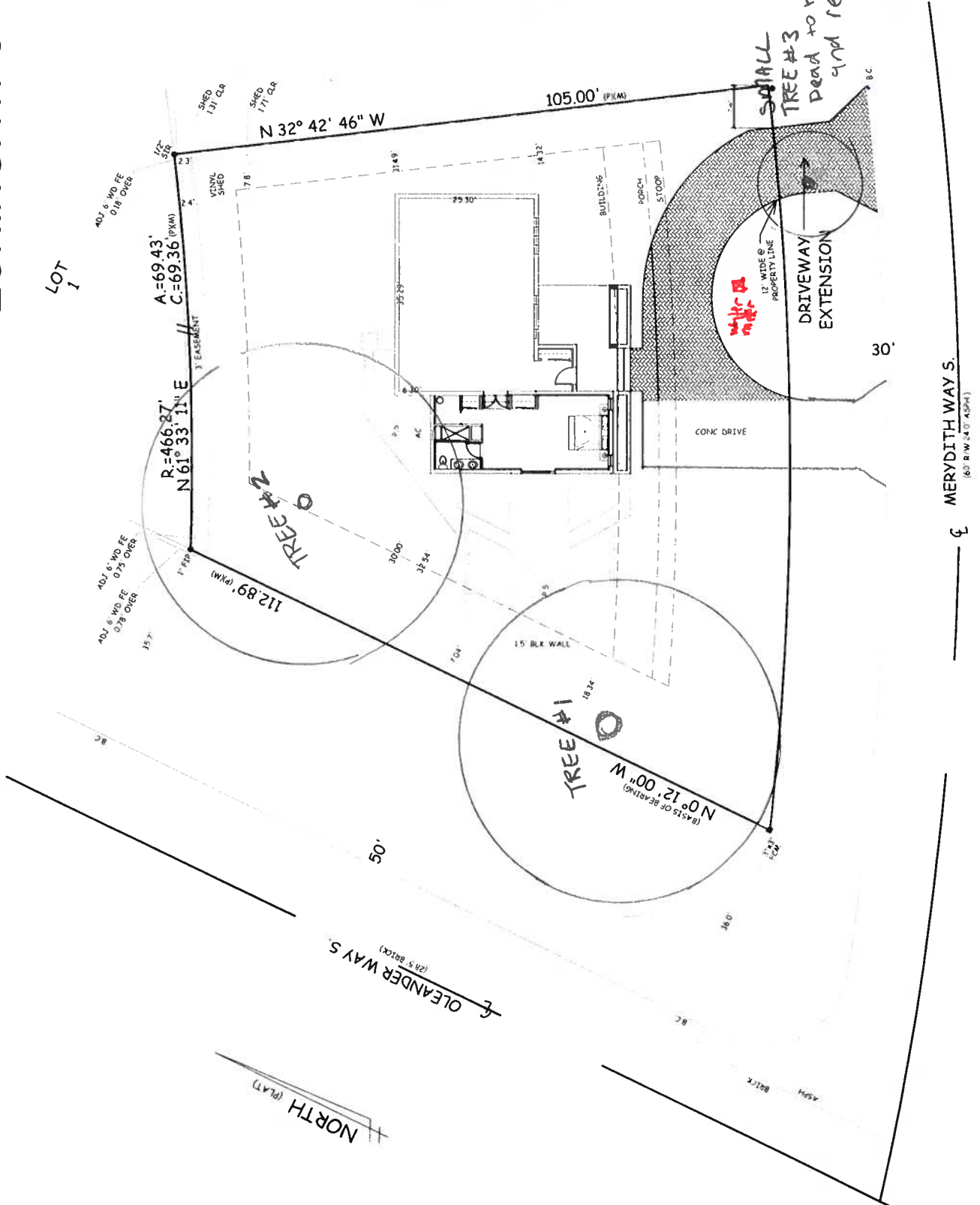
Edward D. Murphy
EDWARD D. MURPHY REG. P.L.S. # 5333

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD B.S.R. - SET FROM ROD 12" LB #7410 P.C.C. - POINT OF CURVATURE P.C. - POINT OF COMPOUND CURVATURE F.N.F.L.R. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.M.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	F.D. - FOUND N.A.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 F.E. - FENCE F.E. - FENCE C.L.F. - CHAIN LINK FENCE A.F. - ADJACENT FENCE A.DJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R.W. - RIGHT OF WAY R. - NUMBER M.B. - MASONRY F.R.M. - FRAME O.I. - ORATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M.S. - METAL SHED A.L.M. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT P.L. - 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. - WIND WALL C. - CENTERLINE R.W. - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (S) - SEED (M) - MEASURED H. - NORTH S. - SOUTH E. - EAST W. - WEST	E.S.F.T. - EASEMENT M.H. - MANHOLE C.M.C. - CONCRETE C.L.R. - CLEAR C.C. - COLUMN W.D. - WOOD B.L.K. - BLOCK S.W. - BEANWALL ASPH. - ASPHALT U.T.E. - UTILITY DR. - DRAINAGE O.H. - OVERHANG GAR. - GARAGE C.W. - COVERED WOOD C.P.S. - COVERED PATIO STONE C.C. - COVERED CONCRETE A.C. - AIR CONDITIONER S.P. - SCREENED PORCH P.O.P. - OVERHEAD POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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ZONING: NT-3

LOT 1

LOT 6



MERYDITH WAY S.
(60' R/W 240' 43541)

NORTH (PLAT)

CLEANDER WAY S.
(28' R/W 601C)

Attachment C

Photographs of 455 Merydith Way South —Subject Property

Front Yard



Photographs of 455 Merydith Way South —Subject Property

Front Yard



Photographs of 455 Merydith Way South —Subject Property

Front Yard



Photographs of 455 Merydith Way South —Subject Property

Street Side Yard





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STAFF WORKSHEET

DEVELOPMENT REVIEW COMMISSION

THIS PAGE TO BE FILLED OUT BY CITY STAFF ONLY

KE

Application Accepted By: SAC
Date application complete: 12/12/22

DRC Cycle (month): ~~March 23~~
Date form completed: 12/12/22

FEB. 23

BACKGROUND INFORMATION

Property Address(es): 455 Menplith Way South
Parcel ID(s): 19.31.16.30294.001.0070

Case No.: 22-54000090

Application Fee: \$350.00

Zoning Classification: NT-3

Plat Map Page: Q-1

Neighborhood and Business Associations within 300-feet:

Is CRA Applicable: —

Historic Designation(s): —

Council Member: Copley Gerdes

DRC Commissioner: —

Within School Radius: —

¼ Mile from City Boundary: —

REQUEST DESCRIPTION: Approval of a variance to the required Neighborhood Traditional site design requirements to allow a circular driveway and second curb cut.

VARIANCE DESCRIPTION:

Standard Required: /
Standard Proposed: /
Variance: /

Standard Required: /
Standard Proposed: /
Variance: /

Public Hearing Denial

Staff Planner Assigned to Case:

Streamlined: YES NO TBD ADMINISTRATIVE

Route: YES NO Routing Sheet/Sign via Mailing YES NO N/A Initials/Date:

Staff Planner Routed Application: YES NO N/A Initials/Date: SAC

Sec 16-20.010.12

16.40.090.3.3.6.e.1



VARIANCE

Application No. 22-546000-910

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

- Completed variance application and narrative
- Pre-application Meeting Notes
- Affidavit to Authorize Agent, if Agent signs application
- Application fee payment **\$350 check 309**
(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 _____

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: 12-17-2020



Pre-Application Meeting Notes

Meeting Date: 08/23/2022 Zoning District: NT-3

Address/Location: 455 Merydith Way S

Request: Variance to allow a circular driveway and parking in the front yard

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

Attendees: Liam Iwamuro

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

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

Notes: The subject property consist of one single-family home on a corner lot. The property's home has a carport attached to the residence that is proposed for a fututre conversion into living space, however the conversion would displace one parking space. The circular driveway variance would be to allow a second parking space on an existing front loading driveway. Staff indicated that an accessory parking pad could be used to facilitate the second parking space with out a variance and of the three circular driveways present along Merydith Way South, all three predate the 2007 code change. If applied for a front yard impervious surface ratio. Additionally, a site plan must provide the location of the water meter, location of existing trees, and the dimensions of the driveway (at the property line and at the curb line with the required 2'x7' triangular flares). 10 day notices of intent to file must be provided to FICO and CONA prior to submittal.



