



**CITY OF ST. PETERSBURG, FLORIDA  
PLANNING AND ECONOMIC DEVELOPMENT DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION**

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**STAFF REPORT  
DEVELOPMENT REVIEW COMMISSION  
REINSTATEMENT REQUEST**

For **Public Hearing and Executive Action** on **July 5, 2017**, beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: 17-52000006 PLAT SHEET: H-3

REQUEST: Approval of a Reinstatement of one (1) unit for a total of three (3) dwelling units on the subject property with a Variance to unit size.

OWNER: Doron Investment LLC  
4400 West Spruce Street #160  
Tampa, Florida 33607-4154

AGENT: Mikhail Fuchs  
4207 South Dale Mabry Highway  
Tampa, Florida 33611

ADDRESS: 1901 7<sup>th</sup> Avenue South

PARCEL ID NO.: 24-31-16-59454-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

**SITE DATA (Summary):**

Lot size: 8,748 square feet, or 0.20 acres  
Density: 3 units or 15 units per acre  
Permitted Units: One (1) single-family house and one (1) accessory dwelling unit

**REINSTATEMENT VARIANCES:**

*Section 16.70.040.1.14 – Reinstatement of Abandoned Uses* requires that any application to reinstate a grandfathered use made in conjunction with a request for a variance shall be reviewed by the Development Review Commission. In this case, a variance to unit size is requested with the reinstatement application.

*Section 16.10.020.1 – Use Permissions and Parking Requirements Matrix and Zoning Matrix* requires multi-family uses on NT properties to provide one parking space per unit for units up to two bedrooms and 0.5 spaces for each additional bedroom. The subject property contains one four-bedroom unit and two two-bedroom units, therefore four parking spaces are required.

*Section 16.60.030.1.C* states that grandfathered uses are distinguished from nonconforming uses in that a grandfathered use has been found to have a degree of compatibility with uses allowed in the zoning district. A grandfathered use shall be allowed to continue and to expand on the site until they are removed by economic or other forces.

Unit	Type	Required Unit Size	Existing Unit Size	Variance	Magnitude
1	4-bedroom apartment	1,150 sq. ft.	1,157 sq. ft.	0	0
2	2-bedroom apartment	750 sq. ft.	696 sq. ft.	54 sq. ft.	7%
3	2-bedroom apartment	750 sq. ft.	692 sq. ft.	58 sq. ft.	8%

**SITE AND PROPERTY CONDITION and SURROUNDING USES:**

The subject property consists of the east 60 feet of the southern half of Lot 1 in Block A of the H. A. Murphy's Subdivision. The property is located in the Melrose Mercy Neighborhood and it is zoned Neighborhood Traditional-1 for single family. The zoning district across 7<sup>th</sup> Avenue South is zoned Neighborhood Suburban Multi-Family-1. The property to the east across 19<sup>th</sup> Street South is part of the John Hopkins Middle School. The zoning of the subject property under Chapter 29, the previous code, was RM-10, which allowed for multi-family uses up to ten units per acre. Because the subject property is 0.20 acres, two units would have been allowed under that code.

The property is 60 feet wide and 145.8 feet deep, with 8.748 square feet of land area. Therefore, the property meets the zoning district minimum requirements for width and area. The historic property card shows that a single-story home was constructed on the subject property in 1946, and a two-story garage apartment was constructed in 1948. In 1963, an additional meter and range were installed on the property, and it is acknowledged on the property card that there is an upper apartment and a lower apartment in the rear structure. There has never been a Business Tax Certificate for the rental of dwelling units at the subject property.

There is no alley access, so the parking for the subject property has always been accessed from 19<sup>th</sup> Street South. Based on multi-family parking standards of one parking space per unit up to two bedrooms, and .5 spaces for each additional bedroom, the four-bedroom apartment requires two parking spaces and each two-bedroom apartment require one space. Therefore, four parking spaces are required and able to be provided on the subject property.

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**STAFF ANALYSIS:** Three dwelling units were legally constructed on the site. The present zoning district allows for one dwelling unit and one accessory dwelling unit; thus one dwelling unit is now considered abandoned for failure to maintain business tax certificates. Evaluation of the criteria for reinstatement specified by the City Code for the Commission's review indicates that reinstatement **IS** appropriate, subject to conditions. An analysis follows, based on the City Code criteria to be considered by the Commission.

1. *The degree to which the property's proposed use and density is consistent with the City's Comprehensive Plan, the applicable adopted Neighborhood Plan goals and objectives, and the character of the density, lot sizes and building types within the surrounding blocks.*

The NT-1 zoning district allows for a single-family home and an accessory dwelling unit on a property that is greater than 5,800 square feet. The zoning across the street to the south is Neighborhood Suburban Multi-Family and John Hopkins Middle School is across the street to the east. The existing land use maps shows that there are many vacant properties in the neighborhood (see "Attachment A").

2. *The degree to which the property is currently or was at the time of construction in compliance with the use and density/intensity regulations of Chapter 16 (current code), Chapter 29 (previous code), or then applicable zoning codes.*

The property was originally developed with a single family residence in 1946 and a garage apartment in 1948. In 1963, two meters and two ranges were approved in the rear structure for an upper apartment and a lower apartment. The zoning of the subject property under Chapter 29, the previous code, was RM-10, which allowed for multi-family uses up to ten units per acre. Because the subject property is 0.20 acres, two units would have been allowed under that code.

3. *The degree to which the property is and has been in compliance with other City Codes.*

The property has an active demo case, which has not yet led to the condemnation of the structures. The property owner plans to rehab the existing structures rather than demolishing them. Building permits 16-03000669 and 17-03000386 have been approved for improvements on each structure.

4. *The degree to which the property currently has or can provide adequate provisions for parking for the proposed number of units in accordance with the City's current codes and ordinances.*

Based on multi-family parking standards of one parking space per unit up to two bedrooms, and .5 spaces for each additional bedroom, the 4-bedroom apartment requires two parking spaces and each two-bedroom apartment require one space. The property is able provide four parking spaces. A special condition of approval has been included to address this issue.

5. *The degree to which the property has an adverse impact on the neighborhood as a result of the use or number of residential units on the site in excess of that allowed under the current zoning designation, lack of needed on-site parking, substandard maintenance, or other similar factors related to the property.*

Code section 16.60.030 allows grandfathered uses to continue and expand on site until they are removed by economic or other forces. There are no proposed changes to the historic use or intensity of this property; the reinstatement will allow the historic use to continue.

6. *A structure containing previously grandfathered boarding or rooming units in a zoning district where such units are prohibited shall be converted to dwelling units. The conversion to dwelling units shall be based on the minimum gross floor area size requirements for multiple-family dwelling units of Chapter 16.*

The criterion is not applicable.

7. *The number of residential units reinstated shall be reasonably related to and accommodated by the size and design of the building(s) so that floor plans are appropriate based on the required size for multiple-family dwellings as defined in Chapter 16. No unit with a floor area of less than 375 square feet may be reinstated, and no variance to this minimum requirement shall be granted except as provided in paragraph 9 below. Except for efficiency/studio units, each residential unit shall have at least one bathroom, one bedroom, a kitchen and living room. Every room in an apartment shall have at least one window to ensure light and ventilation, however, bathrooms, kitchens and dining rooms need not have windows. At least one entrance from the exterior should be through the living room. Entrances from the exterior shall not be through bathrooms or bedrooms. Bathrooms shall not be the only entryway to any room.*

The unit in the front structure meets the minimum requirement of 1,150 square feet for the size of a four-bedroom apartment. The existing two-bedroom apartments do not meet the minimum requirement of 750 square feet, with the lower apartment comprising 696 square feet and the upper apartment with 692 square feet. The variance request is minimal and staff finds the application for reinstatement to be appropriate.

8. *The minimum size per unit is as follows: 1) Efficiency/studio unit 375 square feet; 2) One bedroom unit 500 square feet; 3) Two bedroom unit 750 square feet. For a dwelling unit having more than two bedrooms, an additional 200 square feet of dwelling area is required for each additional bedroom.*

The unit in the front structure meets the minimum requirement of 1,150 square feet for the size of a four-bedroom apartment. The minimum size requirement for a two-bedroom apartment is 750 square feet, but the two-bedroom units on the subject property do not meet this minimum, so the requested variance is necessary to process a reinstatement. The variance magnitude for each unit is minimal: seven percent and eight percent, respectively.

9. *An efficiency/studio unit having not less than 220 square feet may be reinstated if the site provides at least the minimum number of off-street parking spaces for the number of units to be reinstated. No variance from this minimum size requirement may be granted.*

The criterion is not applicable.

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10. *Reinstatement of units or a use shall not exceed the previously existing legally grandfathered number of units or intensity of use.*

The criterion is not applicable as the applicant is requesting to reestablish a total of three units that were legally constructed.

**RECOMMENDATION:** The Planning & Economic Development Department staff recommends Approval of the requested reinstatement of one (1) dwelling unit, for a total of three (3) units on the site, which shall be subject to the following conditions:

1. The applicant shall contact the Construction Services and Permitting Division to apply for a Certificate of Use by October 5, 2017. If a fire inspection and a building investigation are required, they shall be scheduled within seven (7) business days with inspections to occur within fifteen (15) business days. Any deficiencies shall be corrected within thirty (30) calendar days of the inspection or investigation.
2. The interior and the exterior of the subject property shall be inspected by the Codes Compliance Assistance department and a Certificate of Use shall not be approved until the inspections are completed and any violations are corrected. The applicant shall contact the Codes Compliance Assistance Department at 727-893-7373 to schedule required inspections.
3. The applicant shall submit a parking and landscaping plan for Staff review and approval prior to the commencement of any related work necessary to bring the property into compliance with the requirements for multi-family properties. The plan shall depict:
  - A minimum of four (4) paved off-street parking spaces connected to the main entrances of the units by two (2) foot wide paved walkways. Acceptable surfaces include concrete, asphalt, or brick pavers;
  - Foundation plantings of an acceptable type and size along the street-facing facades of both structures.
  - The total site impervious surface ratio shall not exceed 0.65, as required by code section 16.20.010.5. - Maximum development potential.
4. The applicant shall satisfy the above conditions by October 5, 2017. It shall be the applicant's responsibility to request and justify any necessary extensions.
5. The applicant shall contact the City's Business Tax Division and obtain all necessary Business Tax Certificates following issuance of the Certificate of Inspection and Certificate of Use.
6. Failure to comply with the Commission's action by the applicant or any new property owner will result in the loss of reinstatement of the abandoned units. The Commission's action is applicable to the property, regardless of ownership. When the property is sold, the new property owner must also meet the conditions of reinstatement or eliminate the abandoned dwelling units.

Report Prepared By:

Report Prepared For:



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Alexandria Hancock  
Planner II  
Development Review Services Division  
Planning & Economic Development Dept.



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Elizabeth Abernethy  
Zoning Official (POD)  
Development Review Services Division  
Planning & Economic Development Dept.

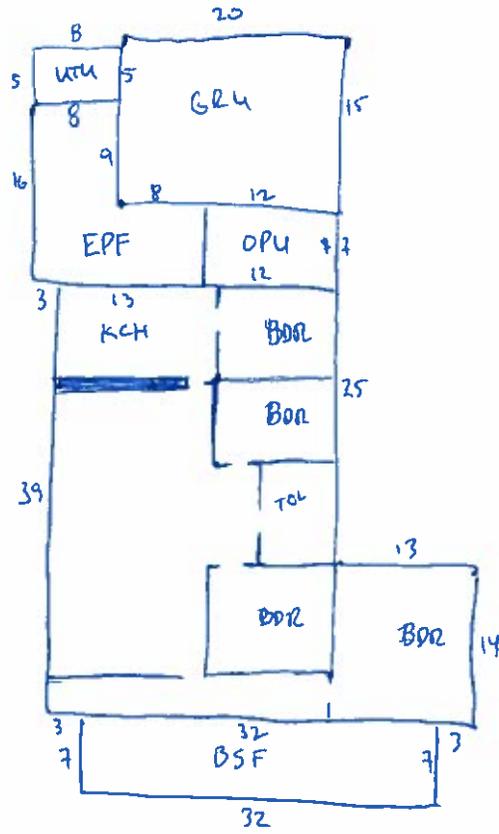


**"Attachment A"**  
 City of St. Petersburg, Florida  
 Development Review Services  
 Case No.: 17-52000006  
 Address: 1901 7th Avenue South

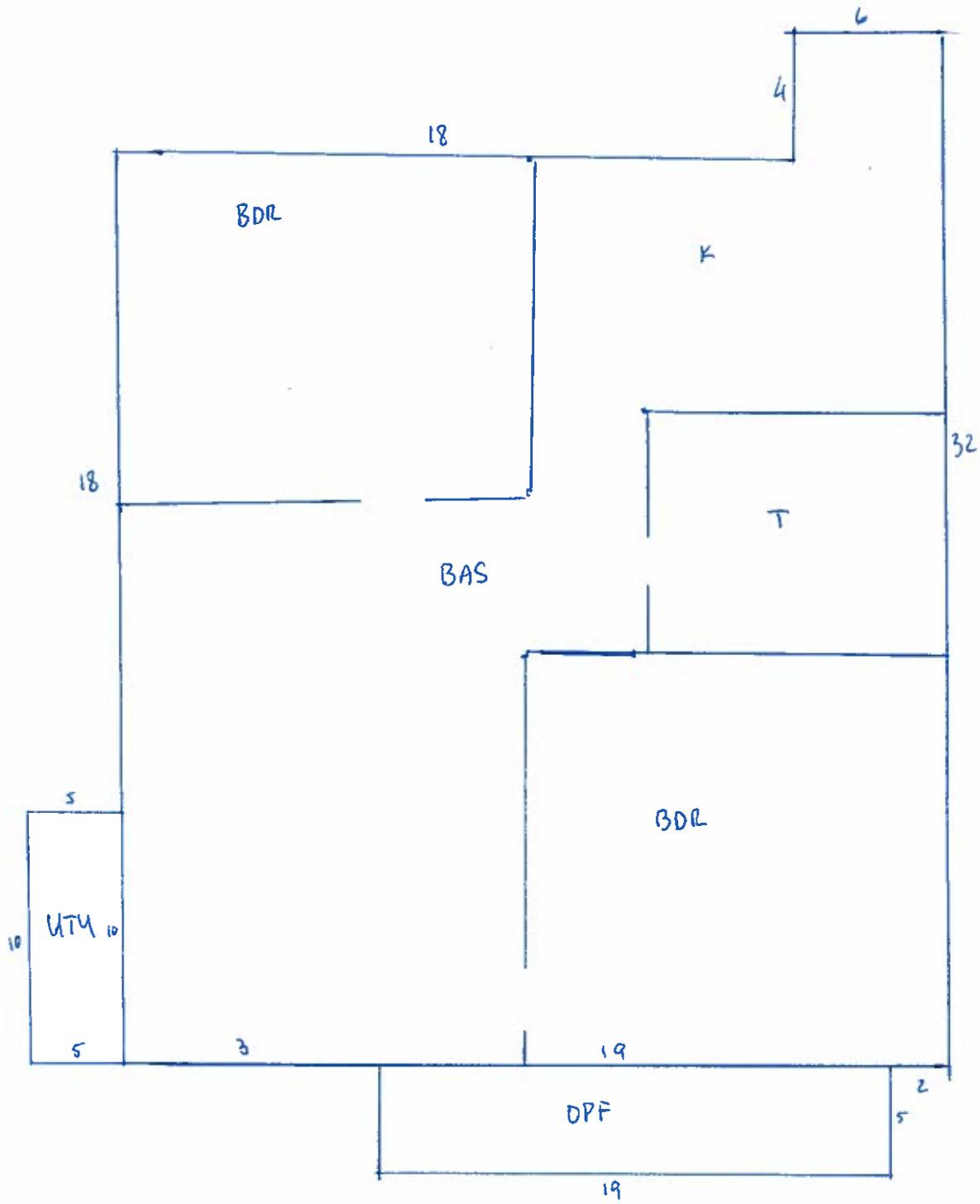




1901 7th Ave S.

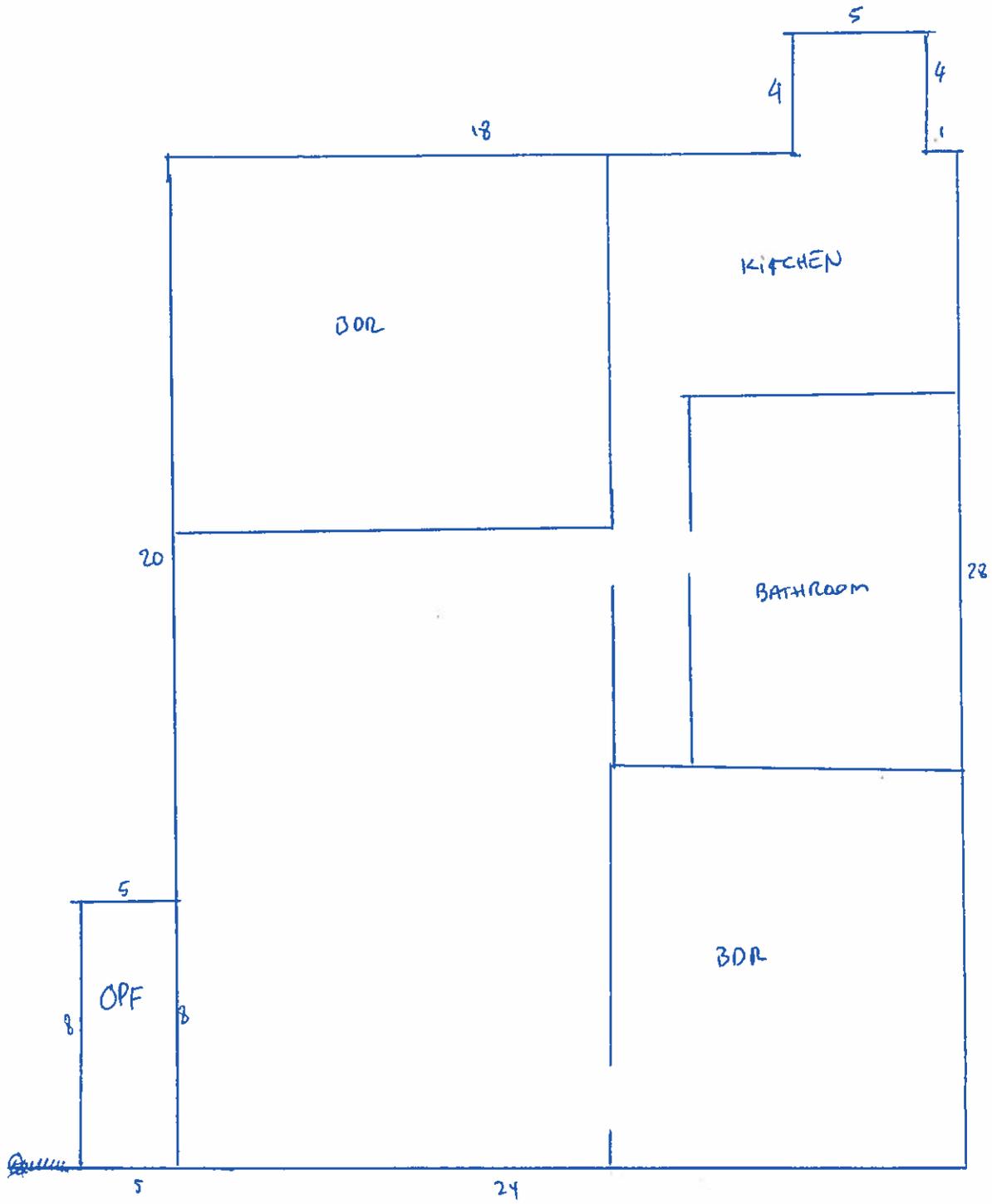


1901 7th Ave S  $\frac{1}{2}$



50 # utility  
135 # porch  
1096 # base

1901 7<sup>th</sup> Ave<sup>s</sup> 1/2





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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST  
PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **July 5, 2017**, beginning at 2:00 P.M.,  
Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & Economic Development Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: 17-54000028 PLAT SHEET: F-12

REQUEST: Approval of a street side setback Variance to allow construction of a 3-unit multi-family development.

OWNER: Nineteen 60 Capital, LLC  
PO Box 22  
Saint Petersburg, Florida 33731-0022

AGENT: Mark Stephenson  
146 2<sup>nd</sup> Street North #301  
Saint Petersburg, Florida 33701

ADDRESS: 1717 5<sup>th</sup> Street North

PARCEL ID NO.: 18-31-17-18792-005-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family-1 (NSM-1)

The applicant is seeking approval of a variance to the street side yard to allow construction of a 3-unit multi-family development. The subject property is located at the northeast corner of 17<sup>th</sup> Avenue North and 5<sup>th</sup> Street North.

The subject property is currently developed with a 5-unit multi-family development. The applicant proposes to demolish the two buildings and driveway that is along 17<sup>th</sup> Avenue North and construct three-townhomes in two separate buildings with a new driveway along 5<sup>th</sup> Street North. The existing greenway that is located in between the south property line of the subject property and the street curb along the north side of 17<sup>th</sup> Avenue North has been deemed City

park land. The existing driveway is currently located in City park land. Since the property is being redeveloped, the applicant is required to remove the existing driveway from City park land. To provide access to the property, the new driveway can only be located off of 5<sup>th</sup> Street North. By locating the driveway off of 5<sup>th</sup> Street North the applicant has located the western building at a zero foot setback. City code requires a street side yard setback of 10 feet. Therefore, the applicant is requesting a variance to the street side yard setback.

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

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

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

The applicant is redeveloping the existing property. The proposed redevelopment reduces the number of units from five to three. Further, the existing driveway that is located in City park land will be removed. To accommodate a driveway of a minimal size and the required landscape buffer, the applicant had to locate the building as proposed.

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.*

NA.

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

NA

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

NA

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

NA

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.*

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The proposed development is consistent in style, height and mass of the other buildings in the neighborhood. The City park land will compensate for the reduced street side yard setback.

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

NA.

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

As part of the redevelopment of the subject property, the City has required the applicant to remove the existing driveway from 17<sup>th</sup> Street North and to locate the new driveway along 5<sup>th</sup> Street North.

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

Only permitting vehicular access from 5<sup>th</sup> Street North reduces the width of property that can be developed.

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

The reduction in the width of the lot that can be developed will reduce the number of units that could be developed on site. The current zoning will allow four-units to be developed on the property. The applicant is proposing three-units. If the variance was not granted, the applicant could possibly accommodate two-units.

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

The reduction in the street side yard setback is mitigated by the existing City park land.

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

The granting of the variance will comply with the general intent of the City Code and remove an existing private driveway from City park land.

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

The reduction in the street side yard setback will not impact any of the adjacent residential properties. The existing City park land will mitigate for the reduced setback.

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

The applicant has provided sufficient responses to the criteria in the variance applicant. The applicant's responses are attached to this report.

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.*

NA

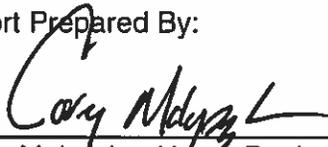
**PUBLIC COMMENTS:** Staff received one email asking for additional information.

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

**CONDITIONS OF APPROVAL:** If the variance is approved consistent with the site plan submitted with this application, the Planning and Economic Development Department 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. The existing driveway shall be removed from 17<sup>th</sup> Avenue North.
3. The proposed driveway along the north side of the property shall be reduced in order to provide the required five foot green yard along the north property line.
4. Sidewalk shall be constructed along 5<sup>th</sup> Street North.
5. Any proposed landscaping in the City park shall be approved by the City's Parks Department.
6. If the applicant intends to build and convey these units as fee simple townhomes, an application for a subdivision plat shall be submitted prior to approval of the building permit.
7. This variance approval shall be valid through July 5, 2020. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
8. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:



Corey Malyszka, Urban Design & Development Coordinator  
Development Review Services Division  
Planning & Economic Development Department

6/26/17  
Date

Report Approved By:

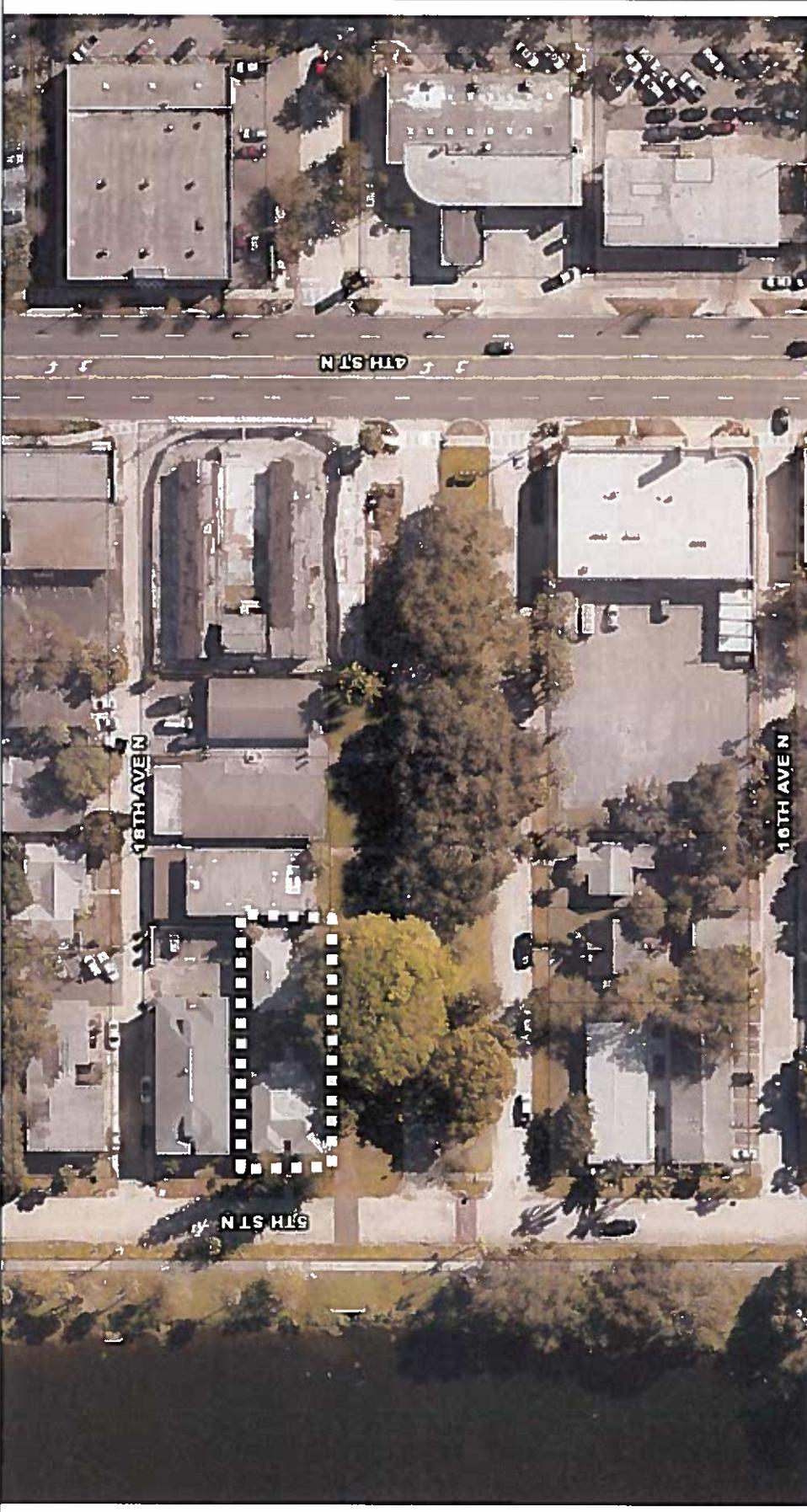


Elizabeth Abernethy, ACIP, Zoning Official (POD)  
Development Review Services Division  
Planning & Economic Development Department

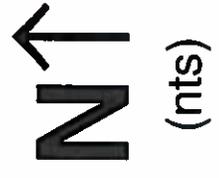
6-26-17  
Date

EA/CDM:pj

ATTACHMENTS: Aerial, site plan, elevation drawings, photographs, applicant's narrative.



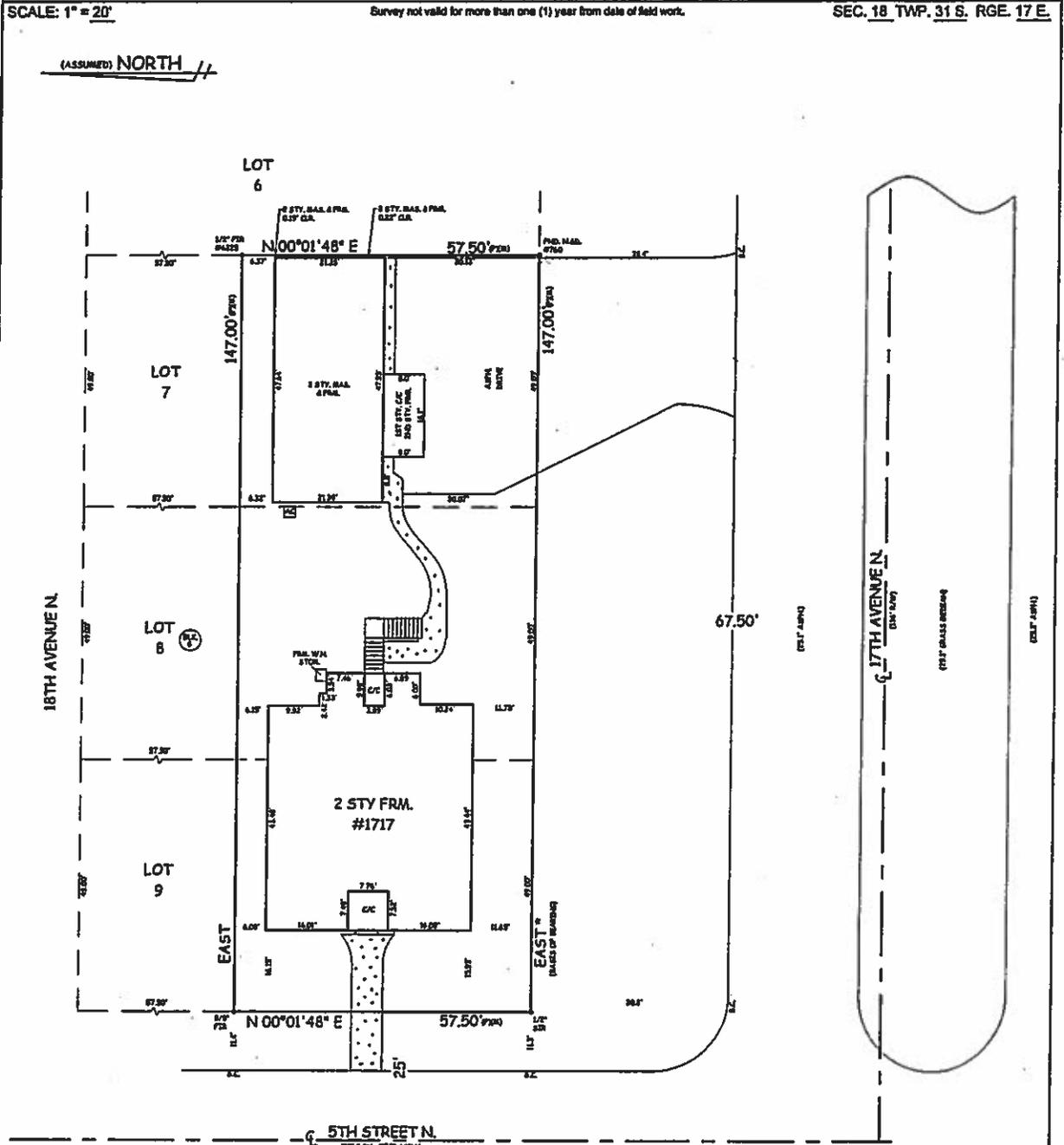
City of St. Petersburg, Florida  
Planning & Economic Development Department  
Case No.: 17-54000028  
Address: 1717 5<sup>th</sup> Street North



JOB NO.: 161417		<b>MURPHY'S LAND SURVEYING, INC.</b> PROFESSIONAL LAND SURVEYORS 5780 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MCM	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK 8/28/16			FAX (727) 344-4640

CERTIFIED TO: Ron Klein/ Nineteen 60 Capital, LLC

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 18 TWP. 31 S. RGE. 17 E.



**A BOUNDARY SURVEY OF: The South 1/2 of Lots 7, 8 and 9, Block 5, SNELL & HAMLETT'S REVISED CRESCENT LAKE SUBDIVISION, as recorded in Plat Book 7, Page 21 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.**

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 0217 G Map Date: 9/03/03 Base Flood Elev: NA

FOR THE EXCLUSIVE USE OF THE MURPHY PARTIES, I HEREBY CERTIFY TO ITS ACCURACY EXCEPT SUCH ERRORS, 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 117, F.L.A., CONCERNING THE DUES TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDISCLOSED 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 ENDORSED WITH SURVEYOR'S SEAL, SIGNATURE SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.)

**\* BEARINGS SHOWN ARE ASSUMED**

<b>LEGEND:</b> P.F.P. - FOUND IRON PIPE P.C.M. - FOUND CONCRETE MONUMENT P.L.S. - FOUND IRON ROD S.I.R. - SET IRON ROD 12" LB STAIN P.N.E. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF CURVATURE P.V.P. - POINT OF VERTICAL CURVATURE P.P.M. - PERMANENT REFERENCE MARK N.A.S. - NORTH AMERICAN VERTICAL DATUM OF 1988	P.O. - POUND S.S. - SINK AND DIRT P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION C.C. - CURVE F.V. - FENCE C.L.P. - CHAIN LINK FENCE A.V. - ADJACENT FENCE A.D. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD S. - SLOPE R.W. - RIGHT OF WAY # - NUMBER S.M. - MARKING P.M. - FRAME S.L. - SLATE SILET S.E. - SLOTTED BUSH P.A. - FIRE HYDRANT	M. - METAL BINED A.S. - ALUMINUM W.H. - WATER HEATER P.E. - PEX PIPE C.P. - CLAMP P.L. - PLASTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.W. - EDGE OF WATER T.O. - TOP OF BANK	M.W. - MASONRY WALL C. - CENTERLINE A.V. - RIGHT OF WAY P.L. - PLAT C.C. - CALCULATION S. - SEED M. - MARKED N. - NORTH S. - SOUTH E. - EAST W. - WEST	S.M.T. - SEMENT S.M. - SANDSTONE C.C. - CONCRETE C.L. - COLLAR M.W. - WOOD S.L. - BLOCK S.W. - SEWALL A.P.N. - ASPHALT U.L. - UTILITY D.R. - DRAINAGE	G.A. - GUMMAGE S.M. - SHARP C.P.S. - COVERED PAVED STONE C.C. - CONCRETE A.C. - ASPHALT S.P. - SCHEDULED POWER A.P. - OVERHEAD POWER LINES P.P. - POWER POLE L.P. - LIGHT POLE
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*Edward D. Murphy*  
EDWARD D. MURPHY REG. P.L.S. # 8333



WS Architecture, PLLC  
 1717 5TH STREET NORTH  
 ST. PETERSBURG, FLORIDA 34781  
 888-222-4242  
 787-322-4242  
 1441 - 2nd Street North  
 St. Petersburg, FL 34701  
 787-322-4242

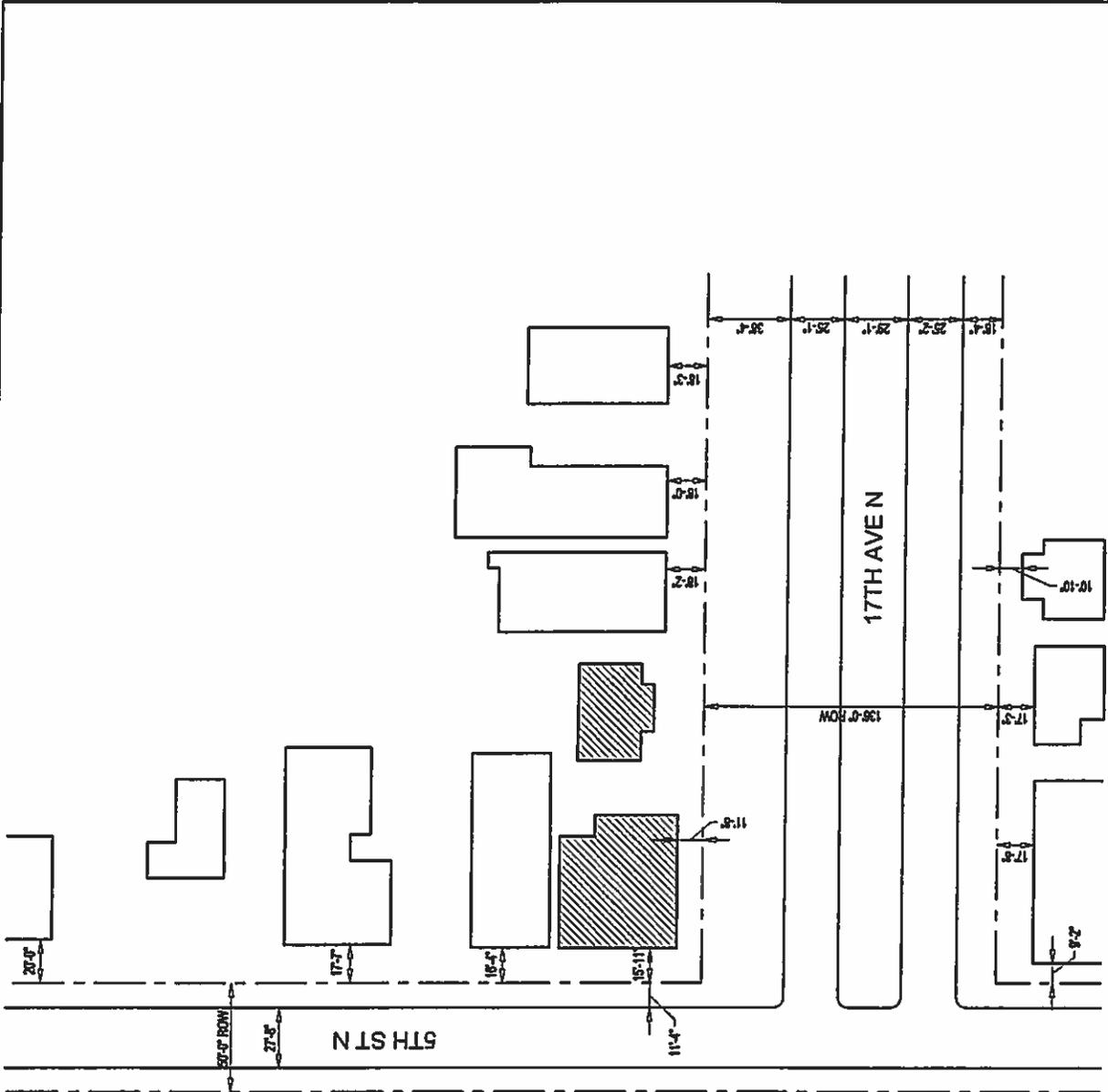
CRESCENT LAKE  
 TOWNHOMES  
 1717 5TH STREET NORTH  
 ST. PETERSBURG, FLORIDA

Project No.	1717 5TH STREET NORTH
Project Name	CRESCENT LAKE TOWNHOMES
Client	
Architect	WS Architecture, PLLC
Scale	1" = 50'
Date	
Sheet No.	S-1



SITE PLAN  
 SETBACKS

SHEET NO.  
 S-1

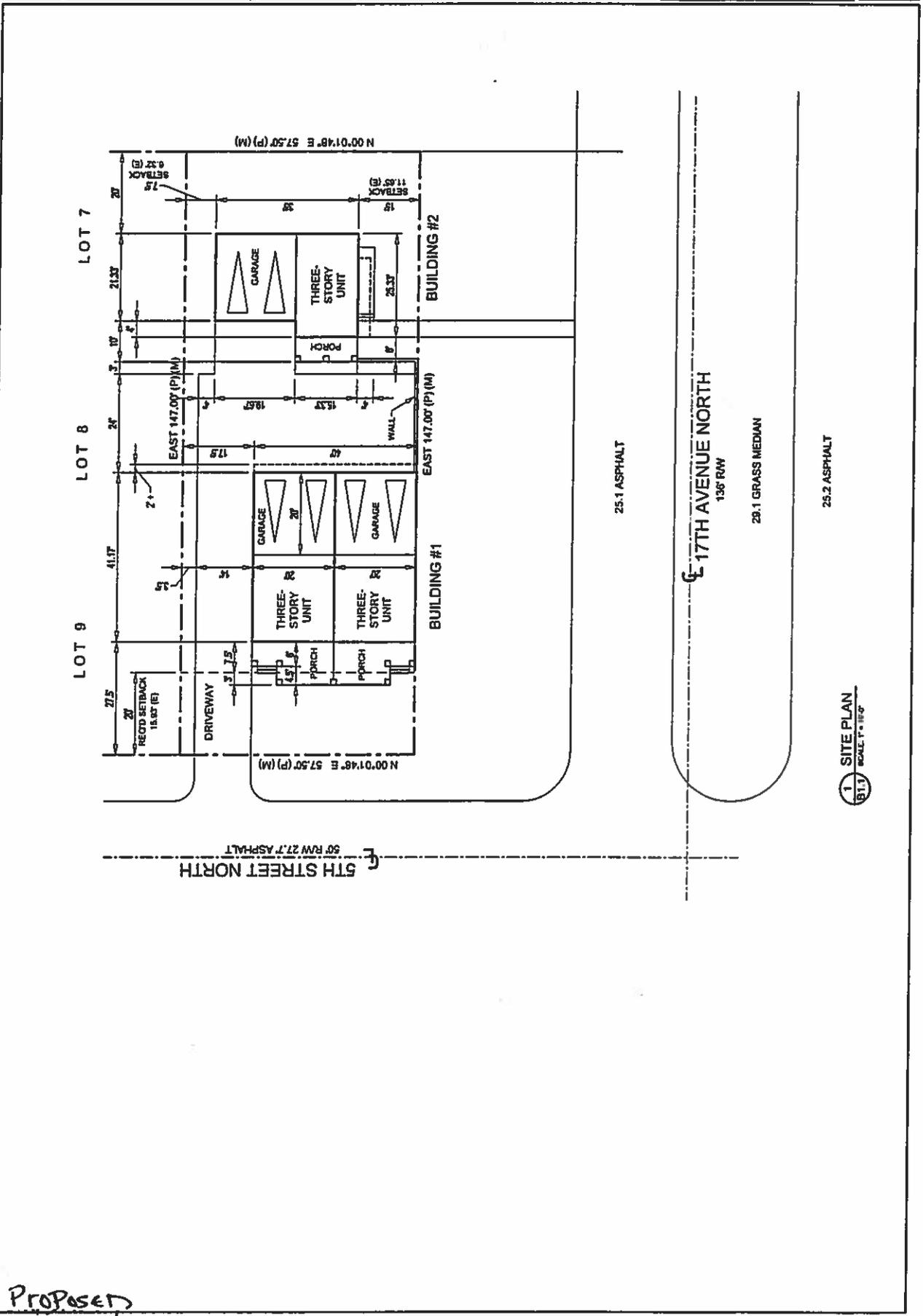


EXISTING

CRESCENT LAKE

1 SITE PLAN - SETBACKS  
 S-1 SCALE: 1" = 50'





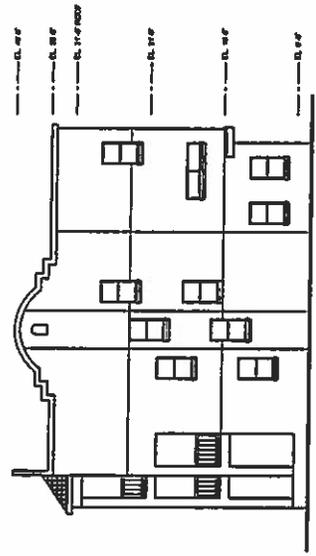
Proposed

Project No.	
Revision	
Date	
Drawn By	
Checked By	
Scale	

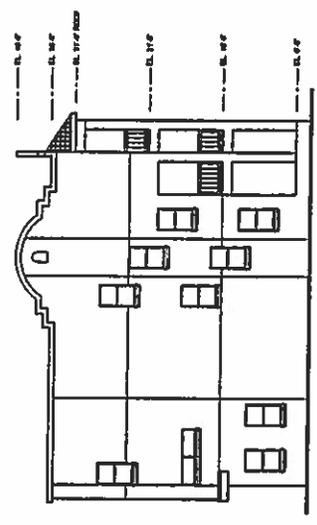
CRESCENT LAKE  
TOWNHOMES  
1717 5TH STREET NORTH  
ST. PETERSBURG, FLORIDA

WS Architecture, PLLC  
141 - 4th Street North  
St. Petersburg, FL 33701  
772-438-1111  
www.wsarch.com