VARIANCE



Application No. 22-54000910

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): Liam Iwamuro	
Street Address: 1424 W Diversey Parkway	
City, State, Zip: Chicago, IL 60614	
Telephone No: 773-750-2072	Email Address: liamyosh@gmail.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION: 455 Merydith Way S	
Street Address or General Location: 455 Merydith Way S, St Petersburg, FL 33707	
Parcel ID#(s): 19-31-16-30294-001-0070	
DESCRIPTION OF REQUEST: install circular driveway to allow for carport conversion to living space many neighbors currently enjoying circular driveways	
PRE-APPLICATION DATE: 08/23/2022	PLANNER: SAC

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

AUTHORIZATION

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

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

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

Signature of Owner / Agent*: Liam Iwamuro Date: 09/01/2022

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

Typed Name of Signatory: Liam Iwamuro



**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: Liam Iwamuro

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

Property Address: 455 Merydith Way S, St. Petersburg, FL 33707

Parcel ID No.: 19-31-16-30294-001-0070

Request: install circular driveway to allow for carport conversion to living space many neighbors currently enjoying circular driveways

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): _____

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): *Liam Iwamuro*

Liam Iwamuro
Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: _____
Commission Expiration (Stamp or date): _____

Date: 09/01/2022



VARIANCE

GENERAL INFORMATION

Pre-application Meeting

All applicants are required to schedule a pre-application meeting **two weeks prior to submittal of an application**. Meetings may be held via telecom. If an application is submitted without a pre-application meeting, and the application is deemed to be incomplete or incorrect, the application may be delayed. Please contact Iris Winn to schedule: 727-892-5498.

Public Participation Report

All applicants are required to contact the applicable Neighborhood Association President, **Business Association, CONA and FICO, a minimum of 10-days prior to filing the application** and complete the Public Participation Report prior to submittal of an application. Applications without the Public Participation Report will not be accepted. The contact information will be provided to the applicant by staff at the pre-application meeting. **Reports may be updated and resubmitted up to 10-days prior to the scheduled public hearing.**

Commission Review

By applying to the Commission, the applicant grants permission for Staff and members of the Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification

All applications made to the Commission are required by Florida Statute and City Code to provide public notification of requested variances, reinstatements of grandfathered uses, and redevelopment plans. The applicant will be required to post a sign on the subject property and send via the U.S. Postal Service by "Certificate of Mailing" notification letters to all property owners within **300-feet** of the subject property. The City will provide one (1) original notification letter, a list of properties, mailing labels, sign, and procedures to complete the posting of the sign and the notification of property owners. These legal notifications must be completed by the dates noted on the Commission schedule with verification of mailing **and sign posting** returned to Staff within seven (7) days of the meeting date.

Public Hearing

Applications appropriate for public hearing will be heard by the Commission on the dates listed on the Commission schedule. The public hearings begin at 2:00 P.M. **and will be held temporarily at the Sunshine Center (Auditorium), located at 330 5th Street North.** All proceedings are quasi-judicial. Therefore, it is required that the property owner or authorized representative attend the hearing.

Commission Approvals

If approved by the Commission, permits, inspections, business taxes, and certificates of occupancy are required, when applicable. All conditions of approval must be completed and approved by the date specified in the report. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Commission or POD (person officially designated) does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.



VARIANCE

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 455 Merydith Way S	Case No.:
Detailed Description of Project and Request: We are seeking a variance to install a circular driveway to allow for additional on site parking as required by the planning and zoning department as prerequisite for enclosing existing carport as living space. Many of our neighbors are currently enjoying the convenience and utility of a circular driveway and have landscaped to improve both function and curb appeal we have attached comparable homes with driveways to our application	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? We bought our small 2 Bed 1 Bath 1950s home with the vision of improving and investing into the home and community of St Pete, we have learned since purchasing we have limited options with with a corner lot with setbacks and have spent considerable money working with an architect to envision a way to obtain more living space by enclosing the existing carport as the most affordable option. We are also interested in preserving the home's unique and historical features mainly an original courtyard to the West of the house as well as the two mature trees to the North and West of the house. We have also already invested in a perimeter fence for our child's and pet's safety on the South and West sides of the property line, there is also a utility pole and lines on the southwest corner of our lot. In working with the architect, we decided a circular driveway would be the best option for our property limitations and complements the carport enclosure project by allowing more parking space while also much safer than backing out onto Oleander Way S</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced. Yes many properties have circular driveways, listed are the properties closest to ours.</p> <p>460 Merydith Way S (Helena Holder, Mark Morse) told me they applied for a variance which was approved to install their circular drive</p> <p>425 Merydith Way S (Cameron and Jayme Morris) Have large circular driveway with cluster of trees in center</p> <p>405 Merydith Way S (Glenn and Rebecca Cate) Corner Lot large driveway spanning across front yard</p> <p>440 Park Cir S (Scott Blair) Circle Driveway in front yard</p> <p>6685 Poinsettia Ave S - Circle Driveway in Front Yard</p> <p>471 Pinellas Way S - Circle Driveway in Front Yard - Corner Lot</p> <p>441 Pinellas Way S - Circle Driveway in Front Yard</p> <p>451 Pinellas Way S - Circle Driveway in Front Yard</p> <p>450 Pinellas Way S - Circle Driveway in Front Yard - Nice landscaping</p> <p>420 Pinellas Way S - Circle Driveway in Front Yard</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>We are in process of looking to improve our property and seeking permission from neighborhood and city of St Petersburg.</p>	



VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>We are interested in utilizing the front of our lot as many others have and enjoying a circular driveway and the safest and best use of space. Granting a variance will allow us to utilize the green space in front of our house and add landscaping to beautify an otherwise boring plot of grass. This will also conserve water and maintenance as noted in a Residential Landscape/Irrigation Evaluation Report we had conducted on 8/5/22 by the City of St. Pete's Free Sprinkler System Check-Up Program</p> <p>Attaching report for reference: Iwamuro-Irrigation-Inspection-Report.pdf</p> <p>The first Observation noted: The overall turf maintenance can be reduced as large turf areas are difficult to maintain.</p> <p>Recommended Action: Recommend reducing the large turf areas by installing Florida Friendly Landscape materials that are suited for the site conditions. Also, recommend installing low volume irrigation for the planting beds to reduce the overall water demand of the landscape</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>We considered an accessory parking pad and found it unacceptable due to the hazard of the only option to exit was to back vehicles around each other and then down the driveway. It also is unsightly to have the vehicle parked right in front of the home's entryway. We came up with a circular driveway based on styling of other homes in the neighborhood, and really like the idea of incorporating the driveway into the landscape.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>As noted above many properties are enjoying circular driveways as a common convenience in the neighborhood we are seeking to do the same.</p> <p>We would also utilize the green space in front of our house and add landscaping to beautify an otherwise plain plot of grass which is expensive to maintain and requires constant trimming this will also conserve water</p>



VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: 455 Merydith Way S	Case No.:
Description of Request: We are seeking a variance to install a circular driveway to allow for additional on site parking and landscaping	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 435 Merydith Way S	SEE ATTACHED FOR SIGNATURES
Owner Name (print): Scott Blair (sblair@tampabay.rr.com)	
Owner Signature:	
2. Affected Property Address: 460 Merydith Way S	
Owner Name (print): Mark Morse and Helena Holder	
Owner Signature:	
3. Affected Property Address: 450 Merydith Way S	
Owner Name (print): Alex Mowry	
Owner Signature:	
4. Affected Property Address: 440 Merydith Way S	SEE ATTACHED FOR SIGNATURES
Owner Name (print): Eugene Pedoto	
Owner Signature:	
5. Affected Property Address: 440 Park Circle S	
Owner Name (print): Scott Blair (sblair@tampabay.rr.com)	
Owner Signature:	
6. Affected Property Address: 400 Park Circle S	
Owner Name (print): Patrick Strong and Clara P	
Owner Signature:	
7. Affected Property Address: 425 Merydith Way S	SEE ATTACHED FOR SIGNATURES
Owner Name (print): Cameron Morris	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
10/30/22 - 11/2/22 Spoke directly to neighbors and obtained signatures supporting plans for circular driveway	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
10/30/22 - 11/2/22 11/2/22 handed out plans for circular driveway	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
Not at this time	
2. Summary of concerns, issues, and problems expressed during the process	
None. Every one was supportive	
NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at variance@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>11/31/22</u>	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

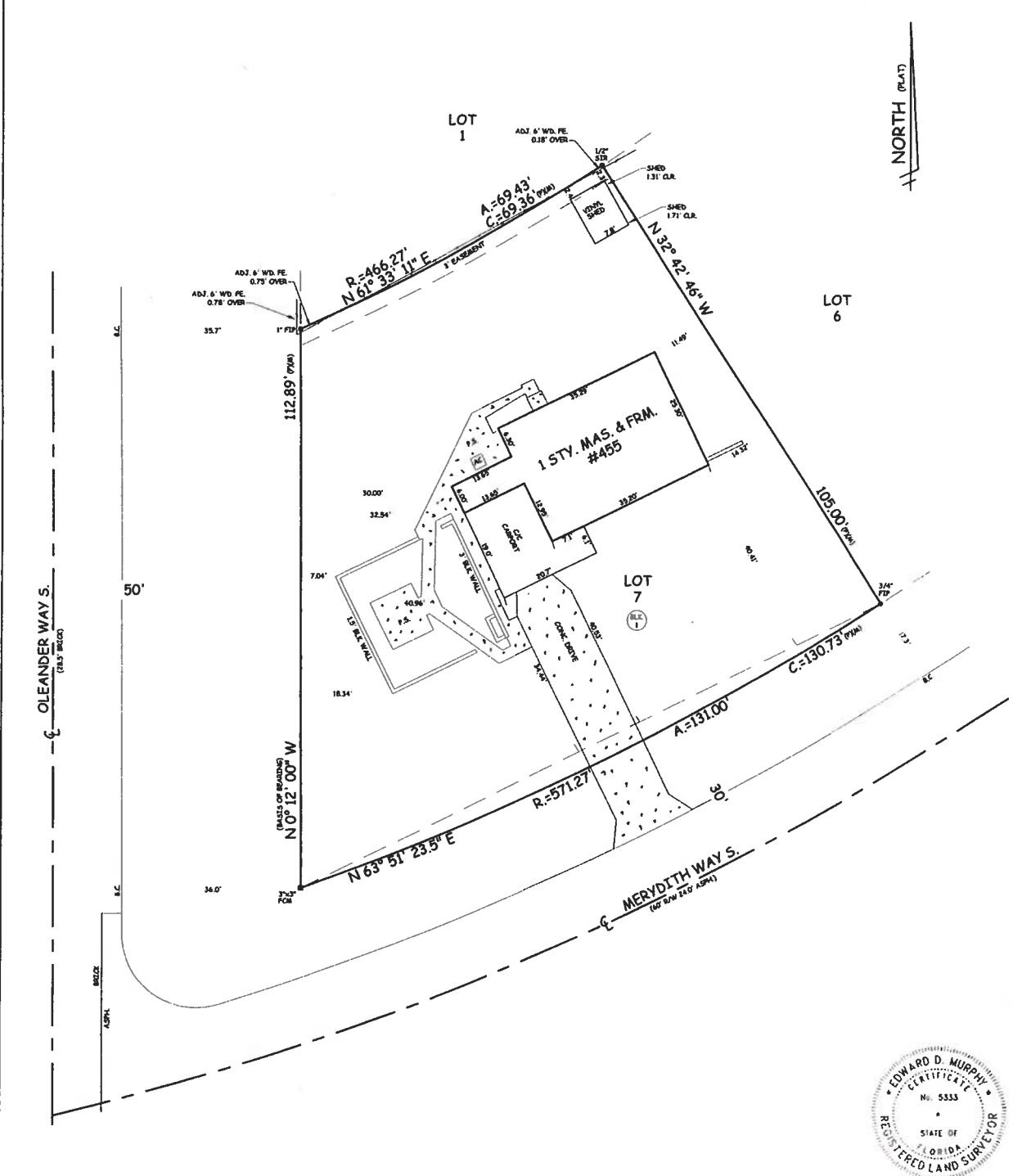
JOB NO.: 210294
 DRAWN BY: MRB
 CHECKED BY: EDM
 DATE OF FIELD WORK: 2/22/2021

MURPHY'S LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 5760 11TH AVENUE NORTH
 ST. PETERSBURG, FLORIDA 33710
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410
 PH. (727) 347-8740
 FAX (727) 344-4840

CERTIFIED TO: Liam Iwamuro and Allison Baniecki
 Wintrust Mortgage, a division of Barrington Bank & Trust, N.A.
 Gold Service Title Insurance Company
 Old Republic National Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 19 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 7, Block 1, RAY GASSNER'S REPLAT, as recorded in Plat Book 31, Page 13 of the Public Records of Pinellas County, Florida.

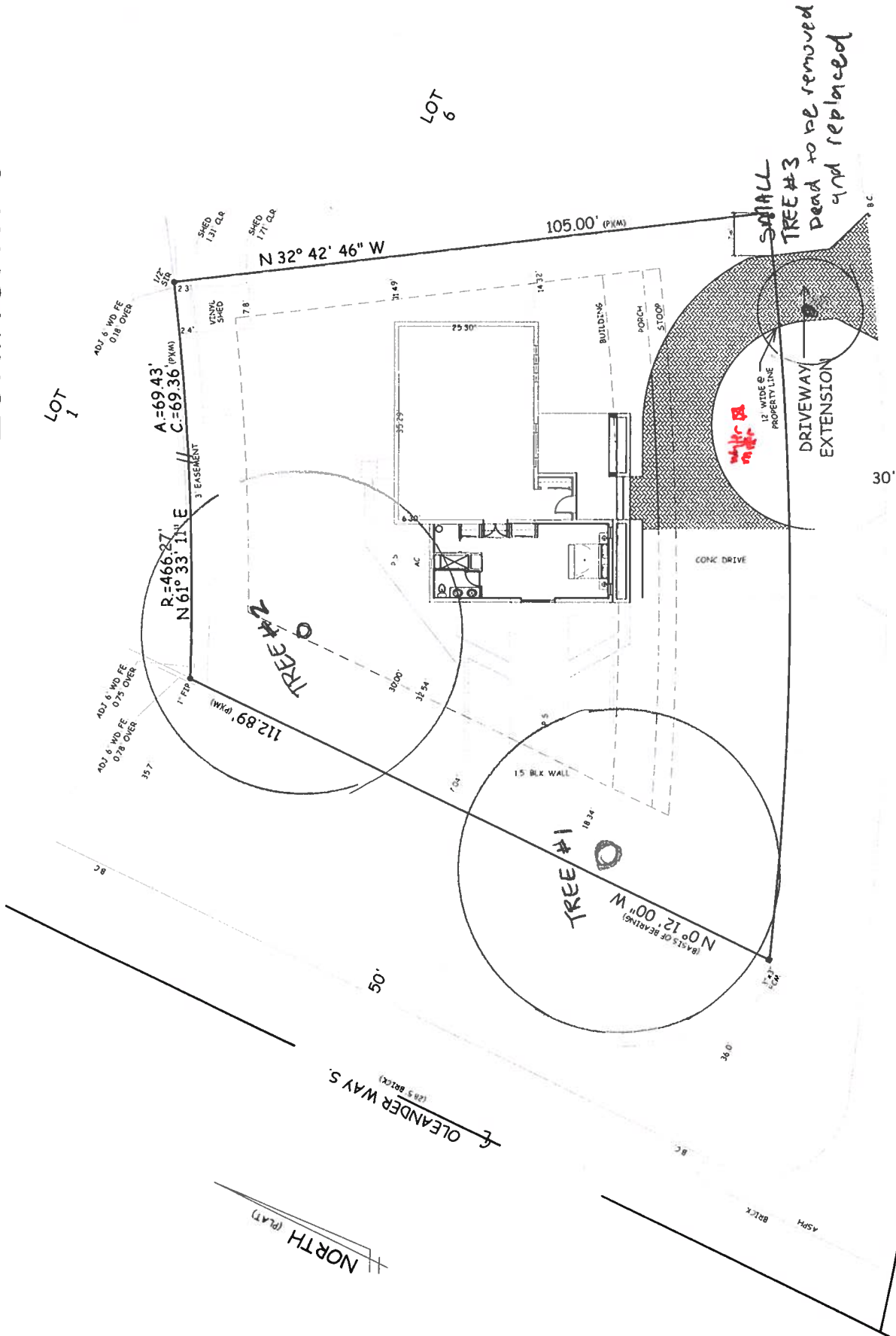
According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: X Comm. Panel No.: 125148 0213 G Map Date: 9/03/03 Base Flood Elev: NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTIES(ES), 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 83-17, 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 SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

LEGEND:	FD - FOUND N.A.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 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN.F.L.R. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FO - FOUND N.A.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 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN.F.L.R. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	R - RADIUS A - ARC C - CHORD Δ - DELTA RW - RIGHT OF WAY M - MANSION MAS - MASONRY FRM - FRAME G.I. - ORATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	MS - METAL SHED ALUM - ALUMINUM WH - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT P.L. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WALK T.O.S. - TOP OF BANK	WW - WING WALL C - CENTERLINE RW - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED MS - MEASURED BLK - BLOCK SW - SEAWALL ASPH - ASPHALT E - EAST W - WEST	ESMT - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR - CLEAR COL - COLUMN WD - WOOD BLK - BLOCK SW - SEAWALL ASPH - ASPHALT UTIL - UTILITY DR - DRAINAGE	O.H. - OVERHANG GAR - GARAGE C.W. - 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
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EDWARD D. MURPHY REG. P.L.S. # 5333