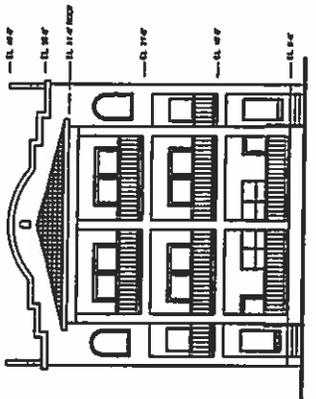
WS Architecture, PLLC



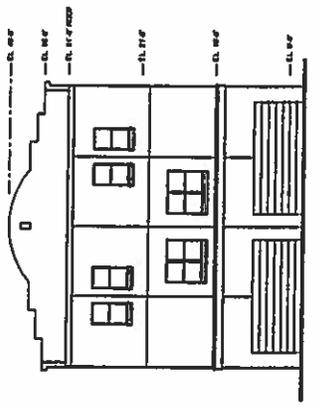
BUILDING 1  
2 SOUTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



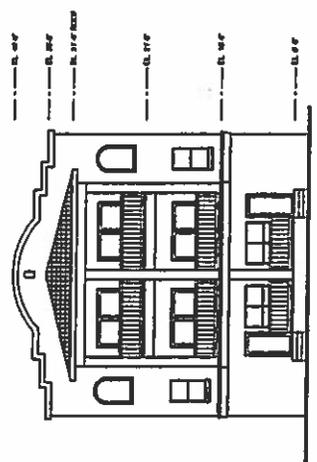
BUILDING 1  
4 NORTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



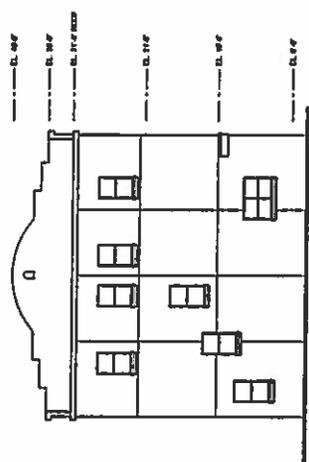
BUILDING 1  
1 WEST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



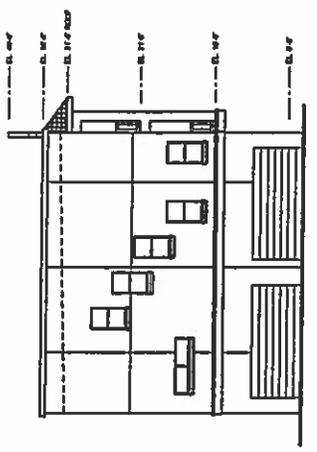
BUILDING 1  
3 EAST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



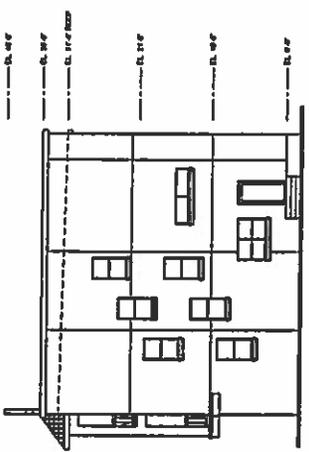
**BUILDING 2 SOUTH ELEVATION**  
 2  
 A3.2 SCALE: 1/8" = 1'-0"



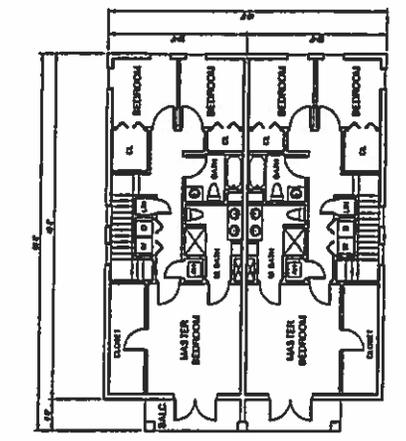
**BUILDING 2 NORTH ELEVATION**  
 4  
 A3.2 SCALE: 1/8" = 1'-0"



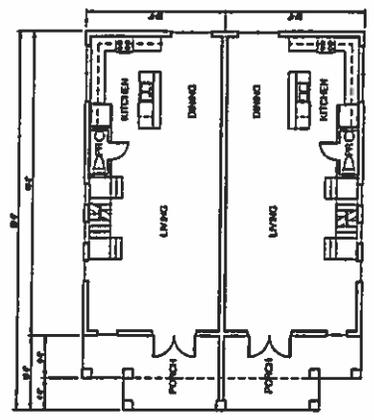
**BUILDING 2 WEST ELEVATION**  
 1  
 A3.2 SCALE: 1/8" = 1'-0"



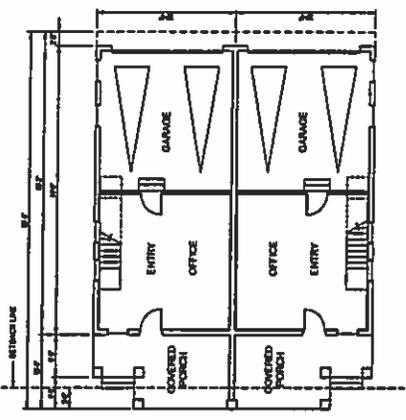
**BUILDING 2 EAST ELEVATION**  
 3  
 A3.2 SCALE: 1/8" = 1'-0"



**3** THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**2** SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**1** FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

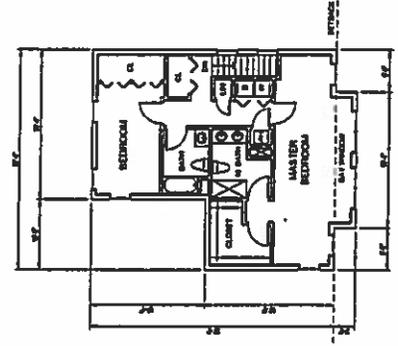


Project Number	
Revision	
Date	
Drawn By	
Checked By	
Project Name	

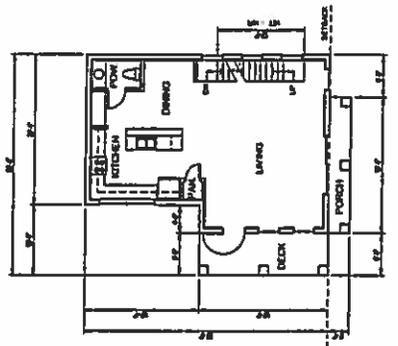
**CRESCENT LAKE TOWNHOMES**  
1717 5TH STREET NORTH  
ST. PETERSBURG, FLORIDA

**WS Architecture, p.l.c.**  
1000 1st Avenue, NE  
Atlanta, GA 30309  
Tel: 404.525.1234  
Fax: 404.525.1235  
www.wsarch.com

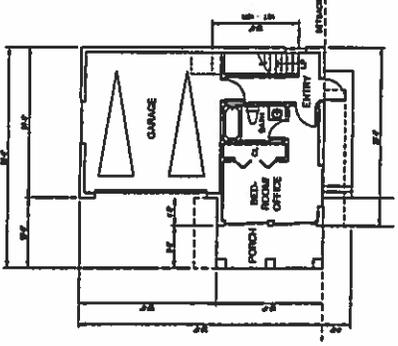
**WS Architecture, p.l.c.**



**BUILDING #2**  
**3 THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

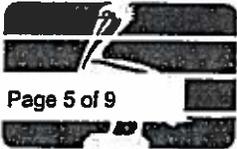


**BUILDING #2**  
**2 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**BUILDING #2**  
**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





# 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: 1717 - 5<sup>th</sup> STREET N. Case No.: 17-54000028

Detailed Description of Project and Request: DEVELOP THREE TOWNHOUSE TYPE UNITS ON 575 FT. X 147 FT. LOT. REQUESTING ZERO LOT LINE ON STREET SIDE YARD DUE TO REQUIREMENT TO RELOCATE ENTRY DRIVE FROM 17<sup>th</sup> AVENUE TO 5<sup>th</sup> STREET

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? PROPERTY IS LOCATED ON 17<sup>th</sup> AVENUE NORTH (PARKWAY). CURRENTLY THE SITE HAS AN ENTRY DRIVE OFF 17<sup>th</sup> AVENUE N. WITH A PLANNED NEW DEVELOPMENT THE DRIVE IS REQUIRED TO BE RELOCATED OFF 5<sup>th</sup> STREET. THE ENTRY DRIVE REDUCES THE PROPERTY DEVELOPABLE FRONTAGE ON SCENIC CRESCENT LAKE TO 25 FEET.

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. THIS IS THE ONLY PROPOSED DEVELOPMENT ON THE PARKWAY. THE PARKWAY ONLY EXISTS BETWEEN 4<sup>th</sup> STREET AND 5<sup>th</sup> STREET.

3. How is the requested variance not the result of actions of the applicant? THE REQUESTED VARIANCE IS A DIRECT BI-PRODUCT OF REQUIRING THE ENTRY DRIVE TO BE RELOCATED FROM EXISTING 17<sup>th</sup> AVENUE N. TO 5<sup>th</sup> STREET. 5<sup>th</sup> STREET FRONTAGE IS NARROW AND THE ENTRY DRIVE WILL CONSUME 40 PERCENT.



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# VARIANCE

**NARRATIVE (PAGE 2)**

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

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

## APPLICANT NARRATIVE

4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?

DRIVEWAY ACCESS OFF 17<sup>TH</sup> AVENUE (EXISTING) MAKES BEST USE OF THE PROPERTY. DRIVEWAY ACCESS FROM 5<sup>TH</sup> STREET GREATLY REDUCES BEST USE. HAVING THE DEVELOPMENT FRONT ON BOTH CRESCENT LAKE AND THE PARKWAY WILL GREATLY ENHANCE THE NEIGHBORHOOD.

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

NARROW FRONTAGE ON 5<sup>TH</sup> STREET, PLUS THE LOSS OF BUILDABLE FOOTPRINT DUE TO DRIVEWAY ENTRANCE, DOES NOT PRESENT AN ALTERNATIVE. DRIVEWAY ENTRANCE OFF 17<sup>TH</sup> AVENUE DOES PRESENT A WORKABLE ALTERNATIVE.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

WILL ALLOW THE DEVELOPMENT OF TWO EXTREMELY ATTRACTIVE UNITS FACING SCENIC CRESCENT LAKE. WITH THE VARIANCE THE BUILDING WILL BE SET BACK FROM EDGE OF 17<sup>TH</sup> AVENUE PAVEMENT 38'-4". THE BUILDINGS ACROSS THE STREET AND FRONTING ON 17<sup>TH</sup> AVENUE ARE SET BACK FROM EDGE OF PAVEMENT 29'-2", 35'-7" AND 30'-0"

Mary Dowd and Michael Myers  
1600 4<sup>th</sup> Street North  
St. Petersburg, FL 33704

June 28, 2017

Development Review Commission Members  
Ms. Elizabeth Abernethy, Planning and Economic Development Dept.  
Corey Malyska, Urban Design and Development Coordinator  
City of St. Petersburg, FL

Re: Case No.: 17-54000028 Address: 1717 5<sup>th</sup> Street North

We are opposed to the request for a street side setback Variance to allow construction of a 3-unit multi-family development for the following three reasons.

1. The magnitude of the variance is 100%. It's helpful that the developers will be removing a driveway from parkland, but that should not grant them the opportunity to infringe on the parkland in a bigger way – with three very large townhome buildings. Ordinance 16.20.030.10 below clearly states the importance of setbacks being based on the predominant building setbacks in the block and on the adjacent blocks. The 100% street side setback variance request disregards the existing setbacks within the direct vicinity of the neighboring streets and would set a most unfortunate precedent for the neighborhood.

**16.20.030.10. - Setbacks consistent with established neighborhood patterns.**

There are building setback characteristics of existing neighborhoods related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan. Approval shall be based on the following:

**Front and side yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.**

**Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.**

2. The design of the 3-unit multi-family development is not consistent with the context of the neighborhood.

We understand staff is recommending approval of the request, but based on our correspondence with Corey Malyska there is an implication that the ordinances related to "character and scale" do not apply. We believe that they do. Clearly there are "character and scale" requirements in the ordinances with regard to Zoned Multi-family housing.

Ordinance 16.10.014.4 and 16.20.030.11 cited at the end of this letter, specifically address this and the highlighted in red text, clearly states that "character and scale" are valid and do indeed apply.

We own the two 1930s houses, zoned Neighborhood Suburban Multi Family -1 (NSMF-1) at 452 and 446 17th Ave. N. that are within 200' of the proposed townhomes. Our adjacent auction building at 1600 4th Street N. is zoned Corridor Commercial Suburban-3. We own a total of three properties that the city acknowledges needed to be notified of the proposed redevelopment. We are significantly impacted by the proposed redevelopment because it fails to respect the scale and character of the surrounding buildings --- particularly those buildings located to the south. From our perspective the design plans do not respect and take into account the surrounding architecture within the neighborhood, particularly as it relates to those properties to the south.

Please take a close look at the north, east and especially the south elevation. Can you direct us to any homes in the near vicinity that have cock-eyed window configurations similar to that? With regard to windows, under Ordinance 16.20.030.11.-- Building - design it states: **Windows on the street side facades shall be evenly distributed in a consistent pattern.**

3. The attached two photos show four very large mature trees on the property. The pair of trees facing 5th St. N. both measure approximately 36" to 38" each in diameter. The three trees on 17th Ave range in diameter from approximately 30" to 22" in diameter. The copied below information in red from Ordinance 195-H indicates these Grand or Signature trees may be protected. Furthermore, on page 6 of 25 in the variance application there are no trees platted in the architects rendering of the 3 townhome redevelopment plans. What are the conditions for moving forward with the application with regard to the 4 existing mature trees on the property? What guarantee do we have as the owners of three properties across the street --- that the trees will be protected if deemed by the city arborist that they qualify for protection? What guarantee do we have new trees will be planted to replace them or that the property will be landscaped as outlined in city code? We have grave concerns regarding this -- given that so many previous redevelopment projects within the city have not had to comply with the planting of trees and landscaping that the developers promised and that are specified in the city code. The enforcing of these codes clearly is not happening.

Effective 09/17/15, City Council amended the minimum landscaping requirements and the tree protection standards, establishing Grand Tree and Signature Tree protection standards; [Ordinance 195-H](#)

### What are Protected, Grand Trees and Signature Trees?

**Protected:** Any shade tree 4" or larger diameter at breast height (dbh, as measured 4 ½ feet above ground); any understory tree which is 8" or larger dbh

**Grand:** Any tree which is 30 inches in diameter dbh or larger, with the exception of Laurel Oaks. Typically, only Live Oaks will grow to this size and be affected by this new code provision.

**Signature:** This is a new category of non-native trees which because of the size, prevalence and history in our community warrant recognition and protection. Includes Banyan trees, Kapok trees that are 30" or larger dbh and Jacaranda trees and Royal Poinciana trees that are 8" or larger dbh.

Any tree which is 30 inches in diameter dbh (as measured 4 1/2 feet above ground) or larger on the following list, with the exception of Laurel Oaks. Typically, only Live Oaks will grow to this size and be affected by this new code provision. Grand Trees are afforded a higher level of protection, and need to be preserved.

In closing, we see a steady tide of large out of scale and out of character redevelopment occurring in our neighborhood. The growing number of Variance approvals being granted, have created a wall of 3-story townhomes on 5<sup>th</sup> Street North moving southward from 22<sup>nd</sup> Avenue. Please ask yourselves, is this what you really want for our city? Is this what is in the best interest of all its citizens, not just the developers who will move on once the project is finished, but those residents who will be left to live with it every day?

Thank you for listening and thank you for your volunteer service to our city.

Sincerely,  
Mary Dowd and Michael Myers

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### Referenced Ordinances:

**ORDINANCE 16.10.010.4. - Zoning district regulations.**

**No building, structure or land shall be used, nor shall any use be established unless it complies with the requirements of this chapter.**

D. *Development standards.*

The development standards contained within this chapter have been established in order to ensure adequate levels of light, air and density of development, **to maintain and enhance locally recognized values of community appearance** and to promote the safe and efficient circulation of pedestrian and vehicular traffic. **The standards are in furtherance of the goals and objectives of the plan and are**

**found to be necessary for the preservation of the community,** health, safety and general welfare.

*K. Building and site design standards.*

The City's rich and unique architectural legacy has contributed significantly to the City's image, economic growth and quality of life. While the City's architectural legacy was previously enriched by the development of raw land, development in recent years has been replaced by redevelopment including, but not limited to, additions to existing buildings, demolition and replacement of existing buildings, and new construction on vacant lots within developed neighborhoods.

**The City's building and site design standards expect new construction to respect and reinforce the neighborhood context created by existing development. While modern buildings will most likely be larger and have different needs than buildings constructed in the past, all new construction should blend with the established development pattern and not challenge it.**

For these reasons, many of the design standards seek to ensure that proposed buildings are properly located on the site, provide consistent connectivity for pedestrians and vehicles, and provide the typical features appropriate to the existing context. Contextual site layout will be the number one priority of the building and site design review process.

The City desires to allow the property owner and the design professional to choose the architectural style that is appropriate for the project. For these reasons, the design standards do not prescribe the use of certain architectural styles or specific architectural details. However, it is expected that once an architectural style is selected, it will be utilized correctly with the proper choice of materials, detailing, and proportioning. **It is further expected that the chosen architectural style will have the features and attributes of a site layout that blends the new construction with the existing neighborhood context.**

## **SECTION 16.20.030. - NEIGHBORHOOD SUBURBAN MULTIFAMILY DISTRICTS (NSM)**

### **16.20.030.10. - Setbacks consistent with established neighborhood patterns.**

There are building setback characteristics of existing neighborhoods related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan. Approval shall be based on the following:

1. **Front and side yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.**
2. **Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.**

## **16.20.030.11. - Building design.**

***Building and architectural design standards.*** All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

*Wall composition.* Wall composition standards ensure that ground-level storefronts, and multifamily and single-family residential buildings, offer attractive features to the pedestrian. Wall composition also mitigates blank walls and ensures that all sides of a building have visual interest.

1. **Structures which are situated on corner lots, through lots, or by the nature of the site layout have a facade which is clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window openings.** While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.







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

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**RE-HEARING STAFF REPORT**

**DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST  
PUBLIC HEARING**

For **Public Re-Hearing** and **Executive Action** on **July 5, 2017**, beginning at 2:00 P.M.,  
Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & Economic Development Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: 17-54000019 PLAT SHEET: H-25

REHEARING REQUEST: Approval of a variance to minimum lot width from 100-feet to 69.9-feet and a variance to minimum lot area from 8,700 sq. ft. to 6,905 sq. ft and 7,426 sq. ft. for two (2) platted lots under common ownership to allow for the construction of one (1) additional single-family home.

OWNER: Julie Maynard  
Big Tucker Holdings, LLC  
700 7<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33701

AGENT: Bennett Andrews  
PO Box 143  
Saint Petersburg, Florida 33731

REGISTERED OPPONENT: Judy Ellis  
1874 Juarez Way South  
Saint Petersburg, Florida 33712

ADDRESS: 2120 Barcelona Way South

PARCEL ID NO.: 01-32-16-49428-074-0070

LEGAL DESCRIPTION: Lots 6 and 7, Lakewood Estates, Section B

ZONING: Neighborhood Suburban-2 (NS-2)

Structure	Required	Requested	Variance	Magnitude
Lot Area (Lot 6)	8,700 sq.ft.	6,905 sq.ft.	1,795 sq.ft.	21%
Lot Area (Lot 7)	8,700 sq.ft.	7,426 sq.ft.	1,274 sq.ft.	15%
Lot Width (Lot 6)	100 ft.	69.89 ft.	30.11 ft	30%
Lot Width (Lot 7)	100 ft.	69.92 ft.	30.08 ft	30%

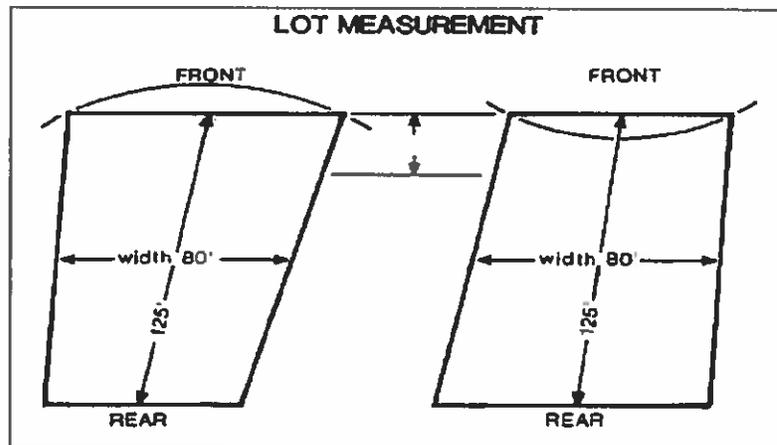
**BACKGROUND:** On May 3, 2017 the DRC voted 3 to 4 to approve the subject application, thereby denying the request. On June 7, 2017 the DRC voted 6 to 0 to approve the applicant's request for a rehearing.

The subject property consists of two platted lots of record (Lots 6 and 7) of Lakewood Estates Section B subdivision. The property is located on 2120 Barcelona Way South and is in the NS-2 (Neighborhood Suburban Single-Family) zoning district. In 1973, a single-family home and attached one car garage was constructed on Lot 7. In 2012, Lots 6 and 7 were combined under common ownership.

The applicant is seeking approval for a variance to lot area and lot width to create two buildable lots from two platted lots of record. The proposal is to build a new single-family home on Lot 6 and leave the remaining single-family home on Lot 7. The two single-family homes will meet development standards and setbacks requirements set forth by the NS-2 (Neighborhood Suburban Single-family) zoning district.

The subject property (Lot 6 and Lot 7) is a non-rectangular shaped parcel with a total area of 14,331 square-feet and a lot width of 150 linear feet at the street (Barcelona Way). The two lots of record, as originally platted, are deficient in lot width and lot area to today's standards in the NS-2 (Neighborhood Suburban Single-Family) zoning district. City Code Section 16.20.020.6 – Maximum Development Potential – requires a minimum lot width for residential development of 100-feet and a minimum lot area of 8,700 square-feet.

City Code Section 16.60.010.4 requires that the minimum lot width to be measured at the midpoint of the side lot lines (please refer to diagram below). Due to its shape, Lot 6 has a lot width of 69.89 feet at the midpoint and width of 75 feet at the street, with a lot area of 6,905 square-feet. Lot 7 has a lot width of 69.92 feet at the midpoint and 75 feet at the street, with a lot area of 7,426 square-feet.



Lakewood Estates Section B was platted in 1924, and the majority of the lots of record created by the plat are deficient or substandard to the minimum lot width required by the current NS-2 development standards. See Parcel Width Map - Exhibit 1. The majority of the lots of record, especially those surrounding the subject site, were platted with 75 linear-feet of front lot width. This is a consistent development pattern on the subject block and the surrounding blocks. See Plat Map – Exhibit 1.

During the review of the regulations by City Council starting in March of 2015, Council made the decision to change the code to restrict development on substandard lots, requiring a variance review to determine if development would be consistent with the surrounding neighborhood pattern. Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. City code was changed in 2003 to allow development on any platted lot of record. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing two homes in an area that historically developed on more than one platted lot could be detrimental to the neighbors and the overall character of the neighborhood. The Lakewood Estates neighborhood is not an example of such development pattern, as the majority of homes were built on one platted lot of record. On September 17, 2015, City Council amended the non-conforming lot regulations, thereby eliminating the right to build on these substandard lots without first obtaining a variance.

On March 31, 2016, a substantially similar variance (#16-54000009) was approved for minimum lot width to create two buildable lots for a property located one block north, at 1824 Bonita Way South. During a field inspection, staff visited this site, where a new single-family home has been built. Staff finds that the new single-family home blends in with the surrounding homes and provides an upgrade to the existing house stock. The proposed one-story house for the subject application is substantially similar in size and mass, and staff finds that the proposed home will be consistent with the neighborhood pattern.

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

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

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

The proposed application does involve a development project for the construction of a new single-family home on a platted lot of record, which will meet all setbacks and development standards of the zoning district. The remaining existing single-family home will also meet the zoning district setbacks.

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.*

Lots 6 and 7 are platted lots of record as part of the original Lakewood Estates Section B subdivision established in 1924. Both lots of record as originally platted are deficient in lot width and lot area to today's NS-2 standards and therefore are considered to be substandard.

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

This criterion is not applicable.

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

This site is located in an Archaeologically Sensitive Area 2. This means that based on settlement patterns and geography, there is a high probability that artifacts could be found. Developers of new single-family homes in this area are required to follow recommendations and instructions provided by the Department's Historic Preservation Division.

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

A field inspection verified that there are trees at the front of Lot 6, including an unprotected Norfolk Island pine and protected Red Cedar trees (see Photo - Exhibit 2). The applicant will be required to apply for a separate tree removal permit for the protected trees on site, if they are to be removed. This is included as a suggested condition of approval within this report.

*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 lots in the Lakewood Estates neighborhood were designed around the Lakewood County Club golf course with curvilinear streets and irregularly shaped lots. The original subdivision in 1924, shaped the neighborhood development pattern with platted lots typically having 75-foot frontage at the street. The lot area varies, with smaller lots in the center of the blocks and larger lots at the ends of the blocks, following the curvilinear street pattern.

Staff conducted the following analysis to determine consistency with the neighborhood development pattern. See Exhibit 2 for graphic representations. The analysis includes six blocks surrounding the subject block, as well as the subject block.

**1. House per Platted Lot Analysis**

The data on Table 1 demonstrates that 90% of the existing housing stock were originally built on one house per platted lot. 15 homes were built on more than 1 platted lot per house, these were modified by combining portions of platted lots of record to create larger parcels. See One House per Platted Lot – Exhibit 2.

**Table 1: One House per Platted Lot**

Block	Location	1 House on Lot	More than 1 lot for house	% of 1 house per lot
<b>Subject Block 74</b>		32	4	89%
<b>Block 76</b>	North	31	0	100%
<b>Block 78</b>	West	11	0	100%
<b>Block 79</b>	Southwest	18	3	86%
<b>Block 73</b>	Southeast	17	4	81%
<b>Block 75</b>	Northeast	18	0	100%
<b>Block 72</b>	East	14	4	78%
<b>Total</b>		<b>141</b>	<b>15</b>	<b>90%</b>

Staff analysis has determined that the proposed application for two platted lots of record, is consistent with the surrounding development pattern. There is consistency as 90% of the lots have one house per platted lot of record. The applicant is proposing to build one new single-family home on a platted lot of record and maintain an existing house on a platted lot of record.

**2. Lot Width Analysis**

In determining consistency with the surrounding pattern, the width of the lot at the street is a more important factor in the development pattern than the lot area or lot width at the midpoint. Out of the seven blocks, 154 lots were analyzed for lot width at the midpoints and street front width consistency. Staff found, utilizing Geographic Information System data to measure the midpoint lot width, that 136 of the 154 analyzed lots are substandard to the minimum lot width of the NS-2 zoning standards. The data in Table 2 demonstrates that 87% of the lots are substandard to lot width. Furthermore, the majority of the lots share the same front lot width at the street at 75-feet. This includes the subject block and the block to the north, which at the street face (on Barcelona Way) are consistent with the front lot width of 75-feet with adjacent properties. See Lot Width Analysis and 75 Foot Lots – Exhibit 2.

**Table 2: Percentage Lot Width**

Block	Location	Conforming Width	Substandard Width	% Substandard
<b>Subject Block 74</b>		3	31	91%
<b>Block 76</b>	North	0	31	100%
<b>Block 78</b>	West	2	9	82%
<b>Block 79</b>	Southeast	3	18	86%
<b>Block 73</b>	Southwest	4	17	81%
<b>Block 75</b>	North East	1	17	94%
<b>Block 72</b>	East	5	13	72%
<b>Average</b>		<b>18</b>	<b>136</b>	<b>87%</b>

**3. Lot Area Analysis**

Table 3 reveals that a majority of lots are conforming to lot area, and 16% are substandard. However, the abutting lots to the east, west and south of the subject site, are substantially similar to the subject lots being deficient in both lot area and lot width. See Lot Area Analysis Map – Exhibit 2.

**Table 3: Lot Area Analysis**

Block	Location	Standard Area	Substandard Area	% Substandard
<b>Subject Block 74</b>		25	9	26%
<b>Block 76</b>	North	30	1	3%
<b>Block 78</b>	West	7	4	36%
<b>Block 79</b>	Southwest	20	1	5%
<b>Block 73</b>	Southeast	20	1	5%
<b>Block 75</b>	Northeast	14	4	22%
<b>Block 72</b>	East	15	3	17%
<b>Average</b>		<b>131</b>	<b>23</b>	<b>16%</b>

In determining consistency with the surrounding pattern, the width of the lot at the street is a more important consistency factor, as the width is more readily apparent when viewed from the street.

- 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;*

Lots 6 and 7 are two platted lots of record in the Lakewood Estates Section B subdivision established in 1924 and combined in 2012. The majority of the surrounding lots were originally platted to have a front lot width of 75-feet, this is the predominant development pattern originally established by the original subdivision. For this reason, the existing conditions are not the action of the applicant.

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

Without approval of the requested variance, the owner has the ability maintain the existing single-family home. The applicant is proposing to maintain the existing house on Lot 7 and develop a new single-story single family home on Lot 6. Denial of the variance would be a hardship as it would not allow development of a new home on a platted lot of record, when 90% of the surrounding homes are on one platted lot.

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

---

The intent of the proposed application is to reestablish two buildable lots from two platted lots of record to build a new single family home on Lot 6 and maintain the existing single-family home on Lot 7. The analysis on Table 1 demonstrates that 87% of the properties within the study area are deficient to lot width. The abutting properties on the east, west and south of the subject site are also deficient in lot width and lot area.

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

The variance request is the minimum necessary to allow a new home to be constructed on one of the platted lots, while preserving the existing home. The proposed variance request will be consistent with the majority of the neighborhood pattern in lot width and setbacks within Lakewood Estates Subdivision B, and therefore allows a reasonable use of the land.

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

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment. The Land Development Regulations for the Neighborhood Suburban districts state: "The regulations of the NS districts protect the single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood." The character of the subdivision has been identified as one house per platted lot of record, most of which are substandard in regard to the currently existing Code requirements. The following objective and policies promote redevelopment and infill development in the City:

**OBJECTIVE LU2:**

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

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

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

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

The granting of the variance will not be injurious to the neighboring properties since the proposed new home and existing single family home will meet the setback requirements for the zoning district and be consistent with the surrounding development pattern as detailed under staff response to criteria 1.F. The proposed new house on Lot 7 as viewed from the street, the proposed home will not have any discernable difference from the other houses on the subject block.

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

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

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.*

Non-conforming uses and non-conforming buildings have not been considered in staff's analysis.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Lakewood Estates Neighborhood Association. Prior to the May 3<sup>rd</sup>, 2017 DRC meeting, staff received 33 emails in opposition and four citizens spoke in opposition to the request.

As of the date of this report, staff has received 166 emails regarding the rehearing from surrounding property owners in opposition to this request, one email in support of the request and 5 phone calls in opposition and one in favor of the request.. See Exhibit 5.

There is a registered opponent for this case, Judy Ellis of the Lakewood Estates Civic Association, see Exhibit 5.

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

**CONDITIONS OF APPROVAL:** If the variance is approved consistent with the site plan submitted with this application, the Planning and Economic Development Department 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 and shall comply with NS zoning district requirements at the time of permitting.
2. This variance approval shall be valid through July 5, 2020. Substantial construction shall commence prior to this expiration date, or the parcels shall be separately conveyed unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
3. There shall be no other variances to the Land Development Regulations for the subject lots.
4. Maximum impervious surface on the site must not exceed 60%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. A tree permit shall be filed for the removal of any trees, which will require review and approval.

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Report Prepared By:



6/28/17

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Cristian Arias  
Development Review Services Division  
Planning & Economic Development Department

Date

Report Approved By:



6-28-17

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Elizabeth Abernethy, ACIP, Zoning Official (POD)  
Development Review Services Division  
Planning & Economic Development Department

Date

EA/CIA:pj

**ATTACHMENTS:**

- Exhibit 1: Parcel Map, Aerial, Parcel Width from GIS, Plat Map Exhibit, Photo – Subject Property, Photo – 1824 Bonita Way South Photos – Abutting Properties
- Exhibit 2: Trees on Lot 7, Combined Lots, One House per Platted Lot, Lot Width Analysis, 75 Foot Lots in Subject Block, Lot Area Analysis
- Exhibit 3: Application and Survey, Site Plans, Building Plan and Elevations
- Exhibit 4: Property Card, Building Permit History, Deeds
- Exhibit 5: Public Comment and Registered Opponent Form

# Exhibit 1

Case #17-54000019

Parcel Map

Aerial Location Map

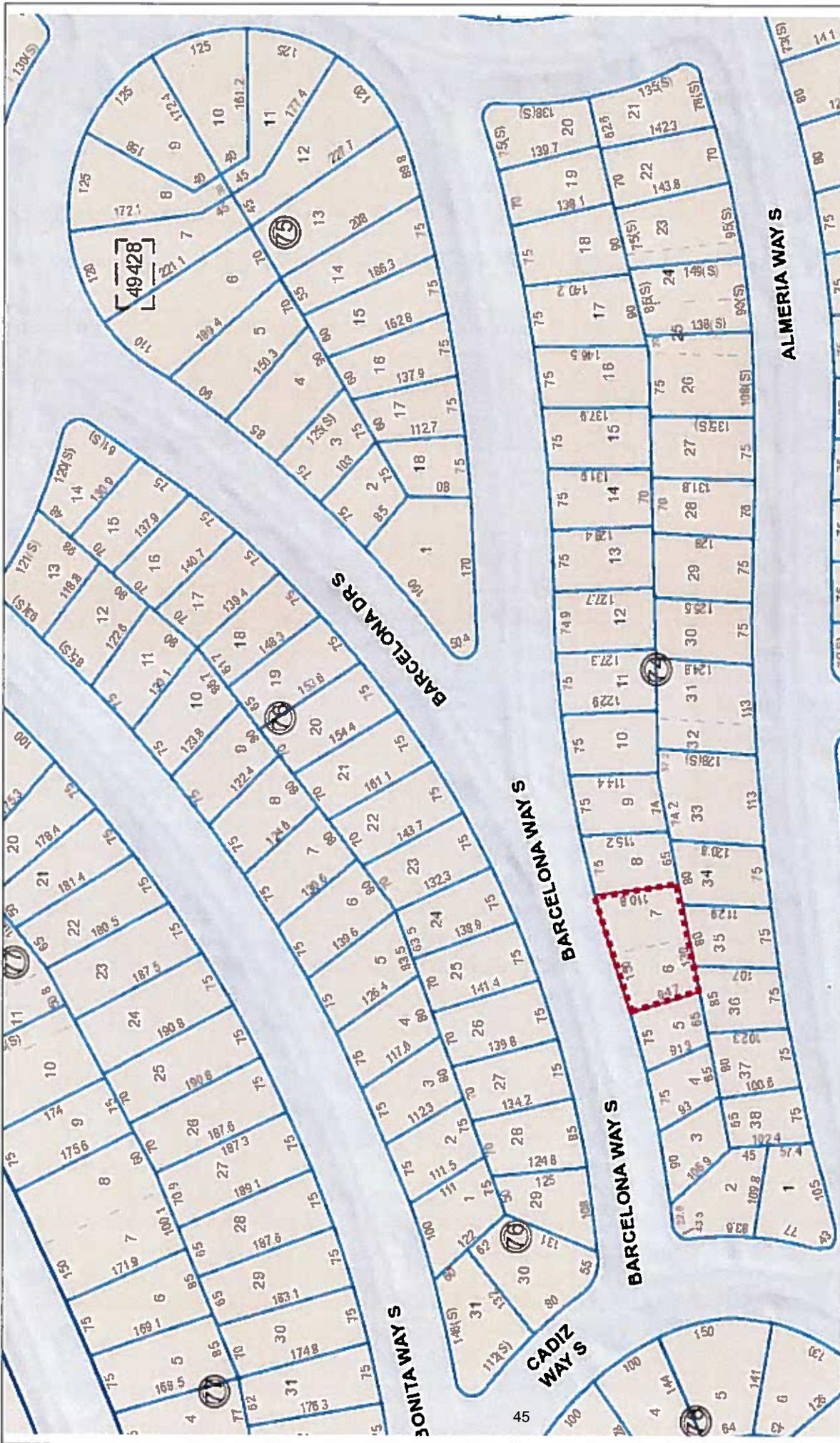
Parcel Width Map

Plat Map Exhibit

Photo – Subject Property

Photo – 1824 Bonita Way South

Photos – Abutting Properties



Parcel Map  
 City of St. Petersburg, Florida  
 Planning and Economic Development  
 Department  
 Case No.: 17-5400019



(nts)



Aerial Map

City of St. Petersburg, Florida  
Planning and Economic Development  
Department

Case No.: 17-54000019



(nts)

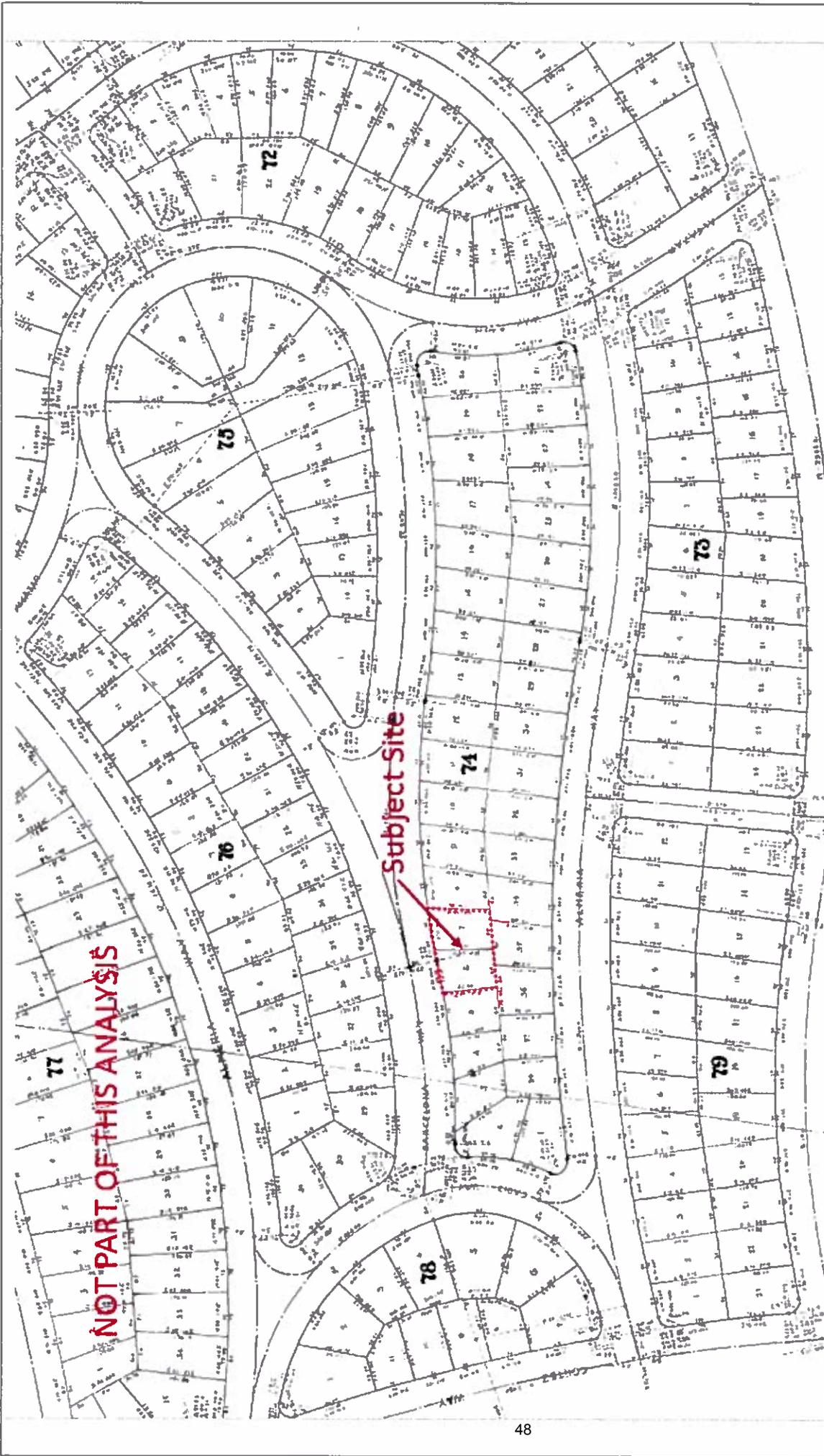


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[www.stpete.org](http://www.stpete.org)

# Parcel Width



TOTAL PARCELS = 203		
TOTAL ACRES = 55.69		
AVERAGE	ACRES	WIDTH
	0.27	81.85



Plat Map  
 City of St. Petersburg, Florida  
 Planning and Economic Development  
 Department  
 Case No.: 17-5400019





Subject Site  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No.: 17-54000019

**N↑**  
(nts)



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1824 Bonita Way South  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No.: 17-54000019

**N↑**  
(nts)



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Property West of Subject Site  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No.: 17-54000019



(nts)



Property Across Street of Subject Site  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No.: 17-54000019

**N↑**  
(nts)

# Exhibit 2

## Case #17-54000019

Trees on Lot 7

Combined Lots

One House per Platted Lot

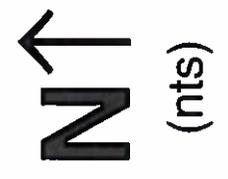
Lot Width Analysis

75 Foot Lots in Subject Block Face

Lot Area Analysis



Trees on Lot 7  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No.: 17-54000019



Altered Platted Lot



NOT PART OF THIS ANALYSIS



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Combined Lots  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No.: 17-5400019



(nts)

□ - House on Two Plus Platted Lots

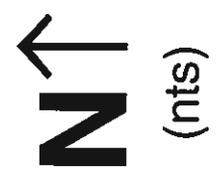
▭ - House on One Platted Lot plus portion of another

▲ - One House per Platted Lot

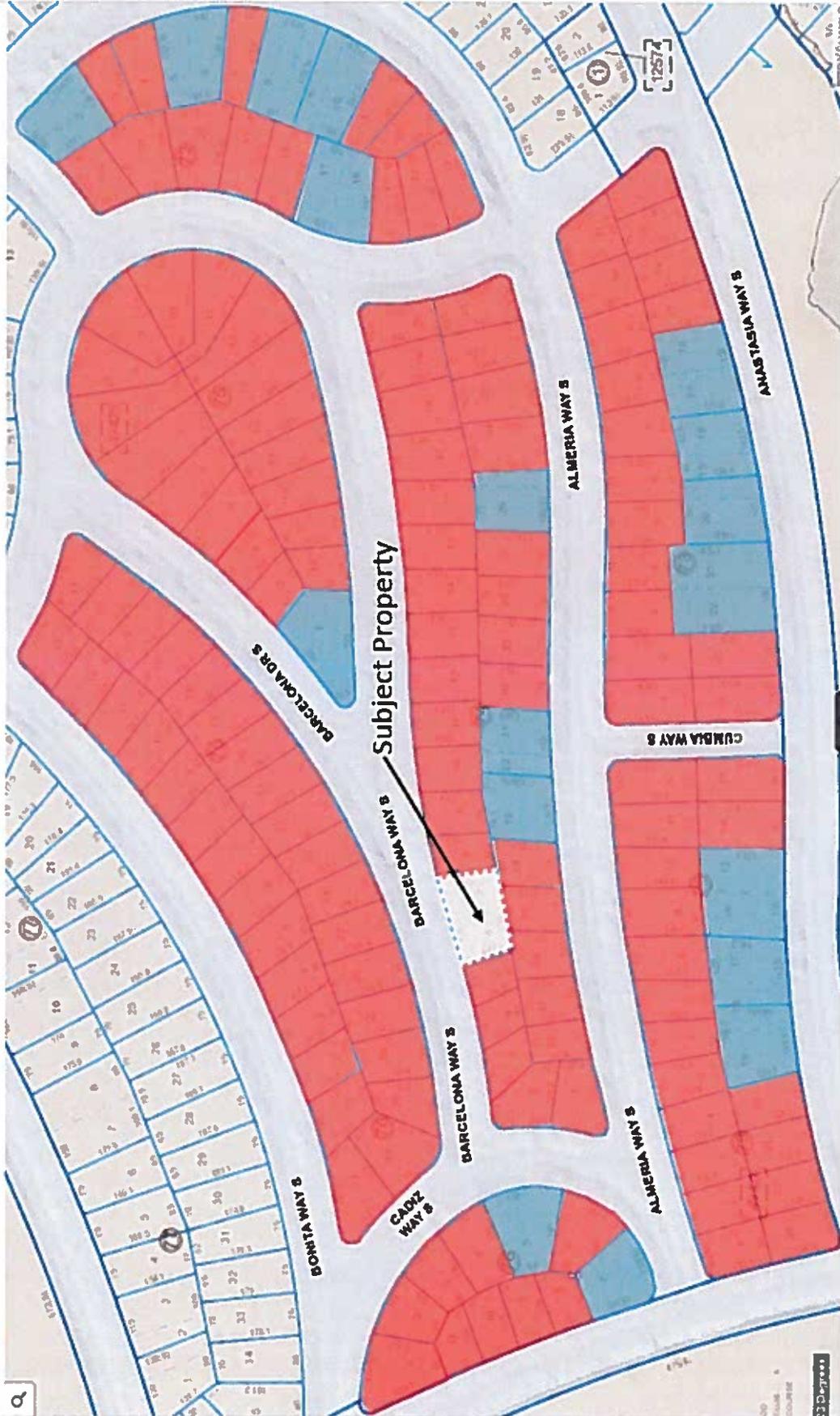
▲ - One House on More than one Platted Lot