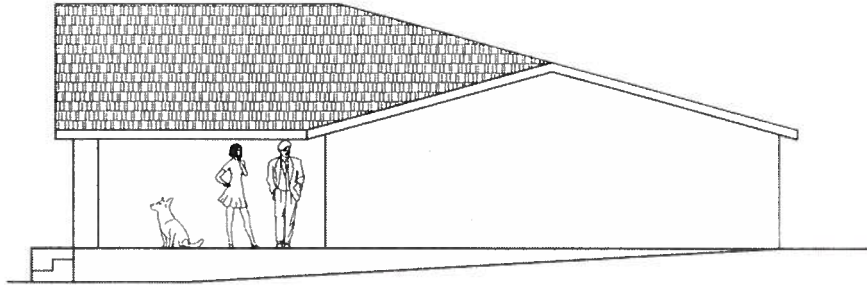
ZONING: NT-3



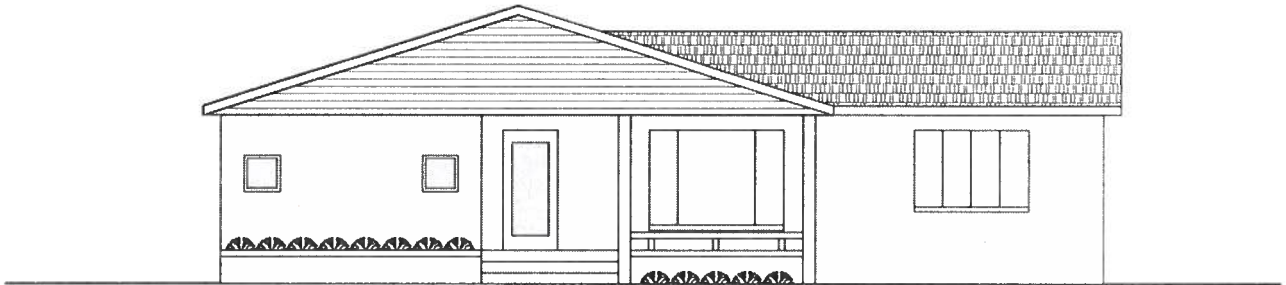
MERYDITH WAY S.
(60' R/W 24.0' 43PK)

CLEANDER WAY S.
(25' 3' BACK)

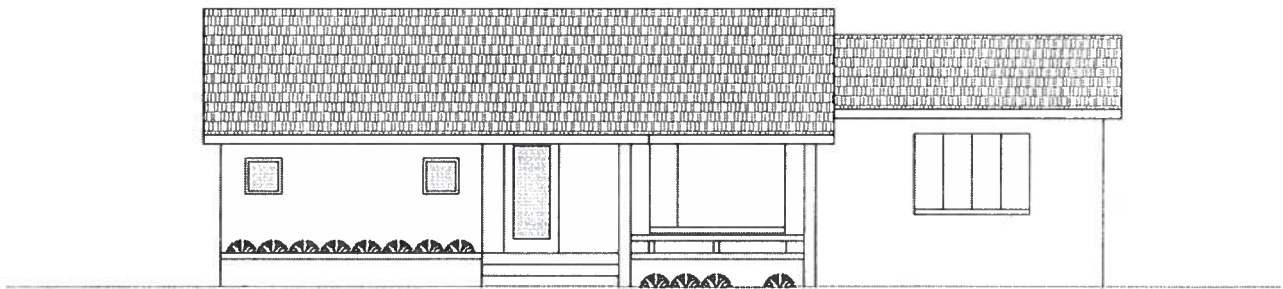
NORTH (PLAT)



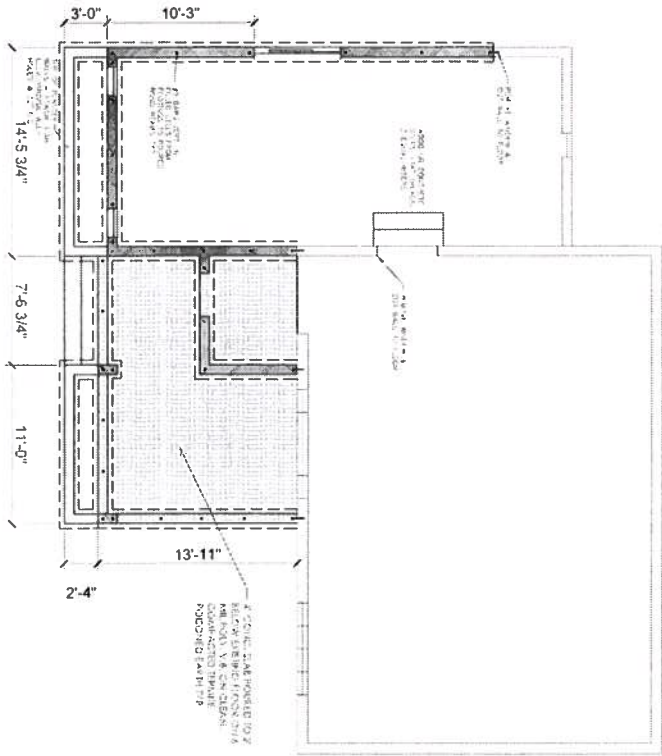
EAST ELEVATION
SCALE: 1/4" = 1'-0"



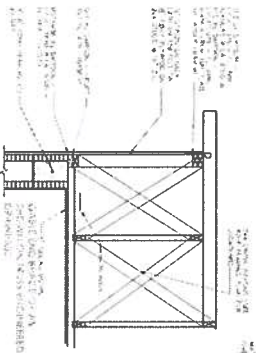
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



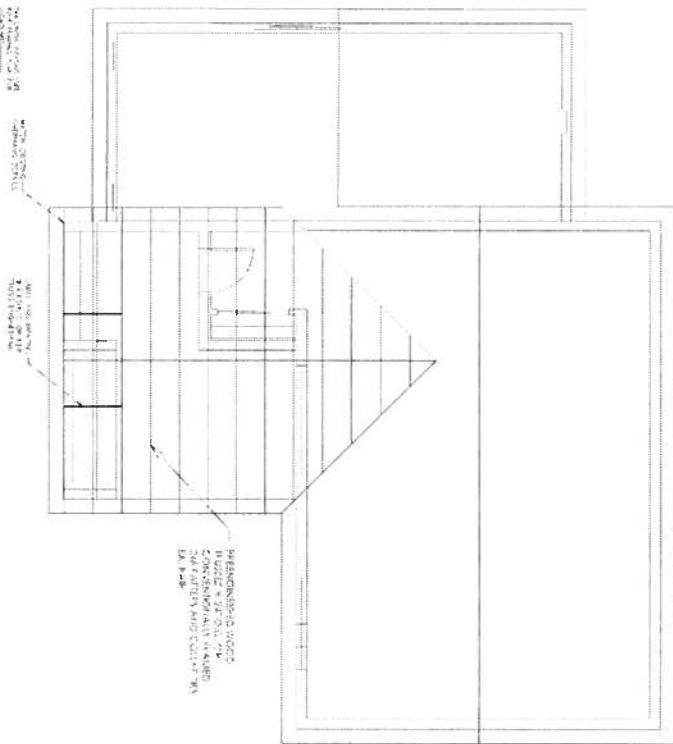
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



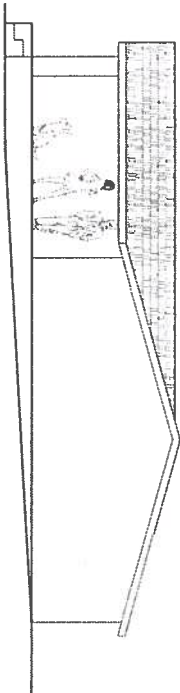
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



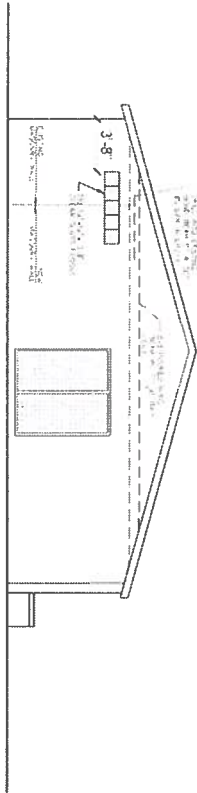
CABLE END BRACE
SCALE 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



**ADDITION & REMODEL
IWAMURO RESIDENCE**
455 MEYERBETH WAY SOUTH
ST PETERSBURG, FL



RANDALL MARKS ARCHITECT
1012 COUNTRY CLUB WAY SOUTH
Saint Petersburg, Florida 33705
Phone: (727) 204-2328
randall.marks.arch@gmail.com



Liam and Allison Iwamuro
455 Merydith Way S
St. Petersburg, FL 33707

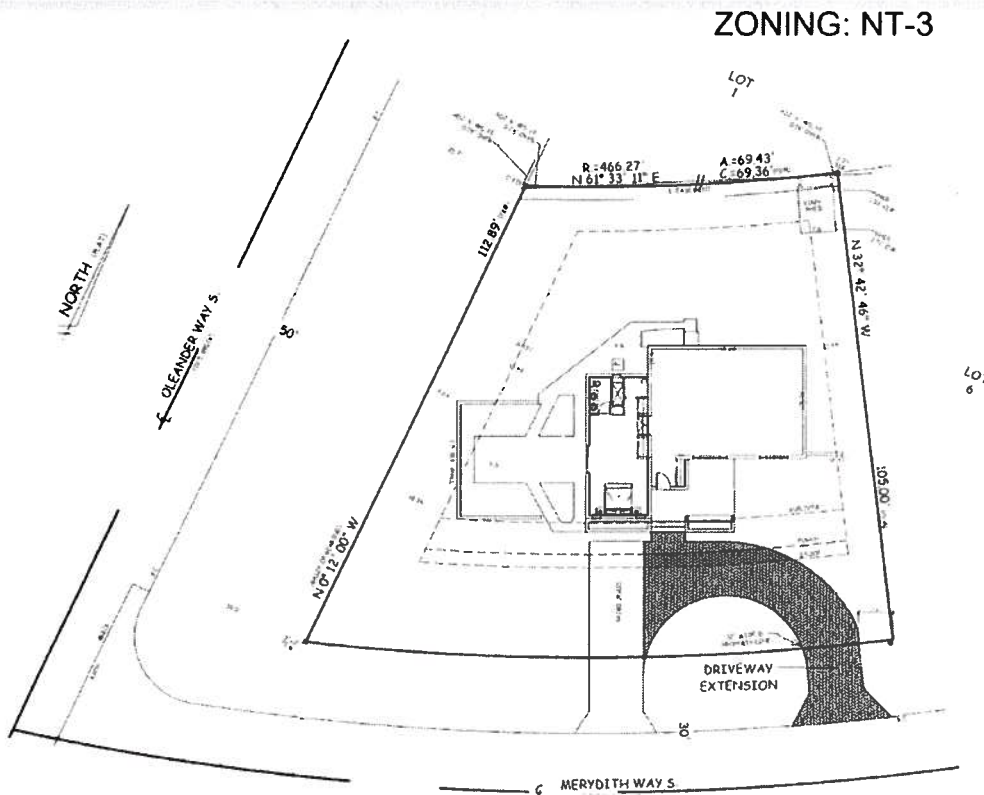
10/24/2022

Re: Variance to allow a circular driveway

This is a letter confirming my support for the addition of a circular driveway to accommodate carport remodel at Iwamuro residence (455 Meredith Way S)


The Iwamuro's are interested in utilizing the front of their lot as many others have and enjoying a circular driveway and the safest and best use of space. Granting a variance will allow us to utilize the green space in front of our house and add landscaping to beautify an otherwise boring plot of grass. This will also conserve water and maintenance.

Proposed Plan:



Name: ~~MBI 3~~ Re Scott Blair

Address: 435 Merydith way S SP FL 33707

Signature: 

Date: 11/2/22

Liam and Allison Iwamuro
455 Merydith Way S
St. Petersburg, FL 33707

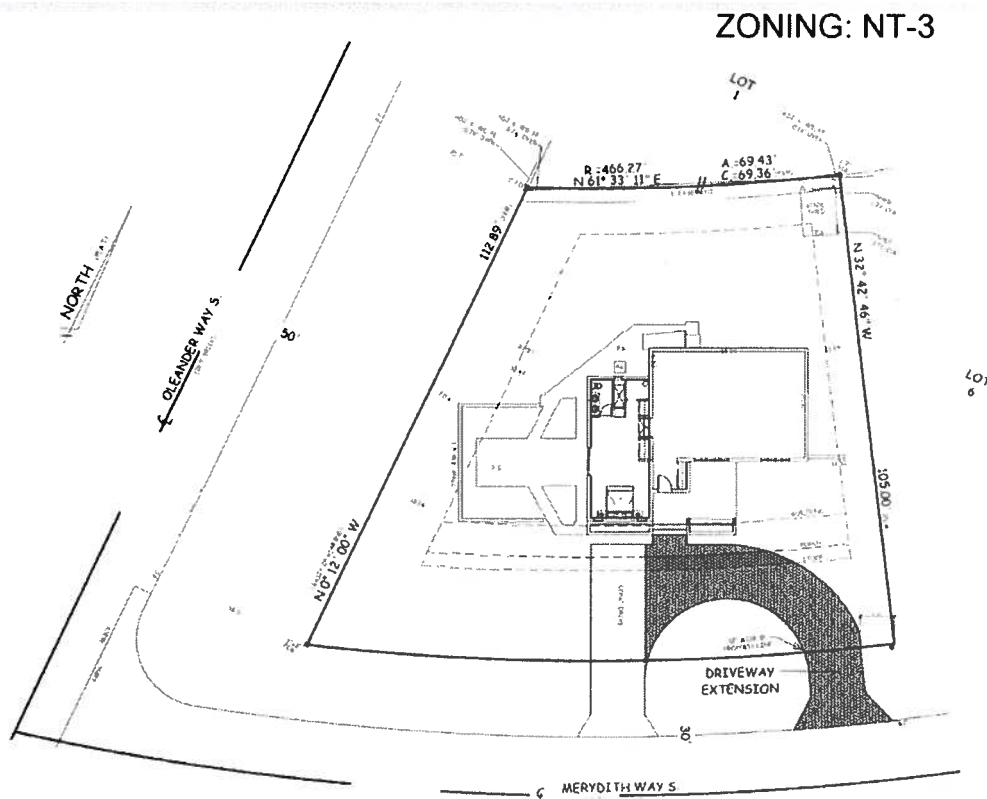
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Proposed Plan:



Name: Alex Borky

Address: 455 Merydith Way S

Signature: [Handwritten Signature]

Date: 11/3/22

Liam and Allison Iwamuro
455 Merydith Way S
St. Petersburg, FL 33707

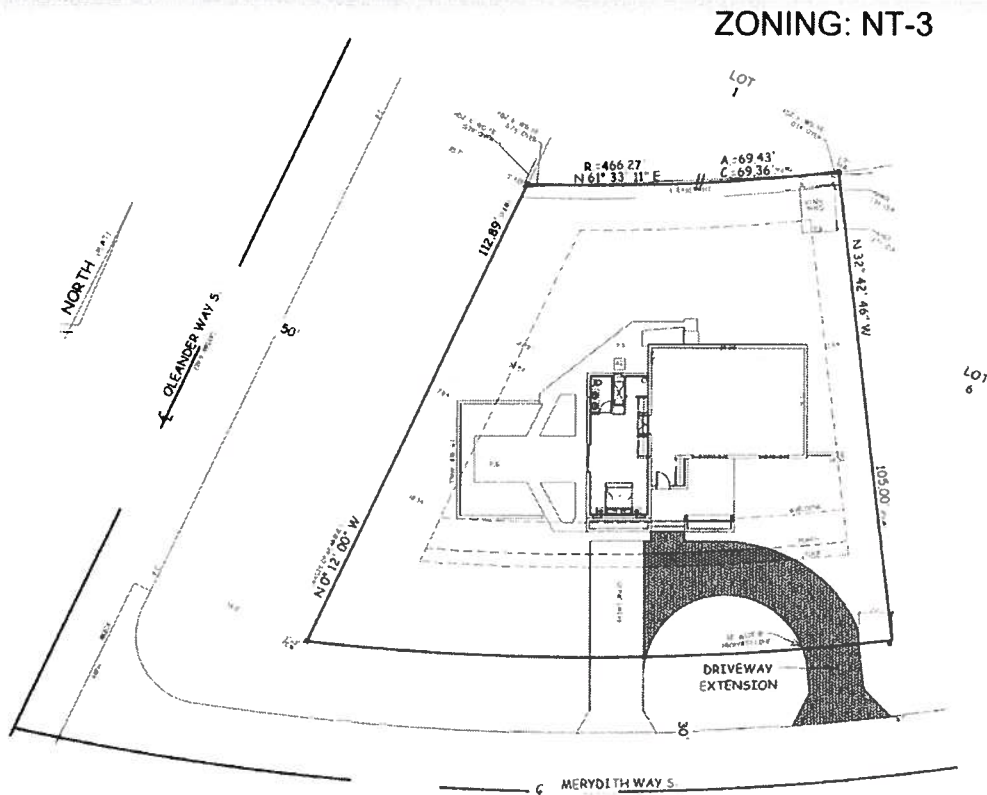
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Proposed Plan:



Name: Eugene V. Pedoto

Address: 440 Merydith Way S, St. Pete FL 33707

Signature: [Handwritten Signature]