One House per Platted Lot Map  
 City of St. Petersburg, Florida  
 Planning and Economic Development  
 Department  
 Case No.: 17-54000019



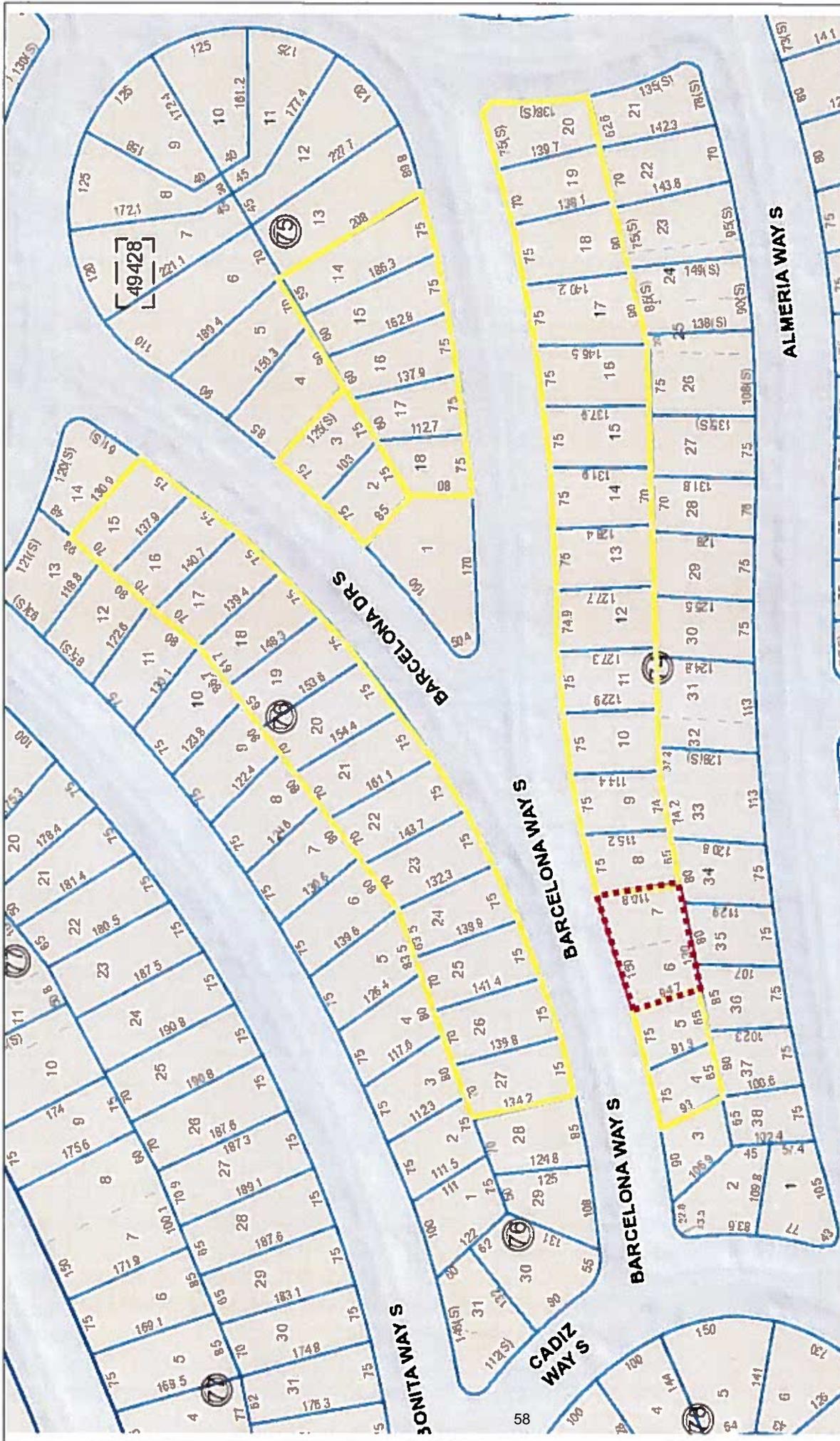
-  - Substandard Lot
-  - Standard Lot



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Lot Width Analysis Map  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No.: 17-54000019



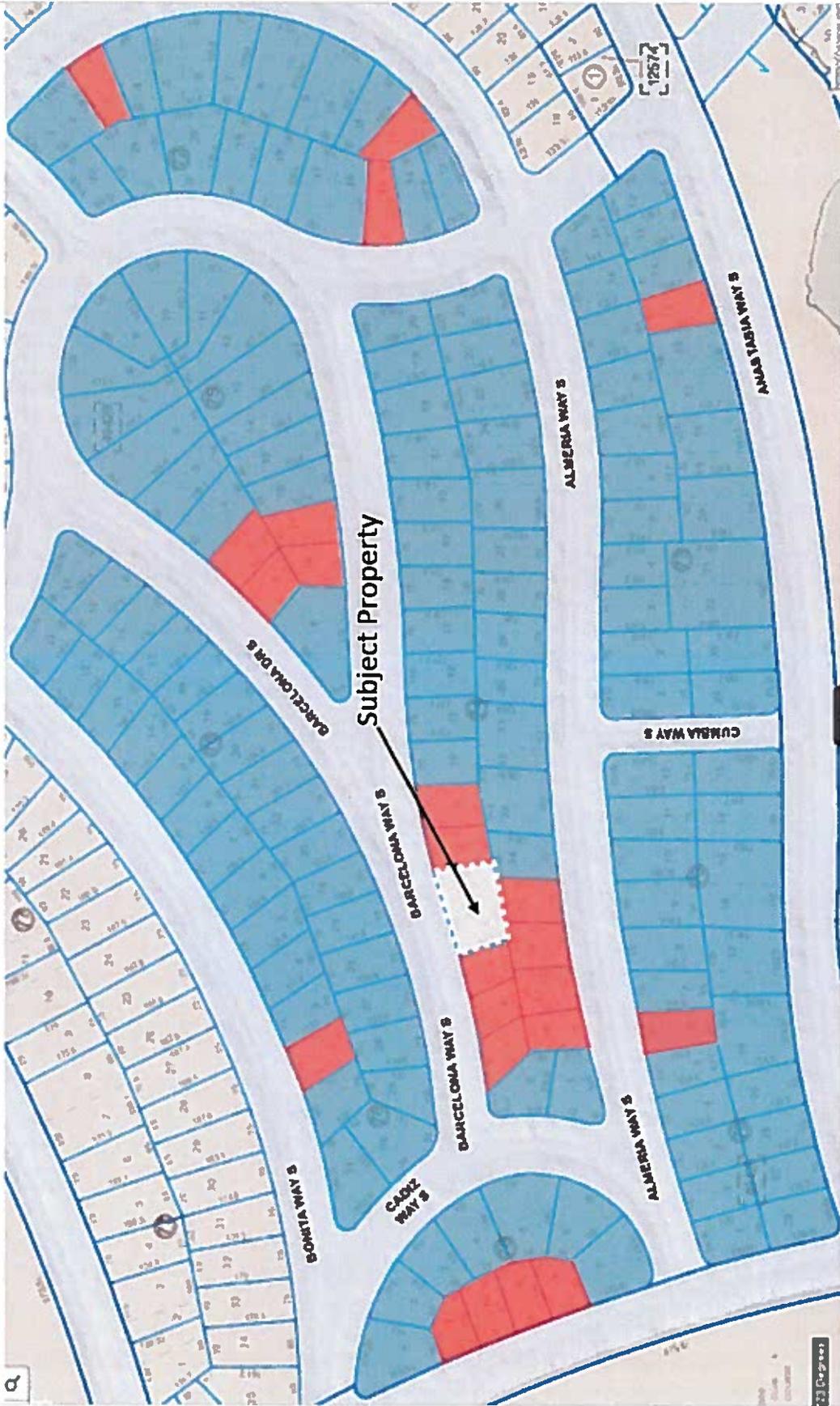


75 Foot or Less Frontage Lots in Subject Block  
 City of St. Petersburg, Florida  
 Planning and Economic Development  
 Department  
 Case No.: 17-5400019



(nts)

-  - Substandard Lot
-  - Standard Lot



Lot Area Analysis Map  
 City of St. Petersburg, Florida  
 Planning and Economic Development  
 Department  
 Case No.: 17-5400019



# Exhibit 3

## Case #17-54000019

Applicant's Narrative

Survey

Site Plans

Floor Plan

Elevations



# 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:	2120 BARCELONA WAY S, ST PETE FL 33710 Case No.:
Detailed Description of Project and Request:	DIVIDE LOTS 6 AND LOT 7 INTO TWO SEPARATE PARCELS
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	<p>THE CURRENTLY EXISTING PARCEL CONTAINS TWO ORIGINALLY PLATTED LOTS. A SINGLE FAMILY HOME WAS BUILT ON LOT 7, WHILE LOT 6 REMAINS VACANT.</p> <p>ALTHOUGH THE PROPERTY EXISTS IN A NS-2 ZONING THAT REQUIRES A MINIMUM LOT WIDTH OF 100' AND MINIMUM LOT AREA OF 8700 SQ FT, THE 4 CONTIGUOUS / ADJACENT HOMES ARE BUILT ON LOTS THAT ARE NONCONFORMING AS WELL.</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.	<p><del>2136 BARCELONA WAY S - LOT 71x93</del></p> <p>2136 BARCELONA WAY S - LOT 71x93</p> <p>2146 BARCELONA WAY S - LOT 71x91</p> <p>2112 BARCELONA WAY S - LOT 71x113</p> <p>2154 BARCELONA WAY S - LOT 80x100</p>
3. How is the requested variance not the result of actions of the applicant?	TWO ORIGINALLY PLATTED LOTS ARE NON-COMPLIANT WITH REQUIRED LOT SIZES FOR NS-2 ZONING.



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# 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><b>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?</b></p> <p>THE PROPERTY IS CURRENTLY ZONED AND PLATTED FOR TWO NS ZONED SINGLE FAMILY HOMES.</p> <p>NEW CONSTRUCTION WITHIN LAKEWOOD ESTATES WILL IMPROVE CURB APPEAL OF THE SUBJECT PROPERTY'S STREET, AND POTENTIALLY INCREASE VALUE OF ADJACENT HOMES.</p>
<p><b>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</b></p> <p>A VARIANCE IS REQUIRED IN ORDER TO BUILD A NEW SINGLE FAMILY HOME. IF A VARIANCE IS NOT GRANTED, IT WILL REMAIN VACANT.</p>
<p><b>6. In what ways will granting the requested variance enhance the character of the neighborhood?</b></p> <p>LAKEWOOD ESTATES IS A DESIRABLE NEIGHBORHOOD THAT OFFERS A POPULAR STYLE OF SUBURBAN HOMES. THE VARIANCE WILL ALLOW THE HIGHEST &amp; BEST USE OF THE 2 PLATTED LOTS BY ALLOWING A NEW SINGLE FAMILY HOME TO BE CONSTRUCTED.</p>

May 15, 2017

City of St Petersburg  
ATTN: Elizabeth Abernethy  
PO Box 2842  
St Petersburg, FL 33731



RE: Request for a Rehearing - DRC Meeting 5/3/2017  
Case No.: 17-54000019  
Address: 2120 Barcelona Way S  
Parcel ID: 01-32-16-49428-074-0070

To Whom It May Concern,

The purpose of this letter is to respectfully request a rehearing of variance case #17-54000019, relating to 2120 Barcelona Way S, due to newly discovered evidence in support of the the applicant's variance request.

The subject property is located in Section B of the Lakewood Estates Subdivision. Although the this neighborhood is subject to the NS-2 Zoning code (100ft-wide lots with a minimum of area of 8700sqft), the overwhelming majority of these homes are non-conforming (86%) due to their lot width and land size. Originally platted along winding roads to create a scenic golf-course community, this unique design is also the catalyst of many "pie-shaped" lots, as well as other variations from the rectangular-shaped norm found in neighborhoods built on a grid-pattern. Consequently, "consistency" with lot character is derived from its appearance from the road, or the lot's street frontage.

In 2015, the City Council passed an amendment to the non-conforming lot section of code (Ordinance 194-H) (see EXHIBIT A: Nonconforming Memorandum) to address homes that were built on two or more platted lots. The language of this Memorandum clearly states its purpose, which is to ensure that new development on these lots is *"consistent with the development pattern of the neighborhood."*

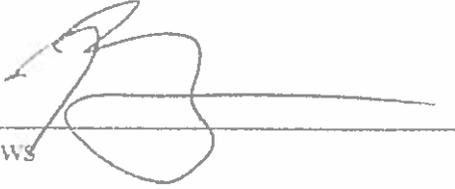
The analysis conducted by the Staff of the Planning & Economic Development Department (EXHIBIT B: STAFF ANALYSIS) concluded that 86% of the lots within 9 blocks were substandard in width, with the majority providing a frontage of 75ft, and 91% were built on only one platted lot. Following the DRC Hearing on 5/3/2017, further independent analysis of LAKEWOOD ESTATES Section B (Exhibit C: PCPAO Analysis) showed that only **three** other sites exist (highlighted in blue) that may have similar development potential. Other potnetially qualifying lots (great than 0.3ac in lot

area) would have lot street frontage less than 75ft, or would require the existing structure to be demolished / significantly rebuilt to comply with setbacks).

The second item of new evidence is in response and clarification to a misleading statement presented by a member of the public during the DRC Hearing. It was incorrectly stated that the applicant had previously built "substandard" residences along 54th Ave S. The applicant (nor the selected builder, Suncoast Building Contractors) has never constructed any residences along 54th Ave S. The only homes constructed by the owner or the selected builder were the 11 new residences along 51st Ave S (beginning with 2814 51st Ave S and thereafter) in 2004. It should be noted that the Lakewood Neighborhood Association provided a Letter of Recommendation for this project prior to its approval and completion.

Thank you in advance for your time and consideration.

Sincerely,

  
\_\_\_\_\_  
Bennett Andrews

5/15/17  
Date



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

MEMORANDUM

NON-CONFORMING LOT STANDARDS

Effective 09/24/15, City Council amended the non-conforming lot section of code, (Ordinance 194-H) such that substandard nonconforming lots of record, including platted Lots of Record, under common ownership are no longer considered Buildable Lots

What is a Non-conforming Lot? Any lot which does not meet the current underlying zoning dimensional standards for minimum lot size and area:

Zoning District	Lot Width Feet	Lot Area SF
NT-1	45	5,800
NT-2	50	5,800
NT-3	60	7,620
NT-4	45	5,800

Zoning District	Lot Width Feet	Lot Area SF
NS-1	75	5800
NS-2	100	8700
NSE	200	43,560

**History:** Many subdivisions were platted prior to adoption of the City's first zoning ordinance in 1933. Many neighborhoods were subsequently developed with one house on two or more platted lots. When zoning was established, minimum lot sizes were based on the development pattern, rather than the underlying subdivision plat. Therefore, many platted lots of record do not conform to the current zoning district standards, and are considered to be substandard lots. Under previous code, single-family homes could be built on these platted lots of record, even if the lot did not meet the minimum standards for the zoning district. Such development is not always consistent with the development pattern of the neighborhood, and therefore City Council amended the code to restrict such development.

**How does Staff check for common ownership?** For all applications for development on substandard lots, Staff will review the property deeds for the subject parcel and for the abutting parcels, to verify if the lots were under common ownership at any time on or after September 24, 2015.

**How does this affect development?** If the non-conforming lots are found to be under common ownership or formerly under common ownership on or after September 24, 2015, no development permits may be issued until a variance is granted, for any of the affected lots currently or formerly under common ownership. The Variance Application is a public hearing process before the Development Review Commission, typically taking about 8-12 weeks to process. If the variance request is not consistent with the development pattern of the neighborhood, the variance may not be approved.

**Notice regarding Demolition Permits:** If a home which is situated on two platted lots is demolished, only one home can be reconstructed if the platted lots are substandard, unless a variance is granted.

For more information, contact (727) 893-7471. [DevRev@StPete.org](mailto:DevRev@StPete.org), or visit our webpage, <http://www.stpete.org/LDR>

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**16.60.030.2. – Nonconforming lots.**

- B. *Nonconforming lots in common ownership. When the City's property card, property deeds or the county's tax parcel identification number indicates that a parcel of property that has defined boundaries, and is or becomes under common ownership on or after the date of adoption this ordinance (September 17, 2015), and consists of more than one lot of record, and one or more of such lots is undeveloped the parcel is not divisible into separate buildable lots unless:*
- 1. Each existing structure meets the current requirements for setbacks from the boundary lines of the lot of record upon which the structure is located and from the boundary lines of the buildable lot to be created, or a variance from such requirements has been approved; and*
  - 2. All of the resulting parcels of property meet the current minimum lot area and dimensional requirements of the zoning district or a variance from such requirements has been approved.*

*The division of combined lots of record which creates a substandard lot or setback causes each lot of record formerly under common ownership to be a violation of this chapter. No development permits shall be issued for any of the affected lots of record until the violation is corrected. A variance to lot area and/or dimensional regulations must be obtained for each nonconforming lot of record formerly under common ownership subject to this section before an affirmative buildable lot determination can be made by the POD.*

*Buildable lot means a parcel of land which meets the requirements of this chapter and for which a development permit may be granted.*



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

MEMORANDUM

**NON-CONFORMING LOT STANDARDS**

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Zoning District	Lot Width Feet	Lot Area SF	Zoning District	Lot Width Feet	Lot Area SF
NT-1	45	5,800	NS-1	75	5800
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NT-3	60	7,620	NSE	200	43,560
NT-4	45	5,800			

History: Many subdivisions were platted prior to adoption of the City's first zoning ordinance in 1933. Many neighborhoods were subsequently developed with one house on two or more platted lots. When zoning was established, minimum lot sizes were based on the development pattern, rather than the underlying subdivision plat. Therefore, many platted lots of record do not conform to the current zoning district standards, and are considered to be substandard lots. Under previous code, single-family homes could be built on these platted lots of record, even if the lot did not meet the minimum standards for the zoning district. Such development is not always consistent with the development pattern of the neighborhood, and therefore City Council amended the code to restrict such development.

How does Staff check for common ownership? For all applications for development on substandard lots, Staff will review the property deeds for the subject parcel and for the abutting parcels, to verify if the lots were under common ownership at any time on or after September 24, 2015.

How does this affect development? If the non-conforming lots are found to be under common ownership or formerly under common ownership on or after September 24, 2015, no development permits may be issued until a variance is granted, for any of the affected lots currently or formerly under common ownership. The Variance Application is a public hearing process before the Development Review Commission, typically taking about 8-12 weeks to process. If the variance request is not consistent with the development pattern of the neighborhood, the variance may not be approved.

Notice regarding Demolition Permits: If a home which is situated on two platted lots is demolished, only one home can be reconstructed if the platted lots are substandard, unless a variance is granted.

For more information, contact (727) 893-7471. [DevRev@StPete.org](mailto:DevRev@StPete.org), or visit our webpage, <http://www.stpete.org/LDR>

**16.60.030.2. – Nonconforming lots.**

*B. Nonconforming lots in common ownership. When the City's property card, property deeds or the county's tax parcel identification number indicates that a parcel of property that has defined boundaries, and is or becomes under common ownership on or after the date of adoption this ordinance (September 17, 2015), and consists of more than one lot of record, and one or more of such lots is undeveloped the parcel is not divisible into separate buildable lots unless:*

- 1. Each existing structure meets the current requirements for setbacks from the boundary lines of the lot of record upon which the structure is located and from the boundary lines of the buildable lot to be created, or a variance from such requirements has been approved; and*
- 2. All of the resulting parcels of property meet the current minimum lot area and dimensional requirements of the zoning district or a variance from such requirements has been approved.*

*The division of combined lots of record which creates a substandard lot or setback causes each lot of record formerly under common ownership to be a violation of this chapter. No development permits shall be issued for any of the affected lots of record until the violation is corrected. A variance to lot area and/or dimensional regulations must be obtained for each nonconforming lot of record formerly under common ownership subject to this section before an affirmative buildable lot determination can be made by the POD.*

*Buildable lot means a parcel of land which meets the requirements of this chapter and for which a development permit may be granted.*

EXHIBIT B

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

This site is located in an Archaeological Sensitive Area. At the time of development the owner will need to obtain a letter with recommendations from the City's Historic Preservation Division.

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

A field inspection verified that there are trees at the front of Lot 6, including unprotected Norfolk Island Pines and protected Red Cedars trees (see attached photo). The applicant will be required to apply for a separate tree removal permit for the protected trees on site, if they are to be removed. This is a suggested condition of approval within this report.

i. *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 proposed project will be consistent with the neighborhood development pattern. Lakewood Estates, Subdivision B was platted to have a majority of lots with a deficient lot width. The majority of the subject block face contains lots with 75-feet of frontage, including the two subject lots. Furthermore, the proposed new one-story home will comply with the zoning district development standards and therefore be in harmony with the neighborhood development pattern.

Staff has conducted an analysis taking into account surrounding properties and blocks adjacent to the subject site to determine if there is a predominant neighborhood pattern. The analysis below demonstrates that the majority of the lots, surrounding the subject property, are deficient in lot width. The subject block, for example, has only two lots which meet the minimum lot width standard of 100-feet, while the adjacent block to the north of the subject site has zero (0) lots in conformity to lot width. The final result demonstrates that 86.64% of the lots, taking into account 9 blocks surrounding the subject site, are deficient in lot width (refer to Table 1).

Table 1: Percentage Lot Width

Block	Location	Conforming Width	Substandard Width	% Substandard
Subject Block 74		2	33	94.29%
Adjacent Block 76		0	31	100.00%
Block 77	North	7	26	78.79%
Block 78	West	2	9	81.82%
Block 79	Southeast	3	19	86.36%
Block 73	Southwest	4	17	80.95%
Block 75	Northeast	1	17	94.44%
Block 71 & 72	East	8	26	76.47%
Average				86.64%

The analysis also took into account the percentage of homes developed on one lot platted of record. The data below reveals that the majority of the development pattern is one house per lot, which is the predominant neighborhood development pattern (please refer to Table 2). The variance application is consistent with this development pattern, as it will allow one house on each lot and will have the same appearance of the other homes on the block face, with 75-foot front width.

**Table 2: Percentage of House per Lot**

Block	Location	1 House on Lot	More than 1 lot for house	% of 1 house per lot
Subject Face 74		28	3	90.32%
Adjacent Block 76	East	31	0	100.00%
Block 77	North	29	4	87.88%
Block 78	West	11	0	100.00%
Block 79	Southwest	18	3	85.71%
Block 73	Southeast	17	4	80.95%
Block 75	Northeast	18	0	100.00%
Block 72	East	17	3	85.00%
Block 71	East	14	2	87.50%
Total		183	19	90.82%

Staff further finds that the proposed development is appropriately sized for lot widths and the proposed setbacks to add to the compatibility with the surrounding development pattern.

- 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;*

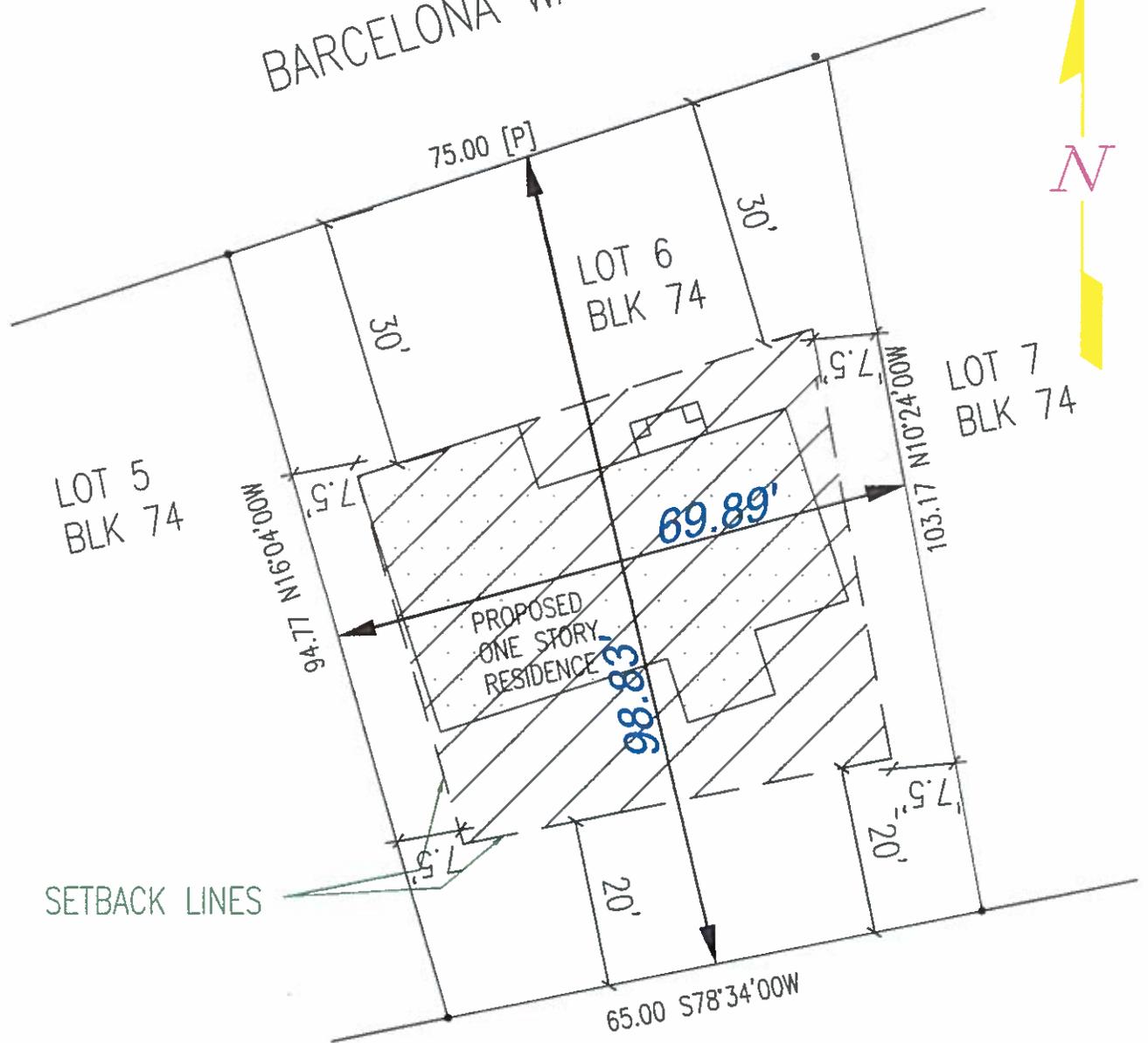
The majority of the surrounding lots, to the subject property, were originally platted to have a front lot width front of 75-feet, which established the current development pattern. The development pattern is not the result of any action of the applicant.

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

Without approval of the requested variance, the owner has the ability maintain the existing single-family home. The applicant is proposing to divide one parcel into two lots, maintain the existing house and develop a new single-story single family home on the new lot. Denial of the variance would be a hardship as it would not allow development of a new home on a platted lot of record, when 91% of the surrounding homes are on one platted lot.



BARCELONA WAY S.



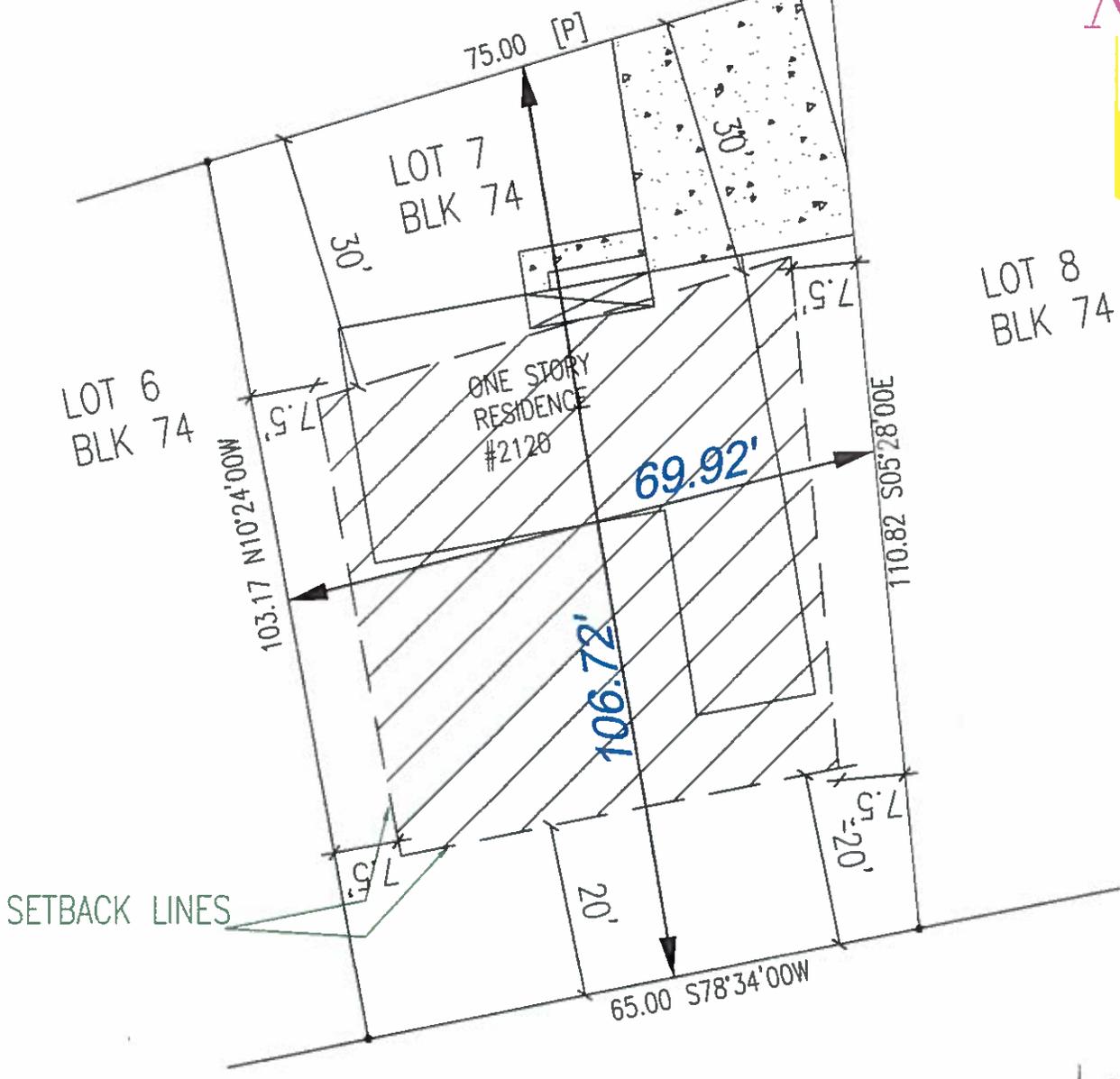
LOT 6 AREA = 6,905.15 sf

*Dennis M. Simpson*  
4/8/17

## SITE PLAN

DRAWING TITLE Julie Maynard/Big Tucker Holdings LLC 2120 Barcelona Way S, St Petersburg, Florida 33712		SCALE 1" = 20'	DWG. No.
DESIGN BY DENNIS M. SIMPSON <sup>72</sup> P.E.	FILE REF.	DATE APRIL 2017	1 OF 1

BARCELONA WAY S.



LOT 7 AREA = 7,426.23 sf

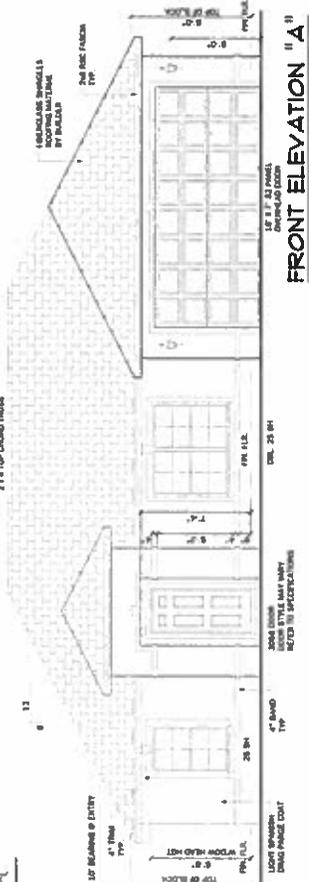
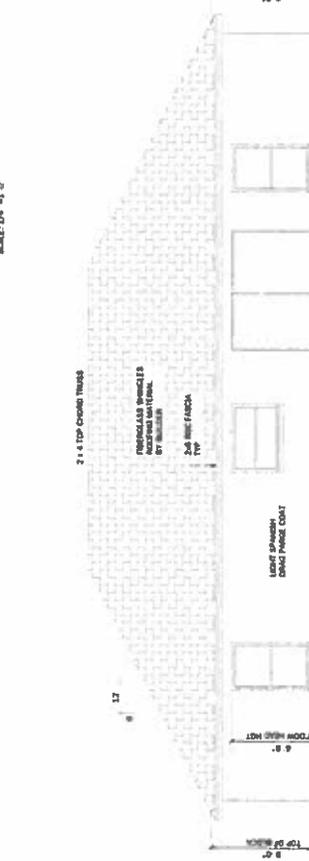
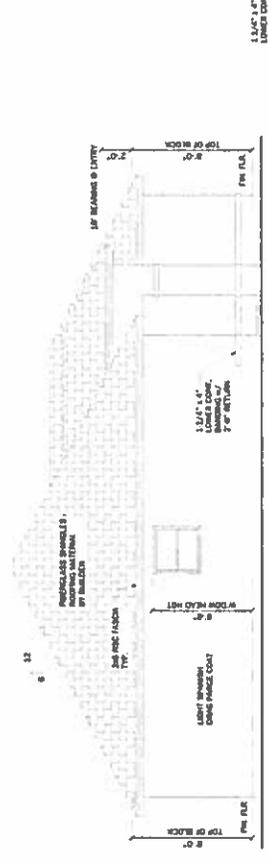
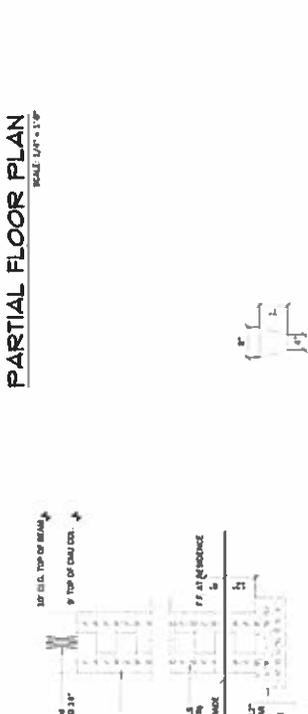
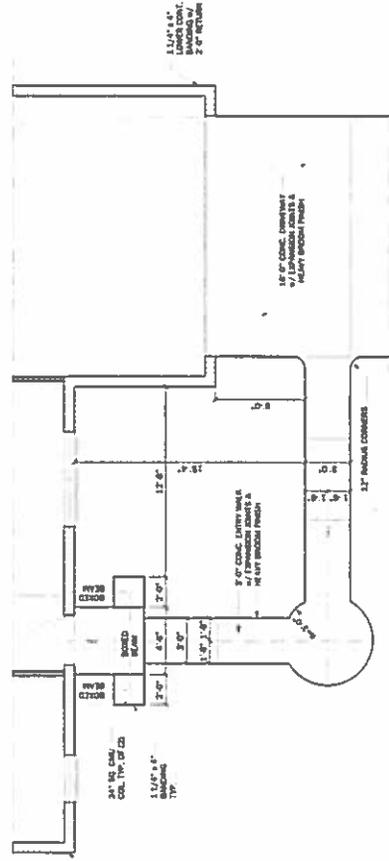
*Dennis M. Simpson*  
4/8/17

# SITE PLAN

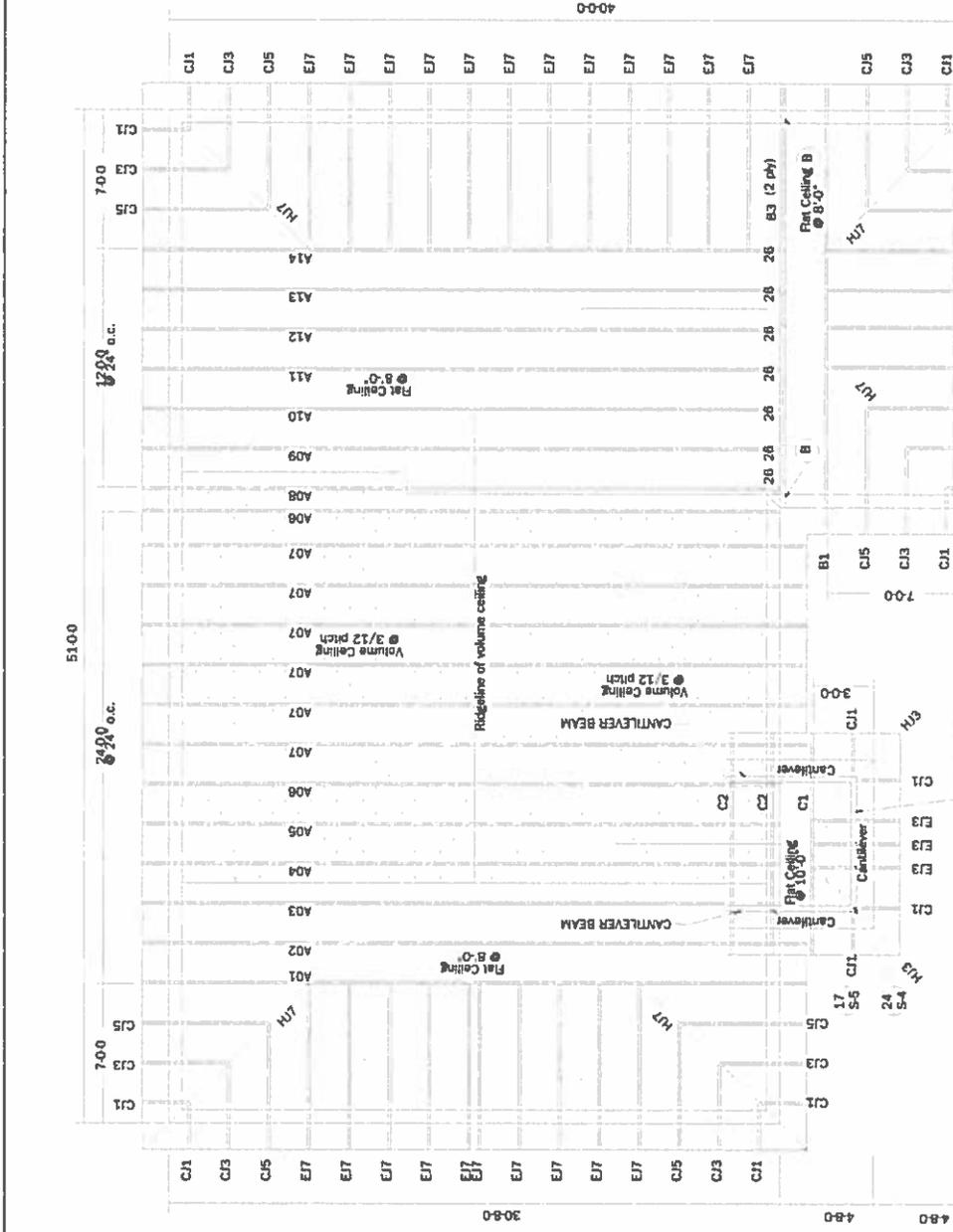
DRAWING TITLE		Julie Maynard/Big Tucker Holdings LLC	SCALE	DWG. No.
		2120 Barcelona Way S, St Petersburg, Florida 33712	1" = 20'	
DESIGN BY	FILE REF.	DATE	1 OF 1	
DENNIS M. SIMPSON P.E.		APRIL 2017		

**GENERAL NOTES:**

**VENTILATION CALCULATION**  
 PERMITS - 277, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000







**ADAMS BUILDING MATERIALS**  
 Signature Homes  
 Lot 3 Beach 800 Spring Hill  
 Madison, WI 53718

**WARNING: TRUSSES MUST BE PLACED EXACTLY AS SHOWN. TRUSSES MUST BE BRACED STRAIGHT AND PLUMB. INTERIOR TRUSSES, SHOW ALL BEARINGS. SOLID BEFORE APPLYING ANY LOAD. MULTIPLE TRUSSES MUST BE FASTENED TOGETHER BEFORE SETTING THE TRUSSES. SEE ENGINEERING AND HIB 91 FOR ADDITIONAL IMPORTANT INFORMATION NOT SHOWN HERE.**

ALL OVER DIMENSIONS ARE 1'-0" UNLESS OTHERWISE NOTED. THIS IS A GENERAL LAYOUT.

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN INCHES.

ALL WALLS SHOWN ON THIS DETAIL ARE TO BE LOAD BEARING.

W/ALL BEARING DETAIL

# Exhibit 4

Case #17-54000019

Property Card

Deeds

Lakewood Estates Section B Plat

SUBDIVISION LAKEWOOD ESTATES SECTION B

74

BLOCK

6 & 7

LOT

CARL # #2 FL. ZONE: #2 FL. ZONE: FILM BOX # ZONE: RS-100 SEC. 1 TWN. 32 RGE. 16 PLAT PAGE: H-25

BUILDING

BUILDING

LOCATION: 2120 BARCELONA WAY SOUTH

155 7/27/85

SE SPP 86-11-863 BAX

B OF A MEETING 11/21/86 Request permission to park six (6) vehicles in the front driveway. VARIANCE GRANTED THESE SIX (6) VEHICLES ONLY.

2120

Barcelona

way so.

Dbl. Roof.

Handy Man

Srvc:

L. Hartman

LI-74

672

Back

PLUMBING (SEWER/SEPTIC/GAS)

ELECTRIC

MECHANICAL (INSTALLATION)

BUILDING	ELECTRICAL	PLUMBING	H-25
<p>Location: 2120 Barcelona Way South #21324-R1 - 10/12/73 - \$13,282                      Owner W &amp; W Investment Corporation, Five room one bath residence (961 sq ft) with one porch and one car garage (350 sq ft) F.E. Wolf, Contractor.</p> <p><u>C.O. TO FLA. POWER 2/22/74</u></p> <p>#00096-RS100- 1/31/84- \$17,000                      Owner Luther Schmeyer- Bedroom addition with bath and alterations to existing garage (Type V) Rocco Bldrs Inc, Contr (BLC/tmm)                      #00433 - RS-100 - 2/9/84 - \$1200.                      Owner L. Schmeyer - 213 feet of 6' stockade fence &amp; one gate (Type V), Howard Dorr, Contr.</p> <p>#00946 - RS-100 - 2/27/84 - \$1200.                      Owner LutherSchmeyer - 16'x20' utility shed to accommodate storage on side lot (Type V), Rocco Bldrs., Inc. Contractor                      Q607366 RS-100 6/4/86 \$1,572.90                      Owner Gayle Schmoyer - Install 20'x4' high above ground swimming pool (Type IV) Cont. Mr. Pool</p>	<p>E5748E - 12/27/73 - W&amp;W                      Hogan Elec. - 100-amps 1-phase lmtr.                      5-c 3-b 10-sw 15-p 1-range 1-oven-hood 1-wh 1-2hp cen A/C 1-10kw                      #E1734J-2/9/84- R. A. Wahrenberger Elec.- relocate meter and add 2 cu. BH/MER/mer</p>	<p>1-32-16                      P5205B - 11/21/73 - W&amp;W                      B &amp; O Plbg. - 1-tub 1-lav 1-shower 1-sink 1-closet 1-ewh 1-wtr. serv. L-washer                      #P1657E- 2/8/84- Rocco Builder (L Schmeyer)Al's Plumb- 1-tub- 1-lav- 1-hair wash sink- 1-w/c (All rgh &amp; set) (GL/tmm)</p>	

SEWER

P5205B - 11/21/73 - W&W  
B & O Plbg. - sewer connection  
under 100'

GAS

INSTALLATION

M3647B - 12/21/73 - W&W Investment  
Economy Htg. & A/C - ducted A/C &  
Heating 2-ton  
#M8940C- 3/7/84- Rocco Constr.  
Pioneer A/C-split unit duct central  
heat & a/c w/3 supplies-1 return-  
1 1/2 ton unit (GL/mb)

SEPTIC TANK

SIGNS

40 Rec: 4.00  
 41 St: 96.00  
 42 Sur: 36.20  
 43 Int: 13.50  
 Tol: 13.50

79148947

OR. 4907 PAGE 1286

RETURN TO AND  
 PREPARED BY: C.A. Anderson, an officer of  
 HOMEOWNER TITLE & ABSTRACT CO., Suite 213  
 7901 4th Street North, St. Petersburg, FL 33702  
 Appertaining to the issuance of title insurance

7129

**Warranty Deed** (STATUTORY FORM - SECTION 689.02 F.S.)

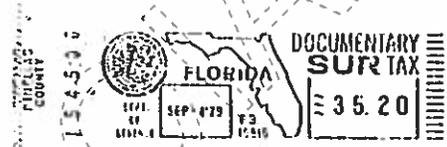
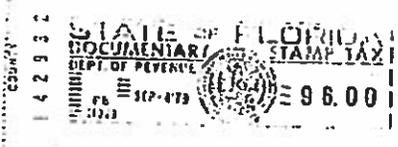
This Indenture, Made this 31st day of August 1979 . Between

MATTHEW LEE VAUGHN, single, by his attorney in fact John W. Bessinger III, grantor, and  
 LUTHER T. SCHMOYER and ADELL J. SCHMOYER, his wife whose post office address is: grantee.

2120 Barcelona Way South, St. Petersburg, Florida 33712  
 Witnesseth, That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

Lot 7, Block 74, LAKEWOOD ESTATES SECTION "B", according to the plat thereof, as recorded in Plat Book 7, Page 26, Public Records of Pinellas County, Florida.

18 18092370	0001.	04SE79
40	4.00	
41	96.00	OS
42	35.20	SI
	135.20	CK



SEP 4 4-21 PM '79  
 CLERK CIRCUIT COURT

SUBJECT to Taxes for the year 19 79 and subsequent years.  
 SUBJECT to Restrictions and Easements of record.  
 and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.  
 \*Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
 Signed, sealed and delivered in our presence:  
 Bonnie Y. Jecker (Seal)  
 Matthew Lee Vaughn (Seal)  
 MATTHEW LEE VAUGHN, by his attorney in fact John W. Bessinger III (Seal)

STATE OF Florida  
 COUNTY OF Pinellas  
 I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
 MATTHEW LEE VAUGHN, single, by his attorney in fact John W. Bessinger III  
 to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.  
 WITNESS my hand and official seal in the County and State last aforesaid this 31st day of August 19 79.  
 My commission expires: Notary Public

Notary Public, State of Florida at Large  
 My Commission Expires March 11, 1983  
 Issued by Division of Banking & Finance



01 CASH	11 CHG
40 REC	<u>18.50</u>
41 DS	<u>280.00</u>
43 INT	_____
TOT	<u>298.50</u>

COPY

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED executed this 31<sup>st</sup> day of August, 2012, between ADELL J. SCHMOYER, an unmarried woman, of 2120 Barcelona Way South, St. Petersburg, Pinellas County, Florida, 33712, first party, to ADELL J. SCHMOYER, an unmarried woman, and HOWARD LEE MAYNARD, JR., an unmarried man, as joint tenants with right of survivorship, of 2120 Barcelona Way South, St. Petersburg, Pinellas County, Florida, 33712, second party.

**WITNESSETH:**

That the said first party, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying, and being in the County of Pinellas, State of Florida, commonly known as 2120 Barcelona Way South, St. Petersburg, Pinellas County, Florida, 33712, to-wit legally described as:

Lots 6 and 7, Block 74, LAKEWOOD ESTATES SECTION B, according to the plat thereof, recorded in Plat Book 7, Page 26, Public Records of Pinellas County, Florida.

SUBJECT to conditions, easements and restrictions of record.

SUBJECT to any and all Mortgages of record.

SUBJECT to taxes for the year 2012 and subsequent years.

Tax Parcel Number 01-32-16-49428-074-0070.

**THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF THE PUBLIC RECORD, OPINION OF TITLE OR TITLE COMMITMENT.**

Prepared By and Return To:  
Larry L. Dillahunty, Esquire  
Larry L. Dillahunty, P.A.  
954 First Avenue North  
St. Petersburg, FL 33705  
Ph: (727) 527-4050

A J S

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Anastasia C. Jaster  
Witness - (Sign Above and Print Name Here:  
ANASTASIA JASTER)

Adell J. Schmoeyer  
ADELL J. SCHMOYER

Christiana Shaffer  
Witness - (Sign Above and Print Name Here:  
CHRISTIANA SHAFFER)

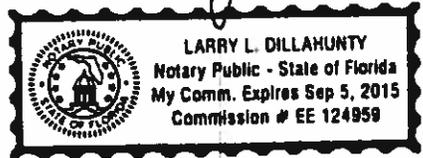
STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day before me the undersigned officer, personally appeared ADELL J. SCHMOYER, an unmarried woman, known to me to be the person described within and whom executed the foregoing instrument for the uses and purposes described therein, who acknowledged before me that she executed the same and an oath was not taken. (Check one:)  said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: KNOW N

Witness my hand and seal in the County and State last aforesaid this 31<sup>st</sup> day of August, 2012.

[Signature]  
NOTARY PUBLIC / STATE OF FLORIDA AT LARGE  
Printed Name:

My Commission Expires:  
My Commission Number:



# LAKWOOD ESTATES

## SECTION B

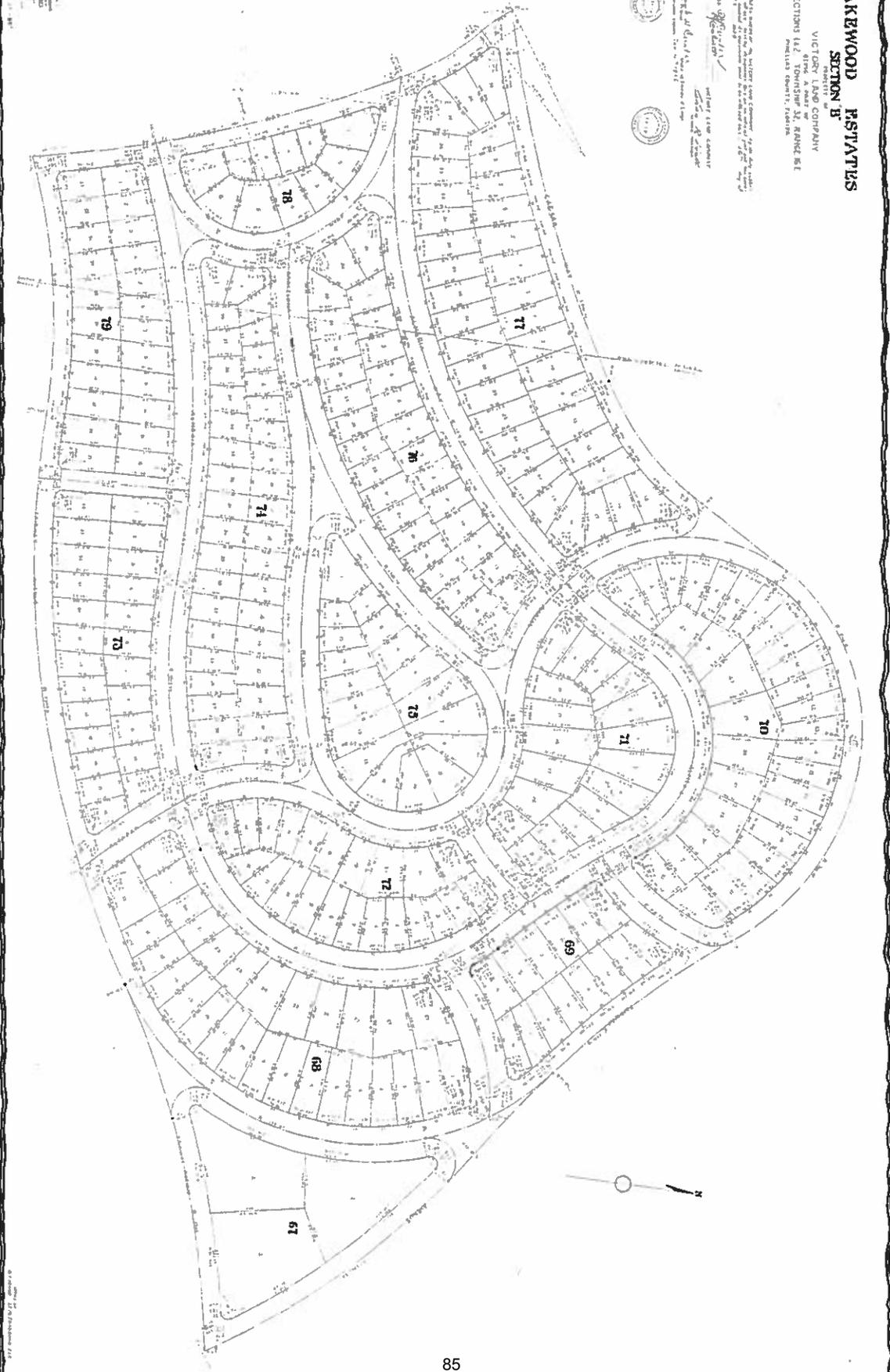
VICTORY LAND COMPANY  
ONE OF A PART OF  
SECTIONS 14, 7, TOWNSHIP 31, RANGE 16 E  
PRAIRIE COUNTY, IOWA

WITNESSED AND SUBSCRIBED to before me, the undersigned, a Notary Public in and for the State of Iowa, on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public  
State of Iowa

My Commission Expires \_\_\_\_\_, 19\_\_\_\_.

Map No. 11-18



# Exhibit 5

## Case #17-54000019

Correspondence from surrounding  
property owners from first hearing and  
rehearing

Registered Opponent Form

## Cristian I. Arias

---

**From:** Marshall Ellion <mellion@tampabay.rr.com>  
**Sent:** Friday, June 09, 2017 10:33 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a Lakewood owner and I am opposed to having lots in Lakewood Estates divided into two lots. That would rob the character of what makes Lakewood unique. Lillian Ellion 1461 Alcazar Way S.

## Cristian I. Arias

---

**From:** Gmail <lisanang2@gmail.com>  
**Sent:** Friday, June 09, 2017 5:44 PM  
**To:** Cristian I. Arias  
**Subject:** Variance request in Lakewood estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am emailing to voice my concerns for the proposed variance in Lakewood estates. I currently live on Columbus Way S and have been here going on 4 years. The reason we bought in this area is the large lots and the character of the neighborhood. I feel if you allow developers to come in and split these lots you are destroying what makes this area unique. I moved here from N St Pete where the houses are right on top of each other. Please help us keep our neighborhood special.

Sincerely  
Angela Oliver

Sent from my iPhone

## Cristian I. Arias

---

**From:** Mike Fosnight <mikefosnight@hotmail.com>  
**Sent:** Friday, June 09, 2017 10:44 AM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona Way (17-54000019) - I oppose the variance request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Cristian,

On June 7th, the Development Review Commission granted the developer's request for a rehearing on his variance to build two houses at [2120 Barcelona Way](#). I understand that the new hearing will be on July 5th.

I live at 1400 Alhambra Way S and I do not want this variance granted.

Continuing to allow the building of two houses on one lot will destroy the character and home values in Lakewood Estates.

Please add me to the long list of people who are opposing the variance request.

Sincerely,

Mike Fosnight  
(408) 394-3806

Sent from my iPad

Begin forwarded message:

**From:** <[mikefosnight@hotmail.com](mailto:mikefosnight@hotmail.com)>  
**Date:** May 2, 2017 at 1:03:30 PM EDT  
**To:** <[cristian.arias@stpete.org](mailto:cristian.arias@stpete.org)>  
**Subject:** 2120 Barcelona Way - I oppose the variance request

Dear Cristian,

Thank you for taking my call today and for adding me to the list of people who oppose the variance request.

As we discussed, there is a developer wants to build two houses on a lot on Barcelona Way

(2120) that will result in front lot lines of less than 100', the current city standard.

I live at 1400 Alhambra Way S and do not want this type of building in my neighborhood.

I understand that there is a DRC Meeting at City Hall tomorrow at 2pm. While I cannot attend, please count me as a "NO" vote regarding the variance request.

Thank you for your understanding and support for our neighborhood.

Sincerely,

Mike Fosnight  
(408) 394-3806

Sent from my iPad

## Cristian I. Arias

---

**From:** Marshall Ellion <mellion@tampabay.rr.com>  
**Sent:** Friday, June 09, 2017 10:33 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a Lakewood owner and I am opposed to having lots in Lakewood Estates divided into two lots. That would rob the character of what makes Lakewood unique. Lillian Ellion 1461 Alcazar Way S.

## Cristian I. Arias

---

**From:** Shirley Sullivan <radaclan3@gmail.com>  
**Sent:** Sunday, June 11, 2017 6:25 PM  
**To:** Cristian I. Arias  
**Subject:** Vote No on variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am opposed to giving a variance to the builder in Lakewood Estates Shirley Sullivan

Sent from my iPhone

## Cristian I. Arias

---

**From:** Jenifer Zuber <jzuber8@gmail.com>  
**Sent:** Saturday, June 10, 2017 10:38 AM  
**To:** Cristian I. Arias  
**Subject:** NO to subdivision of parcel at 2120 Barcelona Way, Lakewood Estates - Appeal Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This neighborhood has a distinct character based upon the fact that it has homes with beautiful lots, a bit larger than central or north St Pete. If this goes through, then the next lot, and the ones after that will have precedent for subdivision thereby destroying a well loved neighborhood. Does every place in Pinellas County need to have people and homes packed in like sardines? And what are the sewer and other infrastructure effects of allowing multiple housing throughout the neighborhood? Once you start down this road, it will be hard to stop the investors who have no interest or stake in the character or quality of life here in Lakewood Estates. They can make enough profit on a one unit home!

Keep the integrity of our community at Lakewood Estates and deny splitting the single parcel...again!

Thank you,  
Jenifer Zuber  
Resident of Lakewood Estates  
2537 Granada Cir E

## Cristian I. Arias

---

**From:** Jenifer Zuber <jzuber8@gmail.com>  
**Sent:** Saturday, June 10, 2017 10:38 AM  
**To:** Cristian I. Arias  
**Subject:** NO to subdivision of parcel at 2120 Barcelona Way, Lakewood Estates - Appeal Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This neighborhood has a distinct character based upon the fact that it has homes with beautiful lots, a bit larger than central or north St Pete. If this goes through, then the next lot, and the ones after that will have precedent for subdivision thereby destroying a well loved neighborhood. Does every place in Pinellas County need to have people and homes packed in like sardines? And what are the sewer and other infrastructure effects of allowing multiple housing throughout the neighborhood? Once you start down this road, it will be hard to stop the investors who have no interest or stake in the character or quality of life here in Lakewood Estates. They can make enough profit on a one unit home!

Keep the integrity of our community at Lakewood Estates and deny splitting the single parcel...again!

Thank you,  
Jenifer Zuber  
Resident of Lakewood Estates  
2537 Granada Cir E

## Cristian I. Arias

---

**From:** elsw0309 <elsw0309@aol.com>  
**Sent:** Monday, June 12, 2017 8:25 AM  
**To:** Cristian I. Arias  
**Subject:** I would like to protest a request for a variance on Barcelona in Lakewood Estates. As a homeowner in the area for 45 years it is disheartening to see developers crowding new homes on lots.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my Verizon, Samsung Galaxy smartphone

## Cristian I. Arias

---

**From:** gsfh1@aol.com  
**Sent:** Monday, June 12, 2017 9:26 AM  
**To:** Cristian I. Arias  
**Subject:** Lakewood Barcelona

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

vote NO

## Cristian I. Arias

---

**From:** Barry McIntosh <bamuno@aol.com>  
**Sent:** Monday, June 12, 2017 2:19 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood estates variance request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We don't want this developer to develop two homes on two lots.

Lakewood resident Barry McIntosh

*Sent from my Verizon 4G LTE Droid*

## Cristian I. Arias

---

**From:** Donna <gpenrod@tampabay.rr.com>  
**Sent:** Monday, June 12, 2017 6:23 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

In reference to case #17-54000019, I want you to know that I adamantly oppose granting the variance requested! I am a 40 plus year resident of Lakewood Estates and I FIRMLY believe this will adversely impact all our residents home values and set a precedent that will be even worse for our area. I understand that the city wants to help businesses, but it shouldn't be at the expense of the homeowners whose values will be diminished..

Donna M. Penrod  
5385 Alcola Way So.



Virus-free. [www.avast.com](http://www.avast.com)

## Cristian I. Arias

---

**From:** Thomas Walker <thomas33705@msn.com>  
**Sent:** Monday, June 12, 2017 9:38 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** No for the Barcelona variance! !

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thomas Walker

## Cristian I. Arias

---

**From:** Jan Davidson <janlehman26@gmail.com>  
**Sent:** Monday, June 12, 2017 2:58 PM  
**To:** Cristian I. Arias  
**Subject:** No means no

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am opposed  
Asking people who work to show up in the middle of the day is ludicrous Please be reasonable

Sent from my iPhone

## Cristian I. Arias

---

**From:** Matthew Barnes <matthewsmassage@yahoo.com>  
**Sent:** Monday, June 12, 2017 4:06 PM  
**To:** Cristian I. Arias; Cristian I. Arias  
**Subject:** NO on 2120 Barcelona Way

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr Arias,

My name is Matthew Barnes, I am a resident of Lakewood Estates, and I am writing you in regards to a request from a developer to be able to split one of our lots and build two homes on it. I specifically moved to Lakewood Estates from the overcrowded Old Northeast neighborhood for the tranquility and space it offered me.

With regards to Variance #[17-540000019](#) I vote NO. I think during this housing boom we are experiencing right now it is important to remember the future. We really don't want Lakewood being split up for profit. In the end it will ruin what we residents have come to love about our neighborhood. If this were to become a trend it would also negatively affect property values, crime, and the amount of long term residents who want to make this unique community home.

Thank you for your time and service to the city we love!

Sincerely,

Matthew Barnes  
matthewsmassage@yahoo.com  
[727-851-0298](tel:727-851-0298)

[Sent from Yahoo Mail for iPhone](#)

**Cristian I. Arias**

---

**From:** sheena qualles <quallesh@gmail.com>  
**Sent:** Sunday, June 11, 2017 10:07 PM  
**To:** Cristian I. Arias  
**Subject:** Re: Objection to Granting Barcelona Variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Arias,

Retiring to St. Petersburg was a twenty years meticulously plan; once the time arrived for us to retire, our homework commenced to locate a “stable” community without continuous construction of new development expansion, which was occurring where we came from. It took us over a year working with a realtor to find such a pristine holistic community as Lakewood Estate, which had the amenities we desired. Now all that is in jeopardy! Authorizing the construction of any new housing construction by altering the variance to appease a contractor, just seems unfair. What about the quality of life for the residence living in Lakewood Estate? I do not want to live in an over developed (living like sardine squeeze in a can) community. Now the pristine nature of Lakewood Estate is being ebbed for a profit. At some point, like right now, city officials have to realize over construction does have negative impact on its citizens. NO, to granting the Barcelona variance. Please send me notification of when the hearing is being scheduled for this matter.

Sheena De Shea Qualles-De Freece

## Cristian I. Arias

---

**From:** Nina P Berkheiser, CFRE <Nina@yournonprofitadvisor.com>  
**Sent:** Sunday, June 11, 2017 5:28 PM  
**To:** Cristian I. Arias  
**Cc:** Lakewood Judy  
**Subject:** Ref # 17-540000192, RE Opposition to Variance Request for 120 Barcelona Way South

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates. Please put me on record as being firmly opposed the variance request for 2120 Barcelona Way South.

The developer has requested a variance so he can squeeze two houses on a single lot. Lakewood is known for its large lots and its peaceful park like character ~ that is what makes this a desirable residential neighborhood. Residents invested in Lakewood homes believing that the existing zoning would protect what we value most about our neighborhood. Approving this developer's variance request would be an assault on our neighborhoods character. What he is proposing does not conform with the character of this neighborhood and would set a dangerous precedent. Our neighborhood does not want to be overrun by houses on tiny lots that are on top of each other!

Warm regards,

***Nina***

Nina P. Berkheiser, CFRE  
Your Nonprofit Advisor, Inc.

***Providing Management Marketing and Fundraising Consulting Services to Nonprofit Organizations***

O [727-822-2484](tel:727-822-2484) C [727-365-8062](tel:727-365-8062)

[Nina@YourNonprofitAdvisor.com](mailto:Nina@YourNonprofitAdvisor.com)

[YourNonprofitAdvisor.com](http://YourNonprofitAdvisor.com)

## **Cristian I. Arias**

---

**From:** Kathleen Neely <kjneely@gmail.com>  
**Sent:** Sunday, June 11, 2017 5:40 PM  
**To:** Cristian I. Arias  
**Subject:** Reference #17-54000019 2120 Barcelona Way South

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias:

I live in Lakewood Estates and want to go on record as being firmly Opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. His proposal does not conform to the character of Lakewood Estates neighborhood and sets a dangerous precedent.

Please do not give in to this man's greed.

Thank you,

Kathleen Neely

## Cristian I. Arias

---

**From:** Damian Stelmach <damian.stelmach@icloud.com>  
**Sent:** Sunday, June 11, 2017 11:11 PM  
**To:** Cristian I. Arias  
**Subject:** Subject line: Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I would like to make it known that I am AGAINST the developer being granted the above mentioned variance request.

Sincerely;  
Damian Stelmach

Sent from my iPhone

## Cristian I. Arias

---

**From:** Jan Davidson <janlehman26@gmail.com>  
**Sent:** Sunday, June 11, 2017 9:18 PM  
**To:** Cristian I. Arias  
**Cc:** lecapresident@gmail.com  
**Subject:** Barcelona Way South

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No on Barcelona Way S variance #17-54000019

Sent from my iPhone

**Cristian I. Arias**

---

**From:** Mj Sutcliffe <zom7124@gmail.com>  
**Sent:** Sunday, June 11, 2017 6:52 PM  
**To:** Cristian I. Arias; Judy Ellis  
**Subject:** Barcelona Variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*SUBJECT: Barcelona Way S variance, #17-54000019*

*I have lived in Lakewood Estates since 1978 and I am **opposed** to the granting of this variance. When friends come to visit they comment on two things: our beautiful mature trees and our large lots. People move to Lakewood to have more space to enjoy activities in the backyard, have a pool, set up a basketball hoop and generally enjoy family life with some privacy. This is what Lakewood is known for in Pinellas County.*

*There is clearly expansion going on in north county and beyond so there are plenty of other areas to develop which are just beginning to establish their unique character.*

*We feel strongly that we need to protect our beautiful Lakewood environment that we work hard to maintain.*

*Respectfully submitted,  
mj sutcliffe*

## Cristian I. Arias

---

**From:** Faith Van <fvan@tampabay.rr.com>  
**Sent:** Sunday, June 11, 2017 7:35 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona variance request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I object to the Barcelona variance request. NO TO THIS REQUEST.

Faith C. Van  
fvan@tampabay.rr.com  
(727) 864-1238

Sent from my iPhone

## Cristian I. Arias

---

**From:** Albert De Freece <freez1022@gmail.com>  
**Sent:** Sunday, June 11, 2017 7:54 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Vaiance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The purpose of the correspondence is to document my objection to the Barcelona variance. How many times as residents must we re-affirm our rejection of this variance?

**Cristian I. Arias**

---

**From:** LECA Mail <lecapresident@gmail.com>  
**Sent:** Sunday, June 11, 2017 1:50 PM  
**To:** Cristian I. Arias; Elizabeth Abernethy  
**Cc:** Michael Dema  
**Subject:** Andrews variance 17-54000019- 2120 Barcelona Way S

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have been going carefully through the original paperwork filed by Mr. Andrews.

Please take a look at the "Neighborhood Worksheet." It has two "signatures" of people who "do not object" - his and purportedly the woman who lives behind the property.

Both "signatures" are the same and consist of nothing but identical initials. Is that kosher?

And how does the developer get to put his own property down as one that is affected?

Judy Ellis  
Lakewood Estates

## Cristian I. Arias

---

**From:** Marshall Ellion <mellion@tampabay.rr.com>  
**Sent:** Sunday, June 11, 2017 5:47 PM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona Way S.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I a lakewood Estates owner and I am opposed to having lots in Lakewood Estates divided into two lots. This is in regards to 2120 Barcelona Way S. I live at 1461 Alcazar Way S and I object to this because it will rob the character of what makes us unique. Ref #17-54000019  
Lillian Ellion

## Cristian I. Arias

---

**From:** Fran <francpa@tampabay.rr.com>  
**Sent:** Sunday, June 11, 2017 11:33 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Arias,

I object to this developer, or any developer, building two homes on one lot in Lakewood Estates. This neighborhood is a quiet, residential area known for its large beautiful lots. This construction would diminish our neighborhood.

Please do not support this construction.

Thank you,

*Fran McCarthy  
919 Alhambra Way S  
St Petersburg FL 33705  
Ph. (727) 866-1402  
www.francpa.com*

## Cristian I. Arias

---

**From:** rodrigo sanchez <rodrigo.sb@outlook.com>  
**Sent:** Sunday, June 11, 2017 10:33 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Christian,

I oppose the granting of the subject variance.

Thank you,  
Rodrigo Sanchez  
1868 Juarez Way S  
Lakewood Estates

## Cristian I. Arias

---

**From:** Celia Bankston Sauers <bankston.celia@gmail.com>  
**Sent:** Sunday, June 11, 2017 10:12 PM  
**To:** Cristian I. Arias  
**Cc:** David Sauers  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My husband, David R. Sauers (copied here) and I both object to the variance request in Lakewood Estates referenced in the subject line of this email. Splitting the lot is not in keeping with the character of this neighborhood and we are firmly of the opinion it will devalue our property long term.

Please record our formal objection and make it known at the hearing that we are opposed.

Thank you for your service.

Best Regards,

Celia and David Sauers

## Cristian I. Arias

---

**From:** CALVIN WILLIAMS <williamsc\_1@msn.com>  
**Sent:** Sunday, June 11, 2017 9:52 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and want to go on the record as being firmly opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. What he is proposing does not conform to the character of this neighborhood and sets a dangerous precedent. Please do not give in to this man's greed.

## Cristian I. Arias

---

**From:** CALVIN WILLIAMS <williamsc\_1@msn.com>  
**Sent:** Sunday, June 11, 2017 9:52 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and want to go on the record as being firmly opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. What he is proposing does not conform to the character of this neighborhood and sets a dangerous precedent. Please do not give in to this man's greed.

## Cristian I. Arias

---

**From:** CALVIN WILLIAMS <williamsc\_1@msn.com>  
**Sent:** Sunday, June 11, 2017 9:52 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and want to go on the record as being firmly opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. What he is proposing does not conform to the character of this neighborhood and sets a dangerous precedent. Please do not give in to this man's greed.

**Cristian I. Arias**

---

**From:** Leah O'Dor <lrodor3@aol.com>  
**Sent:** Sunday, June 11, 2017 5:20 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We live in Lakewood Estates and want to go on the record as being firmly opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. What he is proposing does not conform to the character of this neighborhood and sets a dangerous precedent. We would like to maintain the thing that drew us to Lakewood Estates 7 years ago.

*Geno & Leah O'Dor  
2741 Bethel Ct S  
Saint Petersburg, FL 33712*

## Cristian I. Arias

---

**From:** Earline <ergill7464@verizon.net>  
**Sent:** Sunday, June 11, 2017 10:09 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, # 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and I am opposed to the granting of this variance.  
Earline Gilbert

Sent from my iPad

## Cristian I. Arias

---

**From:** Linda Hubner <lmhubner@hotmail.com>  
**Sent:** Sunday, June 11, 2017 6:44 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way South Variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

Please let it be noted I am in opposition to giving the developer on Barcelona Way South in Lakewood Estates a variances to build two homes on a plot which should be in keeping with the design and tradition of my neighborhood. Thank you.

Linda Hubner, BA, ITDS  
2000 Almeria Way South (Lakewood Estates)  
St. Petersburg, FL, 33712

## Cristian I. Arias

---

**From:** Bob M. <bob@philosophylab.com>  
**Sent:** Sunday, June 11, 2017 6:19 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S. variance #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please deny this request for a variance to develop two properties from this one lot. If it is allowed I fear for the home values in Lakewood Estates since anyone here could see their lively neighborhood divided up into tiny plots to make money for a developer but destroy the neighborhood

Robert Mertzman  
1825 Juarez Way S  
Saint Petersburg, FL

Sent from my iPhone

## Cristian I. Arias

---

**From:** Colin Bartlett <colin.r.bartlett@gmail.com>  
**Sent:** Sunday, June 11, 2017 6:30 PM  
**To:** Cristian I. Arias  
**Subject:** #17-5400019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please No No Would you like it where you live ??

## Cristian I. Arias

---

**From:** Barb Hartwell <wbhrtw83@tampabay.rr.com>  
**Sent:** Sunday, June 11, 2017 5:59 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Arias

Please count this as a strong "no" on the above referenced matter.

Barbara M. Hartwell  
727-867-9393



This email is free from viruses and malware because avast! Antivirus protection is active.

## Cristian I. Arias

---

**From:** Erin Barnett <nernin33@aol.com>  
**Sent:** Sunday, June 11, 2017 8:02 PM  
**To:** Cristian I. Arias  
**Cc:** Judy  
**Subject:** Barcelona Way South Variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias,

I live in Almeria and am strongly opposed to the Barcelona Way S Variance request. It goes against the charm of our neighborhood.

Erin K. Barnett  
Please excuse any typing errors  
Sent from my iPhone

## Cristian I. Arias

---

**From:** Becky Sinnreich <bsinnre1@tampabay.rr.com>  
**Sent:** Sunday, June 11, 2017 6:39 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please be advised, I am a homeowner/resident in Lakewood Estates. I object to the above-referenced variance. One of the best features of Lakewood Estates is the large lots. Allowing the variance for the smaller lot and additional home will mar the neighborhood, devalue the neighboring properties and sets a very bad precedent which will negatively impact all of our properties. If a potential buyer believes the neighboring property could be subdivided and homes of lesser value could be built there, then it lowers the value of the property the buyer is looking at. Hence, this one variance devalues all of our properties.

Sincerely,  
Rebecca Sinnreich  
1201 Alhambra Way South  
St. Petersburg, FL 33705

## Cristian I. Arias

---

**From:** laura kingsland <lkingsland001@gmail.com>  
**Sent:** Monday, June 12, 2017 3:28 PM  
**To:** Cristian I. Arias  
**Subject:** Property variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

NO...on the property variance of Barcelona way south. Lakewood estates  
#17-54000019

## Cristian I. Arias

---

**From:** David Kraynak <dekraynak01@msn.com>  
**Sent:** Monday, June 12, 2017 9:28 AM  
**To:** Cristian I. Arias; Judy Ellis  
**Subject:** Ref case #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and want to go on the record as being firmly opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. What he is proposing does not conform to the character of this neighborhood and sets a dangerous precedent. Please do not give in to this man's greed.

Thank you,  
Dave & Carol Kraynak

## Cristian I. Arias

---

**From:** Nancy Hamisak <nhamisak@gmail.com>  
**Sent:** Monday, June 12, 2017 2:00 PM  
**To:** Cristian I. Arias  
**Subject:** Re-hearing request for Variance #17-540000019 NO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Giving that a DEFINITE NO!! Do not allow our Lakewood to be chopped up.

Subject: Re-hearing request for Variance #17-540000019



Virus-free. [www.avast.com](http://www.avast.com)

**Cristian I. Arias**

---

**From:** jennifer garcia <littleolme6@gmail.com>  
**Sent:** Monday, June 12, 2017 8:04 AM  
**To:** Cristian I. Arias  
**Subject:** SUBJECT: NO Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*I live in Lakewood Estates and I am opposed to the granting of this variance: Barcelona Way S variance, #17-54000019*

*This is greedy, disrespectful of the residents wishes & destructive to our neighborhood characteristics of large lots and unique homes.*

*Jennifer Trujillo*

## Cristian I. Arias

---

**From:** Pat Lambert <pachka12@gmail.com>  
**Sent:** Monday, June 12, 2017 10:53 AM  
**To:** Cristian I. Arias  
**Subject:** Variance #17-540000019, 2120 Barcelona Way

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am vehemently opposed to this variance, #17,540000019, on which a hearing will be held on July 5th.

Pat Lambert

## Cristian I. Arias

---

**From:** Carmen Pupo <cjpupo@gmail.com>  
**Sent:** Monday, June 12, 2017 3:02 PM  
**To:** Cristian I. Arias  
**Subject:** Variance #17-540000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Arias, I understand that the rehearing for this variance on Barcelona in Lakewood Estates was in fact granted and want to reiterate my opposition to this request. I am not sure I will be able to attend the upcoming hearing but do not want my absence to be misinterpreted. I am NOT in favor of the lots in my neighborhood being divided and developed in this manner and feel it would be damaging to our neighborhood character. I appreciate you taking the time to consider my concerns. Carmen Pupo

--

Carmen Pupo

2659 Granada Circle E

St Petersburg, FL 33712  
727-643-1901

## Cristian I. Arias

---

**From:** Dylan Habeeb <dhabeeb@yahoo.com>  
**Sent:** Monday, June 12, 2017 9:26 AM  
**To:** Cristian I. Arias  
**Subject:** Variance #17-540000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Cristian,

My name is Dylan Habeeb and I own a home in Lakewood Estates.

I am opposed for the developer on Barcelona to divide the property and build 2 homes.

The great thing about these old neighborhoods is how unique the homes are, as well as the large lot sizes. I would like for this tradition to continue, and for it to remain a classic old Florida neighborhood which are becoming a thing of the past.

Thank you for your time.

Dylan Habeeb

## Cristian I. Arias

---

**From:** lee snyder <anipa@tampabay.rr.com>  
**Sent:** Monday, June 12, 2017 7:36 PM  
**To:** Cristian I. Arias  
**Cc:** lecapresident@gmail.com  
**Subject:** variance for Lakewood Estates.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sir:

We are reminded that minor exceptions open the door for larger ones.

Lakewood Estates has maintained its charm, beauty, and value because limitations on the unbridled exploitation of its character have been opposed by those living within its boundaries. Quite simply, minimizing lot size, subdividing existing lots into pocket-sized outparcels benefits no one but the developer whose motivation is unquestionably pointed toward their own gain at the expense of those who suffer the consequences. We must not; we cannot allow the destruction of one of Saint Petersburg's premier neighborhoods to satisfy the greed so obviously displayed by the request for this variance.

I stand in opposition to this request

Regards,  
Lee F. Snyder  
Alhambra Way South  
Lakewood Estates

## Cristian I. Arias

---

**From:** Dan Summers <djs200@gmail.com>  
**Sent:** Monday, June 12, 2017 8:01 AM  
**To:** Cristian I. Arias  
**Subject:** Variance on Barcelona Way

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Do not allow the variance for the lot on Barcelona Way, it will not work for this area and will cheapen our neighborhood.

--

Just another routine day in sunny Florida

## Cristian I. Arias

---

**From:** Sharon Snow <snowbird\_sharon@yahoo.com>  
**Sent:** Monday, June 12, 2017 11:44 AM  
**To:** Cristian I. Arias  
**Subject:** Variance on Barcelona

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I wrote earlier and I do not support the developer being given a variance to build two houses on a lot meant for one house. See previous email.

Sharon Snow  
Resident of Lakewood Estate

## Cristian I. Arias

---

**From:** Lois Kaleel <lekaleel@aol.com>  
**Sent:** Monday, June 12, 2017 2:22 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona way South variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I vote NO to this variance. I have lived in Lakewood since 1960. My four children enjoyed the freedom of the vast yards in which they played. This is ridiculous to change something that has endured. We don't want little cracker boxes in Lakewood Estates. Lois E Kaleel

Sent from my iPad

## Cristian I. Arias

---

**From:** Law, Jason <jlaw@mail.usf.edu>  
**Sent:** Monday, June 12, 2017 10:14 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias,

I strongly oppose the proposed variance for Barcelona Way. Please accept this as a strong NO vote on this variance, which I believe is not in keeping with the character of the neighborhood.

Jason Law

Sarah Law

2315 Covina Way South

St Petersburg 33712

## Cristian I. Arias

---

**From:** Sue <suegodfirnon1@yahoo.com>  
**Sent:** Monday, June 12, 2017 10:20 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias

I have lived in Lakewood Estates for 7 years and purchased my property because Lakewood is such a unique neighborhood. I am strongly apposed to any lots in Lakewood being divided. Thank you.

Sue Godfirnon  
5340 Alcola Way S

**Cristian I. Arias**

---

**From:** eddiecalvernette@verizon.net  
**Sent:** Monday, June 12, 2017 11:29 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Variance Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

(NO) on the BARCELONA VARIANCE REQUEST

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

**Cristian I. Arias**

---

**From:** eddiecalvernette@verizon.net  
**Sent:** Monday, June 12, 2017 11:35 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Variance Request #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](http://mail.mobile.aol.com)

**Cristian I. Arias**

---

**From:** jpaul@tampabay.rr.com  
**Sent:** Monday, June 12, 2017 10:28 AM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona Way South

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

PLEASE DO NOT CROWD THE STREETS THOUGH OUR NEIGHBORHOOD AND ADD TO OUR SEWAGE.

YOU BUILD IT, YOU LIVE IN IT: SEE HOW IT FEELS!!!!!!!!!!!!!!!!!!!!!!

## Cristian I. Arias

---

**From:** Dennis and Kim Coley <swampcoley@tampabay.rr.com>  
**Sent:** Monday, June 12, 2017 4:01 PM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona Way South

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr Arias,

Just in case you didn't count my previous email, I want to go on record that I am AGAINST passing the variance to build 2 houses on what is currently one lot. There is an existing rule, that is why the developer is asking for a variance. The rules ARE the rules. The purpose of the variance is to get permission to go around the rules, IF PERMITTED. We don't want this. Count me as another "NO" vote.

I can't be at the meeting as I have to be at work. Dennis Coley – 2616 Fairway Ave So.

## Cristian I. Arias

---

**From:** Pat Lambert <pachka12@gmail.com>  
**Sent:** Monday, June 12, 2017 10:55 AM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona Way, Lakewood Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I do not have a computer so my neighbor is sending this for me.

I say NO to the Variance #17-540000019 for 2120 Barcelona Way. This is a spacious neighborhood and I have lived here for 19 years. NO, NO, NO.

Susan Neville  
2160 Fairway Ave. S.  
33712

## **Cristian I. Arias**

---

**From:** KATHRYN KLINGERMAN <kat727@mac.com>  
**Sent:** Monday, June 12, 2017 11:16 PM  
**To:** Cristian I. Arias  
**Subject:** 2021 Barcelona Way variance; Case #17-54000019, Hearing Date July 5, 2017

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Arias,

Unfortunately I work full time and my partner has other obligations, so we will not be able to attend the hearing for this variance request. As homeowners in this neighborhood, we would like to be on record as opposing the developer's request for a variance to put two houses on this lot. Allowing this kind of development in Lakewood Estates will seriously degrade the value of our homes, contribute to increased traffic congestion in this already congested area, and seriously erode the quality of life that current, and potential future residents, of Lakewood Estates are striving to maintain.

Kind regards,  
Kathryn Klingerman and Jean Colton,  
3013 46th Ave. S.  
St. Petersburg, 33712

## Cristian I. Arias

---

**From:** clester4@tampabay.rr.com  
**Sent:** Monday, June 12, 2017 3:53 PM  
**To:** Cristian I. Arias  
**Cc:** Elizabeth Abernethy  
**Subject:** 2021 Barcelona Way S. or 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mr. Cristian Arias, re: 17-54000019

I vote NO - to this developer and any developer in the future who wants to divide one lot in my neighborhood of Lakewood Estates. Please leave the lot sizes alone. We value the larger lots- this character of our community & the value it brings to our homes.

Btw, I called you 7 or so times in May to tell you I object to the granting of the Barcelona Way S. variance but your phone answering system cut me off every time. It happened again today when I called you to give you my input. Please make yourself available to the citizen of St Petersburg by way of telephone, not just emails.

Thank you, Cassandra Lester

## Cristian I. Arias

---

**From:** Bonnie Rocks <brocks@knology.net>  
**Sent:** Monday, June 12, 2017 9:26 PM  
**To:** Cristian I. Arias  
**Subject:** 2021 Barcelona way s. property ,ref. #1754000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias,

I live and own the property for 45 years across the street from the above said property and I do NOT want two houses crammed onto one lot. I am opposed to this man's greed. We have large lots and we want it to stay that way. Please do not allow this to happen to our neighborhood. If this is allowed sooner or later our beautiful old trees will have to be taken down to make room for the cookie cutter houses that they will be trying to push off on this old beautiful neighborhood. Again "NO" to allowing the variance to be changed.

Thank you,  
Yvonne Rocks

## **Cristian I. Arias**

---

**From:** Mary Gaines <msgaines2@gmail.com>  
**Sent:** Monday, June 12, 2017 1:48 PM  
**To:** Cristian I. Arias  
**Subject:** 2021 Barcelona Way or 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**NO! Do not allow the splitting of the lot on Barcelona Way!**

Mary S. Gaines  
1900 Almeria Way South  
St. Petersburg, FL

## Cristian I. Arias

---

**From:** Bill <billmona@verizon.net>  
**Sent:** Monday, June 12, 2017 4:15 PM  
**To:** Cristian I. Arias  
**Cc:** 'Judy Ellis'  
**Subject:** 2021 Barcelona Way (Variance #17-540000019)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am opposed to this variance. One of the reasons I moved to Lakewood was because of the lot sizes. Allowing this variance will erode the character of Lakewood and decrease our property values. Please say no to this variance.

Thanks,

Bill & Mona Stover  
1201 Asturia Way S.  
St Pete 33705

## Cristian I. Arias

---

**From:** CATHY LYNCH <lynchsanders@yahoo.com>  
**Sent:** Monday, June 12, 2017 7:12 PM  
**To:** Cristian I. Arias  
**Subject:** 2021 Barcelona Way/ #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias,

As a resident of Lakewood Estates, I vote "NO" on the above-requested variance.  
Thank you.

Cathy Lynch  
2500 DeSoto Way South  
St. Petersburg, FL 33712

**Cristian I. Arias**

---

**From:** Heather Torres <thesunshinegirl78@yahoo.com>  
**Sent:** Monday, June 12, 2017 9:32 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias:

I am a Lakewood Estates resident, and I am AGAINST splitting this lot into two lots.

Heather Torres

[Sent from Yahoo Mail for iPhone](#)

## Cristian I. Arias

---

**From:** Joe Cantwell <hotduck35@yahoo.com>  
**Sent:** Monday, June 12, 2017 9:54 AM  
**To:** Cristian I. Arias  
**Subject:** 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Arias,

I am a resident of Lakewood Estates and would like to add my vote of "No" in reference to the above mentioned variance request. This type of construction will seriously take away from the character of our neighborhood which compelled most of us to buy here in the first place. Also, the large lots in this neighborhood are very attractive to other potential home buyers. I urge you to deny the request for variance.

Thank you and respectfully yours,

Capt. Joe Cantwell  
1140 Asturia Way S.  
St. Petersburg, Fl.

Sent from Yahoo Mail on Android

**Cristian I. Arias**

---

**From:** Randy Marks <randall.marks.arch@gmail.com>  
**Sent:** Monday, June 12, 2017 3:59 PM  
**To:** Cristian I. Arias  
**Subject:** 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am opposed to the variance request on Barcelona Way South for obvious reasons.