Date: 11/2/22

Liam and Allison Iwamuro
455 Merydith Way S
St. Petersburg, FL 33707

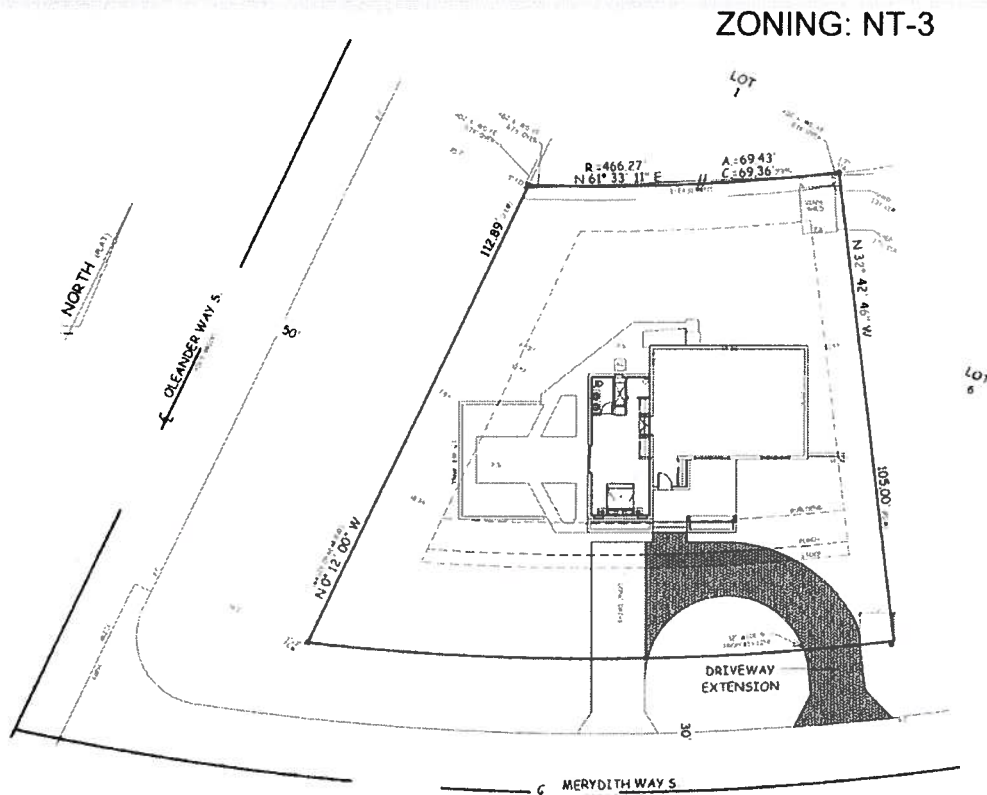
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Proposed Plan:



Name: Scott Blair

Address: 440 Park Circle South SP FL 33707

Signature: [Handwritten Signature]

Date: 11/2/22

Liam and Allison Iwamuro
455 Merydith Way S
St. Petersburg, FL 33707

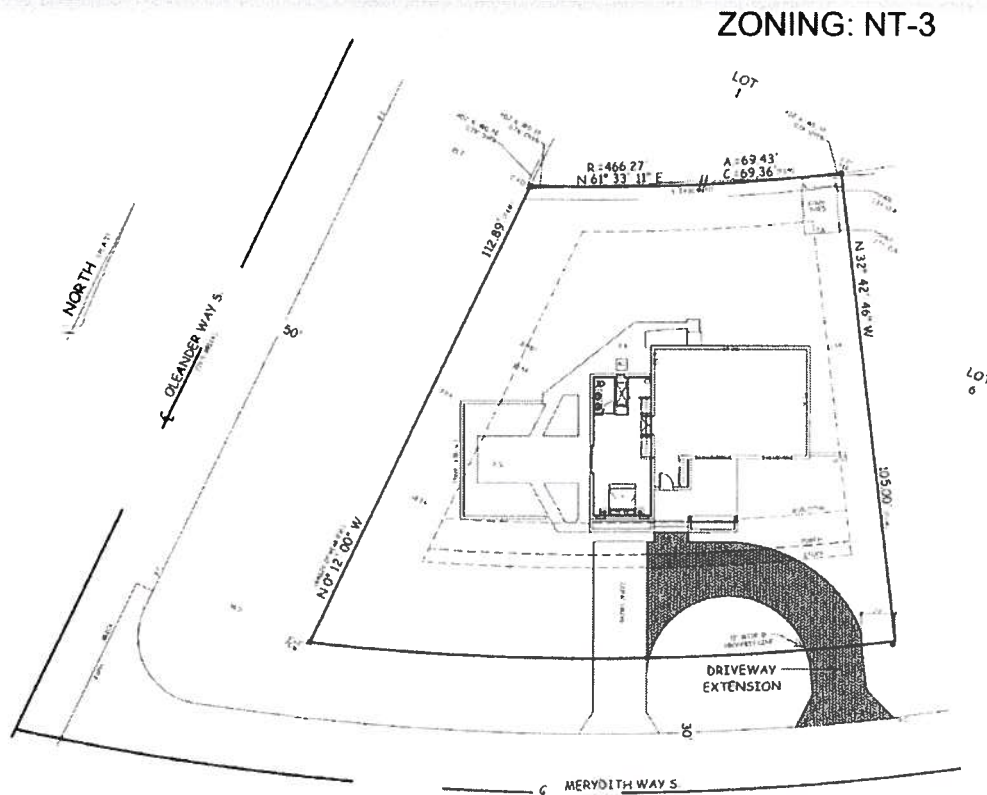
10/24/2022

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Proposed Plan:



Name: PATRICK STRONG

Address: 400 PARK CTR. S. ST. PETERSBURG FL 33707

Signature: [Handwritten Signature]

Date: 11/2/22

Liam and Allison Iwamuro
455 Merydith Way S
St. Petersburg, FL 33707

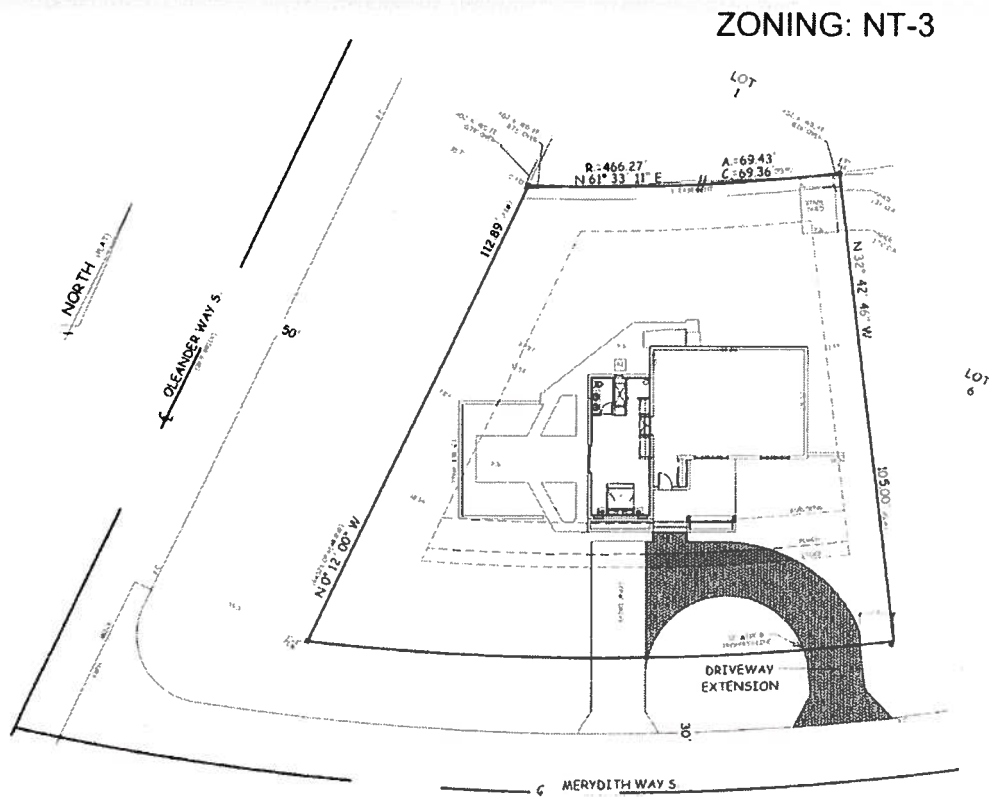
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Proposed Plan:



ZONING: NT-3

Name:

Cameron Morris

Address:

425 Merydith Way S. St. Petersburg FL. 33707

Signature:

[Handwritten Signature]

Date:

10/30/22



Liam Iwamuro <liamyosh@gmail.com>

455 Merydith Way S - Variance to allow a circular driveway

1 message

Liam Iwamuro <liamyosh@gmail.com>
To: variance@stpetecona.org
Cc: Allison Iwamuro <ariwamuro@gmail.com>

Sun, Nov 20, 2022 at 3:12 PM

Liam and Allison Iwamuro
455 Merydith Way S
St. Petersburg, FL 33707
773.750.2072
liamyosh@gmail.com