--  
Randall Marks  
1012 Country Club Way S

**Randall Marks**

**Cristian I. Arias**

---

**From:** Riiska, Dana <driiska@co.pinellas.fl.us>  
**Sent:** Monday, June 12, 2017 9:23 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*SUBJECT: Barcelona Way S variance, #17-54000019*

*I live in Lakewood Estates and I am opposed to the granting of this variance.*

Sent on a Virgin Mobile Samsung Galaxy S® III

## **Cristian I. Arias**

---

**From:** Kent Channer <kchanner.irm@gmail.com>  
**Sent:** Monday, June 12, 2017 4:51 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Arias,

I live in Lakewood Estates and want to go on the record as being firmly opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. What he is proposing does not conform to the character of this neighborhood and sets a dangerous precedent. Please do not give in to this man's greed.

Thank you.

Oliver Kent Channer  
2439 Covina Way South,  
Saint Petersburg, FL 33712  
813-493-1604

## Cristian I. Arias

---

**From:** Bob Sanders <bob@itwarlord.com>  
**Sent:** Monday, June 12, 2017 7:54 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No!

Robert Sanders  
2500 Desoto Way South

## Cristian I. Arias

---

**From:** Joel Zaitz <donnaz@me.com>  
**Sent:** Monday, June 12, 2017 7:38 AM  
**To:** Cristian I. Arias  
**Cc:** LECA Mail  
**Subject:** Barcelona Way So Variance #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Arias,

We have lived in Lakewood Estates for 31 years and object to the granting of this variance # 17-54000019.

Joel and Donna Zaitz

## **Cristian I. Arias**

---

**From:** Judd Henson <hensonjw@earthlink.net>  
**Sent:** Monday, June 12, 2017 6:05 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and I am OPPOSED to the granting of this variance.

Judd Henson

## Cristian I. Arias

---

**From:** Becky <rlaunchi@tampabay.rr.com>  
**Sent:** Monday, June 12, 2017 11:04 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** Barcelona way s variance # 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I object to granting the Barcelona way s variance I vote NO

I will attend the hearing in person also

Sent from my iPhone

**Cristian I. Arias**

---

**From:** Laurin Weir <weirhere@tampabay.rr.com>  
**Sent:** Monday, June 12, 2017 12:39 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**SUBJECT: Barcelona Way S variance, #17-54000019**

*I live in Lakewood Estates and I am opposed to the granting of this variance.*

*Thank you,  
Laurin*

*Laurin Weir Broker GRI  
BnL Homes LLC  
cell 727-432-1718  
fax 727-683-9224  
Weirhere@tampabay.rr.com*



Virus-free. [www.avast.com](http://www.avast.com)

**Cristian I. Arias**

---

**From:** Judith Martin <grow.martin@verizon.net>  
**Sent:** Monday, June 12, 2017 10:22 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019 Opposed

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and I am opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South.

*J.A. Martin*

Lakewood Estates  
Asturia Way South  
St Petersburg FL  
33705

## Cristian I. Arias

---

**From:** Melanie Henson <melsmail3@earthlink.net>  
**Sent:** Monday, June 12, 2017 5:51 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and I am OPPOSED to the granting of this variance...

Melanie Henson

## Cristian I. Arias

---

**From:** Lois Ermatinger <loisermatinger@gmail.com>  
**Sent:** Monday, June 12, 2017 10:51 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Chris. I want to go on record as opposing the above variance. I have lived in Lakewood Estates for 18 years and I sought out this neighborhood (at a time when it was decline, by the way) because of the size of the lots and the fact that the homes here are not on top of each other as they are in most of St. Pete. This is one of the most unique neighborhoods in all of Pinellas County and as a realtor, I can attest that granting variances such as the one requested at 2121 Barcelona will harm, and not help our property values. I sincerely hope you will take this into consideration.

Thank you,

--

**Lois Ermatinger**  
RE/MAX Preferred  
5801 Gulf Boulevard  
St. Pete Beach, Florida 33706  
727-504-5309 Mobile  
727-367-3636 Office  
Website: [www.FLPropertyPro.com](http://www.FLPropertyPro.com)



## Cristian I. Arias

---

**From:** Shirley DeLoach <sheathdeloach@outlook.com>  
**Sent:** Monday, June 12, 2017 12:51 AM  
**To:** Cristian I. Arias  
**Subject:** #17-54000019 Barcelona variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi. Herschel and Shirley DeLoach are voting No! 2697 Granada Circle West. Saint Petersburg, Fl 33712.  
Sent from my iPhone

## Cristian I. Arias

---

**From:** Matthew Barnes <matthewsmassage@yahoo.com>  
**Sent:** Monday, June 12, 2017 4:06 PM  
**To:** Cristian I. Arias; Cristian I. Arias  
**Subject:** NO on 2120 Barcelona Way

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr Arias,

My name is Matthew Barnes, I am a resident of Lakewood Estates, and I am writing you in regards to a request from a developer to be able to split one of our lots and build two homes on it. I specifically moved to Lakewood Estates from the overcrowded Old Northeast neighborhood for the tranquility and space it offered me.

With regards to Variance #[17-540000019](#) I vote NO. I think during this housing boom we are experiencing right now it is important to remember the future. We really don't want Lakewood being split up for profit. In the end it will ruin what we residents have come to love about our neighborhood. If this were to become a trend it would also negatively affect property values, crime, and the amount of long term residents who want to make this unique community home.

Thank you for your time and service to the city we love!

Sincerely,

Matthew Barnes  
matthewsmassage@yahoo.com  
[727-851-0298](tel:727-851-0298)

[Sent from Yahoo Mail for iPhone](#)

## Cristian I. Arias

---

**From:** Jan Davidson <janlehman26@gmail.com>  
**Sent:** Monday, June 12, 2017 2:58 PM  
**To:** Cristian I. Arias  
**Subject:** No means no

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am opposed  
Asking people who work to show up in the middle of the day is ludicrous Please be reasonable

Sent from my iPhone

## Cristian I. Arias

---

**From:** Thomas Walker <thomas33705@msn.com>  
**Sent:** Monday, June 12, 2017 9:38 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** No for the Barcelona variance! !

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thomas Walker

## Cristian I. Arias

---

**From:** Donna <gpenrod@tampabay.rr.com>  
**Sent:** Monday, June 12, 2017 6:23 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

In reference to case #17-54000019, I want you to know that I adamantly oppose granting the variance requested! I am a 40 plus year resident of Lakewood Estates and I FIRMLY believe this will adversely impact all our residents home values and set a precedent that will be even worse for our area. I understand that the city wants to help businesses, but it shouldn't be at the expense of the homeowners whose values will be diminished..

Donna M. Penrod  
5385 Alcola Way So.



Virus-free. [www.avast.com](http://www.avast.com)

## Cristian I. Arias

---

**From:** Debi Lanning <debilanning@yahoo.com>  
**Sent:** Monday, June 12, 2017 9:32 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a 30 year resident of Lakewood Estates. I am fine with building two homes on the property on Barcelona. Our neighborhood president does not speak for everyone in this subdivision.

Debi Lanning  
2646 Fairway Avenue S  
8047142

**Cristian I. Arias**

---

**From:** Barry McIntosh <bamuno@aol.com>  
**Sent:** Monday, June 12, 2017 2:19 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood estates variance request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We don't want this developer to develop two homes on two lots.

Lakewood resident Barry McIntosh

*Sent from my Verizon 4G LTE Droid*

## Cristian I. Arias

---

**From:** gsfh1@aol.com  
**Sent:** Monday, June 12, 2017 9:26 AM  
**To:** Cristian I. Arias  
**Subject:** Lakewood Barcelona

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

vote NO

## Cristian I. Arias

---

**From:** elsw0309 <elsw0309@aol.com>  
**Sent:** Monday, June 12, 2017 8:25 AM  
**To:** Cristian I. Arias  
**Subject:** I would like to protest a request for a variance on Barcelona in Lakewood Estates. As a homeowner in the area for 45 years it is disheartening to see developers crowding new homes on lots.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my Verizon, Samsung Galaxy smartphone

## **Cristian I. Arias**

---

**From:** Kendra O'Connor <agreenerimage@hotmail.com>  
**Sent:** Monday, June 12, 2017 4:40 PM  
**To:** Cristian I. Arias  
**Subject:** I vote NO to the Barcelona variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Kendra O'Connor. I am a resident of Lakewood Estates, a St. Petersburg taxpayer, and an opponent to the variation request for Barcelona (Case #17-54000019).

My explanation is as follows. Thank you for your time.

I sincerely appeal to my city council and its committees to maintain the present lot size of 2021 Barcelona Way South "as is."

In a growing, thriving city such as Saint Petersburg, it absolutely makes sense to preserve the distinctives of individual neighborhoods. If Saint Petersburg is truly going to be cosmopolitan, then we must appreciate and encourage the varying cultures that make us who we are.

I have lived in Lakewood for twenty years and have ushered in many new neighbors and families during that time. Overwhelmingly, they speak of the treasure they feel they have found in our part of the city. They feel they have stumbled upon some secret--a delightful place of earthly beauty and cultural integration.

I recently checked in with my newest neighbors, Dylan and Sarah, and asked, "So, is it all you thought it would be? Are you enjoying our wonderful neighborhood?" They gushed, "It's amazing! Even our relatives who visit are amazed at the peacefulness. And everyone's so friendly!"

That kind of experience comes because the people of Lakewood are investing in their homes and land. It comes from the people of Lakewood getting what they bargained for and happily giving back. It is a climate of kindness that needs to be maintained, not spoiled by some alien idea about our neighborhood's lifestyle and values.

There are already neighborhoods designed and maintained for folks who want downtown living or pink streets or historic homesteads or waterfront lots and so on. Over and over, people move to Lakewood because they feel they have a bit of the country in the middle of the city. That's a good thing. We don't want those people fleeing north to Brooksville or south to Palmetto. We want their contributions to the fame and future of Saint Petersburg to remain here.

In what is already one of the largest neighborhoods in Saint Petersburg--nestled alongside I-275, a block off of US19, surrounded by retail stores, and host via our interior to a large business--we have found our character.

We are a community of residents who were "green" before it was cool to be "green." We understand the value of natural resources, green spaces, wildlife, and preservation.

We seek to sustain the gifts of flora and fauna that are the byproducts of our lots and streets as they were designed. We seek to sustain the gifts of contentedness and cordiality that are the direct result of people finding (and cultivating) what they were looking for.

We ask you to help us to hold dear what *is* so dear to Lakewoodians.

Sincerely,

Kendra O'Connor

## Cristian I. Arias

---

**From:** plimmer717 <plimmer717@aol.com>  
**Sent:** Monday, June 12, 2017 11:35 AM  
**To:** Cristian I. Arias  
**Subject:** case 17'54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We are residents of Lakewood Estates and we are against subdividing the lot in question. The character of this neighborhood is what drew us to it, nice size lots with houses of varied architecture. We request that you deny this builder a permit to divide this lot.

Phyllis and Herbert Limmer  
1775 Lakewood Drive South  
St Petersburg, Do 33712

Sent from my Verizon. Samsung Galaxy smartphone

## Cristian I. Arias

---

**From:** Jeff Massey <jeffreymassey@hotmail.com>  
**Sent:** Monday, June 12, 2017 9:17 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** Case 17-54000019p

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

i would like to vote NO on the rezoning. I live nearby at 2020 Barcelona Drive S and believe it would be unwise to start down this path.

Get [Outlook for Android](#)

## Cristian I. Arias

---

**From:** Wowway <albolton@wowway.com>  
**Sent:** Monday, June 12, 2017 9:09 AM  
**To:** Cristian I. Arias  
**Subject:** Case 54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a Lakewood Estates resident and want to notify you that I am opposed to the building of the proposed two houses on one lot on Barcelona.

--Alexandra Bolton-Schultes  
2615 DeSoto Way S

Sent from my iPad

No trees were destroyed in sending this message, but a large number of electrons have been seriously disturbed.

**Cristian I. Arias**

---

**From:** HWill4jazz@aol.com  
**Sent:** Monday, June 12, 2017 8:04 PM  
**To:** Cristian I. Arias  
**Subject:** Developer wants too much

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Please do not permit the developer to build two houses on one lot \_ as he is trying to persuade you to let him do. We do not want housing clutter in Lakewood. We are Lakewood residents and like it just the way it is.**

**Thank you.**

**Harriet and Robert Williamson  
2760 Cordova Way S.  
St. Petersburg, FL 33712**

**Tel: 727-867-0351  
Email: hwill4jazz@aol.com**

## Cristian I. Arias

---

**From:** Kirk Hubert <kirk.hubert@nacmconnect.org>  
**Sent:** Monday, June 12, 2017 10:24 AM  
**To:** Cristian I. Arias  
**Cc:** LECA Mail  
**Subject:** DRC Hearing on Barcelona

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## Ref case #17-54000019

To whom It may concern.

Our names are Kirk Hubert & Mark Mccuistian.  
We currently reside at 2684 Fairway Ave S  
In Lakewood Estates.

We are not in favor of this zoning variance AT ALL!!!

Thank You

### Kirk Hubert

#### Credit Solutions / Public Records

NACM Connect | 41 White Allen Ave. | Dayton, OH 45405

**Phone & Fax:** 727-350-1047 | **Email:** kirk.hubert@nacmconnect.org

[www.nacmconnect.org](http://www.nacmconnect.org)



## Cristian I. Arias

---

**From:** Jan S <[jan@philosophylab.com](mailto:jan@philosophylab.com)>  
**Sent:** Monday, June 12, 2017 10:47 AM  
**To:** Cristian I. Arias  
**Subject:** Fwd: 2120 Barcelona Way South, reference number 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, Mr. Arias,

I sent you a message last week (see below). It was returned as undeliverable. I am trying a second e-mail address that I have seen in a forwarded message from Judy Ellis in hope that it will actually get through to you.

Sincerely,  
Jan Mertzman

Begin forwarded message:

**From:** Jan S <[jan@philosophylab.com](mailto:jan@philosophylab.com)>  
**Subject:** 2120 Barcelona Way South, reference number 17-54000019  
**Date:** June 9, 2017 at 7:42:30 AM EDT  
**To:** [cristian.arias@stpet.org](mailto:cristian.arias@stpet.org)

Hello, Cris,

I live in Lakewood Estates and want to go on the record as being firmly opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. What he is proposing does not conform to the character of this neighborhood and sets a dangerous precedent. Please do not give in to this man's greed.

Thank you for your consideration.

Sincerely,  
Jan Mertzman

## Cristian I. Arias

---

**From:** Barb Hartwell <wbhrtw83@tampabay.rr.com>  
**Sent:** Monday, June 12, 2017 3:26 PM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** Fw: Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Arias

I would like to register my "no, please don't allow any developer to build two houses on one lot (dividing the one lot into two lots) in Lakewood Estates. Particularly, this note references the lot on Barcelona Way South, for which a developer is seeking a variance in order to erect two houses where there is now one. I hope this explanation will suffice to allow my vote to be counted as a "no" in this matter.

Thank you.

Barbara Hartwell  
727-867-9393

----- Original Message -----

**From:** [Barb Hartwell](#)  
**To:** [Cristian I. Arias](#)  
**Sent:** Sunday, June 11, 2017 5:59 PM  
**Subject:** Barcelona Way S variance, #17-54000019

Dear Mr. Arias

Please count this as a strong "no" on the above referenced matter.

Barbara M. Hartwell  
727-867-9393



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

## Cristian I. Arias

---

**From:** Janice Swartz <jbuchana@tampabay.rr.com>  
**Sent:** Monday, June 12, 2017 7:26 AM  
**To:** Cristian I. Arias  
**Cc:** 'LECA Mail'  
**Subject:** FW: Keep Lakewood Estates AS IS!

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Janice Swartz [<mailto:jbuchana@tampabay.rr.com>]  
**Sent:** Sunday, June 11, 2017 9:08 PM  
**To:** 'christian.arias@stpete.org'  
**Cc:** 'lecapresident@gmail.com'  
**Subject:** Keep Lakewood Estates AS IS!  
**Importance:** High

Dear Mr. Arias,

JUST SAY "NO!" As residents of Lakewood Estates since 1985 and, as persons who specifically purchased our home here because of the beauty of the well-designed homes with beautiful full trees on large lots, we are FIRMLY OPPOSED to the request for LOT-SIZE VARIANCE by a DEVELOPER more interested in his pocketbook than our NEIGHBORHOOD.

We are counting on you to respond favorably to the demands of one of St. Petersburg's best neighborhoods – which includes and celebrates persons of all ages, races, careers, religious beliefs – in doing everything in your power to keep out an opportunistic developer who seeks to change variances only for the purpose of enlarging his own bank account!

JUST SAY "NO!" There are many other neighborhoods that may welcome his plans of subdividing lots – in fact, maybe the developer could do this in his own family's neighborhood, since he is so keen on the idea!

Thank you for standing with the residents of Lakewood Estates and longtime good citizens of St. Petersburg!

Most sincerely,

Dr Janice and Rev James Swartz

## Cristian I. Arias

---

**From:** Colin Bartlett <colin.r.bartlett@gmail.com>  
**Sent:** Sunday, June 11, 2017 6:23 PM  
**To:** Cristian I. Arias  
**Subject:** Fwd: Case # 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

----- Forwarded message -----

**From:** Colin Bartlett <[colin.r.bartlett@gmail.com](mailto:colin.r.bartlett@gmail.com)>  
**Date:** Mon, Jun 5, 2017 at 11:39 AM  
**Subject:** Case # 17-54000019  
**To:** [cristian.arias@stpete.org](mailto:cristian.arias@stpete.org)

No. No.

**Cristian I. Arias**

---

**From:** Wallace Newlon <wnewlon443@gmail.com>  
**Sent:** Tuesday, June 13, 2017 12:54 PM  
**To:** Cristian I. Arias  
**Subject:** NO on Variance #17-540000019

Hello,

The variance request to divide 2120 Barcelona Way S in Lakewood Estates was denied on May 3rd of this year. That denial should be upheld.

A variance to allow multiple houses on one lot serves only the interests of the developer, who does not live in Lakewood, and therefore would not have to live alongside the consequences.

Lakewood Estates' unique and desirable character derives in significant part from its larger lots with extensive tree coverage. What the developer is proposing is in opposition to Lakewood's overall character, and therefore we oppose this variance.

Please respect the wishes of the people who make their homes in Lakewood Estates and DENY this variance request.

Thank you,

Wallace W. Newlon  
2800 De Soto Way S

**Cristian I. Arias**

---

**From:** LECA Mail <lecapresident@gmail.com>  
**Sent:** Tuesday, June 13, 2017 11:41 AM  
**To:** Cristian I. Arias  
**Subject:** Objection to Barcelona Way variance

My neighbor Colin Bartlett, who is not good with email, wishes me to inform you that he is opposed to the granting of this variance.

--

Judy Ellis  
[www.lakewoodstpete.com](http://www.lakewoodstpete.com)

## Cristian I. Arias

---

**From:** Sharon Nash <smn@ligmarine.com>  
**Sent:** Tuesday, June 13, 2017 8:35 AM  
**To:** Cristian I. Arias; Cristian I. Arias  
**Cc:** lecapresident@gmail.com; smn@tampabay.rr.com  
**Subject:** reference number is 17-54000019 - rehearing for variance

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Lakewood Estates and 3 doors away from 2120 Barcelona Way South at 2054 Barcelona Way South.

I want to go on the record as being firmly opposed to the granting of the request for variance filed by the developer of 2120 Barcelona Way South. What he is proposing does not conform to the character of this neighborhood and sets a dangerous precedent. I do not want our neighborhood to be crowded and damaged by homes placed on top of each other, nor do I want Barcelona Way setting this precedence! Our existing lot plats are part of the desirability & charm of Lakewood.

Please do not give in to this man's greed.

Respectfully,  
Sharon M. Nash  
2054 Barcelona Way So.  
St. Petersburg, 33712  
smn@tampabay.rr.com

### Sharon M. Nash

Director of Underwriting

Direct: (727) 873-7671 | [sharon.nash@LIGMarine.com](mailto:sharon.nash@LIGMarine.com) Office: (727) 578-2800

| [www.LIGMarine.com](http://www.LIGMarine.com)



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## **Cristian I. Arias**

---

**From:** Koufas, Theodore W CIV USSOCOM HQ <theodore.koufas@socom.mil>  
**Sent:** Tuesday, June 13, 2017 1:55 PM  
**To:** Cristian I. Arias  
**Cc:** LECA Mail (lecapresident@gmail.com); Koufas, Theodore W CIV USSOCOM HQ  
**Subject:** Re-hearing request for Variance #17-54000019

Dear Sir,

I am writing to offer my objection to the zoning issue for Variance #17-54000019, property located on 2120 Barcelona Way. Building two structures on that piece of property will not only be aesthetically incorrect for our Lakewood Estates community but deteriorate the strong economic recovery this community has experienced in the last few years. Each community as I suspect you understand has its own architectural consistence throughout. Differences distract from those designs. Please enter a strong NO for my vote of this destructive effort by the applicant. Thank you for your continued support of the Lakewood Estates Community.

VR

Ted Koufas

Program Executive Officer for Services  
HQ, USSOCOM/SOF AT&L  
7701 Tampa Point Blvd  
MacDill AFB, FL 33621

Phone: 813-826-1972  
Blackberry: 813-810-8598  
Email: Theodore.koufas@socom.mil

My Executive Assistant is:  
Mr. Jeff Howell  
Jeffrey.howell@socom.mil  
Phone: 813-826-2264  
Blackberry: 813-679-9254

-----Original Message-----

From: leca5610@googlegroups.com [mailto:leca5610@googlegroups.com] On Behalf Of LECA Mail  
Sent: Monday, June 12, 2017 9:18 AM  
To: leca5610@googlegroups.com  
Subject: [Non-DoD Source] Fwd: Re-hearing request for Variance #17-54000019

Please see this email from the city. If you do not have a reply email from him by June 23rd, please let me know.

So far the votes in favor are exactly 0, at least from our membership, or rather at least as far I know - if anyone has posted a yes vote with the city, I was not copied.

The applicant for 2120 Barcelona Way, requesting Variance #17-54000019, has decided to go forward for a rehearing for the July 5, 2017 meeting.

I will be answering all emails received from emails of opposition and in favor of this project, to advise that the hearing will be the first Wednesday on next month for all interested parties to speak at the hearing.

Should you have any other questions, please do not hesitate to contact me.

Cristian I. Arias

City Planner I – Planning and Economic Development

City of St. Petersburg

727-892-5096 <tel:(727)%20892-5096> / Fax: 727-892-5557 <tel:(727)%20892-5557>

Ciarias@Stpete.org <mailto:Ciarias@Stpete.org>

Your Sunshine City <<http://www.stpete.org/vision>>

--

Judy Ellis

[www.lakewoodstpete.com](http://www.lakewoodstpete.com) <<http://www.lakewoodstpete.com>>

--

[www.lakewoodstpete.com](http://www.lakewoodstpete.com) - have you visited the web site lately?

Please do not use REPLY for this message; send replies to [lecapresident@gmail.com](mailto:lecapresident@gmail.com)

---

You received this message because you are subscribed to the Google Groups "LECA" group.  
To unsubscribe from this group and stop receiving emails from it, send an email to [leca5610+unsubscribe@googlegroups.com](mailto:leca5610+unsubscribe@googlegroups.com).  
For more options, visit <https://groups.google.com/d/optout>.

## Cristian I. Arias

---

**From:** Peggy Williams <willisj1209@gmail.com>  
**Sent:** Tuesday, June 13, 2017 1:38 PM  
**To:** Cristian I. Arias  
**Subject:** Variance #17-54000019

a c

To: Cristian Arias



We want to again stress our opposition and go on record against request for Variance #17-54000019 relating to lot on Barcelona Way S. In Lakewood Estates. Allowing variances that do not comply with current composition of an established community effects the value and balance of the entire community, Lakewood Estates. Setting a precedent fractures the cohesiveness and stability of a solid neighborhood.

Willis J. and Margaret Williams  
1656 Anastasia Way S.  
St. Pete, Florida 33712

o

## Cristian I. Arias

---

**From:** karinmartin4@yahoo.com  
**Sent:** Tuesday, June 13, 2017 7:36 AM  
**To:** Cristian I. Arias  
**Subject:** Variance 17-540000019 OPPOSED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning,

I hereby register my OPPOSITION to granting of the requested variance to divide 2120 Barcelona Way S. in the Lakewood Estates neighborhood into two parcels.

Lakewood Estates is characterized by large, tree-shaded lots and an open feel. The proposed variance, if granted, will create two lots that don't have enough space to correspond with the character of the neighborhood.

Please register my vote as a strong NO.

Thank you,  
Karin Martin  
2800 De Soto Way S

Sent from my iPhone

## Cristian I. Arias

---

**From:** Roy <royehunt@aol.com>  
**Sent:** Tuesday, June 13, 2017 8:25 AM  
**To:** Cristian I. Arias  
**Cc:** jellis5610@gmail.com  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am not in favor of granting this variance so I vote NO!

Roy E. Hunt,  
LECA Board Member

## Cristian I. Arias

---

**From:** Peter Robison <peter.d.robison@gmail.com>  
**Sent:** Tuesday, June 13, 2017 10:56 AM  
**To:** Cristian I. Arias  
**Subject:** 2021 Barcelona Way So. Variance #17-54000019

Cristian,

I own a home at 1921 Anastasia Way So., a couple blocks from the above Barcelona Way property. My family has owned the property I live on since 1950. I moved next door to 2001 Anastasia in 1962 and have watched all the changes to Lakewood Estates since then. In 1962 Lakewood was about half built up, the roads were made of crushed shell and there were pine and palmetto woods where 54<sup>th</sup> Ave So. is now. I feel Lakewood Estates is a wonderful St Petersburg neighborhood and should be watched carefully by the City as well as the residents. The recession of 2008 hit our neighborhood hard, and we are still recovering from the effects of foreclosures. We had our house at 1921 Anastasia built in 2011 and it has been nice to see other new houses built since then on existing lots.

I am not in favor of the above variance, I feel the City ordinances should be enforced as is. To fully support the character of Lakewood moving forward I think the number of lots should not be increased except for unusual circumstances. This variance is not an unusual circumstance but rather a simple business endeavor. I was not in favor of the variance on 1818 Bonita Way, but was not able to express my views. There are still a few empty lots in Lakewood that could be built on and there are many remodeling opportunities for builders and developers.

Thank you for your consideration.

Peter Robison

**Cristian I. Arias**

---

**From:** steve kettells <steve.kettells@gmail.com>  
**Sent:** Tuesday, June 13, 2017 9:51 AM  
**To:** Cristian I. Arias  
**Subject:** 2021 Barcelona Way S 17-54000019

**AS a member of LECA my wife and I want to say "no" to this variance request.**

**Sincerely,**

**Steve Kettells  
2930 49th Terrace South**

## Cristian I. Arias

---

**From:** Davey Jones <spearagag@gmail.com>  
**Sent:** Tuesday, June 13, 2017 10:44 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We are long time (28 year) residents of Lakewood Estates. We are absolutely opposed to the variance concerning the lot on Barcelona.

We vote "No" on the issue.

Mr. and Mrs. D. McLean  
3801 Cortez Way S

## **Cristian I. Arias**

---

**From:** Wallace Newlon <wnewlon443@gmail.com>  
**Sent:** Tuesday, June 13, 2017 12:54 PM  
**To:** Cristian I. Arias  
**Subject:** NO on Variance #17-540000019

Hello,

The variance request to divide 2120 Barcelona Way S in Lakewood Estates was denied on May 3rd of this year. That denial should be upheld.

A variance to allow multiple houses on one lot serves only the interests of the developer, who does not live in Lakewood, and therefore would not have to live alongside the consequences.

Lakewood Estates' unique and desirable character derives in significant part from its larger lots with extensive tree coverage. What the developer is proposing is in opposition to Lakewood's overall character, and therefore we oppose this variance.

Please respect the wishes of the people who make their homes in Lakewood Estates and DENY this variance request.

Thank you,

Wallace W. Newlon  
2800 De Soto Way S

## Cristian I. Arias

---

**From:** tinaschmidt5@yahoo.com  
**Sent:** Tuesday, June 13, 2017 9:56 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona-Lakewood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No, please don't allow this lot to be split.  
Tina Schmidt

Sent from my iPhone

## Cristian I. Arias

---

**From:** Jennifer <jendmb3@yahoo.com>  
**Sent:** Wednesday, June 14, 2017 7:05 AM  
**To:** mwmiller3657@yahoo.com  
**Cc:** Cristian I. Arias; leca5610+managers@googlegroups.com  
**Subject:** Re: Barcelona Way S Variance #17-5400019

I second that notion. I do NOT support the splitting of the lots.

Thanks,  
Jennifer Miller  
2940 47th Ave. South

Sent from Jen's iPhone

On Jun 14, 2017, at 7:02 AM, miller mark <[mwmiller3657@yahoo.com](mailto:mwmiller3657@yahoo.com)> wrote:

My name is Mark Miller and I oppose this variance. I do not support the splitting of this lot.

[Sent from Yahoo Mail on Android](#)

**Cristian I. Arias**

---

**From:** Kent Rodahaver <kentrodahaverrealtor@gmail.com>  
**Sent:** Wednesday, June 14, 2017 9:25 AM  
**To:** Cristian I. Arias; Kent Rodahaver  
**Subject:** 17-54000019 - Andrews Variance - 2120 Barcelona Way S

Cristian,

For the record, I am in total **opposition** of the city granting this variance.

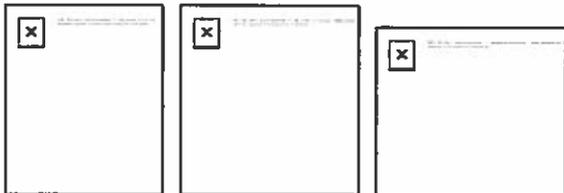
As a professional in the area, a volunteer, a business owner of three area businesses, a committee member for the Skyway Marina District, a Business Partner of the SMD, a Friends of Boyd Hill, a member of St Petersburg Country Club, a sponsor of countless local community events, and a resident of Lakewood Estates, I feel that granting this variance will be detrimental to the future character of Lakewood Estates. As a Realtor, I have many buyers who flock to Lakewood for the large lots, open and green spaces, and over-all character. I frequently hear "we love that the houses are not right on top of each other" and this is a huge draw for people. This is EXECTLY why I moved to Lakewood. Our yard is large and beautiful, as are the majority of the properties in Lakewood.

As an investor, a state licensed real estate professional, developer, and licensed contractor, I too invest in St Pete real estate. There are plenty of buildable lots in other areas of the city. These vacant lots would BENEFIT from development, not SUFFER from it as in the 17-54000019 case. The only winner here seems to be the builder and he obviously has no direct or personal interest in our community other than to cash-in on this possible variance.

Maybe a better focus would be for the city to provide variances and grants for builders to build on the narrow vacant lots in Childs Park, Campbell Park, and other areas of the city. This way the builder, the city, the community, the neighborhood, a fortunate family, and the visual appeal of these areas, will all benefit. Not just one developer trying to take advantage of the possibility of the city granting a variance and setting precedence for future degradation of what makes Lakewood Estates such an awesome part of our great city.

--

Best Regards,  
**Kent Rodahaver, CLPS, Realtor**  
Cadence Realty Group  
Charles Rutenberg Realty, Inc.  
Skyway Marina District Business Partner  
Tel: 727-301-7300 [www.CadenceRG.com](http://www.CadenceRG.com)



## **Cristian I. Arias**

---

**From:** Tim Schmidt <timschmidt5@yahoo.com>  
**Sent:** Wednesday, June 14, 2017 4:10 PM  
**To:** Cristian I. Arias  
**Subject:** #17-54000019, 2021 Barcelona Way S variance

Mr Arias,

I am writing to you regarding #17-54000019. Myself and the other 4 residents that reside at 2518 Granada Cir E (in Lakewood Estates) are strongly opposed to granting the variance at 2021 Barcelona Way S.

Additionally, I would like to ask for a different date for the hearing so that I may attend and voice my displeasure in person. Unfortunately, I am on vacation at that time. How convenient to hold this special hearing on a holiday week so that many families and residents are unable to attend. Certainly would seem convenient for a builder with an insider there at the city to hold it a day after a holiday at a time that the majority of contributing members to society would be either on vacation or at work.

Disgusting!  
Timothy and Christina Schmidt

Please call if you would like to discuss further  
612-703-0640

**Cristian I. Arias**

---

**From:** Lena Wilfalk <wilfall@eckerd.edu>  
**Sent:** Wednesday, June 14, 2017 8:51 PM  
**To:** Cristian I. Arias  
**Subject:** hearing request for Variance #17-540000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias,

I am opposing Mr. Bennett Andrews request to build two houses on one lot for the property located on Barcelona in Lakewood Estates. I am a homeowner and oppose the splitting of lots, as this movement will lead to dozens of our lots being divided; therefore, robbing our neighborhood of the unique character that makes Lakewood what it is.

We urge a "NO VOTE" on this appeal --hearing request for Variance #17-540000019.

Thanks,

--  
Lena L. Wilfalk  
Lakewood Estates Homeowner  
727-415-5216

## Cristian I. Arias

---

**From:** Robert Swain <gloucester136@gmail.com>  
**Sent:** Wednesday, June 14, 2017 8:00 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am letting you know my opposition to the variance being considered for the Barcelona Wy lot in Lakewood. One of the nice parts about Lakewood is the lack of density in the neighborhood and the large lots. This flies in the face of that and why the neighborhood has been a draw and has kept its character. Also, the homes are quite varied and diverse having been built over decades, much like the neighborhood. This will spur new development and push people out of the neighborhood. The neighborhood is not in need of this sort of gentrification.

Bob Swain  
2130 Fairway Av. S  
St. Pete 33712

## Cristian I. Arias

---

**From:** Lena Wilfalk <wilfall@eckerd.edu>  
**Sent:** Wednesday, June 14, 2017 8:51 PM  
**To:** Cristian I. Arias  
**Subject:** hearing request for Variance #17-540000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias,

I am opposing Mr. Bennett Andrews request to build two houses on one lot for the property located on Barcelona in Lakewood Estates. I am a homeowner and oppose the splitting of lots, as this movement will lead to dozens of our lots being divided; therefore, robbing our neighborhood of the unique character that makes Lakewood what it is.

We urge a "NO VOTE" on this appeal --hearing request for Variance #17-540000019.

Thanks,

--  
Lena L. Wilfalk  
Lakewood Estates Homeowner  
727-415-5216

## Cristian I. Arias

---

**From:** Amy Olson <aolson2511@gmail.com>  
**Sent:** Wednesday, June 14, 2017 9:36 PM  
**To:** Cristian I. Arias  
**Subject:** 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing in reference to the above variance request for 2021 Barcelona Way S.

I live behind and down the street from this property. I'm strongly opposed to request for a variance. The rehearing should not have been granted.

There's no way the builder can construct two homes even remotely like the picture he included with his request. To say that is typical of Lakewood is an exaggeration and an outright misrepresentation of the immediate neighborhood. This is about profits. He will make money on one home. That is enough and he adds value to the neighborhood. This is a win-win for all.

I wonder where the decision makers live? Would you want someone to come into your neighborhood and cram two homes in one lot? I think not.

Please vote NO.

Thank you,  
Amelia Olson  
2001 Almeria Way S  
605.212.2511

Sent from my iPhone

## Cristian I. Arias

---

**From:** Barbara <moekitty8000@yahoo.com>  
**Sent:** Wednesday, June 14, 2017 7:23 PM  
**To:** Cristian I. Arias  
**Subject:** Fwd: 17-54000019

**Subject: 17-54000019**

This is notice that we object to the developers request for variance at 2021 Barcelona Way S in Lakewood Estates.

Joe & Barbara Torres  
4101 Cortez Way S  
St Petersburg Fl

Sent from my iPad

Sent from my iPad

## Cristian I. Arias

---

**From:** Sean OConnor <quinnsdad1962@gmail.com>  
**Sent:** Wednesday, June 14, 2017 11:52 PM  
**To:** Cristian I. Arias  
**Subject:** case #17-54000019

Regarding case #17-54000019 on Barcelona:

My name is Sean O'Connor.

I am a Lakewood resident.

I am **OPPOSED** to the variance request.

I emphatically and unequivocally vote **NO** on the variance request.

## Cristian I. Arias

---

**From:** Stephanie Reed <scsmith27@gmail.com>  
**Sent:** Thursday, June 15, 2017 9:44 AM  
**To:** Cristian I. Arias  
**Cc:** LECA Mail  
**Subject:** Public Hearing on 7-5-17 re: 2120 Barcelona Way S.

Good morning!! In reference to the above, I am a resident of Lakewood Estates and I live directly across the street from the property in question on 2121 Barcelona Way S.

I had the pleasure of speaking with you before and as I mentioned previously, I have strong objections and concerns regarding the request to increase the resident at 2120.

I will not be able to attend the rehearing and I would hope that at the time of the hearing you will be able to advise the participants of objections to the same.

Thank for taking the time to review my email. Please feel free to call upon me with any questions. 267-439-7602.

Thanks again,  
Stephanie Reed

## Cristian I. Arias

---

**From:** Helen <vtwriter@comcast.net>  
**Sent:** Thursday, June 15, 2017 9:46 AM  
**To:** Cristian I. Arias  
**Subject:** Ref case #17-54000019, 2120 Barcelona Way S., Lakewood Estates - NO!

Hi Cristian,

I'm very concerned about the proposed zoning variance request for the property at 2120 Barcelona Way S. and am completely opposed to it being approved. Please inform the City Council that approving it will open the door for development out of character in our historic and unique community, which we want to keep as it is.

I currently own three houses in Lakewood. The reason I chose this community to invest in as opposed to another is the low housing density, large lots, expansive views and lush vegetation. My properties are at 2120 Coronada Way S., 2121 Coronada Way S., and 4900 Caesar Way S. I recently sold another property I owned at 918 Alcazar Way S.

Please feel free to call me with any questions.

Thanks and best regards,

Helen

Helen J. Simon

(802) 999 7224

[vtwriter@comcast.net](mailto:vtwriter@comcast.net)

## Cristian I. Arias

---

**From:** Sheila Riase <sheilaroxann@yahoo.com>  
**Sent:** Thursday, June 15, 2017 9:46 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance #17-54000019

I live in Lakewood Estates and I am opposed to the granting of this variance.

Thanks,

Sheila Riase

Sent from Yahoo Mail on Android

## Cristian I. Arias

---

**From:** Sheila Riase <sheilaroxann@yahoo.com>  
**Sent:** Thursday, June 15, 2017 9:33 AM  
**To:** Cristian I. Arias  
**Subject:** Lakewood Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Arias,

I have been a Lakewood Estates resident for 19 years now. My family and I have a lot of time and memories invested in our neighborhood. We absolutely oppose breaking up any of our large lots to accommodate two homes instead of one as this will inevitably decrease all our property values as well as destroy the natural beauty of our landscapes here. Please do not allow this. I hope and pray that you will consider the requests of all of us that speak unanimously against this.

Sincerely,

Sheila Riase

Sent from Yahoo Mail on Android

**Cristian I. Arias**

---

**From:** Adria Perry <alperry60@yahoo.com>  
**Sent:** Thursday, June 15, 2017 10:52 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr. Arias,

I am writing to inform you that I am OPPOSED to the proposed variance at the property located on Barcelona Way S.

Thanks,  
Adria Perry  
4801 Caesar Way S

Sent from Yahoo Mail on Android

## Cristian I. Arias

---

**From:** B Harmer <seafarmer3@verizon.net>  
**Sent:** Thursday, June 15, 2017 10:14 AM  
**To:** Cristian I. Arias  
**Subject:** Fwd: variance hearing re: Barcelona Way S in St Petersburg

Hello, I am sending this "NO" vote request again since there has been some confusion regarding the appeal hearing date.

Please vote "NO". No one in our neighborhood wants this to happen. This is just a greedy developer trying to make extra money.

Thank you.

-----Original Message-----

**From:** B Harmer <seafarmer3@verizon.net>  
**To:** cristian.arias <cristian.arias@stpete.org>  
**Sent:** Mon, Jun 5, 2017 11:53 am  
**Subject:** variance hearing re: Barcelona Way S in St Petersburg

Hello,

It has come to the attention of our neighborhood association that the developer who was denied a variance to build two houses on one lot on Barcelona Way South has appealed your decision.

PLEASE, do not let this appeal be approved. Our neighborhood has always prided itself on our spacious lots. Two houses on one lot would be an eyesore and a detriment to our community.

I live on Barcelona Way South and this kind of over-development would be disruptive to the neighborhood. Just the fact that the developer has to request a variance in order to build what he wants speaks to the fact that this is a terrible precedent for our lovely neighborhood.

Please vote NO on this matter. Thank you for your support of our neighborhood values, and thank you for listening.

Barbara Harmer  
1921 Barcelona Way South

## **Cristian I. Arias**

---

**From:** Jean <CANDJSCHUH@msn.com>  
**Sent:** Friday, June 16, 2017 8:12 PM  
**To:** Cristian I. Arias; LECA Mail  
**Subject:** Ref. case #117-54000019 - 2120 Barcelona Way, South

Please register my NO vote on the referenced subject. Protect the unique nature of Lakewood Estates. Don't defile our special neighborhood.

Jean S. Schuh - resident since 1963  
(Mrs. Charles E. Schuh)

**Cristian I. Arias**

---

**From:** Roger Ritter <roger.ritter@gmail.com>  
**Sent:** Friday, June 16, 2017 5:55 PM  
**To:** Cristian I. Arias

Building two houses on a lot designed for one is not a good idea sounds and looks like greed to me

## Cristian I. Arias

---

**From:** kak2957 <kak2957@yahoo.com>  
**Sent:** Saturday, June 17, 2017 10:28 AM  
**To:** Cristian I. Arias  
**Subject:** Variance 17 - 54000019 – 2120 Barcelona Way South

Dear Mr. Arias,

Please include me as opposed to the Variance 17 -54000019 for 2120 Barcelona Way South.

Providing a variance to shrink the standard lot size from 8700 sq ft. to 6905 sq. ft and 7426 sq ft is not in the best interest of the neighborhood or the city to allow. The supplicant has indicated in the appeal that they wish to build a home of more than 2000 sq ft on the smaller lot. By the time a driveway is added, the trees and bushes are removed, there will be 4905 sq ft of grass and concrete and 2000 sq ft of house.

Part of the charm and appeal of Lakewood Estates are the homes on large lots with set backs and mature landscaping. It increases our property values and allows the city to collect more taxes. It is part of the character of our neighborhood. The golf course, the price, and the set backs and large lots are what caused us to purchase our home in August of 2013.

It continues a poor precedent that needs to be stopped. I believe that four mistakes were previously made in granting variances. I don't think we need to continue with a fifth.

Thank you for recording my opposition.

Keith Kopp  
4901 Caesar Way S  
Saint Petersburg, FL 33712

## Cristian I. Arias

---

**From:** Patricia Preston Mastry <pw081251@gmail.com>  
**Sent:** Friday, June 16, 2017 10:03 AM  
**To:** Cristian I. Arias  
**Cc:** cpara23@aol.com; Ricky Mastree; Judy Kvam; lecapresident  
**Subject:** Variance Opposition (corrected version)

Patricia Mastry  
[33712](#)

[1912 Bonita Way South](#) [St. Petersburg, FL.](#)

As a homeowner in St. Petersburg's Lakewood Estates, I would like to take few minutes to voice my strong opposition to the proposed zoning variance on Barcelona Way. One of the reasons my husband and I bought our home, built in 1952 on a 1/4 lot, is the size of the heavily wooded lots. We have several heritage oaks on ours and proudly care for them, viewing this beautiful area of town as a cultural heritage of sorts. Our yard is filled with nesting screech owls, chuck wills widows, a pair of nesting piliated woodpeckers and dozens of songbirds. Small lots with few, if any trees don't support the same bird life. The photo attached as an example of the average home is the exception, Lakewood is filled with glorious mid century homes including terrazzo floors, the sort designers currently rave about. Lakewood Estates is one of the areas more sort after areas, not for what it could be if a builder strips it of the charm and quality but because of the history and beauty it now has, please protect that from visionless builders. Patricia Mastry

Sent from my iPhone

Sent from my iPhone

## Cristian I. Arias

---

**From:** Patricia Preston Mastry <pw081251@gmail.com>  
**Sent:** Friday, June 16, 2017 10:03 AM  
**To:** Cristian I. Arias  
**Cc:** cpara23@aol.com; Ricky Mastree; Judy Kvam; lecapresident  
**Subject:** Variance Opposition (corrected version)

Patricia Mastry  
[33712](#)

[1912 Bonita Way South](#) [St. Petersburg, FL.](#)

As a homeowner in St. Petersburg's Lakewood Estates, I would like to take few minutes to voice my strong opposition to the proposed zoning variance on Barcelona Way. One of the reasons my husband and I bought our home, built in 1952 on a 1/4 lot, is the size of the heavily wooded lots. We have several heritage oaks on ours and proudly care for them, viewing this beautiful area of town as a cultural heritage of sorts. Our yard is filled with nesting screech owls, chuck wills widows, a pair of nesting piliated woodpeckers and dozens of songbirds. Small lots with few, if any trees don't support the same bird life. The photo attached as an example of the average home is the exception, Lakewood is filled with glorious mid century homes including terrazzo floors, the sort designers currently rave about. Lakewood Estates is one of the areas more sort after areas, not for what it could be if a builder strips it of the charm and quality but because of the history and beauty it now has, please protect that from visionless builders. Patricia Mastry

Sent from my iPhone

Sent from my iPhone

## **Cristian I. Arias**

---

**From:** Roger Pitts <rlpitts714@gmail.com>  
**Sent:** Friday, June 16, 2017 4:07 PM  
**To:** Cristian I. Arias  
**Subject:** Variance Request for Barcelona Property in Lakewood Estates

I am very much against this and any other variance which would permit the building of multiple houses on a single lot such as this.

Roger Pitts

## Cristian I. Arias

---

**From:** Chris Unley <cjunley@yahoo.com>  
**Sent:** Friday, June 16, 2017 2:17 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood Estates-Barcelona Drive

Dear Mr. Arias,

I grew up in the Azalea neighborhood with the small lots. In 1977 we bought a house in Lakewood because of the large lots. I raised my son here. He and his friends could play whiffle ball game in our large backyard. The large lots, along with the beautiful golf course, make Lakewood Estates a unique neighborhood in St. Petersburg that is getting so crowded with our multifamily units and very small single family homes. Say NO to the variance on Barcelona Drive. Keep Lakewood Estates the same way it has been for more than 50 years.

Christina Unley

**Cristian I. Arias**

---

**From:** Full Circle <wackygirls@msn.com>  
**Sent:** Friday, June 16, 2017 10:19 AM  
**To:** Cristian I. Arias; leca5610@yahoogleroups.com  
**Subject:** Barcelona Way Variance Request

Greetings,

I have received correspondence from the St Petersburg's Planning & Economic Development Department regarding the property at 2120 Barcelona Way South. I have previously emailed you regarding my position on this request and wish to resubmit, as apparently a hearing has been set.

Regrettably, I DO NOT approve of the requested variance. Lakewood has both continuity in lot size and residential style. The request at hand does not maintain this standard and would set an unwelcomed precedence for future development in the community. Please record my position and submit my opposition when the matter is reviewed.

Thank you and have a GREAT day!

Sherry Smith  
Homeowner  
2159 Barcelona Way S

## Cristian I. Arias

---

**From:** Daud Power <daud@savvycard.com>  
**Sent:** Saturday, June 17, 2017 5:27 PM  
**To:** Cristian I. Arias  
**Cc:** daud@daudpower.com  
**Subject:** Lakewood Resident at 1356 Country Club Way S regarding Barcelona Way variance request

**Sensitivity:** Confidential

Dear Mr. Arias,

As a homeowner and resident of Lakewood Estates I am writing to express my opposition to the variance request for a proposed development on Barcelona Way. As I'm sure you know, we have a very active Civic Association that works diligently to maintain our neighborhood as a great place to live. We are not resistant to change as long as the change proposed would improve the neighborhood. The proposed variance most certainly would not do that.

Finally, I also want to express my concern at how Lakewood residents were not kept apprised of the material developments in the variance application process (re-hearing request, ...) and in the cavalier manner by which it appears determination is being made by the Development Review Commission (DRC) as to whether Lakewood residents are for, or against the variance request. Having previously met a number of leading people in St Pete's city government who impressed me with their professionalism and commitment to transparent governance, have to say I am surprised/disappointed to discover that appears not to be the case with the DRC.

Feel free to contact me directly via email or on my cell 813.367.7572 should you wish to discuss the matter further.

Regards,

Daud



<http://savvycard.com/daud.power>

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**Cristian I. Arias**

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**From:** tom austin <tca\_@hotmail.com>  
**Sent:** Friday, June 16, 2017 9:47 AM  
**To:** Cristian I. Arias  
**Cc:** tom austin; Judy Ellis  
**Subject:** Barcelona variance In Lakewood Estates

His I live in Lakewood estates on 46rh Ave and an vehemently opposed to placing two houses on one lot in the development Please reject the request for a variance Thomas Austin phone # 3014735339

**Cristian I. Arias**

---

**From:** Artoons For You <artoons@msn.com>  
**Sent:** Friday, June 16, 2017 4:56 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Property Variance

Greetings,

I am sending this email to express my concerns regarding the property at [2120 Barcelona Way S](#). I CAN NOT support the requested variances. I have resided in Lakewood for over 30 years and appreciate the continuity of the neighborhood. The requested changes would be the beginning on a progressive movement that would forever alter this neighborhood.

Thank you.

Pauline Cordeiro

[2159 Barcelona Way S](#)

[St Petersburg, FL 33712](#) from my iPhone

## Cristian I. Arias

---

**From:** Maria <mochoa325@yahoo.com>  
**Sent:** Friday, June 16, 2017 7:55 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Drive - Variance

I am a Lakewood Estates home owner and do NOT support the concept of allowing for the building of 2 homes on 1 lot on Barcelona. Our properties entice prospective home owners because our lots are large and have lots of greenery. I lived in North St Petersburg and owned a home for 15 years and can say from experience that the lots are so small that on a cool day you could sneeze and be heard by your neighbor. For that reason I became a property owner in Lakewood Estates and have a spacious home and lot in a very diverse neighborhood where homeowners take pride in caring for their homes.

Approving this Variance will rob this community of the beauty and privacy our lots currently provide to the Lakewood Estate community at a time that our property values are rising.

Maria Andujar Ochoa  
2698 Granada Cir E

Sent from my iPhone

## Cristian I. Arias

---

**From:** KEVIN <kevtel@msn.com>  
**Sent:** Friday, June 16, 2017 10:04 AM  
**To:** Cristian I. Arias  
**Subject:** Variance request in Lakewood estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I own and occupy 4300 Columbus Way S in Lakewood estates. I am writing to express my concern over the variance requested to build two homes in Lakewood estates on the single lot on Barcelona. I am AGAINST the granting of any variance for the Barcelona home which will enable the lot to be divided into two small lots. The builder/owner knew the rules before they bought, and I don't think simple greed is a good reason to negatively affect my property value and that of my neighbors in Lakewood Estates. Thank you for your time and consideration.

Sincerely,

Kevin and Sarah Van Tassel  
4300 Columbus Way S.  
St Petersburg, FL 33712  
(724)601-5447

Sent from my iPhone

## Cristian I. Arias

---

**From:** MARILYN PITTS <mpitts714@gmail.com>  
**Sent:** Friday, June 16, 2017 4:07 PM  
**To:** Cristian I. Arias  
**Subject:** Variance Request for Barcelona Property in Lakewood Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am very much against this and any other variance which would permit the building of multiple houses on a single lot such as this.

Marilyn Pitts



## Cristian I. Arias

---

**From:** Brad Hirvela <bradhirvela@yahoo.com>  
**Sent:** Friday, June 16, 2017 9:21 AM  
**To:** Cristian I. Arias  
**Subject:** Lakewood variance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr Arrias; The character and beauty we retain in Lakewood is in large part due to the oversized lots, large homes, and wide ave and streets.

The present owner of said lot took a gamble when he built to one side of this lot, with intentions to build another. Why didn't he FIRST apply for a zoning variance? That is the proper order!

If his variance is approved then what protection do we have from the city? None! What would the next step be? Hmm, 2 homes per lot, with homes built sideways and sharing a common drive? How about ;2 townhomes per lot or more, or the city buying the golf course and building section 8 housing.

It all starts with the first variance.

We have lived here since 1984, but we shall sell and move from St Petersburg if you allow this, as will others. Also, I will call the Tampa bay Times to let them know how the Kriseman administration treats homeowners in south St Petersburg. And if you aren't understanding the intent of this letter its NO to the variance on Barcelona in Lakewood.

Brad Hirvela  
2120 Fairway Av So  
St Petersburg, Fl 33712

Sent from my iPhone

## Cristian I. Arias

---

**From:** Janice Swartz <jbuchana@tampabay.rr.com>  
**Sent:** Friday, June 16, 2017 2:24 PM  
**To:** Cristian I. Arias  
**Subject:** FW: Keep Lakewood Estates AS IS!

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Janice Swartz [<mailto:jbuchana@tampabay.rr.com>]  
**Sent:** Monday, June 12, 2017 7:26 AM  
**To:** 'cristian.arias@stpete.org'  
**Cc:** 'LECA Mail'  
**Subject:** FW: Keep Lakewood Estates AS IS!  
**Importance:** High

Hello Mr. Arias,

We still have not received an acknowledgment from you that you have received our message regarding our opposition to the lot-size variance for Lakewood Estates proposed by a developer.

Please let us know you received and read our request for City Council to VOTE NO ON THIS MATTER.

Thank you,

Dr Janice and Rev James Swartz

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**From:** Janice Swartz [<mailto:jbuchana@tampabay.rr.com>]  
**Sent:** Sunday, June 11, 2017 9:08 PM  
**To:** 'cristian.arias@stpete.org'  
**Cc:** 'lecapresident@gmail.com'  
**Subject:** Keep Lakewood Estates AS IS!  
**Importance:** High

Dear Mr. Arias,

JUST SAY "NO!" As residents of Lakewood Estates since 1985 and, as persons who specifically purchased our home here because of the beauty of the well-designed homes with beautiful full trees on large lots, we are FIRMLY OPPOSED to the request for LOT-SIZE VARIANCE by a DEVELOPER more interested in his pocketbook than our NEIGHBORHOOD.

We are counting on you to respond favorably to the demands of one of St. Petersburg's best neighborhoods – which includes and celebrates persons of all ages, races, careers, religious beliefs – in doing everything in your power to keep

**out an opportunistic developer who seeks to change variances only for the purpose of enlarging his own bank account!**

**JUST SAY "NO!" There are many other neighborhoods that may welcome his plans of subdividing lots – in fact, maybe the developer could do this in his own family's neighborhood, since he is so keen on the idea!**

**Thank you for standing with the residents of Lakewood Estates and longtime good citizens of St. Petersburg!**

**Most sincerely,**

**Dr Janice and Rev James Swartz**

## Cristian I. Arias

---

**From:** audrey gibson <audgib2000@yahoo.com>  
**Sent:** Friday, June 16, 2017 8:44 AM  
**To:** Cristian I. Arias  
**Subject:** BARCELONA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No, I do not want any lot in Lakewood divided (barcelona) From Audrey Gibson ,long time resident.

## Cristian I. Arias

---

**From:** Full Circle <wackygirls@msn.com>  
**Sent:** Friday, June 16, 2017 10:19 AM  
**To:** Cristian I. Arias; leca5610@yahoogleroups.com  
**Subject:** Barcelona Way Variance Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

I have received correspondence from the St Petersburg's Planning & Economic Development Department regarding the property at 2120 Barcelona Way South. I have previously emailed you regarding my position on this request and wish to resubmit, as apparently a hearing has been set.

Regrettably, I DO NOT approve of the requested variance. Lakewood has both continuity in lot size and residential style. The request at hand does not maintain this standard and would set an unwelcomed precedence for future development in the community. Please record my position and submit my opposition when the matter is reviewed.

Thank you and have a GREAT day!

Sherry Smith  
Homeowner  
2159 Barcelona Way S

## Cristian I. Arias

---

**From:** Mary Robison <robisoml@eckerd.edu>  
**Sent:** Friday, June 16, 2017 9:16 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** Barcelona Dr.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

NO to building two homes on one lot! NO! NO! NO!

--  
Mary Robison  
[robisoml@eckerd.edu](mailto:robisoml@eckerd.edu)  
727-864-8834  
Academy of Senior Professionals at Eckerd College

## **Cristian I. Arias**

---

**From:** Brett Pokorny <brettpokorny72@gmail.com>  
**Sent:** Friday, June 16, 2017 9:08 AM  
**To:** Cristian I. Arias  
**Cc:** LECA Mail  
**Subject:** 2021 Barcelona way s.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I am resident residing at 2131 Coronado Way S. and am simply writing to you to express my opposition to the splitting up of 2021 Bachelona Way S.

Thank You,

Brett Pokorny

## Cristian I. Arias

---

**From:** Chris Unley <cjunley@yahoo.com>  
**Sent:** Friday, June 16, 2017 2:17 PM  
**To:** Cristian I. Arias  
**Subject:** Lakewood Estates-Barcelona Drive

Dear Mr. Arias,

I grew up in the Azalea neighborhood with the small lots. In 1977 we bought a house in Lakewood because of the large lots. I raised my son here. He and his friends could play whiffle ball game in our large backyard. The large lots, along with the beautiful golf course, make Lakewood Estates a unique neighborhood in St. Petersburg that is getting so crowded with our multifamily units and very small single family homes. Say NO to the variance on Barcelona Drive. Keep Lakewood Estates the same way it has been for more than 50 years.

Christina Unley

## **Cristian I. Arias**

---

**From:** christina aikman <quazixie@yahoo.com>  
**Sent:** Sunday, June 18, 2017 11:36 PM  
**To:** Cristian I. Arias  
**Subject:** NO to Barcelona Way S variance, #17-54000019

Dear Mr. Arias,

When my house search began, I didn't have too many 'wants' on the list, but I knew one thing for certain was that I wanted live in a house with a nice, big yard. My search spanned almost two years, and when I first looked at a house in Lakewood Estates, I knew that I had to have a residence here.

Now it's been almost ten years and I can't be happier about the house and the neighborhood that I chose. It has so many qualities that so many neighborhoods, and developments, lack. And highest on the list, is being able to breathe; to have space and not be able to reach out my window and touch the neighbor's house.

That alone adds so much quality of life: and that should never be compromised.

To grant Mr. Andrews' appeal to a decision that was already made would ignore the desires of the residents, and ignore the design and lure of Lakewood Estates.

Please deny the appeal.

Thank you so much for your assistance,

Christina Aikman  
2391 Granada Cir W  
St. Pete, FL 33712

## Cristian I. Arias

---

**From:** Larisa Williams <larisah271@yahoo.com>  
**Sent:** Monday, June 19, 2017 10:27 AM  
**To:** Cristian I. Arias  
**Subject:** Ref case #17-54000019 - Opposed

Hello Cristian -

I'm a resident of Lakewood Estates, and I am opposed to the Developer that would like to split one lot into two on Barcelona. Ref case #17-54000019

I live on Bonita Way S, and we recently had a developer split the property across the street from us. We were not in favor of this happening on our street either. When we received notification on this, we were informed that we would have to pay \$200 to "fight", and that it was basically already a done deal. I do not know if this is true, but to make citizens pay to voice their opinions on something that is potentially going to change their street in possibly many ways, is wrong.

While I didn't get a chance to voice my opinion for the lot next to my house, I will voice my opinion for this one. At that time I wasn't in a position to be able to just give the city \$200 to fight it. My husband and I had just replaced our roof and frankly there were no extra funds for this at that time.

Please feel free to let me know if you have any questions.

Larisa Williams  
1847 Bonita Way S.

## Cristian I. Arias

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**From:** Randy Hedrick <randy.hedrick@gmail.com>  
**Sent:** Sunday, June 18, 2017 9:15 PM  
**To:** Cristian I. Arias  
**Cc:** leca5610+managers@googlegroups.com  
**Subject:** Lakewood Barcelona Way variance. #17-5400019

I am registering my vote against the contractor's request for a variance to build an additional residential building on the property. We have larger lots in this neighborhood but it was intended to be for single family residences not multifamily residences. Everybody here bought their homes in this neighborhood with the understanding that it was a single home, single family neighborhood. They had no way to anticipate that a single contractor would change the character of the community. Multi family residences will not only upset the nature of this neighborhood but I believe they will also negatively impact property values as well. Granting this variance will also lead to more requests that will be vigorously opposed. Let's end it all here with a denial of the variance request.

Randy Hedrick  
2515 DeSoto Way S

--

Randall T Hedrick, DDS PLC

Diplomate American Board of Endodontics

*St Petersburg Endodontics*

*4957 38<sup>th</sup> Av N*

*Suite E*

*St Petersburg, FL 33710*

727-521-2285

[www.stpeteendo.com](http://www.stpeteendo.com)



## Cristian I. Arias

---

**From:** y <massbri5@aol.com>  
**Sent:** Saturday, June 17, 2017 7:27 AM  
**To:** Cristian I. Arias  
**Subject:** Barcelona variance request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am totally against this request as it goes against the standards of our neighbourhood

Brian Massey

## Cristian I. Arias

---

**From:** Daud Power <daud@savvycard.com>  
**Sent:** Saturday, June 17, 2017 5:27 PM  
**To:** Cristian I. Arias  
**Cc:** daud@daudpower.com  
**Subject:** Lakewood Resident at 1356 Country Club Way S regarding Barcelona Way variance request

**Sensitivity:** Confidential

Dear Mr. Arias,

As a homeowner and resident of Lakewood Estates I am writing to express my opposition to the variance request for a proposed development on Barcelona Way. As I'm sure you know, we have a very active Civic Association that works diligently to maintain our neighborhood as a great place to live. We are not resistant to change as long as the change proposed would improve the neighborhood. The proposed variance most certainly would not do that.

Finally, I also want to express my concern at how Lakewood residents were not kept apprised of the material developments in the variance application process (re-hearing request, ...) and in the cavalier manner by which it appears determination is being made by the Development Review Commission (DRC) as to whether Lakewood residents are for, or against the variance request. Having previously met a number of leading people in St Pete's city government who impressed me with their professionalism and commitment to transparent governance, have to say I am surprised/disappointed to discover that appears not to be the case with the DRC.

Feel free to contact me directly via email or on my cell 813.367.7572 should you wish to discuss the matter further.

Regards,

Daud



<http://savvycard.com/daud.power>

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**Cristian I. Arias**

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**From:** Steven Boudreau <stevenboudreau@hotmail.com>  
**Sent:** Tuesday, June 20, 2017 10:18 PM  
**To:** Cristian I. Arias  
**Subject:** Variance Rehearing

Hello

This in regards to the variance rehearing case number 17-54000019, scheduled for July 5th, 2017.

Please deny the variance, Lakewood Estates does not need more houses. Inevitably such properties would end up in the hands of unscrupulous landlords who'll rent-out the homes to unsavory tenants that'll eventually get evicted and leave the remnants of their belonging out on the front lawn for the city to pick-up - there's already enough of this activity going on in Lakewood Estates - there's most certainly already enough of this activity going on in the Barcelona Drive area.

If this variance is allowed, when all is said and done, such properties will fall into a state of disarray and a devaluation of property value will occur for the rest of us upstanding tax-paying citizens, and most arguably of all, that'll result in a reduction of the tax revenue base for the city - and we certainly can't have that now, can we?

Thank you  
Steven Boudreau  
2044 Barcelona Way South

## Cristian I. Arias

---

**From:** Bennett Andrews <stpetehousing@gmail.com>  
**Sent:** Monday, June 19, 2017 1:23 PM  
**To:** Cristian I. Arias  
**Subject:** Re: Variance Case #17-54000019 - 2120 Barcelona Way S.

Cristian,

Do you happen to have an excel file of the addresses that were sent notification letters of our rehearing? I would like to send them an invitation to meet onsite and answer any questions/ address any concerns that they have.

Thank you,  
Bennett Andrews

On Thu, May 4, 2017 at 11:25 PM, Bennett Andrews <[stpetehousing@gmail.com](mailto:stpetehousing@gmail.com)> wrote:  
Cristian,

Thank you for taking the time to present a very convincing analysis in favor of our variance application at the DRC hearing yesterday (5/3/2017). It is unfortunate that the Commission did not rule in favor of our request. Can you please advise me of our options to appeal their decision? I would be happy to meet with you in person during office hours if preferred.

Thank you for your time and efforts.  
Bennett Andrews  
[\(727\) 385-5586](tel:(727)385-5586)

On Thu, Apr 27, 2017 at 2:04 PM, Cristian I. Arias <[Cristian.Arias@stpete.org](mailto:Cristian.Arias@stpete.org)> wrote:

Hello Bennett,

Attached is the Staff Report and Agenda for the Development Review Commission meeting taking place next week, Wednesday 3<sup>rd</sup> at 2:00 p.m. in the County Chambers, City Hall, 175 5<sup>th</sup> Street N.

We as that you and/or your representative be present at this meeting to answer any questions the Commission may have. Staff make a presentation of your project, followed by your presentation, should you wish to make one.

Please do not hesitate to contact me if you have any questions.

Cristian I. Arias

City Planner I – Planning and Economic Development

City of St. Petersburg

[727-892-5096](tel:727-892-5096) / Fax: [727-892-5557](tel:727-892-5557)

[Ciarias@Stpete.org](mailto:Ciarias@Stpete.org)

[Your Sunshine City](#)

**Cristian I. Arias**

---

**From:** DAVID BEAZLEY <caroldavidbeazley@msn.com>  
**Sent:** Wednesday, June 21, 2017 12:53 PM  
**To:** Cristian I. Arias  
**Subject:** Variance

**No to the Variance on Barcelona in Lakewood Estates.**

David and Carol Beazley  
1839 Almeria Way South

Sent from Outlook

## Cristian I. Arias

---

**From:** Twhitloc@tampabay.rr.com  
**Sent:** Wednesday, June 21, 2017 5:32 PM  
**To:** Cristian I. Arias  
**Subject:** July 5, 2017 Hearing Re. Case# 17-54000019

This message comes, as a concerned resident and neighbor of 42 years, to register my OPPOSITION to a buyer/developer's request to divide the parcel at 2120 Barcelona Way south, in order to increase personal income, by infringing upon the unique character and intrinsic values of the properties within our neighborhood. Accordingly, it our family's hope that the request is denied by the Commission.

Tom

Sent from [Mail](#) for Windows 10

**Cristian I. Arias**

---

**From:** Gayle Fisher <gfisher3@tampabay.rr.com>  
**Sent:** Wednesday, June 21, 2017 4:38 PM  
**To:** Cristian I. Arias  
**Subject:** NO to DIVISION of LOTS on BARCELONA in LAKEWOOD

As a 35 year resident of Lakewood Estates, I protest the granting of the variance to divide a lot on Barcelona so that 2 houses can be built on it.

Gayle Fisher  
2269 Green Way South  
St. Pete, FL 33712  
Lakewood Estates

## Cristian I. Arias

---

**From:** Twhitloc@tampabay.rr.com  
**Sent:** Wednesday, June 21, 2017 5:32 PM  
**To:** Cristian I. Arias  
**Subject:** July 5, 2017 Hearing Re. Case# 17-54000019

This message comes, as a concerned resident and neighbor of 42 years, to register my OPPOSITION to a buyer/developer's request to divide the parcel at 2120 Barcelona Way south, in order to increase personal income, by infringing upon the unique character and intrinsic values of the properties within our neighborhood. Accordingly, it our family's hope that the request is denied by the Commission.

Tom

Sent from [Mail](#) for Windows 10

## **Cristian I. Arias**

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**From:** paul Lambert <paubla163@gmail.com>  
**Sent:** Monday, June 19, 2017 12:31 PM  
**To:** Cristian I. Arias  
**Subject:** SUBJECT: Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am strongly OPPOSE the Board's approval of this variance appeal in the Lakewood Neighborhood.

We take pride in our spacious landscapes and did not appreciate the fact that a property on Bonita Way previously was split into two lots and resultant "cookie cutter" homes will replace the former residence. The only "gainer" is the developer. Neighbors dislike what happened here and we do not want it to happen again.

So, vote NO and do not allow the developer to proceed on Barcelona Way. This could set a dangerous precedent for other St. Petersburg neighborhoods . . . like . . . how about the Old Northeast?

Paul H. Lambert  
2150 Fairway Ave. S.  
St. Petersburg 33712

## **Cristian I. Arias**

---

**From:** Pat Lambert <pachka12@gmail.com>  
**Sent:** Monday, June 19, 2017 12:20 PM  
**To:** Cristian I. Arias  
**Subject:** SUBJECT: Barcelona Way S variance, #17-5400019

This variance will NOT be good for the Lakewood. Splitting properties into small plots and erecting two homes, where there was one home, destroys the character of the neighborhood. This was done previously on Bonita Way and all neighbors in the area feel that it was a backwards step for everyone but the developer.

Let's not allow this to happen again at 2120 Barcelona Way S. I implore the Board to deny the variance. Vote NO.

Patricia Lambert  
2150 Fairway Ave. S.  
33712

## Cristian I. Arias

---

**From:** Linda Hedrick <lshedrick1980@gmail.com>  
**Sent:** Sunday, June 18, 2017 9:58 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am against dividing this property to put two residences on it. Lakewood estates is known for it's large lots. That is the reason we moved here. Do not destroy the character of the neighborhood.

Linda Hedrick  
2515 Desoto Way S  
St Petersburg, FL 33712

Sent from my iPad

## Cristian I. Arias

---

**From:** Sharon Gilliam <misspiggy8464@gmail.com>  
**Sent:** Sunday, June 18, 2017 8:44 AM  
**To:** Cristian I. Arias  
**Subject:** 17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Wanted to let you know...

I am AGAINST the proposal to change the variance on Barcelona Way

#17-54000019

Sharon Gilliam  
Lakewood Estates Resident

## Cristian I. Arias

---

**From:** Ola Bryant <babyl4@aol.com>  
**Sent:** Sunday, June 18, 2017 5:58 PM  
**To:** Cristian I. Arias  
**Cc:** Ola Bryant  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias,

As a resident in Lakewood Estates, my husband and I vote NO for the variance.

You may not need to know why but I just want to tell you one reason. Having lived all over the world ( military ), we wanted a home not a house, we wanted space. Lakewood offered this and more. We don't want our neighborhood looking over crowded or like the projects.

Thank you

Ola M. Bryant

Sent from my Ola's iPad

## Cristian I. Arias

---

**From:** christina aikman <quazixie@yahoo.com>  
**Sent:** Sunday, June 18, 2017 11:36 PM  
**To:** Cristian I. Arias  
**Subject:** NO to Barcelona Way S variance, #17-54000019

Dear Mr. Arias,

When my house search began, I didn't have too many 'wants' on the list, but I knew one thing for certain was that I wanted live in a house with a nice, big yard. My search spanned almost two years, and when I first looked at a house in Lakewood Estates, I knew that I had to have a residence here.

Now it's been almost ten years and I can't be happier about the house and the neighborhood that I chose. It has so many qualities that so many neighborhoods, and developments, lack. And highest on the list, is being able to breathe; to have space and not be able to reach out my window and touch the neighbor's house.

That alone adds so much quality of life: and that should never be compromised.

To grant Mr. Andrews' appeal to a decision that was already made would ignore the desires of the residents, and ignore the design and lure of Lakewood Estates.

Please deny the appeal.

Thank you so much for your assistance,  
Christina Aikman  
2391 Granada Cir W  
St. Pete, FL 33712

## Cristian I. Arias

---

**From:** Randy Hedrick <randy.hedrick@gmail.com>  
**Sent:** Sunday, June 18, 2017 9:15 PM  
**To:** Cristian I. Arias  
**Cc:** leca5610+managers@googlegroups.com  
**Subject:** Lakewood Barcelona Way variance. #17-5400019

I am registering my vote against the contractor's request for a variance to build an additional residential building on the property. We have larger lots in this neighborhood but it was intended to be for single family residences not multifamily residences. Everybody here bought their homes in this neighborhood with the understanding that it was a single home, single family neighborhood. They had no way to anticipate that a single contractor would change the character of the community. Multi family residences will not only upset the nature of this neighborhood but I believe they will also negatively impact property values as well. Granting this variance will also lead to more requests that will be vigorously opposed. Let's end it all here with a denial of the variance request.

Randy Hedrick  
2515 DeSoto Way S

--

Randall T Hedrick, DDS PLC

Diplomate American Board of Endodontics

*St Petersburg Endodontics*

*4957 38<sup>th</sup> Av N*

*Suite E*

*St Petersburg, FL 33710*

727-521-2285

[www.stpeteendo.com](http://www.stpeteendo.com)



**Cristian I. Arias**

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**From:** Adam <turbohyperactive1974@yahoo.com>  
**Sent:** Tuesday, June 20, 2017 7:46 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Way S variance, #17-54000019

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Arias:

I am a Lakewood Estates resident, and I am AGAINST splitting this lot into two lots.

Adam Torres

Sent from Yahoo Mail for iPhone

## Cristian I. Arias

---

**From:** Glenn Perry <gperry001@yahoo.com>  
**Sent:** Friday, June 23, 2017 5:25 PM  
**To:** Cristian I. Arias  
**Cc:** lecapresident@gmail.com  
**Subject:** 2021 Barcelona Way

I am the owner of a home and a vacant lot in Lakewood. Please mark me as a NO to item #17-54000019 and opposed to placing 2 homes at this address.

Sincerely,  
Glenn A. Perry  
Sent from Yahoo Mail on Android

## Cristian I. Arias

---

**From:** Hailey Godden <accounting@oasispaversandpools.com>  
**Sent:** Friday, June 23, 2017 8:48 AM  
**To:** Cristian I. Arias  
**Cc:** lecapresident@gmail.com  
**Subject:** Lakewood Estates Barcelona Variance

Hello Cristian,

I am writing to object to the division of the lot on Barcelona. Part of Lakewood Estates allure are the large lots. Dividing this lot will make it easier for developers in the future to make this common practice and take away our beautiful area, not to mention the only place left in St. Pete that has any large yards left. I vote no.

--

Thank You,

Hailey Godden  
Oasis Pavers and Pools  
727-686-9418

[www.OasisPaversAndPools.com](http://www.OasisPaversAndPools.com)

## **Cristian I. Arias**

---

**From:** Marcie Sefchick <msefchick@gmail.com>  
**Sent:** Friday, June 23, 2017 8:48 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** Lakewood Estates Barcelona Variance Request # 17-54000019

Mr. Arias,

Our family at 4430 Cardinal Way is absolutely in opposition of the developer receiving special privilege to break up one of our beautiful lots. Our lot size, expansive green space, and love of nature is why so many residents remain in Lakewood and so many others find homeownership here desirable. It would be a complete disservice for the City to allow this practice.

Also, please note the photo attached from the developer representing Lakewood is in no way reflective of the true homes in the original Lakewood, maybe from a newer addition on the outskirts, but not the original Lakewood. Maybe you should take a drive one day and discover it for yourself...

Sincerely,

P. Sefchick  
M. Hagner  
S. Hagner

## **Cristian I. Arias**

---

**From:** lbusher@tampabay.rr.com  
**Sent:** Monday, June 19, 2017 1:59 PM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona Way, requesting Variance #17-540000019

Dear Mr. Arias,

My husband and I are residents of Lakewood Estates. We VERY MUCH OPPOSE granting a variance on the request for 2120 Barcelona Way. The large lots are what attracted us to this neighborhood. If the variance is granted it will set a precedent that could entice not only the requesting developer but others to continue to buy up small lots and build smaller homes or even buy older homes on a larger lot and replace with two small ones. That just would not be acceptable.

Loretta and Timothy Busher  
2715 Camilla Way S

## Cristian I. Arias

---

**From:** DENIZ ALKAR <denizen50@hotmail.com>  
**Sent:** Monday, June 26, 2017 8:20 PM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona way Opposed

I am a Lakewood resident And I am opposed to variance on  
2120 Barcelona way

## Cristian I. Arias

---

**From:** DENISE ONEAL <necyoneal@yahoo.com>  
**Sent:** Monday, June 26, 2017 5:35 PM  
**To:** Cristian I. Arias  
**Cc:** lecapresident@gmail.com  
**Subject:** Divided Parcel

I would like to keep the quality and character of my neighborhood just as it is. Lakewood is known for it's spacious yards, and I don't want my street cluttered. I am opposed to building another house on Barcelona Way South.  
Denise O'Neal

Sent from my iPad

## Cristian I. Arias

---

**From:** Peak, Eric (F) <Eric.Peak@marriott.com>  
**Sent:** Monday, June 26, 2017 10:01 AM  
**To:** Thomas Doyle; Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** RE: Barcelona Way Variance

As a homeowner, this is yet another *great* reason to sell and leave Lakewood!

Eric Peak | Director of Sales  
St. Petersburg Marriott Clearwater  
12600 Roosevelt Blvd | St. Petersburg FL 33716  
d: 727.456.1421 | f: 727.572.5700

eric.peak@marriott.com

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Visit our website at: [www.marriott.com/tpasb](http://www.marriott.com/tpasb)

P We're Green! Marriott St. Petersburg/Clearwater is a Florida Green Hotel.  
Please consider the environment before printing this email.

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**From:** Thomas Doyle [thomasdoylefla@gmail.com]  
**Sent:** Sunday, June 25, 2017 12:06 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis; Peak, Eric (F)  
**Subject:** Barcelona Way Variance

As a long time Lakewood Estates resident who has invested over \$250K in improving and enlarging our property I am severely against this. One of the primary attractive pieces of our neighborhood is our large lots. This will impact property values in Lakewood Estates and I am against it.

Tom Doyle  
1217 Fairway Circle South  
Lakewood Estates

**Cristian I. Arias**

---

**From:** Maggie <maggielangford@yahoo.com>  
**Sent:** Monday, June 26, 2017 1:31 PM  
**To:** Cristian I. Arias  
**Subject:** Variance

Please do not allow a variance on Barcelona in Lakewood estates it is against how this neighborhood was established.  
Thanks Maggie Langford 2328 Fairway Ave So 33712 Sent from my iPhone

## Cristian I. Arias

---

**From:** Crissie Hill <crissiehill@mac.com>  
**Sent:** Monday, June 26, 2017 9:18 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** variance request Lakewood Estates

NO

## **Cristian I. Arias**

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**From:** bevwhite99 <bevwhite99@aol.com>  
**Sent:** Sunday, June 25, 2017 9:05 PM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona Way S.,33712; Ref.# 17-54000019

Please register my opposition to the granting of a variance on the above referenced property to subdivide the property into two lots.

Lakewood Estates is a very special area within our city that affords residents a spacious residential setting which greatly enhances our neighborhood and way of life. Many folks who move here do so for that feeling. We have owned homes in Old Northeast, Old Southeast and now Lakewood Estates and each neighborhood has its' own special qualities that should try to be preserved.

Please respect the wishes of our neighborhood and DENY this variance request.

Thank you.

## **Cristian I. Arias**

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**From:** frank tillman <wayne4117@gmail.com>  
**Sent:** Friday, June 23, 2017 10:49 AM  
**To:** Cristian I. Arias  
**Subject:** 2120 Barcelona Way South - Ref. #17-54000019

I would like to express my opposition to the granting of a variance for the builder to divide this lot into two smaller lots, which are out of character with the neighborhood of Lakewood Estates and will, in time, cause a loss in property values - and in tax values.

**Cristian I. Arias**

---

**From:** Carolyn Limmer <CarolynLimmer@hotmail.com>  
**Sent:** Friday, June 23, 2017 8:49 AM  
**To:** Cristian I. Arias  
**Cc:** LECA Mail  
**Subject:** BARCELONA DRIVE – VARIANCE

Dear Cristian,

As a resident of Lakewood Community, I am writing to you to advise that I am against the variance request to build two houses on a single lot on Barcelona.

Thank you,  
Carolyn Limmer

## **Cristian I. Arias**

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**From:** FL Bill <wlpupo@gmail.com>  
**Sent:** Friday, June 23, 2017 8:14 PM  
**To:** Cristian I. Arias  
**Subject:** Barcelona Drive Variance

I am against it. I do not believe the land should be rezoned for multiple homes. I feel this would devalue our neighborhood!

Thank you

William Pupo  
2659 Granada Cir. East.  
Saint Petersburg, FL 33712

--

Bill Pupo  
Eddie's Auto Repair Inc.  
4001 6th Street South  
Saint Petersburg, FL 33705  
**727-821-7876**

## **Cristian I. Arias**

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**From:** Thomas Doyle <thomasdoylefla@gmail.com>  
**Sent:** Sunday, June 25, 2017 12:07 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis; Eric Peak  
**Subject:** Barcelona Way Variance

As a long time Lakewood Estates resident who has invested over \$250K in improving and enlarging our property I am severely against this. One of the primary attractive pieces of our neighborhood is our large lots. This will impact property values in Lakewood Estates and I am against it.

Tom Doyle  
1217 Fairway Circle South  
Lakewood Estates



Lakewood Estates Civic Association, Inc.  
P. O. Box 15903  
St. Petersburg, FL 33733

June 8, 2017

Ms. Elizabeth Abernethy  
City of St. Petersburg  
P O Box 2842  
St Petersburg FL 33731

Re: Variance request 17-54000019 / 2120 Barcelona Way South

Dear Liz:

There were several rather upsetting aspects to the hearing held yesterday before the DRC for a rehearing on the denial of the referenced variance request.

First, the online agenda listed this as a "rehearing," so that those of us who saw it had no idea it was a hearing to determine whether there should be a rehearing. It took me 3 phone calls to various city departments to unscramble that.

Then, when I went online to see what documents were being presented in support of the request for rehearing, I found that none of them were available to the public. You were kind enough to provide them to me but in an open government, I should have been able to find them online along with the rest of the materials to be heard at that session.

Most important, the panel's decision not to allow anyone to speak in response to what the developer was presenting amounts to an ex parte proceeding in violation of all precepts of open government, judicial or quasi-judicial proceedings, due process, etc. This was particularly abhorrent to me because I heard the developer claim, and the panel agree, that I had somehow misled everyone at the May 3<sup>rd</sup> hearing, which was not the case. But I was not allowed to be there to defend myself – it is common practice to allow an accused to confront her accuser.

My statement on May 3<sup>rd</sup>, which is apparently what has been completely misconstrued, was this, in response to a question about Lakewood's opinion on the matter: "Everyone who responded said that it was a bad idea." The words "to me" were omitted because I was answering a question about what was provided to me.

Also disturbing: While some on the panel agreed that the so-called "new evidence" Mr. Andrew presented was not in fact new and by itself would have resulted in a denial of his request, the accepted -- and unrebutted -- statement that "the Association" misled the panel gave the DRC the grounds it felt it needed to grant the request.

There were other misunderstandings. Someone quoted that "only 10%" of Lakewood responded. Mr. Arias said he received about 50 responses, which is in fact 10% of our membership, but we know that many people could not get to him by phone – I even said so at the beginning of the May 3<sup>rd</sup> hearing. Mr. Andrews picked up this figure from our web site and presented it as proof that Lakewood was not solidly opposed to the variance. Had I been there yesterday, I would have clarified.

Mr. Andrews displayed a photo of 1818 Bonita Way South and presented it to the panel as a home "characteristic of Lakewood and what [he] intends to build." Again, had I been there, I would have pointed out that 1818 Bonita is not characteristic of Lakewood, not in the least. But there was no one there to set the record straight.

I realize that requests for rehearing are rare – so rare in fact that I doubt Mr. Griner has ever had to conduct one – and that may explain why by any definition this was an unfair and improper proceeding. My neighborhood will turn out in force on July 5<sup>th</sup> but in the meantime I ask that you and those copied here take a look at how yesterday's hearing was conducted and amend the rules so that a neighborhood of more than 1500 homes is not denied the right to defend itself. This city has a long history of open government and playing by the rules -- yesterday it was marching to the wrong drummer.

Thank you.

Sincerely,

Judy Ellis, President

cc: Michael Dema, Esq.  
Mr. Cristian Arias  
Hon. Rick Kriseman  
Mr. Michael Dove  
Mr. Joseph Griner

## **Cristian I. Arias**

---

**From:** Hailey Godden <accounting@oasispaversandpools.com>  
**Sent:** Friday, June 23, 2017 8:48 AM  
**To:** Cristian I. Arias  
**Cc:** lecapresident@gmail.com  
**Subject:** Lakewood Estates Barcelona Variance

Hello Cristian,

I am writing to object to the division of the lot on Barcelona. Part of Lakewood Estates allure are the large lots. Dividing this lot will make it easier for developers in the future to make this common practice and take away our beautiful area, not to mention the only place left in St. Pete that has any large yards left. I vote no.

--

Thank You,

Hailey Godden  
Oasis Pavers and Pools  
727-686-9418

[www.OasisPaversAndPools.com](http://www.OasisPaversAndPools.com)

## Cristian I. Arias

---

**From:** Marcie Sefchick <msefchick@gmail.com>  
**Sent:** Friday, June 23, 2017 8:48 AM  
**To:** Cristian I. Arias  
**Cc:** Judy Ellis  
**Subject:** Lakewood Estates Barcelona Variance Request # 17-540000019

Mr. Arias,

Our family at 4430 Cardinal Way is absolutely in opposition of the developer receiving special privilege to break up one of our beautiful lots. Our lot size, expansive green space, and love of nature is why so many residents remain in Lakewood and so many others find homeownership here desirable. It would be a complete disservice for the City to allow this practice.

Also, please note the photo attached from the developer representing Lakewood is in no way reflective of the true homes in the original Lakewood, maybe from a newer addition on the outskirts, but not the original Lakewood. Maybe you should take a drive one day and discover it for yourself....

Sincerely,

P. Sefchick  
M. Hagner  
S. Hagner

**Cristian I. Arias**

---

**From:** Gayle Fisher <gfisher3@tampabay.rr.com>  
**Sent:** Wednesday, June 21, 2017 4:38 PM  
**To:** Cristian I. Arias  
**Subject:** NO to DIVISION of LOTS on BARCELONA in LAKEWOOD

As a 35 year resident of Lakewood Estates, I protest the granting of the variance to divide a lot on Barcelona so that 2 houses can be built on it.

Gayle Fisher  
2269 Green Way South  
St. Pete, FL 33712  
Lakewood Estates

## Cristian I. Arias

---

**From:** evin sullivan <kevinsullivan21@yahoo.com>  
**Sent:** Wednesday, June 28, 2017 8:32 AM  
**To:** Cristian I. Arias  
**Subject:** Ordinance Variance - Lakewood Estates

Good morning Mr. Arias.

I would like to have my voice heard and strongly ask for you not to allow the variance that the builder is seeking to put two dwellings on one lot. Part of the uniqueness and why we bought down here 12 years ago was because of lot size. It lends to the uniqueness of the neighborhood. I am lucky enough to live on two lots. If this were to go through, what's next...I can seek the same variance and put 4 houses on my land? Please vote no. Thank you.

Kind regards,

Kevin M. Sullivan

## Cristian I. Arias

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**From:** Elizabeth Fronduto <elizshults@gmail.com>  
**Sent:** Wednesday, June 28, 2017 8:42 AM  
**To:** Cristian I. Arias  
**Cc:** Michael Fronduto  
**Subject:** #17-54000019 / Lakewood Estates variance request for Barcelona Way South

Good morning Mr. Arias,

As a resident of Lakewood Estates, I am writing to express my opposition to the variance requested for Barcelona Way South.

We are concerned with preserving the character and beauty of our neighborhood. The homes on large lots is exactly the character that drew my family to Lakewood estates! This has always been difficult to find in St Pete... Lakewood Estates remains one of the only neighborhoods able to offer this to families! It will be a complete disappointment if the City allows developers to come and start dividing lots, ruining what one of our favorite characters of our neighborhood.

Please take this into consideration at the hearing May 3rd.

-Elizabeth Fronduto  
727-608-6492



**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION**

**REGISTERED OPPONENT FORM**

**Contact Information**

Name	Judy Ellis
Street Address	1874 Juarez Way S
City ST ZIP Code	St Pete 33712
Telephone	727-460-1586
Email Address	lecapresident@gmail.com
Signature	<i>Judith A. Ellis</i> Date 5/12/17

**Date of Hearing**

Date of Hearing	July 5, 2017(tentative)
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**Case No.**

Case No.	17-54000019
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**Case Address**

Case Address	2120 Barcelona Way S
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**Special Requirements**

None

**Information on Procedures for Hearing**

- 1) Staff, applicant, and, registered opponent will have a total of ten (10) minutes each to present their case.
- 2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
- 3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
- 4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, [pamela.iones@stpete.org](mailto:pamela.iones@stpete.org), at least one week prior to the hearing.