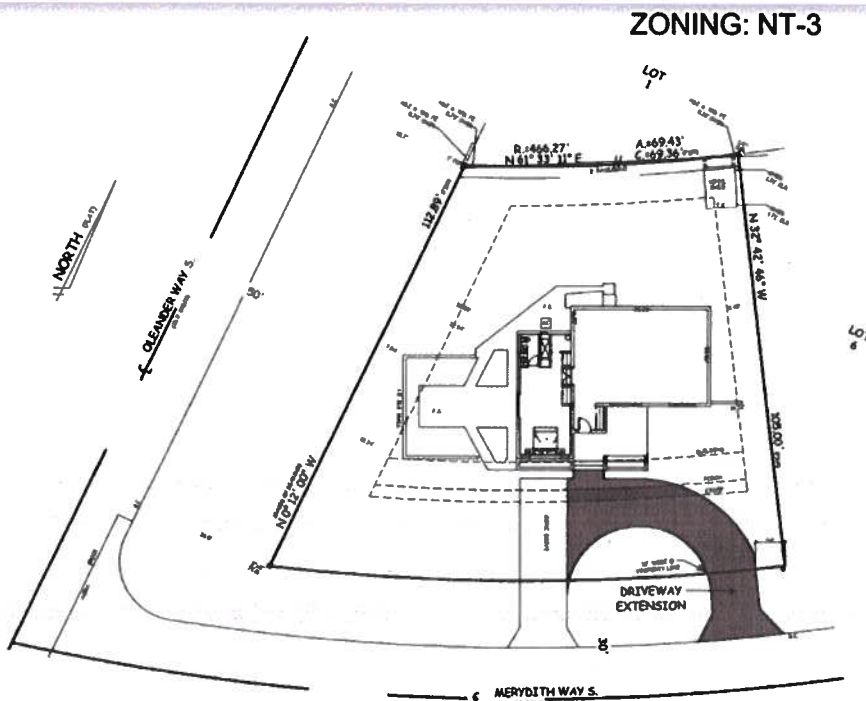
Greetings Tom Lally,

Re: Variance to allow a circular driveway

Attached is an application requesting the addition of a circular driveway to accommodate carport remodel at Iwamuro residence (455 Meredith Way S)

The Iwamuro's are interested in utilizing the front of their lot as many others have and enjoying a circular driveway and the safest and best use of space. Granting a variance will allow us to utilize the green space in front of our house and add landscaping to beautify an otherwise boring plot of grass. This will also conserve water and maintenance.

Proposed Plan:



Please let me know if you have any questions, my contact information is at the top of this letter. Thank you for your time!

Liam & Allison Iwamuro

Iwamuro-455-Merydith-Way-S.PDF
2543K

Liam and Allison Iwamuro
455 Merydith Way S
St. Petersburg, FL 33707
773.750.2072
liamyosh@gmail.com

11/21/2022

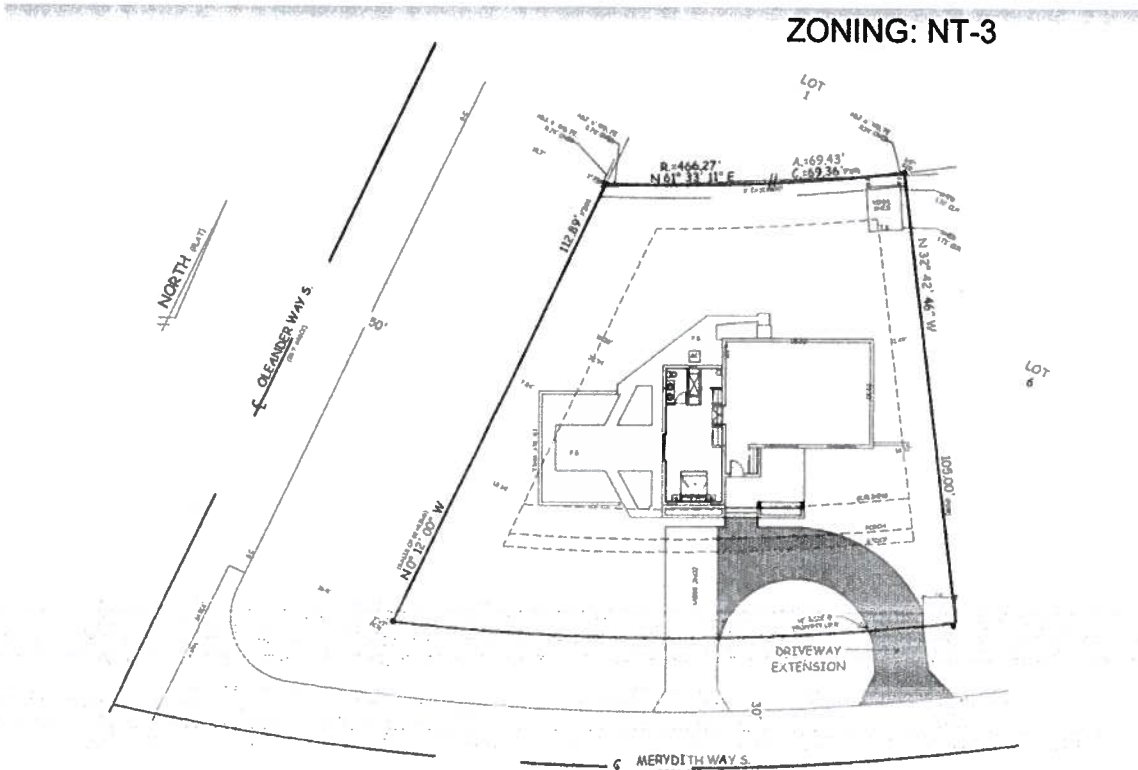
Greetings Kimberly Frazier-Leggett

Re: Variance to allow a circular driveway

Enclosed is an application requesting the addition of a circular driveway to accommodate carport remodel at Iwamuro residence (455 Meredith Way S)

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Proposed Plan:



Please let me know if you have any questions, my contact information is at the top of this letter.
Thank you for your time!

Liam & Allison Iwamuro

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Domestic Mail Only

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OFFICIAL USE

7022 0410 0000 9384 7289

Certified Mail Fee	\$1.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$2.40
Total Postage and Fees \$4.40



Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®



7615 Terrace River Drive
Tampa, FL 33637
Ph: (813) 466-8705
E-Mail: ecolandfi@gmail.com

Residential Landscape/Irrigation Evaluation Report

Evaluator: Jack Overdorff, RLA

Date: 8/5/22

Resident: Mr. Liam Iwamuro

Address: 455 Merydith Way S., St. Petersburg, FL 33707

E-mail: liamyosh@gmail.com

Report Overview:

On July 22nd, 2022 a site inspection was conducted for the irrigation system at the above referenced residence in St. Petersburg, Florida. The irrigation system is connected to a private well on the property.
A visual inspection as well as a more in-depth review of the irrigation system was conducted. The findings are outlined below as well as recommendation for addressing the system issues and setting of watering durations.

Water Source:

Potable Reclaimed Private Well

Irrigated Turf Area
14,000 SF

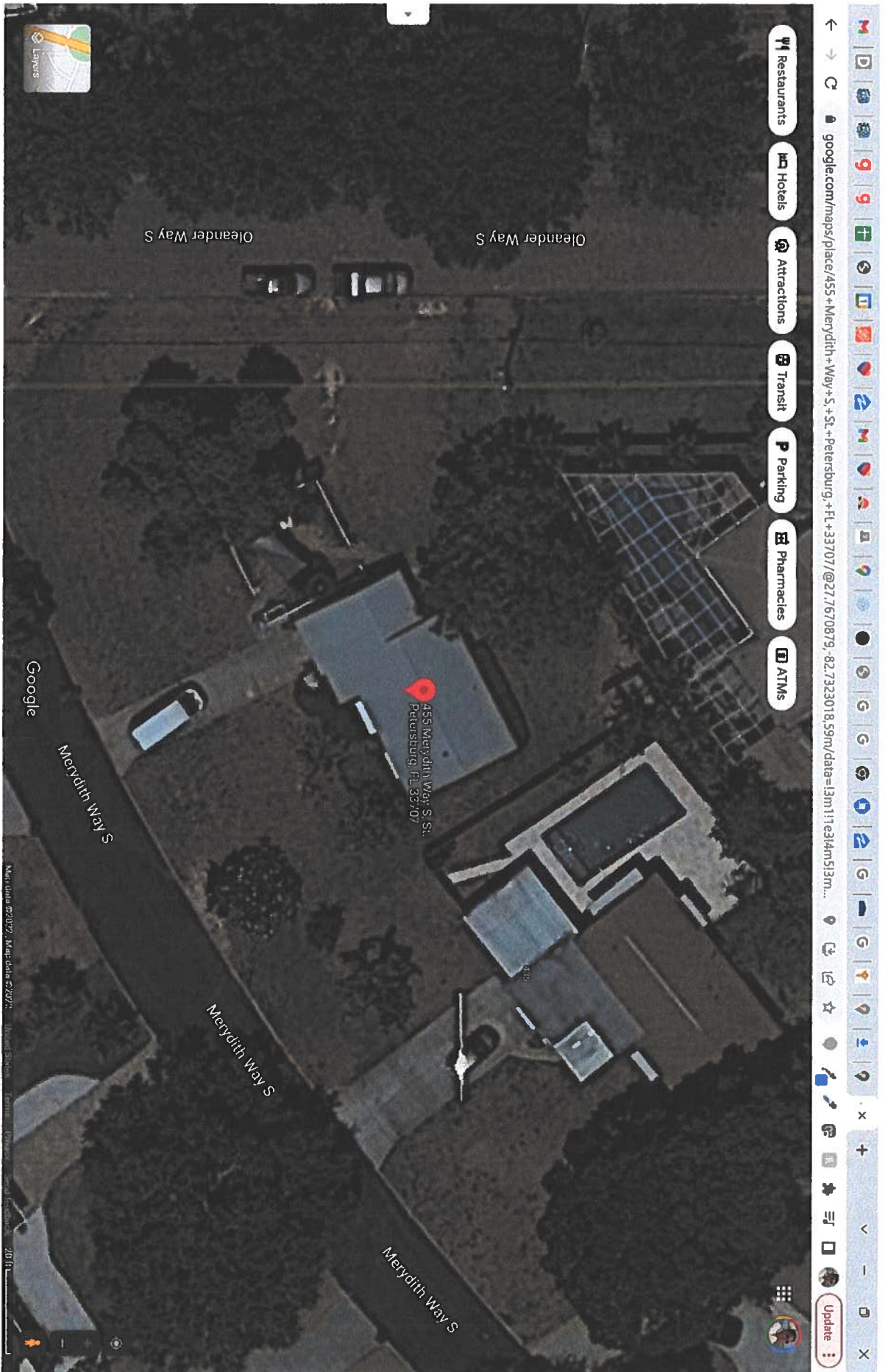
Residential Irrigation Evaluation Report