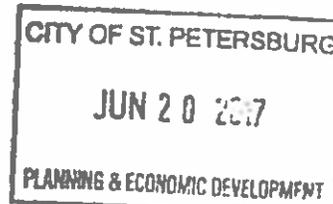
City of St. Petersburg, Development Review Services, One 4<sup>th</sup> Street North, PO Box 2842, St. Petersburg, FL 33731  
(727) 892-5498  
[www.stpete.org/ldr](http://www.stpete.org/ldr)

**IMMEDIATE AND NEARBY NEIGHBORS OF 2120 BARCELONA WAY**

The below residents of Lakewood Estates are Immediate or very close neighbors to the property at 2120 Barcelona Way South. By our signatures below we register our objection to the granting of variance number 17-54000019

NAME	SIGNATURE	ADDRESS
Leighton Monroe	<i>Leighton Monroe</i>	2100 Barcelona Way S
Charlotte Whitlock	<i>Charlotte Whitlock</i>	2112 Barcelona Way S
Bonnie Rocks	<i>Bonnie Rocks</i>	2113 Barcelona Way S
Stephanie Reed	<i>Stephanie Reed</i>	2121 Barcelona Way S
Denise O'Neal	<i>Denise O'Neal</i>	2129 Barcelona Way S
Angela Thompson	(UNAVAILABLE)	2139 Barcelona Way S
Peter Simard	<i>Peter Simard</i>	2149 Barcelona Way S
Sherry Smith	<i>Sherry Smith</i>	2159 Barcelona Way S
Carol Bogue	<i>Carol A. Bogue</i>	2121 Almeria Way S
Jeanette Thornton	<i>Jeanette Thornton</i>	2131 Almeria Way S

June 16, 2017



Mr. Cristian Arias  
City of St. Petersburg  
P O Box 2842  
St. Petersburg, FL 33731

Re: Variance #17-54000019  
2021 Barcelona Way S

Dear Mr. Arias:

Enclosed is a "Neighborhood Worksheet" submitted to the city when Mr. Bennett Andrews applied for the subject variance. While I did speak with him and did tell him I had no objection (at the time) to the granting of this variance, I am very disturbed to see that he has signed this worksheet on my behalf. That is not my signature under 2131 Almeria "St.," and those are not my initials.

I live on Almeria Way South. There is no Almeria Street.

Moreover, I have since been informed about the true effect of what will happen if this variance is granted, I did not "understand the nature of the applicant's request," and so I am officially withdrawing my "no objection" from the previous hearing application, held on May 3<sup>rd</sup>, and going on record for the July 7<sup>th</sup> hearing that I am OPPOSED to this variance.

Please ensure that this letter and attachment are made part of the city's report for the July 7<sup>th</sup> rehearing.

Thank you.

Jeanette Thornton  
2131 Almeria Way South  
St Petersburg, FL 33712

A handwritten signature in cursive script that reads "Jeanette M Thornton".



# 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:	Case No.:
Description of Request: Variance to minimum lot width and area to build one new single-family home.	
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:	2131 Almerus St. St Petersburg, FL 33712
Owner Name (print):	SEAN L. THORNTON
Owner Signature:	[Signature]
2. Affected Property Address:	2120 BARCELONA WAY S, ST PETERSBURG, FL 33712
Owner Name (print):	BENNETT ANDREWS AS MGR OF BIG TREES HOLDINGS LLC
Owner Signature:	[Signature]
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



# DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Economic Development Department,  
Development Review Services Division

For Public Hearing on Wednesday, July 5, 2017  
at 2:00 p.m. in the City Council Chambers, City Hall,  
175 Fifth Street North, St. Petersburg, Florida.

**APPLICATION:** LDR 2017-07  
Sign Code Modifications

**APPLICANT:** City of St. Petersburg  
175 Fifth Street North  
St. Petersburg, Florida 33701

**REQUEST:** The City of St. Petersburg requests that the Development Review Commission (“DRC”) review and recommend approval of the attached proposed amendments to the City Code of Ordinances, Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg’s Comprehensive Plan (“Comprehensive Plan”).

**AUTHORITY:** Pursuant to Section 16.80.020.1. of the City Code of Ordinances, the DRC, acting as the Land Development Regulation Commission (“LDRC”), is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs.

## **EVALUATION:**

### **Recommendation**

The Planning & Economic Development Department finds that the proposed request is consistent with the Comprehensive Plan and recommends **APPROVAL**.

### **Background**

The primary purpose of this revision is to make the Sign Code conform to a recent Supreme Court case, Gilbert vs Reed. That case dealt with temporary, non-commercial signs in the right of way. One reason we’ve waited to bring this forward is to see how lower courts interpreted the case. Fortunately for St. Pete, the sign code generally does not allow temporary non-commercial signage in the right of way. Other changes in this ordinance are intended to clarify language, incorporate interpretations that have been made and applied, correct inconsistencies and typos, and to move and modify a section that was incorrectly located in last year’s LDR amendment package.

As we do with all City Codes, we will continue to review the sign code as legal cases are decided through the courts which could require further amendments.

### **Proposal**

The Planning & Economic Development Department, working with the City Attorney's office, has prepared the attached proposal to amend the Land Development Regulations (LDRs).

### **Compliance with the Comprehensive Plan**

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposed amendments:

Objective LU7: The City will continue to revise and amend the land development regulations, as necessary, to ensure compliance with the requirements of Chapter 163.3202, Florida Statutes and Chapter 9J-24 F.A.C. The City will amend its land development regulations consistent with the requirements of Chapter 163.3202, Florida Statutes and Chapter 9J-24 F.A.C. so that future growth and development will continue to be managed through the preparation, adoption, implementation and enforcement of land development regulations that are consistent with the Comprehensive Plan.

Policy LU7.1: Pursuant to the requirements of Chapter 163.3202 F.S. and Chapter 9J-24 F.A.C. the land development regulations will be amended, as necessary, to ensure consistency with the goals, objectives and policies of the Comprehensive Plan.

### **Housing Affordability Impact Statement**

The proposed amendment will have no impact on housing affordability, availability or accessibility.

### **Adoption Schedule**

The proposed amendment requires one (1) public hearing, conducted by the City of St. Petersburg City Council. The City Council shall consider the recommendation of the DRC and vote to approve, approve with modification or deny the proposed amendments:

- August 3, 2017: First Reading
- August 24, 2017: Second Reading and Adoption Public Hearing

### **Exhibits and Attachments**

1. Proposed Ordinance

AN ORDINANCE AMENDING CITY CODE  
SECTION 16.40.120 TO PROVIDE FOR  
CONSISTENCY WITH NEW LEGAL  
REQUIREMENTS; PROVIDING FOR  
CLARIFICATION OF LANGUAGE;  
CORRECTING TYPOGRAPHICAL ERRORS  
AND OTHER LANGUAGE TO BE CONSISTENT  
WITH THE CITY CODE; AND PROVIDING AN  
EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 16.40.120 of the St. Petersburg City Code is hereby amended to read as follows:

SECTION 16.40.120. - SIGN CODE

**Sections:** 16.40.120.1. - Purpose and findings.

This section shall be known as the sign code and establishes standards for the location, size, spacing and design of signs. These standards are content-neutral and regulate only the form, not the content, of signs. Each regulation serves a significant governmental interest by furthering the purposes of this sign code. The City finds and determines that the following situations existed in the City and in the county prior to the adoption of this sign code on February 6, 1992, and that these conditions would occur without the regulations established in this revised sign code:

1. Inadequate sign regulation in the City;
2. Lack of attention to the relationship between proper sign regulation and the economic and other effects on the community;
3. Visual distraction and potential safety hazards posed to movement of pedestrian and vehicular traffic on public rights-of-way; and
4. Failure to consider signs as an integral component of the urban landscape.

In order to address these issues, the City finds and determines that the most effective, efficient and equitable approach is the implementation of a system of sign regulation which shall serve as a minimum norm or standard.

The purpose of this sign code is to establish minimum standards for an orderly system of signs and improve the quality of sign regulation in the City in a manner that contributes to the economic well-being, visual appearance, safety, and overall quality of life in the City. In particular, it is the purpose of this sign code to further the following objectives, taking into consideration that the mix of densities and intensities of different uses in each zoning district, the aesthetics of each zoning district, and the speed limits of abutting traffic may require different regulations to ensure that these purposes are met in each zoning district:

To establish a comprehensive system of sign regulation that addresses the full spectrum of principal sign considerations on a uniform basis;

To establish a system of sign regulation that gives special recognition to protecting the aesthetic and scenic beauty of the City and the natural characteristics and visual attractiveness that are essential to the economy and cultural development of the City;

To establish the minimum standards necessary to reduce the visual distraction and safety hazards created by sign proliferation along the public rights-of-way; and

To recognize the significance of signs and appropriate uniform regulation thereof as a component of community appearance and character in the City.

#### 16.40.120.2. - Applicability.

This sign code applies to any sign displayed, erected, or visible and legible from a right of way within the City.

#### 16.40.120.3. - Generally.

- A. It is the intent of the City Council to regulate signs consistent with the zoning designation which establishes the character of the area in which the signs are located.
- B. All new signs shall comply with all applicable Florida Building Code ~~building and electrical code~~ requirements, design requirements, and other applicable requirements.
- C. The replacement of a sign face in a lawful sign structure with a sign face of equal size and material shall not require a permit, provided that the sign structure complies with all applicable Florida Building Code, ~~electrical code~~, and design requirements of this sign code.
- D. All signs shall be consistent with a uniform sign plan for multi-tenant structures or developments where a uniform sign plan is required.
- E. All signs shall comply with design requirements where required by this sign code.
- F. No person shall install, erect or create any sign without first obtaining a permit for the sign, except for exempt signs and prohibited signs, and except as may otherwise be provided specifically herein. No person who has obtained a permit for a sign shall install, erect or create a sign except in compliance with the terms of this sign code and any conditions or restrictions that may have been imposed upon the issuance of the permit. Any person who commences such work shall prosecute the work to completion, and pass the final inspection, ~~and obtain a certificate of occupancy~~ for such work. Work commenced under a permit which expires before the work is completed shall be deemed to be work done without a permit. It shall be unlawful for any property owner to allow any uncompleted work to remain on property owned by such owner if the work was commenced prior to the issuance of a permit for the work and a permit has not been obtained for the work, or if a permit for such work was obtained but expired prior to completion and final inspection of the work and the permit has not been re-issued.

#### 16.40.120.3.1. - No content restrictions.

A. It is the intent of the City Council that protection of First Amendment rights shall be afforded by this sign code. Accordingly, any sign, display, or device allowed under this sign code may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, and that complies with applicable size, lighting, dimension, design, spacing, and other requirements, including permitting requirements, of this sign code.

B. In the event that a court of competent jurisdiction determines that allowing any sign to be exempt from the permitting process is unconstitutional or unenforceable, or causes the remainder of this section to be unconstitutional or unenforceable, then that sign or signs shall thereafter be required to obtain a permit and comply with the other requirements of this section. In the event that a court of competent jurisdiction determines that any provision allowing a specific sign or signs to be permitted is unconstitutional or unenforceable, or causes the remainder of this section to be unconstitutional or unenforceable, then that sign shall become a prohibited sign. In the event that a court of competent jurisdiction determines that this section, known as the Sign Code, is unconstitutional or unenforceable, then no new signs are allowed to be constructed and no existing sign is allowed to be modified, expanded or changed and a sign moratorium shall be in place for up to six months or until a new Sign Code is adopted

#### 16.40.120.3.2. - Exempt signs.

The following sign types are exempt from the sign permitting process and are exempt from other provisions of this sign code, but are not exempt from the requirements imposed by this subsection or from applicable requirements of the sign code relating to construction, illumination, placement, safety, and nonconformity, and are not exempt from other regulations related to public health, safety and welfare, including the Florida Building Code, when applicable. Such sign types are not calculated as part of allowable freestanding or wall signs unless included as an integral component of a freestanding or wall sign.

*Address numbers.* The address numbers shall be at least four inches in height, in Arabic numerals or letters from the english alphabet and of contrasting color to background and displayed on the front of the primary structure or other location easily visible from the street or alley right of way.

*A-frame signs.* A-frame signs, when placed on sidewalks in front of businesses within corridor commercial traditional (CCT) and downtown center (DC) zoning districts, shall be allowed only for businesses that are situated in buildings that comply with the design criteria of the corridor commercial traditional (CCT) and downtown center (DC) zoning districts. No more than one such sign shall be allowed for each customer entrance to a business from the sidewalk. An A-frame sign may be displayed on the sidewalk only during hours of operation of the business. An A-frame sign shall not exceed four square feet per sign face and five feet in height. Such signs are not allowed within four feet of the curb of the street. A minimum sidewalk clearance of four feet is shall be required.

*Artwork.* Artwork, provided that all of the following criteria are met:

1. The artwork meets the definition of "artwork" in this sign code; and

2. If the artwork is to be located on a structure that is a designated historic landmark or within a designated historic district, such location shall require approval of a certificate of appropriateness as prescribed in the Code for the preservation of historic landmarks and historic districts.

*Banners, museums.* At a museum in a nonresidential zoning district, one banner may be allowed for every 50 feet of street frontage up to a maximum of five ~~three~~ banners per street frontage. Each banner shall not exceed 240 square feet. Such banners shall not be included in the calculation of the total maximum area for wall or freestanding signs. Both ends of a banner shall be attached to the building.

*Banners, place of public assembly .* Banners at an arena, theater, or other place of public assembly on a site consisting of five acres or more with 1,900 or more fixed seats shall be allowed in addition to any other allowable signage. Such banners may include the name and logo(s) of the primary user of the facility. A company or corporate logo or name of any entity with a business location on the site, other than the primary user, may be allowed, provided that such logo(s) or text shall be limited to no more than ten percent of the overall graphic area and shall be located in the lower 20 percent of the banner. Any such banners shall comply with any applicable provisions of the Florida Building Code, St. Petersburg Fire Code, Florida Statutes (F.S. Ch. 479 Outdoor Advertising currently regulates banners within 660 feet from the interstate) and any other applicable laws. There is no limitation on the overall size of the banner. The banner shall not cover any character defining feature of the building, including but not limited to doors, windows, pilasters and other architectural features.

*Banners, street.* City banners within the public right-of-way shall be allowed as approved by the POD.

*Changeable copy or changeable message on lawful signs.*

*Commemorative and historic signs.*

*Construction/contractor signs, downtown.* For any project located within the downtown center (DC) zoning districts, construction/contractor signs of unlimited area may be attached to any fencing approved to surround or secure an active construction site, provided that such signs do not exceed eight feet in height. Such signs shall only be allowed when there is an open demolition or construction permit for the site upon which the project is to be constructed. If no building permit is required for the project, the sign may be displayed only during the period that work is in progress.

*Construction/contractor signs, general contractor.* For any project, one ~~One construction/~~ general contractor sign not to exceed a total of 32 square feet and up to ten feet in height may be displayed only during the time from building permit application to issuance of the certificate of occupancy. If no building permit is required for the project, the sign may be displayed only during the period that work is in progress. When located at a residential use, these are temporary residential signs and are limited in number as set forth in those regulations.

*Construction/contractor signs, subcontractor.* For any project, Up ~~up~~ to five ~~construction/~~ subcontractor signs not to exceed a total of eight square feet each, and up to five feet in height for any trade subcontractor who is approved for work in concert with a building permit may be displayed only during the time from building permit application to issuance of the certificate of

occupancy. If no building permit is required for the project, the sign may be displayed only during the period that work is in progress. Subcontractor signs may include signs for architects, building designers, lending institutions, as well as trade subcontractors, and other entities necessary for the construction of a project. When located at a residential use, these are temporary residential signs and are limited in number as set forth in those regulations.

*Construction signs, project.* For any project, one ~~One~~ construction project sign not to exceed a total of 32 square feet per 100 linear feet of frontage and up to ten feet in height may be displayed from the time of site plan approval to issuance of the certificate of occupancy. If no building permit is required for the project, the sign may be displayed only during the period that work is in progress. When located at a residential use, these are temporary residential signs and are limited in number as set forth in those regulations.

*Employment signs.* One employment sign shall be allowed for each business on a property. Such signs shall not exceed six square feet and four feet in height.

*Flags.* ~~Flags, where allowed;~~ see when in compliance with the supplementary sign regulations, below.

*Free speech signs.* ~~One~~ Temporary free speech signs shall be allowed on any lot where a single family or duplex residential use exists provided that such signs are sign is located on private property and not within the visibility triangle at an intersection. ~~The sign~~ Such signs shall be no more than ~~12~~ 6 square feet and six feet in height. These are temporary residential signs and are limited in number as set forth in those regulations.

*Free-speech signs held or worn by a person and not attached to any pole or other object affixed to the ground.* Free speech signs shall be allowed to be held or worn by any person in the right of way who is not in the vehicular travel portion of the road, not including when crossing a street or within areas closed to vehicular traffic (e.g. street closure permit areas, parade permit areas, etc.). Such person and sign shall not block the right of way for any pedestrian to pass by.

*Garage or yard sale signs.* ~~Garage or yard sale signs are~~ During a garage or yard sale, one sign is allowed only on the site where the sale takes place. One garage or yard sale sign is allowed on each site and which shall not exceed four square feet. When located at a residential use, these are temporary residential signs and are limited in number as set forth in those regulations.

*Government and public signs.* Informational, directional and regulatory signs located within rights-of-way or on publicly-owned land that are installed by the City or other governmental signs installed with the approval of the City. Official regulatory or warning signs upon any body of water (river, bay, lake, or other body of water) within the limits of the City, informational or directional signs installed by the City or with the approval of the City upon any body of water within the limits of the City in connection with a water path or paddling trail are also exempt. Such signs shall not exceed nine square feet unless a larger sign is required by law. Directional signs may include vehicular or pedestrian wayfinding and directional signs which may identify private locations or events and destinations which have a high level of public interest.

*Home occupation signs.* One home occupation sign shall be allowed for any address or premises which is the site of a lawful home occupation. The sign shall be a wall sign not exceeding four

square feet. The sign shall not be internally illuminated. The sign shall have no text, numerals, symbols, logos or designs greater than eight inches in height.

*Human signs.* A business shall be allowed to use one human sign to advertise the products, programs, or services offered by the business provided that the human sign meets the following criteria:

- (1) Human signs may only be displayed during the hours of operation of the business location that the human sign is advertising.
- (2) Human signs shall operate only:
  - a. On the private property of the business being advertised; or
  - b. On the right-of-way adjacent to the private property of the business being advertised, provided that:
    1. If no sidewalk exists, the human sign shall be displayed a minimum of five feet from that portion of the street used for vehicular traffic lanes; or
    2. If a sidewalk exists, the human sign shall be displayed either a minimum of five feet from that portion of the street used for vehicular traffic lanes or anywhere on that portion of the sidewalk furthest away from the vehicular traffic lanes. Human signs shall not be displayed in parking spaces located on the street and shall not interfere with or prevent access to the sidewalk or right-of-way.
- (3) Podiums, risers, stilts, vehicles, roofs, or other structures or devices shall not support a human sign. Human signs shall only be persons who stand or walk on the ground.

*Identification signs.* One identification sign shall be allowed per business if the sign is attached to a building wall, has a sign face which does not exceed two square feet, and has no text, numerals, symbols, logos, or designs greater than eight inches in height.

*Menu signs, pedestal/sidewalk.* A maximum of one sign per restaurant or bar business is exempt if the sign complies with the requirements for A-frame signs. Menu signs for drive-through establishments are not exempt; see supplementary sign regulations, below.

*Menu signs, wall-mounted.* A maximum of one additional sign per restaurant or bar business is exempt if the sign does not exceed four square feet, is wall mounted, identifies products with prices offered for sale at the business, and has no text, symbols, logos, or designs greater than eight inches in height. Menu signs for drive-through establishments are not exempt; see supplementary sign regulations, below.

*Neighborhood and business recognition signs.* Such signs shall be allowed for properties that are recognized by a neighborhood or business association as part of a regular program pursuant to a neighborhood or business plan which has been accepted by the City. Such signs shall not exceed six square feet and six feet in height. When located at a residential use, these are temporary residential signs and are limited in number as set forth in those regulations.

*On-site directional signs, minor.* Signs that identify entrances, exits, drive-through lanes, loading, service, and other operational areas shall be allowed provided such signs do not exceed four square feet and four feet in height. Business names and logos shall not comprise more than 50 percent of

the sign area. Such signs shall be permanently installed on the property. On-site directional and directory signs for office/industrial parks, hospitals, colleges/universities, and regional shopping centers (more than 100,000 square feet) are not exempt; see supplementary sign regulations, below.

*Political signs.* During political campaigns, the following additional signs are allowed.

1. ~~A political sign~~ Political signs in a residential district shall not exceed six square feet and signs in nonresidential districts shall not exceed 32 square feet. The sign shall not be illuminated. The sign placement shall have the consent of the property owner. A political sign is prohibited in the right-of-way. Regardless of who installed the sign, the property owner and tenant, if any, shall be responsible for compliance of their property and the adjacent right-of-way with these regulations. Nothing herein shall be construed to restrict the ability of the property owner and tenant to remove signs from their private property and the adjacent right-of-way. When located at a residential use, these are temporary residential signs and are limited in number as set forth in those regulations.
2. No more than one political sign per candidate or issue shall be placed on a lot unless it is a lot having more than one street frontage, in which case additional signs per candidate or issue may be placed so long as there is no more than one sign per street frontage.
3. ~~Political signs on private property or in the right-of-way~~ shall not exceed eight feet in height and are not allowed in the right of way. A political sign shall be located a minimum of six feet from the curb or the edge of the pavement where no sidewalk exists or, where a sidewalk exists, anywhere on the side of the sidewalk away from the street. Where there is no pavement, the signs shall be a minimum of six feet from the edge of the portion of the road used for vehicular traffic and, where a sidewalk exists, anywhere on the side of the sidewalk away from the street. No part of any sign shall be located on or extend over any portion of a sidewalk.
4. ~~Any person wishing to place a sign or signs within a public right of way shall execute and file with the City Clerk a hold harmless agreement stating that, in consideration of the privilege of placing a sign or signs within the public right of way, the person agrees to defend and hold the City and its officers, agents and employees harmless from any and all claims, liability, costs and expenses, including attorney's fees, arising from the existence of or erection of the sign or signs. The agreement shall be filed prior to the erection of any such sign. Political signs found within the public right-of-way or exceeding the number of signs allowed for a lot for which an executed hold harmless agreement has not been filed with the City Clerk shall be subject to removal and destruction without notice.~~
5. Political signs shall be removed not later than one week after the election. A political sign remaining on display more than one week after the election shall be deemed a free-speech sign, subject to the restrictions on the placement of such signs.
6. ~~Exception for polling places on election day. On the day of an election, between the hours of 4:00 a.m. and 7:00 p.m., political signs not exceeding six square feet may be placed in the right of way abutting any polling place between the curb or edge of pavement and sidewalk. Each candidate or issue may have two signs for each street side at each polling~~

~~place. No part of any sign shall be placed within four feet of any part of another sign and no part of the sign shall be located on or extend over any portion of the right-of-way that is within two feet of the closest part of the curb or if there is no curb, the pavement or portion of road designed or used for vehicular traffic. Such signs shall not be removed by the City unless the sign is in a visibility triangle and exceeds 36 inches in height, or violates any of the provisions of this subparagraph.~~

*Real estate signs, all other uses.* One non-illuminated real estate sign not exceeding 32 square feet and eight feet in height shall be allowed for all uses except single-family residential uses.

*Real estate signs, open house.* Not more than four directional off-site real estate signs are allowed on those days when there is an open house conducted on the property. Such signs shall not exceed four square feet and three feet in height, are not allowed in medians, shall not be placed more than 24 hours before the open house begins and must be removed immediately after the open house ends. Waterfront parcels are allowed one additional such sign oriented toward the water on such days.

*Real estate signs, single-family residential uses.* One non-illuminated real estate sign not exceeding six square feet and six feet in height shall be allowed for single-family residential uses. When located at a residential use, these are temporary residential signs and are limited in number as set forth in those regulations.

*Religious emblems.* Religious emblems or logos shall be allowed for any house of worship provided they are not an integral component of a freestanding or wall sign. If such emblem or logo is an integral component of a freestanding or wall sign, such freestanding or wall sign shall be subject to the permitting requirements and area and height restrictions otherwise applicable to the freestanding or wall sign.

*Temporary residential signs.* Up to three temporary signs shall be allowed on any lot where a single family or duplex residential use exists provided that such signs are located on private property and not within the visibility triangle at an intersection. Such signs shall be no more than six square feet and six feet in height or such smaller size if the size of the specific sign is limited by this subsection. Such signs shall not be illuminated. Such signs shall include temporary exempt signs allowed on residential property by this section, including but not limited to, construction/contractor signs, free speech signs, garage or yard sale signs, neighborhood and business recognition signs, political signs, and real estate signs. During an election year, between the end of the qualifying period and the following election, the number of temporary residential signs on a property shall be equal to three or the number of political signs allowed (see political signs), whichever is greater.

*Umbrella signs.* Signs printed on umbrellas used in the outdoor area of a restaurant or bar, sidewalk café or pushcart vendor. Umbrellas shall be made of lightweight fabric or similar material. No signs shall be attached or suspended from umbrellas.

*Undercanopy identification signs.* One sign of up to four square feet for any business that is located at the street level and has a canopy. Signs shall have a minimum clearance of eight feet from the sidewalk to the lowest part of the sign. Canopies may be made of any material and, for the purposes of this sign, must extend over a sidewalk to provide protection from the elements for pedestrians.

*Vehicle signs.* A ~~vehicle~~ sign which identifies a product or service of the owner or lessee of the vehicle, or an advertising device attached to and within the normal unaltered lines of a vehicle of a licensed transit carrier (i.e., bus, trolley or taxicab), when and during that period of time said vehicle is regularly and customarily traversing or otherwise using a ~~public~~ right-of-way during the normal course of business of the vehicle owner or lessee or the transit carrier, is exempt. Provided, however, that any such vehicle ~~shall, when not traversing or otherwise using a public right-of-way, be parked or stored at a location where commercial vehicles may be parked or stored, such as temporary parking for the convenience of the operator (i.e., restaurant, service station) but not overnight parking where commercial vehicles may not be parked or stored.~~ exhibiting a vehicle sign which is exempt under this sign code must comply with the parking regulations relating to commercial vehicles in this Chapter and Chapter 26. A single sign that is placed upon a single vehicle, camper, or trailer at the residence of the owner, or a boat where lawfully docked, to advertise that such is for sale is exempt.

*Vending signs.* Signs printed on devices that dispense merchandise shall be allowed, provided such signs relate to the merchandise being sold and do not extend beyond the surface of the device. Examples of such devices shall include, but not be limited to, newspaper racks/stands, gasoline pumps, telephone booths, and vending machines.

*Warning signs.* A warning sign shall not exceed six square feet and six feet in height.

*Waterside identification sign.* One sign not exceeding 25 square feet per property which is intended to identify a residential complex or business property abutting one of the following water bodies and which is only visible from the waters of the Gulf of Mexico, Tampa Bay, the Intracoastal Waterway or any other bays, rivers, lakes and waterways.

*Wayfinding signs.* Wayfinding signs are government directional signs within the right-of-way that provide individual names of private businesses or other destinations and minimal directions to their location for pedestrians. Such signage shall be allowed when it is a reviewed by the City as part of a districtwide directory sign program and shall include uniform design, dimensional, location and other standards ~~as specifically set forth in this section.~~

*Window signs, non-illuminated.* The maximum cumulative area of non-illuminated signs in a window shall be 50 percent of the total window pane area. Window signs that are illuminated shall be included as part of ~~in~~ the wall signage allowable for the site.

#### 16.40.120.3.3. - Prohibited signs.

The following types of signs are prohibited except where such signs may be expressly allowed under this sign code:

Abandoned signs.

Banners, unless exempt or a permit has been issued for such banner as a temporary sign.

Bus shelter signs and bench signs except when approved by the City, pursuant to an agreement as provided by state statutes. A sign which identifies the transit company or its route schedule or map is not prohibited.

Cold air inflatables except as allowed for temporary signs in this section.

Damaged signs that exist in a damaged state for more than 90 consecutive days.

Lighting devices that project light or laser beams to form text, graphics, logos, or artwork upon streets, walkways, fences, sign structures, or exterior walls of buildings, and the text, graphics, logos or artwork projected by such lighting devices, except that text, graphics, logos or artwork may be projected against an exterior wall if the area of the wall occupied by such text, graphics, logos or artwork does not exceed the area of a wall sign that would be allowed, and such area together with existing wall signs does not exceed the number of wall signs allowed. Provided, however, that a permit shall be required prior to projecting such text, graphics, logos or artwork, and the applicant shall demonstrate that the lighting device, light, and laser beams to be utilized shall cause no threat to public health or safety, including but not limited to any risk of eye injury.

Off-premises signs, except those specifically allowed by this sign code.

Pavement markings, except official traffic control markings, markings authorized by any government agency having jurisdiction over a particular roadway, and traffic control and parking markings on a private vehicular use area necessary for vehicular or pedestrian safety as shown on an approved site plan.

Pennants.

Roof signs, except for lawful integral roof signs in nonresidential districts.

Portable signs, including but not limited to inflatable and other gas- or air-filled devices, unless otherwise specifically allowed by this Code.

Portable trailer signs.

Signs attached to or painted on piers, docks, posts, pilings, or seawalls, or any portion thereof, except official regulatory signs, signs specifically allowed by this Code, or warning signs.

Signs in or upon any body of water (river, bay, lake, or other body of water) within the limits of the City, except official regulatory or warning signs and informational or directional signs installed by the City or with the approval of the City in connection with a water path or paddling trail.

Signs that are a threat to public health or safety because of their condition or location.

Signs that are located within or project over rights-of-way, publicly-owned lands, or easements for the use of the City or public utility service providers, except government and public signs and signs specifically allowed by this Code. Such prohibited signs shall include, but are not limited to, handbills, posters, advertisements, or notices that are attached in any way to or upon lampposts, telephone poles, utility poles, bridges, sidewalks, or are located on any other public property or improvements including the right of way. The person or business who owns or is advertised or identified on the sign, including candidates, shall be presumed to have permitted the placement of the sign in the absence of evidence to the contrary and may be cited for a violation of this section, as may and the person or business installing the sign is also in violation of this section.

Signs that emit light or reflect glare of such intensity, brilliance or duration as to impair the vision of any motorist, cyclist, or pedestrian using or entering a right of way travelway, or ~~to~~ that constitute a nuisance that substantially impairs the enjoyment and use of property.

Signs that simulate or contain a likeness of a traffic control device.

Signs that emit sound, vapor, bubbles, smoke, odor, particles, or gaseous matter.

Signs that have unshielded illuminating devices permitting a light bulb or other light source to be viewed with the naked eye from off the premises, except as specifically allowed in the supplementary regulations. Digital or electronic off-premise signs that are constructed and operated in accordance with this Sign Code shall not be deemed to be included within this definition of prohibited signs.

Signs that have blinking, flashing, or fluttering lights or other illumination devices which have a changing light intensity, brightness, color, or direction, except as specifically allowed in the supplementary regulations. Digital or electronic off-premise signs that are constructed and operated in accordance with this Sign Code shall not be deemed to be included within this definition of prohibited signs.

Signs that exist in a poorly maintained state for more than 60 consecutive days after the City has provided notice to the sign owner. Signs in a poorly maintained state include, but are not limited to, signs where the advertisement on the sign face is peeling or where such poorly maintained signs are an eyesore or contribute to blight. Such signs shall be prohibited even if they do not pose a risk of imminent collapse or constitute a threat to public health or safety.

Signs that move, revolve, twirl, rotate, or flash, including, but not limited to: animated signs, multiprism signs, and beacon lights except when required by the Federal Aviation Administration or other governmental agency. Tri-vision signs shall be permitted for large facility signs.

Signs that obstruct, conceal, hide, or otherwise obscure from view any official traffic or government sign, signal, or device.

Signs that present a potential traffic or pedestrian hazard, including signs that obstruct visibility.

Snipe signs. The placement of this prohibited sign is transient in nature and irreparable. The adoption of this prohibition shall be deemed notice of the violation. The person or business in possession or control of the snipe sign and the person or business who owns or is advertised or identified (by name, address or other contact information) on the sign may be cited immediately upon observation of the violation. The person or business who owns or is advertised or identified on the sign shall be presumed to have permitted the placement of the snipe sign in the absence of evidence to the contrary. The term "transient in nature" shall mean that a condition exists on a temporary, periodic, or non-permanent basis. The term "irreparable" shall mean the condition is incapable of being remedied, as the harm sought to be prevented has already occurred.

Streamers.

Vehicle signs. A vehicle sign attached to, constructed or placed on a vehicle which is not attached to and within the normal unaltered lines of a vehicle and which is parked on or otherwise utilizing

a ~~public~~ right-of-way, public property or private property so as to be viewed from a ~~public~~ right-of-way for the purpose of attracting the attention of the traveling public to advertise a product or service or to direct people to the location of a business or activity, and which does not qualify as an exempt sign (see above), is prohibited. Car covers which are utilized as vehicle signs must comply with the regulations for tarped vehicles (currently Sec. 8-201).

Any sign that is not specifically allowed by this sign code.

#### 16.40.120.3.4. - Abandoned on-premises signs.

A. *Definition.* An on-premises sign becomes "abandoned" at the time any of the following conditions occur:

1. There has been no sign copy appearing on the sign face for a period of 90 consecutive days; or
2. The establishment ~~with which is on the same premises as the sign is associated~~ has ceased operation for 90 consecutive days. This definition excludes signs for seasonal uses, which are operated intermittently throughout the year, where business has not ceased operation on a permanent basis. A conforming on-premises sign associated with an establishment that has ceased operation shall not be deemed "abandoned" if the owner takes one of the actions in paragraph B.
  - a. Evidence that an establishment has ceased operation for 90 consecutive days includes, but is not limited to, the following:
    1. No water and/or electric service to the establishment for a 90 consecutive day period;
    2. Expiration of the business tax certificate for at least 90 consecutive days ~~prior~~ without renewal;
    3. Personal documented observation of a City code investigator(s) that establishment has ceased operation for a period of 90 consecutive days; or
    4. General community knowledge, as documented through going-out-of-business announcements, newspaper announcements, etc. showing that the establishment has ceased operation for at least 90 consecutive days.

B. When an establishment ceases operation, the owner or lessee of the property ~~an on-premises sign that is associated with the establishment~~ shall within 90 days reuse the sign in conjunction with the ownership or operation of a new establishment on the property or take one of the following actions:

1. Paint over the message on the sign face that advertises the business or other activity of the establishment.
2. Remove the sign face and replace it with a blank sign face.
3. Reverse the sign face and not illuminate the sign face from the interior. The message of the sign face shall not be visible when the sign face is reversed.
4. Utilize the sign face to display the message, "this space available," or words of similar significance, and the name and telephone number of the owner or the owner's agent, while

the premises are vacant. A sign that contains such a message and that otherwise complies with the requirements of this sign code shall be deemed an allowable temporary sign for which a permit shall not be required.

- C. If a freestanding on-premises sign that is nonconforming as to height, sign area, or placement becomes "abandoned" under paragraph A. and remains abandoned for 12 consecutive months, such sign and sign structure shall be removed by the property owner at the owner's expense. If the owner fails to remove the sign and sign structure after ~~upon~~ notice by the City, the City shall have the right to remove the sign and sign structure by following the notification and assessment procedures for the demolition of structures (currently Sec. 8-263 et seq.) ~~seek available legal and equitable relief to have the sign removed~~, and the costs of such removal shall be paid by the owner and become a lien on the property superior to all other liens except taxes. No permit for any new sign on the site shall be issued until the abandoned sign is removed. This shall not be deemed to require the removal of a lawful off-premises sign.
- D. If an existing building or structure is demolished, any existing freestanding on-premises signs that are nonconforming as to height, sign area, or placement shall be considered abandoned and shall be removed at the time of demolition. This shall not be deemed to require the removal of a lawful off-premises sign.

#### 16.40.120.3.5. - Nonconforming signs.

- A. Except as provided in this sign code, a sign shall not be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, unless in conformity with this sign code.
- B. Nonconforming signs may be maintained or repaired. However, if a nonconforming sign is relocated or replaced, or repaired or structurally altered by more than 25 percent of the replacement cost of the existing sign, the sign shall be made to conform to this sign code.
- C. A building or site which is improved or redeveloped at a cost in excess of 50 percent of the assessed value of the existing building(s) or site shall require any nonconforming sign which is located on or is part of such building or site to conform to this sign code.

#### 16.40.120.3.6. - Signs of historic significance.

- A. *Purpose.* The signs of historic significance regulations are intended:
  1. To provide for the preservation of the City of St. Petersburg's unique character, history, and identity, as reflected in its historic and iconic signs; and
  2. To preserve the sense of place that exists ~~existed~~ within the central business district and in areas of the City with concentrations of surviving historic signs; and
  3. To protect the community from inappropriate reuse of nonconforming and/or illegal signs while ensuring that the signs are safe and well maintained; and
  4. To prevent the unintentional loss of individual signs with historic or unique characteristics and, where possible, to provide a means for their retention and restoration; and
  5. To allow the owner the flexibility to preserve historic and vintage signs. This classification does not preclude owners from removing these signs. The regulations of

this section apply only to signs included in the City's inventory of signs of historic significance as set forth below.

B. *Criteria for identification of a sign of historic significance.*

1. The Community Preservation Commission (the Commission) shall establish and maintain an inventory of signs of historic significance.
2. A proposed sign of historic significance shall comply with the following criteria.
  - a. Technical criteria:
    1. The sign shall have been installed at least 40 years prior to the date of application;
    2. The sign is an example of technology, craftsmanship or design of the period when it was constructed;
    3. The sign uses historic sign materials or means of illumination such as exposed integral incandescent lighting, or exposed neon lighting;
    4. The sign may include, but is not limited to, a freestanding ~~detached~~ sign, a projecting sign, a roof sign, a painted building sign, or a sign integral to the building's design (fascia sign) or any other type of sign that was permitted on the property;
    5. The sign is structurally safe or can be made safe without substantially altering its historical appearance; and
    6. The sign retains the majority of its character-defining features (materials, technologies, structure, colors, shapes, symbols, text, typography and/or artwork) that have historical significance, that are integral to the overall sign design, or convey historical or regional context. If character-defining features have been altered or removed, the majority of these features must be able to be restored to their historic function and appearance.
  - b. Cultural/historical/design criteria:
    1. The sign exemplifies the cultural, economic, and historic heritage of the City;
    2. The sign exhibits extraordinary aesthetic quality, creativity or innovation; or
    3. The sign is unique, was originally associated with a local business or local or regional chain, there is academic research, including but not limited to sign industry journals, articles or books, to support its significance, or it is a surviving example of a once common sign type that is no longer common.

C. *Process for including a sign in the inventory of signs of historic significance.*

1. Application for inclusion in the inventory of signs of historic significance may be made by the property owner having control over a sign or may be initiated by the City.
2. Within 30 days of submittal of an application, the POD shall determine if the application is complete and if the sign meets the applicable criteria for classification, and shall notify the property owner in writing whether or not the sign is eligible for classification as a sign of historic significance.

3. If the POD determines that the sign is not eligible for classification, the property owner may appeal the decision to the Commission by following the procedures for appeals in the application and procedures section. The Commission shall review the application at a public hearing after providing notice as required in the application and procedures section.
4. If the POD determines that the sign is eligible for classification, the POD shall prepare an inventory report within 45 days of the determination of eligibility, which shall identify how the sign meets the applicable criteria, and schedule a public hearing before the Commission after providing notice as required in the application and procedures section. The report shall include the legal description of the property on which the sign is located.
5. After the public hearing, the Commission shall approve, approve with conditions, or deny the request. The decision by the Commission shall be final unless timely appealed to the City Council as provided in this Chapter.
6. Notice of the inclusion on the inventory of signs of historic significance shall be mailed to the property owner.
7. Any notice required to be mailed by this section regarding signs of historic significance is only required to be mailed to the property owner and not property owners within 200 feet.

D. *Exemptions, replica signs.*

1. Classification as a sign of historic significance does not require a certificate of appropriateness for changes to the sign or demolition of the sign.
2. Signs classified as a sign of historic significance are exempt from the sign regulations regarding height, area, and location as set forth in the sign code.
3. Signs of historic significance that are nonconforming as to size, height, or location are exempt from the regulations governing nonconforming signs and abandoned signs. However, changes to the sign may not increase the nonconformity unless a variance is approved by the Commission.
4. A sign of historic significance may be repaired, restored, and/or adaptively reused if there is sufficient surviving original material or sufficient historical documentation (photographs, postcards, permits, or other records) as determined by the POD on which to base the repair, restoration or adaptive reuse. A permit is required before a sign may be repaired, restored, and/or adaptively reused. The property owner may file an application for a permit with the POD. The POD shall review the application for compliance with this section. Upon issuance of the permit, an existing sign of historic significance may then be repaired, restored, or rehabilitated either in place, or off-site, and then re-erected on site as set forth in subsection E. (subject to receipt of any required building permit). If the POD denies the permit application, the property owner or applicant may appeal the decision to the Commission. The decision by the Commission shall be final unless appealed to the City Council.
5. A sign of historic significance may be repaired or restored to any past appearance prior to 40 years before the date of the application. If the owner of a sign of historic significance provides documentation or physical evidence that the original design included

intermittent lighting features (e.g., flashing, blinking, chasing or sequentially lit elements which create the appearance of movement) or moving parts, those sign elements may be repaired and restored and shall be exempt from those prohibitions in the sign code.

6. A sign of historic significance that will be adaptively reused must retain, repair, or restore the majority of the character-defining features (e.g., materials, technologies, structure, colors, shapes, symbols, text, typography and/or artwork) that have historical significance, or are integral to the overall design of the sign, or convey historical or regional context. Changes to character-defining text (size, font, coloration) are not allowed. Any text that is not character defining can be changed. Changes to noncharacter defining text must either match or be compatible with the character defining text, or the text being replaced, in terms of materials, letter size, font, and color.
  7. A replica sign is permissible when based on sufficient historical documentation of the sign and its location. The sign to be replicated must have been originally installed at least 40 years prior to the date of application. In order to construct a replica sign, the sign being replicated must be a sign of historic significance. A replica sign shall meet the same criteria, reviews and processes as a sign of historic significance. A sign can be replicated only once. Replicas of replicas are not permitted. A replica sign must use historical materials and technologies, or use contemporary materials and technologies that visually match historical ones. Replica signs shall only be allowed on the property on which the sign of historic significance was originally erected and shall not be relocated. Variances to height and area shall not be required if the original height and area can be verified, however, the replica sign must meet current setback requirements unless a variance is granted by the Commission.
  8. A permit is required before a sign may be replicated. The property owner may file an application for a replication permit with the POD. The POD shall review the application for compliance with this section. A replica sign shall meet the same criteria, reviews and processes as a sign of historic significance. Upon issuance of the permit, the sign of historic significance may be replicated. If the POD denies the permit application, the property owner may appeal the decision to the Commission. The decision by the Commission shall be final unless appealed to the City Council.
- E. *Guidelines for relocating a sign of historic significance.* If the current location of a sign of historic significance prevents desired development, the sign may be relocated to another site to ensure preservation. Signs removed from their original location may be stored elsewhere before relocation.
1. A sign of historic significance may be relocated as follows:
    - a. To another location on the same property;
    - b. To another location that houses the same or similar business;
    - c. To areas of similar character as the present location; or
    - d. To the original location.
  2. A sign of historic significance shall not be relocated to NT or NS zoned property.
  3. All relocations are subject to the following:

- a. The sign shall meet the required sign setbacks of the zoning district in which it is relocated or the required setback for the principal structure, whichever is less.
  - b. Projecting signs that project into the ~~public~~ right-of-way shall have the required incidental architectural details contained in Chapter 25 and shall follow the sign permitting process.
4. If relocated to another property, the sign of historic significance shall contain text on the sign face or display a plaque that indicates that the sign has been relocated, the date of relocation, and the original location.
  5. A permit is required before a sign may be relocated. The property owner may file an application for a relocation permit with the POD. The POD shall review the application for compliance with this section. Upon issuance of the permit, the sign of historic significance may be relocated. If the POD denies the permit application, the property owner may appeal the decision to the Commission. The decision by the Commission shall be final unless appealed to the City Council.
- F. *Sign calculations for a sign of historic significance.* A sign of historic significance (whether relocated or not) and a replica sign shall not count against the total allowable sign area allowed for the property and shall not count against the number of signs allowed for the property.
- G. *Demolition of a sign of historic significance.* Classification as a sign of historic significance does not prevent the owner from demolishing the sign. Demolition is subject to a 30-day waiting period, which begins upon the date of the application for a demolition permit, to facilitate any possible relocation of the sign. The sign owner shall allow reasonable access to the sign to facilitate documentation of the sign. The sign owner shall allow reasonable access to the sign for removal of all or part of a sign of historic significance from the property by a third party for reuse at a different location. If all or part of a sign is relocated to another property in the City, the guidelines for relocating a sign of historic significance contained in this section shall apply.

16.40.120.4. - Subdivision entrances and multifamily uses.