Checklist:

Item	Location	Functioning?
Time clock	Utility room wall of the residence	Program A, Zones 1 thru 5 Program Running Days: 2 days a week @ 4am Zones 1 thru 5 running 45 minutes
Rain sensor	None	New wired sensor installed on the West side of the residence
Backflow Preventer	None	N/A

Evaluation:

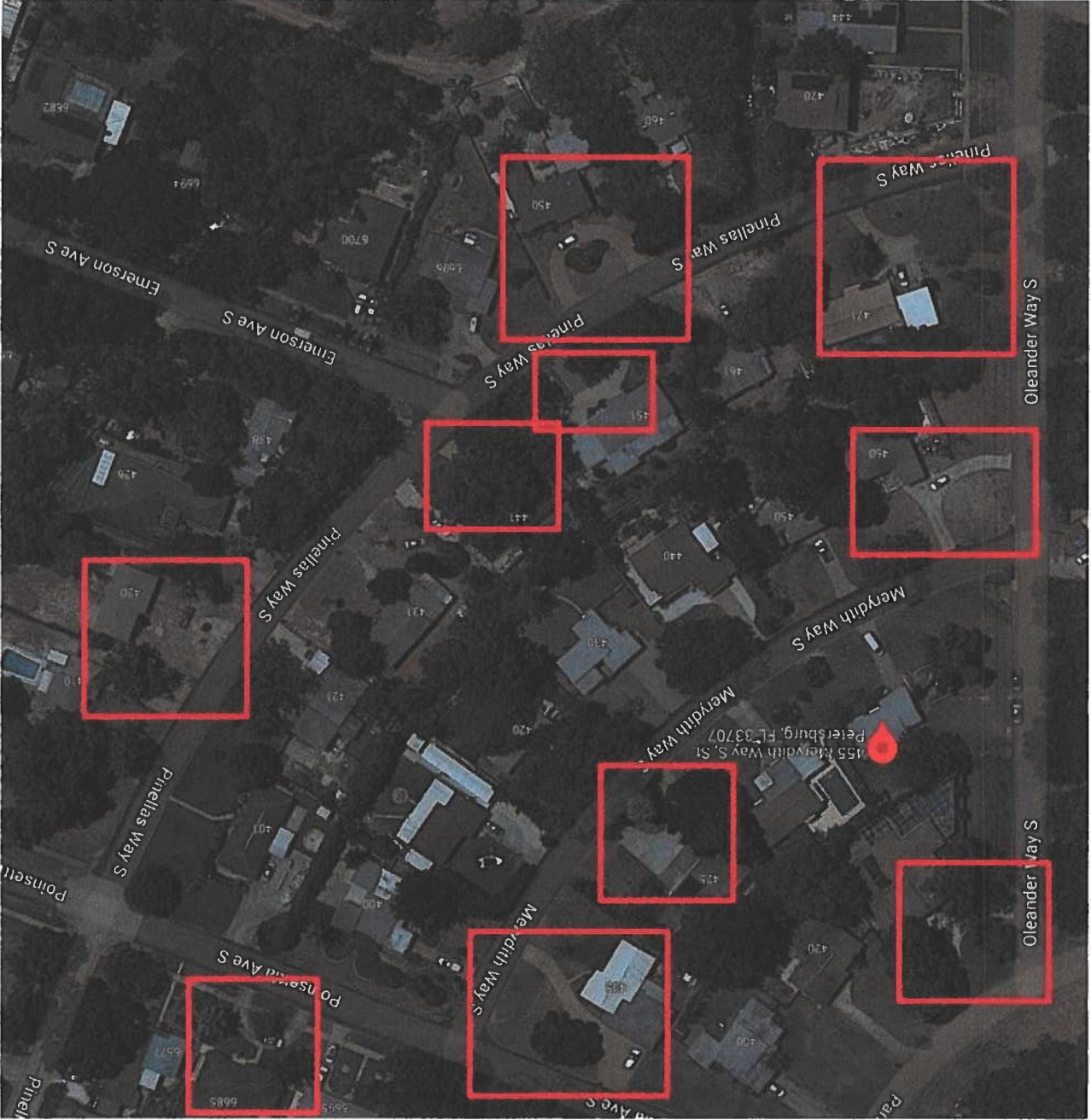
Area	Observation	Action	Addressed by Homeowner
General	The overall turf maintenance can be reduced as large turf areas are difficult to maintain	Recommend reducing the large turf areas by installing Florida Friendly Landscape materials that are suited for the site conditions. Also, recommend installing low volume irrigation for the planting beds to reduce the overall water demand of the landscape	
Zone #1 Spray Zone Rear Yard Turf Areas (See attached site plan)	Spray pattern coverage can be improved as Spray heads 1 thru 4, 6 & 11 thru 12 are partially blocked by plantings	Recommend trimming plantings and or moving the head in front of the plantings to improve the spray pattern coverage for the turf areas	



AREIAL VIEW TREES

Comparable Circular Driveways surrounding 455 Meredith Way S in Pasadena on the Gulf, FL 33707

Aerial Overview



440 Park Circle S



460 Merydith Way S Driveway



405 Merydith Way S Driveway



425 Merydith Way S Driveway



420 Pinellas Way S Driveway



450 Pinellas Way S Driveway



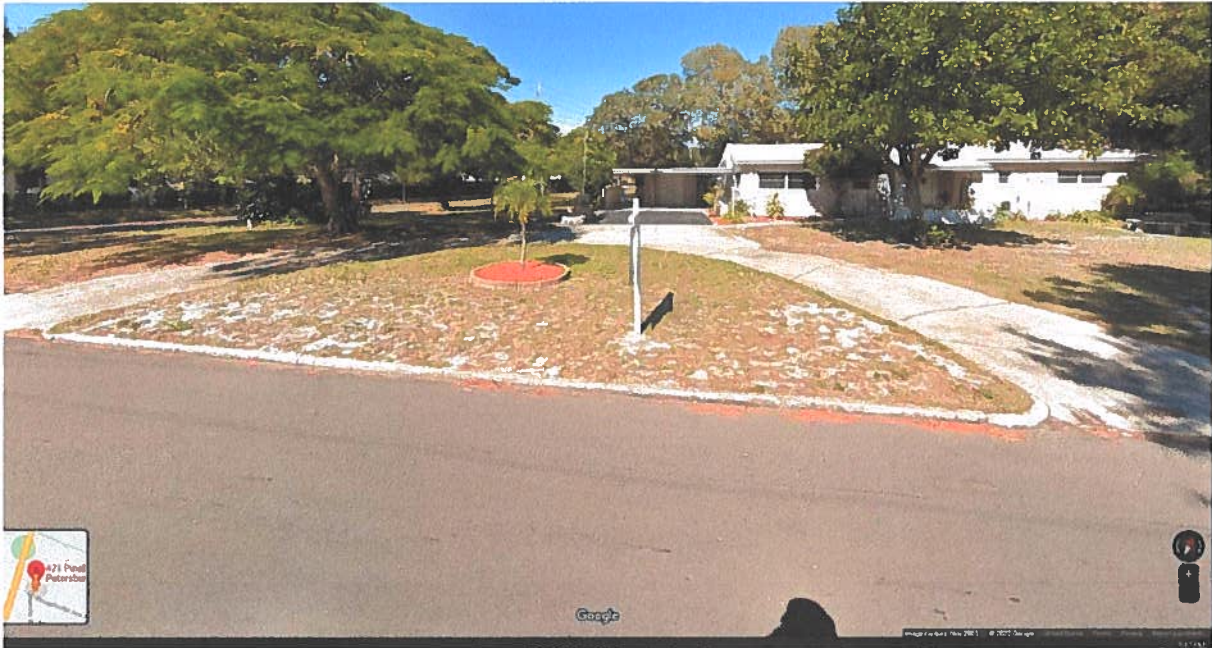
441 Pinellas Way S Driveway



451 Pinellas Way S Driveway



471 Pinellas Way S Driveway



6685 Poinsettia Ave S