The following types of subdivision signs shall be permitted for subdivision entrances and multifamily uses having three or more units ~~in any zoning district~~:

<u>Subdivision Entrances and Multifamily Uses Having Three or More Units in Neighborhood zoning districts. See subsection 17 for other possible additional signs in certain situations.</u>		
Freestanding signs	Permitted number of signs	Up to two single-faced signs per subdivision entrance, one on each side of the entrance if the subdivision/ <del>development</del> is located on both sides of the entry or one double-faced sign. <u>For multifamily uses, one single or double faced sign.</u>

	Maximum sign area	24 sq. ft. per sign face; for <u>multifamily use</u> properties with 100 or more <u>linear feet</u> of frontage, an additional 12 sq. ft. per sign face shall be permitted for every additional 50 ft. of frontage up to a maximum of 72 sq. ft.
	<u>Maximum height</u>	<u>10 ft.</u>
Wall signs	<del>Maximum height</del>	<del>10 ft.</del>
	Maximum sign area	One wall sign may be substituted for one permitted freestanding sign. Sign area shall be the same as would be permitted for the freestanding sign

16.40.120.5. - Neighborhood, planned unit development, and mobile home districts.

The following types of signs shall be permitted on properties within the neighborhood, planned unit development, and mobile home zoning districts:

Neighborhood, Planned Unit Development, and Mobile Home Districts (NT, NS, NSM, NMH, NPUD) (All uses, except subdivision entrances and single-family, <u>and duplex and multifamily</u> residential uses). <u>See subsection 17 for other possible additional signs in certain situations.</u>		
Freestanding signs	Permitted number of signs	One
	Maximum sign area	48 sq. ft. per sign face
	Maximum height	10 ft.
Wall signs	Maximum sign area	1.75 sq. ft. per linear front foot up to a maximum of 48 sq. ft.

16.40.120.6. - Corridor residential districts.

The following types of signs shall be permitted on properties within the corridor residential zoning districts:

Corridor Residential Districts (CRS, CRT) (All uses, except subdivision entrances and single-family, <u>and</u> duplex <del>and multifamily</del> residential uses). <u>See subsection 17 for other possible additional signs in certain situations.</u>		
Freestanding signs	Permitted number of signs	One
	Maximum sign area	48 sq. ft. per sign face. <del>For a property in excess of 10 acres which has an approved master site plan, the first permitted free standing sign in each yard shall not exceed 60 sq. ft. per sign face. All other permitted freestanding signs in each yard shall not exceed 48 sq. ft. per sign face.</del>
	Maximum height	10 ft.
Wall signs	Maximum sign area	1.75 sq. ft. per linear front foot up to a maximum of 48 sq. ft.

16.40.120.7. - Corridor commercial traditional districts.

The following types of signs shall be permitted on properties within the corridor commercial traditional zoning districts:

Corridor Commercial Traditional Districts (CCT) (All uses, except subdivision entrances and single-family, <u>and</u> duplex <del>and multifamily</del> residential uses). <u>See subsection 17 for other possible additional signs in certain situations.</u>		
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Freestanding signs	Permitted number of signs	One <del>if the sign is for signs</del> greater than eight ft. tall. Two if <u>the property has a minimum of 100 ft. of frontage and both all</u> freestanding signs are eight ft. in height or less; <del>and with a minimum of 100 ft. of frontage.</del>
	Maximum sign area	64 sq. ft. per sign face
	Maximum height	15 ft.
Wall signs	Maximum sign area	1.75 sq. ft. per linear front foot up to a maximum of 150 sq. ft. For buildings of four or more stories in height, one additional sign shall be permitted for building identification at the top of the building. The allowable <u>building identification</u> sign area shall be 3.0 sq. ft. per linear vertical foot of the building up to a maximum of 300 sq. ft.

16.40.120.8. - Corridor commercial suburban districts.

The following types of signs shall be permitted on properties within the corridor commercial suburban zoning districts:

Corridor Commercial Suburban Districts (CCS) (All uses, except subdivision entrances and single-family; <u>and duplex and multifamily residential uses</u> ). See subsection 17 for other possible additional signs in certain situations.		
Freestanding signs	Permitted number of signs	One <del>if the sign is for signs</del> greater than eight ft. tall. Two if <u>the property has a minimum of 100 ft. of frontage and both all</u> freestanding signs are eight ft. in height or less; <del>and with a minimum of 100 ft. of frontage.</del>
	Maximum sign area	One square foot per linear <del>front</del> foot <u>of frontage</u> up to a maximum of 64 sq. ft.

	Maximum height	20 ft.
Wall signs	Maximum sign area	1.75 sq. ft. per linear front foot up to a maximum of 150 sq. ft. For buildings of four or more stories in height, one additional sign shall be permitted for building identification at the top of the building. The allowable <u>building identification</u> sign area shall be 3.0 sq. ft. per linear vertical foot of the building up to a maximum of 300 sq. ft.

16.40.120.9. - Suburban centers.

The following types of signs shall be permitted on properties within the suburban center zoning districts.

Suburban Center Districts (RC, EC, IC) (All uses, except subdivision entrances and single-family, <u>and</u> duplex <del>and multifamily</del> residential uses). See subsection 17 for other possible additional signs in certain situations.		
Freestanding signs	Permitted number of signs	One <del>if the sign is for signs</del> greater than ten ft. tall. Two if <u>the property has a minimum of 300 ft. of frontage and both</u> <del>all</del> freestanding signs are ten ft. in height or less; <del>and with a minimum of 300 ft. of frontage.</del>
	Maximum sign area	One square foot per linear <del>front</del> foot <u>of frontage</u> up to a maximum of 150 sq. ft. <del>For buildings of four or more stories in height, one additional sign shall be permitted for building identification at the top of the building.</del> The allowable sign area shall be 3.0 sq. ft. per linear vertical foot of the building up to a maximum of 300 sq. ft.
	Maximum height	20 ft.
Wall signs	Maximum sign area	1.75 sq. ft. per linear front foot up to a maximum of 150 sq. ft. <u>For buildings of four or more stories in height, one additional sign shall be permitted for building identification at the top of the building.</u> The allowable <u>building identification</u> sign area shall be 3.0 sq. ft.

		per lineal vertical foot of the building up to a maximum of 300 sq. ft.
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16.40.120.10. - Downtown center.

The following types of signs shall be permitted on properties within the downtown center zoning district.

Downtown Center (DC)		(DC)
(All uses, except subdivision entrances and single-family, <u>and</u> duplex and multifamily residential uses). <u>See subsection 17 for other possible additional signs in certain situations.</u>		
Freestanding signs	Permitted number of signs	One
	Maximum sign area	One square foot per lineal <del>front</del> foot <u>of frontage</u> up to a maximum of 48 sq. ft.
	Maximum height	15 ft.
Wall signs	Maximum sign area	1.75 sq. ft. per lineal front foot up to a maximum of 150 sq. ft. For buildings of four or more stories in height, one additional sign shall be permitted for building identification at the top of the building. The allowable <u>building identification</u> sign area shall be 3.0 sq. ft. per lineal vertical foot of the building up to a maximum of 300 sq. ft.

16.40.120.11. - Industrial suburban districts.

The following types of signs shall be permitted on properties within the industrial suburban zoning districts.

Industrial Suburban District (IS)	(IS)
(All uses, except subdivision entrances and	and

single-family, ~~and duplex and multifamily~~ residential uses). See subsection 17 for other possible additional signs in certain situations.

Freestanding signs	Permitted number of signs	One for signs greater than ten ft. tall.
		Two if <u>the property has a minimum of 300 ft. of frontage and both all freestanding signs are ten ft. in height or less; and with a minimum of 300 ft. of frontage.</u>
	Maximum sign area	One square foot per linear <del>front</del> foot <u>of frontage</u> up to a maximum of 150 sq. ft.
	Maximum height	20 ft.
Wall signs	Maximum sign area	1.75 sq. ft. per linear front foot up to a maximum of 150 sq. ft. For buildings of four or more stories in height, one additional sign shall be permitted for building identification at the top of the building. The allowable <u>building identification</u> sign area shall be 3.0 sq. ft. per linear vertical foot of the building up to a maximum of 300 sq. ft.

16.40.120.12. - Industrial traditional districts.

The following types of signs shall be permitted on properties within the industrial traditional zoning districts.

Industrial Traditional District (IT) (All uses, except subdivision entrances and single-family, <del>and duplex and multifamily</del> residential uses). See subsection 17 for other possible additional signs in certain situations.		
Freestanding signs	Permitted number of signs	One

	Maximum sign area	One square foot per linear <del>front</del> foot <u>of frontage</u> up to a maximum of 64 sq. ft.
	Maximum height	10 ft.
Wall signs	Maximum sign area	1.75 sq. ft. per linear front foot up to a maximum of 48 sq. ft. For buildings of four or more stories in height, one additional sign shall be permitted for building identification at the top of the building. The allowable <u>building identification</u> sign area shall be 3.0 sq. ft. per linear vertical foot of the building up to a maximum of 300 sq. ft.

16.40.120.13. - Reserved.

16.40.120.14. - Uniform sign plan required.

For any individual site or parcels subject to a common plan of development on which the owner(s) proposes to erect one or more signs requiring a permit, the owner shall, in addition to other information required to be provided in the sign permit application, submit two copies of a uniform sign plan for the site or parcels which contains the following information:

1. A plan of the site or parcels, drawn to scale, which shows the locations of buildings, parking lots, driveways, landscaped areas, adjoining streets and avenues, and the locations of all existing and proposed signs, including but not limited to signs exempt from permitting requirements;
2. A listing of existing and proposed sign types, the number of each existing and proposed sign type, the height of each existing and proposed sign, the area of each existing and proposed sign, and the maximum total area of all the existing and proposed signs;
3. Detailed drawings for each existing and proposed sign, indicating the dimensions, design, structure and location of each sign; provided that the message to be displayed on each sign shall not be required on such drawings. The drawings shall demonstrate a uniform plan for the signs with respect to the location and dimensions, materials, method of illumination and, for wall signs, the method of attachment;
4. Name, address, and telephone number of the person erecting the sign for which a permit is sought;
5. If the application is submitted by anyone other than the property owner, the application shall include or be accompanied by a written consent from the property owner indicating

that the owner consents to the application, the uniform sign plan, and issuance of the permit;

6. Such other information as the POD may reasonably require to demonstrate full compliance with the requirements of this sign code and all other applicable ordinances of the City.

#### 16.40.120.15. - Supplementary sign regulations.

In addition to the regulations prescribed by this sign code, the following regulations for certain types of signs shall apply.

- A. *Awning signs (illuminated)*. The sign area for signs integrated into an illuminated awning shall include the entire area of awning, unless the background color matches the background color of other awnings on the site, if any, and is part of a uniform sign plan for a multi-tenant building, or the background color is not associated with a corporate logo or identity.
- B. *Digital or electronic message centers-sign*. Digital or electronic message center signs shall comply with the following regulations:
  1. *Location*. Digital or electronic message center signs are permitted in all zoning districts subject to the following conditions:
    - a. Digital or electronic message center signs are prohibited ~~within the boundary of a locally~~ on a designated local landmark ~~historic structure or site~~. Performing arts venues are exempt from this prohibition with approval of a certificate of appropriateness.
    - b. Digital or electronic message center signs may not directly face a residential one- or two-unit property located within a neighborhood zoning district.
    - c. Digital or electronic message center signs are prohibited from being inserted into, or added to, nonconforming signs. No variance to this prohibition may be granted and the POD shall not accept any variance application to this requirement ~~therefore~~.
    - d. In neighborhood and corridor residential districts, digital or electronic message center signs shall only be allowed for nonresidential uses on properties with a minimum of 200 feet of street frontage and a minimum of 2.0 acres of land area.
  2. *Design*. ~~At~~ A digital or electronic message center sign shall be permitted only as an integral component of a freestanding sign or, to the extent permitted by these regulations, as an integral component of a building sign. ~~At~~ A digital or electronic message center sign shall be compatible with the design of the primary sign structure, including width, depth and color of the cabinet.
  3. *Size*. ~~At~~ A digital or electronic message center sign shall comprise no more than 50 percent of the overall sign area of the sign structure and shall not, in any case, exceed 32 square feet in area.
  4. *Dwell time*.
    - a. *Legislative findings and determinations*. The recitals (whereas clauses) in Ordinance No. 117-H demonstrate a significant governmental interest and are hereby adopted

as the legislative findings of the City of St. Petersburg and are incorporated into this the sign code as if set forth *in haec verba* .

- b. *Requirements.* The dwell time, defined as the interval of change between each individual message, shall be at least one minute. Any change of message shall be completed instantaneously. There shall be no special effects between messages.
- c. *Purpose.* The longer minimum dwell time for digital or electronic message center signs that are not large facility signs or digital or electronic off-premise signs is intended to further the significant governmental interests of this sign code, as specified in Section 16.40.120.1 and this section, including uniformity, aesthetics, and safety, by reducing the density of signs with short dwell times and by minimizing the proliferation of signs with short dwell times throughout the City.

5. *Images and messaging.*

- a. *Consecutive images and messages.* Consecutive images and messages on a single digital or electronic changeable message sign face are prohibited when the second message answers a textual question posed on the prior slot, continues or completes a sentence started on the prior slot, or continues or completes a story line started on the prior slot.
- b. *Static images and messages.* The image or message shall be static. There shall be no animation, flashing, scintillating lighting, movement, or the varying of light intensity during the message. Messages or images shall not scroll and shall not give any appearance or optical illusion of movement.

6. *Brightness.*

- a. Each sign shall have a light sensing device to adjust brightness or illuminance as ambient light conditions change in order to ensure that the message meets the following brightness standards. The maximum brightness shall be 0.2 foot candles and shall be measured using the following formula:
  - i. Measurement Distance =  $\sqrt{\text{Area of EMC Sign Face (sq. ft.)} \times 100}$
- b. The sign face shall not display light that is of such intensity or brilliance to cause glare or otherwise impair the vision of a driver. No sign shall display light of such intensity that it interferes with the effectiveness of an official traffic sign, signal or device. ~~Any~~ If there is a violation of this section ~~will result in the City requiring~~ the sign owner shall ~~to~~ turn the sign off or show a "full black" image until the sign can be brought into compliance.

7. *Default mechanism.* The sign shall have a default mechanism or setting that will cause the sign to turn off or show a "full black" image if a visible malfunction or failure occurs.

8. *Safety hazard.* The sign shall not be configured to resemble a warning or danger signal. The sign shall not resemble or simulate any lights or official signage used to control traffic.

9. *Sign at a place of public assembly.* Digital or electronic ~~Electronic~~ message center signs at an arena, theater, or other place of public assembly on a site consisting of five acres or more with 1,900 or more fixed seats:

- a. May be attached to a wall or to a free standing sign, or both.
  - b. Shall not exceed 250 square feet per side. At such locations, ~~an~~ a digital or electronic message center sign is not subject to the size limitations of subsection B.3. of this section.
  - c. ~~An~~ A digital or electronic message center sign is deemed to be an on-premise sign but may also provide community, governmental and public information announcements.
  - d. No variances to this subsection may be granted and the POD shall not accept any variance application to this requirement ~~therefore~~.
10. *Sign at large facility.* ~~Electronic~~ Digital or electronic message center signs within large facility signs shall not exceed 50 percent of the overall sign area. At such locations, ~~an~~ a digital or electronic message center sign is not subject to the size limitations of subsection B.3. of this section.
  11. *Sign in neighborhood and corridor residential districts.* Dwell time shall be at least 24 hours in neighborhood and corridor residential districts and shall be subject to all other requirements in this section. The display shall be limited to text on a black background.
  12. *Fines increased.* Any person who violates any provision of this section shall be subject to the following fines:
    - a. \$300.00 for the first violation.
    - b. \$500.00 for all subsequent violations.

C. *Flags.*

1. A maximum of three flags per property shall be permitted on properties with lot frontages of 100 feet or less. One additional flag shall be permitted for each 100 feet or less of lot frontage thereafter. For example, a maximum of four flags shall be permitted for properties with lot frontages greater than 100 feet up to 200 feet, and a maximum of five flags shall be permitted for properties with lot frontages greater than 200 feet up to 300 feet.
2. Up to three flagpoles shall be permitted on any property with lot frontages of 100 feet or less. One additional flagpole shall be permitted for each additional flag that is permitted on the property under paragraph 1. of this subsection. For example, a property with lot frontages greater than 100 feet up to 200 feet would be permitted to have a maximum of four flags and a maximum of four flagpoles.
3. The maximum vertical dimension of any flag displayed from a flagpole shall be 20 percent of the height of the flagpole upon which the flag is displayed, or in the absence of a flagpole, 20 percent of the distance from the top of the flag to the ground.
4. Flags which read "model," "open," "open house," or any other phrase which identifies property for sale, may be displayed in the following locations and numbers only during the time period a property is for sale. The maximum height of such flags shall be eight feet and the maximum size shall be 15 square feet. No more than two such flags shall be

allowed at the entrance to any development and ~~not~~ no more than two such flags shall be allowed at the site of the model or property for sale.

D. *Large facility signs.* Large facility signs for an arena, theater, or other place of public assembly on a site consisting of 20 acres or more with 20,000 or more fixed seats ~~may be~~ are permitted as follows:

1. A maximum of one large facility sign is ~~may be~~ permitted ~~if no freestanding or wall signs have been utilized~~ on the site.
2. Large facility signs may be either freestanding or wall signs.
3. The following types of display components shall be permitted as part of a large facility sign and may be combined within any one sign face:
  - a. The dwell time, defined as the interval of change between each individual message, for digital or electronic message center signs shall be at least ten seconds. Flashing, chasing and scintillating lighting or operations are prohibited.
  - b. Tri-vision signs shall not exceed 35 percent of the overall sign area.
  - c. Internally illuminated or non-illuminated cabinets and letters.
4. Operational restrictions. Not less than one-half of the sign area shall at all times provide information relating specifically to the primary use of the site or some form of community, governmental or public information announcement. Less than one-half of the sign area may be on-premises signs providing information relating to products or services available on the facility site.
5. Such signs shall be permitted only on sites that are contiguous to the interstate highway rights-of-way. Such signs shall be installed adjacent to the interstate highway right-of-way and shall be oriented toward the interstate highway right-of-way.
6. The area of such a large facility sign shall not exceed the otherwise allowable freestanding and wall sign area not being utilized on the site. A large facility sign shall not exceed 1,700 square feet per side. Two-sided signs shall be permissible.

~~For the purposes of the area limitations of this subsection, only one side of a two-sided sign shall be counted.~~ No variances to the area limitations may be granted and the POD shall not accept any application for an area limitation variance.
7. The bottom of the sign frame shall not extend more than 20 feet above the crown of the interstate roadway surface closest to the sign, and the top of the sign shall not extend more than 60 feet above the crown of the interstate roadway surface closest to the sign.
8. The sign shall be setback a minimum of ten feet from all property lines or such greater distance as may be required by Florida Department of Transportation.
9. No permit shall be issued for a large facility sign unless the sign is in compliance with the requirements of this sign code and is included in, and consistent with, the uniform sign plan for the site.
10. Prior to the issuance of a permit for a large facility sign the proposed sign and location thereof shall be reviewed and approved by the Florida Department of Transportation for

issues relating to public safety and other issues that may be deemed relevant by that agency. Due to the changeable message capabilities of the digital or electronic message center portion of the large facility sign, prior to issuance of the permit for the sign, the operator of the sign shall enter into an agreement with the City to provide for public service announcements on a regular basis. Such announcements shall be provided regularly throughout the day and year and shall include messages of significant public interest related to safety and traffic matters (e.g., Amber Alerts, traffic hazards and congestion, hurricane evacuation notices, and traffic alerts or advisories) and messages related to City-sponsored and co-sponsored events. Messages shall be posted upon receipt of notice from the City or its designee and shall continue to be posted throughout the duration of the event in a manner designed to provide reasonable and effective notice of the event (such posting shall not be exclusive of other messages).

~~11. Sponsor signs shall be allowed in addition to any other permitted signage provided that the number is limited to one sign per acre of the subject parcel and the sign area is limited to 25 square feet per sign. Sponsor signs shall be oriented to the internal auto and pedestrian circulation network, or be attached directly to the large facility structure and associated structured parking. The design of such signs shall be consistent and feature the name, wordmark, or logo of the sponsors only.~~

E. *Menu signs for drive-through establishments.* There shall be not more than two signs per drive-through lane. Each sign shall not exceed 40 square feet and eight feet in height and may have a speaker to allow an employee to communicate with a customer. No speaker shall be oriented to face a single-family residence or a district that permits a residential use, unless sufficient buffering is provided to adequately reduce the audio impact to abutting properties. Menu signs may be digital or electronic to accommodate changing menus, but such signs shall be oriented away from any residential use.

F. *Off-premises signs.*

1. *Number.* A maximum of one off-premises sign per zoned lot is permitted. No new off-premises sign may be erected upon any site upon which another building or structure has been erected on the site unless the building or structure is removed prior to or simultaneously with the erection of the sign. In such cases, after the erection of such sign, no other building or structure except a wall or fencing is permitted upon the zone lot and no building permit for any building or structure shall be issued which is contingent upon the removal of the sign, unless the owner of the property voluntarily elects to remove the sign.
2. *Lot area.* The sign shall be located on a lot or parcel having no less than 50 linear feet of frontage.
3. *Location.* Off-premises signs shall be allowed only on sites in the Corridor Commercial Traditional (CCT), Corridor Commercial Suburban (CCS), Employment Center (EC), Retail Center (RC), Institutional Center (IC), Industrial Suburban (IS) and Industrial Traditional (IT) zoning districts that are abutting the interstate or interstate feeders.
4. *Area.* The maximum area for an off-premises sign shall be 672 square feet per sign face. Two such sign faces may be mounted back to back on the same sign structure.

5. *Height.* The maximum height shall be 25 feet. If the sign is on a parcel contiguous to an overpass or elevated road (excluding service roads) from which the sign is designed to be viewed, the maximum height of the sign shall be measured vertically from the average elevation of the crown of the roadway surface of the overpass or elevated road. The average elevation shall be determined by averaging the elevation of the crown of the roadway surface between the horizontal extensions of the boundary lines of the contiguous parcel upon which the sign is to be located, where such boundary lines intersect the crown of the overpass or elevated road.
6. *Separation requirements.* Off-premises signs shall not be located within a radius of 1,500 feet of another such sign on or abutting interstate designated roadways (including feeders); ~~and shall not be located within a radius of 1,000 feet of another such sign on all federal-aid primary (FAP) designated roadways.~~ Additionally, no off-premises sign shall be placed within 500 feet of residentially zoned property. Residentially-zoned property within the National Highway System, Interstate, and FAP right-of-way shall be exempt from this spacing requirement.
7. *Setbacks.* The sign shall be set back behind the front, street side, and side yards required by the applicable zoning district regulations.
8. *Intergovernmental coordination.* In those locations at or in proximity to jurisdictional boundaries where inconsistent sign regulations would serve to undermine the purpose and intent of these regulations, the City may enter into an agreement to provide for the basis of regulation in such transition areas; provided, that the operative terms of any such agreement shall be incorporated into these regulations by adoption of an ordinance before such terms may take effect.
9. *Relocation.* A lawfully erected off-premises sign may be relocated upon the same site or to an adjoining site under the same ownership, provided that the sign after such relocation complies with the ~~following~~ requirements of this section. No variance from this requirement may be approved and the POD shall not accept any application for any such variance.
  - a. ~~Except for such relocated signs, no new off-premises sign may be erected upon any site upon which another building or structure has been erected on the site unless the building or structure is removed prior to or simultaneously with the erection of the sign.~~  
 In such cases, after the erection of such sign, no other building or structure except a wall or fencing may be permitted upon the zone lot and no building permit for any building or structure shall be issued which is contingent upon the removal of the sign, unless the owner of the property voluntarily elects to remove the sign.
  - b. This paragraph shall not apply when the owner of the land on which a lawfully erected sign is located is seeking to have the property redesignated on the City or countywide future land use map of the Comprehensive Plan for exclusively single-family residential use; in such instances, if the property is redesignated for such residential use, the sign shall be removed prior to the issuance of a permit for any residential building or structure.

10. *Three-dimensional extensions.* Off-premises signs may include one or more three-dimensional extensions. Each extension is permitted to project to a maximum depth of five feet beyond the surface of the sign face but not into any right-of-way. Three-dimensional extension(s) on any sign shall not exceed a total maximum area that exceeds 30 percent of the total sign face area. Each three-dimensional extension shall comply with ~~the requirements of the Florida Building Code and shall be required to obtain a building permit if required when necessary.~~
- G. *On-site directional and directory, major.* Directional and directory signs which are located on the site of office/industrial parks, hospitals, colleges/universities, and regional shopping centers (more than 100,000 square feet) shall be permanently installed, and shall require a permit.
- H. *Temporary signs.* All temporary signs must obtain a permit prior to installation unless they are exempt signs.
  1. *Temporary signs, banners.* Up to two banner signs per site or business shall be permitted in any zoning district, except at residential uses having ten dwelling units or less. ~~Such banners shall be attached to an existing freestanding sign structure or to a legally permitted structure or building.~~ The maximum area of each banner shall not exceed 48 square feet. The maximum period for display shall not exceed 14 days per permit.
  2. *Temporary signs, cold-air inflatable.* One cold-air inflatable sign per site shall be permitted in commercial corridor, downtown, and suburban center districts. Signs attached to or integrated into inflatable devices shall not exceed 150 square feet. The actual inflatable device shall not exceed 25 feet in any dimension and shall be firmly attached to the ground. The maximum period for display shall not exceed ten days per permit.
  3. *Temporary signs, freestanding.* One freestanding temporary sign per site shall be permitted in any zoning district except at residential uses having ten dwelling units or less. Such signs shall have a maximum height of eight feet and a maximum area of 48 square feet. The maximum period for display shall not exceed 30 days per permit.
  4. *Temporary signs, wind feather.* In lieu of a temporary freestanding sign or a temporary banner, one wind feather sign per site or business shall be permitted in any zoning district except at residential uses having ten dwelling units or less. Such signs shall have a maximum height of 15 feet. The maximum period for display shall not exceed 30 days per permit.
  5. *Temporary signs, one-way frontage roads.* Additional freestanding temporary signs shall be allowed on properties that front on one-way frontage roads, subject to all other provisions of this Code. A maximum of two temporary signs shall be permitted on properties with lot frontages of 100 feet or less. One additional temporary sign shall be permitted for each additional 100 feet or portion thereof of lot frontage (for example, a maximum of three temporary signs shall be permitted for properties with lot frontages more than 100 feet up to 200 feet, and a maximum of four temporary signs shall be permitted for properties with lot frontages more than 200 feet up to 300 feet). Such signs shall have a maximum height of eight feet and a maximum area of 48 square feet. These

additional signs shall be allowed on weekends, holidays and twice a year for special events which shall not exceed seven days per permit.

6. *Frequency.* The use of any temporary signs shall be restricted to four times per calendar year per site, per business, regardless of the type of sign displayed unless greater restrictions are set forth herein for a temporary sign. A display of temporary signs may consist of any combination of the types of temporary signs listed above; provided, that the maximum period for displays of a sign type shall not be exceeded.

7. *Temporary signs, DC and CCT zoning districts.* One temporary sign shall be allowed for each business when placed on sidewalks in front of businesses within corridor commercial traditional (CCT) and downtown center (DC) zoning districts for special events up to four times a year, for a maximum display period of no more than 72 hours per event. Such signs are not allowed within four feet of the curb of the street. A minimum sidewalk clearance of five feet and a minimum vertical clearance of eight feet is required. Such signs shall not be tacked, nailed, posted, pasted, glued, or otherwise attached to a tree, pole, fence, public bench, street light pole. Permits may be issued to the special event sponsor (such permit shall include the boundary of the special event area, each business within the special event area shall be allowed one temporary sign) or to individual businesses.

- I. *Digital or electronic off-premise signs.* Digital or electronic off-premise signs shall only be allowed in conjunction with an approved enforceable agreement that provides for a reduction in the number of off-premise signs in the City, as authorized pursuant to F.S. § 70.20 (2009), of the Bert J. Harris, Jr. Private Property Rights Protection Act. The City may enter into such consensual agreements with sign owners for the removal, reconstruction, and construction of signs. If (a) Section 16.40.120.15(I)(12) (providing for the permanent removal of a minimum of ten static off-premise signs in exchange for the conversion of one remaining sign face to a digital or electronic sign, with affected signs to be designated by agreement, and providing for public service and City-sponsored messages on the digital or electronic sign(s)) of this section is declared invalid, illegal, or unenforceable by a final court order from a court of competent jurisdiction, or (b) any other portion of this section is declared invalid, illegal, or unenforceable by a final order from a court of competent jurisdiction and such court order specifically requires the removal of any digital or electronic off-premise sign constructed in accordance with this section, then, upon such court order becoming final and non-appealable, (i) the authorization for any digital or electronic off-premise sign allowed by this subsection and implemented through an agreement entered into pursuant to this section shall immediately be illegal and null and void; (ii) any digital or electronic off-premise sign that has been constructed pursuant to this subsection of the City Code shall become illegal and, within 30 days of the expiration of the date the order becomes final and non-appealable, must be either demolished and removed at the expense of the sign owner or converted to a static sign at the expense of the sign owner; (iii) any static off-premise signs that were removed in order to construct digital or electronic off-premise signs may be rebuilt, on the same properties on which they were previously constructed and to the same dimensions, subject to the receipt of required permits and compliance with the Florida Building Code, and provided that the following conditions are met: (1) the only static off-premise signs that may be rebuilt are those on Federal Aid Primary (FAP) roadways; (2) if the court order described in this subsection becomes final and non-appealable within five years of the effective date of the ordinance

codified in this section, the sign owner shall not rebuild more than 50 percent of the static off-premise signs previously removed under this section and associated agreements; (3) if the court order becomes final and appealable between five years and ten years after the effective date of the ordinance, the sign owner shall not rebuild more than 25 percent of the static off-premise signs previously removed under this section and associated agreements; (4) if the court order becomes final and appealable ten years or more after the effective date of the ordinance, the sign owner shall not rebuild any static off-premise sign previously removed under this section and associated agreements; and (5) any static off-premise sign rebuilt under this subsection shall be classified as a legally nonconforming off-premise sign; and (iv) this subsection of the City Code shall become void and repealed. Digital or electronic off-premise signs shall be permitted, constructed, and operated in accordance with the following standards:

1. Locations. Digital or electronic off-premise signs shall only be allowed within 100 feet of the right-of-way of the interstate, including the downtown feeders. Digital or electronic off-premise signs are prohibited on the same site as a National Register or locally designated historic structure or within a National Register or locally designated historic district. Digital or electronic off-premise signs are prohibited within 500 feet of a National Register or locally designated historic structure, except where an interstate highway or feeder separates the digital or electronic off-premise sign from the National Register or locally designated historic structure. Digital or electronic off-premise signs are also prohibited within 500 feet of residentially zoned property as defined in this chapter. Distance requirements shall be measured from the leading edge of the digital or electronic sign face to the closest property line of the residentially zoned property.
2. Separation. Digital or electronic off-premise signs shall be spaced so that a driver cannot read more than one digital or electronic off-premise sign face at the same time, regardless of ownership. Digital or electronic off-premise signs shall be oriented to face traffic on the interstate or feeder right-of-way. A digital or electronic off-premise sign shall be at least 2,500 feet from any other digital or electronic off-premise sign facing the same direction on the same roadway, regardless of ownership. Such distance shall be measured along the centerline of the abutting roadway.
3. Size. The sign face of each sign shall not exceed 14 feet and 1¾ inches in height and 48 feet and 2¼ inches in width. The area of any border shall be included in the area of the sign face. Such a border shall be black, with no illumination and no writing or symbols other than the identification (name and/or logo) of the sign owner.
4. Height. The maximum height shall be 25 feet or the height of the existing static billboard that is being replaced, whichever is greater. The height of each existing static billboard to be replaced with a digital or electronic off-premise sign shall be subject to verification by the City prior to the existing billboard being altered, demolished, removed, or converted. The maximum height shall be measured to the highest point of the sign or sign structure, including any border or extensions. If the sign is on a parcel contiguous to an overpass or elevated road (excluding service roads) from which the sign is designed to be viewed, the maximum height of the sign shall be measured vertically from the average elevation of the crown of the roadway surface of the overpass or elevated road. The average elevation shall be determined by averaging the elevation of the crown of the roadway surface between the horizontal extensions of the boundary lines of the

contiguous parcel upon which the sign is to be located, where such boundary lines intersect the crown of the overpass or elevated road. Structures upon which digital or electronic off-premise signs will be located may be constructed or reconstructed, as applicable, to support and allow the incorporation of the digital or electronic off-premise signs. This includes permitting construction or reconstruction that meets the current building department standards of wind load and the building code.

5. The dwell time, defined as the interval of change between each individual message, shall be at least ten seconds. Any change of message shall be completed instantaneously. The dwell time shall not include the time required to change a message. There shall be no special effects between messages.
6. Consecutive messages on a single electronic changeable message sign face (digital slots) are prohibited when the second message answers a textual question posed on the prior slot, continues or completes a sentence started on the prior slot, or continues or completes a story line started on the prior slot. Nothing in this subsection shall prohibit consecutive messages by the same advertiser or consecutive messages for the same product provided that the second of such advertisements does not answer a textual question posed in the first advertisement, continue or complete a sentence started on the first advertisement, or continue or complete a story line started on the prior slot. For example, consecutive advertisements by a single grocery store advertising the same or multiple products are permitted provided that such advertisements do not answer textual questions, continue or complete a sentence from one slot to the next slot, or continue or complete a story line from one slot to the next slot.
7. The message shall be static. There shall be no animation, flashing, scintillating lighting, movement, or the varying of light intensity during the message. Messages shall not scroll and shall not give any appearance or optical illusion of movement.
8. Each sign shall have a light sensing device to adjust brightness as ambient light conditions change in order to insure that the message meets the following brightness standards.

The maximum brightness shall be 0.3 foot candles above the ambient light measured 150 feet perpendicular from the face of a sign that is less than or equal to 300.0 square feet in area, 200 feet perpendicular from the face of a sign that is greater than 300.0 square feet in area but less than or equal to 378.0 square feet in area, and 250 feet perpendicular from the face of a sign that is greater than 378.0 square feet in area.

9. The sign face shall not display light that is of such intensity or brilliance to cause glare or otherwise impair the vision of a driver. No sign shall display light of such intensity that it interferes with the effectiveness of an official traffic sign, signal or device. ~~Any~~ If there is a violation of this section will result in the City requiring the sign owner ~~to~~ shall turn the sign off or show a "full black" image until the sign can be brought into compliance.
10. The sign shall have a default mechanism or setting that will cause the sign to turn off or show a "full black" image if a visible malfunction or failure occurs.
11. The sign shall not be configured to resemble a warning or danger signal. The sign shall not resemble or simulate any lights or official signage used to control traffic.

12. Prior to the issuance of a permit for construction of the digital or electronic off-premise sign, the operator of the sign shall enter into an agreement with the City in accordance with F.S. § 70.20. The agreement shall specify which existing billboard faces shall be permanently removed and the location(s) of the requested digital or electronic off-premise sign faces. A minimum of ten existing billboard faces shall be permanently removed for each digital or electronic off-premise sign face requested to be approved. All sign faces must be removed from an existing structure in order for each removed face to qualify as a removed sign. The agreement shall require approval by City Council. The agreement shall also provide for public service announcements on a regular basis without charge. Such announcements shall be provided regularly throughout the day and year as specified in the agreement and shall include messages of significant public interest related to safety and traffic matters (e.g. Amber Alerts, Cop Killer Alerts, and hurricane evacuation notices) and messages related to City-sponsored and co-sponsored events. The agreement shall remain in effect for the duration of the existence of the digital or electronic off-premise sign but, if its terms provide for expiration or termination, the agreement shall be deemed automatically extended until the sign is removed or a new agreement is in effect.
13. Upon completion of the demolition, removal, and disposal of any existing sign that is ~~conforming or~~ nonconforming under the Land Development Regulations and that is not replaced by a replacement sign as authorized in an agreement with the City in accordance with F.S. § 70.20, the property upon which the ~~conforming or~~ nonconforming sign was located shall no longer include off-premise signs as a permitted structure except as otherwise expressly authorized by such agreement with the City.
14. Prior to the issuance of a permit for a sign, the applicant shall provide a letter or other written documentation from the State of Florida stating that either the proposed sign is not subject to State regulation, complies with applicable State regulations, or will comply as proposed with applicable State regulations.
15. No variances may be granted that would alter any of the provisions of this Section and the POD shall not accept an application for such a variance.
16. This subsection (currently I of Section 16.40.120.15) shall terminate and be of no further force and effect as of the 20th anniversary of the effective date of the ordinance codified in this section (Ordinance No. 35-H, effective August 23, 2012). Any agreement entered into between the City and a sign owner pursuant to this subsection I of Section 16.40.120.15 and F.S. § 70.20 shall also terminate and be of no further force and effect as of the 20th anniversary of the effective date of the ordinance. On such 20th anniversary, the sign owner, at its own expense, (i) shall convert any digital or electronic off-premise signs into static off-premise signs, which shall be classified as legally nonconforming off-premise signs or (ii) shall demolish any digital or electronic off-premises signs, remove all debris from the properties upon which such signs are located, and dispose of same in accordance with applicable regulations. The replacement of a digital sign face with a static sign face shall be deemed an acceptable improvement to or alteration of a nonconforming structure or use under this Code.
17. In connection with the City's issuance of a notice of violation or other process pursuant to Chapter 9 of the City Code, by which the City seeks to enforce the provisions of this

section related to an alleged violation of the lighting standards, brightness standards, message sequencing, or minimum message dwell time standards established in this section, six hours shall be deemed a reasonable time for the owner or operator to cure a first-time alleged violation. Any time period in which the digital or electronic changeable message display is turned off while the owner or operator attempts to address or cure the alleged violation shall toll the running of the six-hour period. The fine for a violation of any provision of this section pertaining to a digital or electronic off-premise sign shall be not less than \$1,000.00 per day for the first violation, \$2,500.00 per day for the second violation, and \$5,000.00 per day for the third and subsequent violations (this enhanced Code Enforcement Board fine is authorized pursuant to F.S.162.09(2)(d) and the Board shall use the criteria in subsection (2)(b) in determining such fine amount).

- J. Additional signs at certain places of public assembly. At an arena, theater, or other place of public assembly with between 1,900 and 3,000 fixed seats on a site consisting of five acres or more, additional signage that complies with the following conditions is allowed:
1. Such additional signs shall be used only to recognize a financial sponsor of the place of public assembly.
  2. Such additional signs shall contain only the following elements, individually or in any combination: the sponsor's name, the sponsor's wordmark, the sponsor's logo, and the name or description of the space or structure for which the sponsor has naming rights (e.g., "atrium," "box office," or "parking garage"), if any.
  3. Regardless of which permitted elements are included, each sign must be visually consistent with other signs at the facility with respect to the color scheme. Such additional signs maybe backlit, but such lighting shall be turned off when the place of public assembly is not open for a public event. Such signs shall not be digital or electronic nor shall they have changeable letters.
  4. The total number of additional signs shall not exceed one sign per acre of the site, rounded to the nearest whole number (e.g., an 11.5-acre site is allowed 12 additional signs).
  5. Any additional sign that is freestanding must be oriented to the internal auto or pedestrian circulation network at the site. Each freestanding sign may be two-sided and may recognize one or more sponsors, but the total sign area of each side shall not exceed 25 square feet.
  6. Up to three of the additional signs may be wall signs attached directly to the parking structure and may be oriented to the right of way. The total sign area of a wall sign facing a primary street shall not exceed 250 square feet. Any other wall sign shall not exceed 125 square feet. Such sign shall only be used to identify the parking structure and any sponsor naming such structure. At least 50% of such sign shall be used for text identifying the structure as a parking garage, and any remaining portion must be consistent with subsection 2 of this section,

16.40.120.16. - Design requirements.

All signs except temporary signs and off-premises signs shall be subject to the design requirements below:

1. *Freestanding signs.* Signs shall be designed to complement the architectural design of the building on the same site, utilizing the same materials, colors, finishes, and details. In addition to color, freestanding signs shall incorporate at least one additional element (such as, but not necessarily limited to, building material or architectural feature) to reflect the architectural design of the building.
2. *Freestanding monument signs.* All signs of ten feet in height or less shall be designed as monument signs. The materials, finishes and colors of the base shall match the architectural design of the building on the same site. In lieu of a monument base, any combination of landscaping of sufficient density and maturity at the time of planting may be used to achieve the same opacity as would have been achieved with the monument base.
3. *Tenant panels in freestanding signs.* All tenant panels in freestanding signs, including those added to existing sign structures, shall be constructed of the same materials and illuminated by the same method. Panels added to existing signs shall match the existing panels with respect to their color, materials, and illumination.
4. *Landscaping.* All freestanding and monument signs shall be landscaped around the base of the sign structure. Landscaping (e.g., ornamental trees, shrubs, and ornamental plants) shall meet the requirements for foundation landscaping as required ~~prescribed~~ by this Code.
5. *Wall signs.* Wall signs shall not be installed in a manner that detracts from the architectural design of a building. Wall signs shall not be installed over windows, doors, or other types of fenestration.
6. *Wall signs for multi-tenant developments.* Wall signs installed within a development having three or more tenant spaces shall be consistent with a uniform sign plan for the development. The uniform sign plan shall demonstrate that the signs will be consistent with each other with respect to size, materials, method of illumination and, for wall signs, method of attachment.
7. *Illumination of signs adjacent to single-family uses.* No wall or freestanding sign located within 50 feet of a property with a single-family use or zoned for a single-family use shall be internally illuminated.
8. *Three-dimensional signs.* ~~An on-premises~~ sign may be in the shape of a three-dimensional object or may include one or more three-dimensional extensions.
  - a. Three-dimensional signs shall conform in all respects to the required height, area, location and numerical requirements of this section.
  - b. The area of a three-dimensional sign shall be determined by drawing a square, rectangle, parallelogram, triangle, circle or semi-circle, the sides of which touch the extreme points or edges of the projected image of the sign and multiplying that area by two. The "projected image" is that image created by tracing the largest possible two-dimensional outline of the sign.

- c. The three-dimensional sign shall be located so that no sign or portion thereof is within a public pedestrian easement or extends beyond the property line of the premises on which such sign is located into the right-of-way unless the sign is attached to the face of the building and located at least eight feet above grade.

16.40.120.17. - Number, area, height, and placement requirements (see charts above relating to uses in zoning districts for other requirements).

The following rules shall apply to the following types of signs:

1. *Freestanding signs.*

- a. *Number.* No more than one freestanding sign shall be permitted within any yard, unless such yard has a minimum frontage of 500 feet. In such case, a second freestanding sign may be permitted provided the signs are placed a minimum of 300 feet apart.

This provision shall not be applicable when other provisions of this sign code which allow more than one freestanding sign in any yard are utilized.

- b. *Height.* The height of a sign shall be measured from the finished grade of the yard in which the sign is located to the top of the sign structure or sign. If the sign is on a parcel contiguous to an overpass or elevated road (excluding service roads) from which the sign is designed to be viewed, the maximum height of the sign shall be measured vertically from the average elevation of the crown of the roadway surface of the overpass or elevated road. The average elevation shall be determined by averaging the elevation of the crown of the roadway surface between the horizontal extensions of the boundary lines of the contiguous parcel upon which the sign is to be located, where such boundary lines intersect the crown of the overpass or elevated road.

- c. *Placement.*

- (1) *Visibility triangle and visual clearance.* All freestanding signs shall be installed in compliance with requirements for sight clearance and visibility triangles, as prescribed by this Code, or any additional requirements of any county, state, or federal agency having regulations related to the placement of structures adjacent to roadways under their jurisdiction.

- (2) *Yards.* The primary freestanding sign shall be installed within the yard abutting the roadway having the highest classification or use, regardless of which yard is defined as the legal front yard.

- (3) *Setbacks.* Minimum setbacks for freestanding signs shall be as follows:

- (a) Zero feet for signs that are six feet in height or less.
- (b) Three feet for signs that are ten feet in height or less, but greater than six feet in height.
- (c) Five feet for signs that are 15 feet in height or less, but greater than ten feet in height.

- (d) Ten feet for signs that are greater than 15 feet in height.
- (4) *Intersections.* No more than one freestanding sign shall be installed within 25 feet of a street intersection. If the property within 25 feet of an intersection is not under common ownership, the first freestanding sign to be lawfully erected within 25 feet of the intersection shall preclude the erection of a second freestanding sign within 25 feet of the intersection.
- (5) *Conflicts.* The POD shall have authority to grant minor variances to the required locations and setbacks for freestanding signs to address specific site conflicts that might result from existing trees, overhead utilities, or other site conditions. Applicants for such variances shall be required to demonstrate compliance with the criteria for granting of variances as prescribed by this Code. Such variance shall be granted only after a finding by the POD that such variance does not negatively affect the public health, safety, or welfare.
- d. *Signs for properties with multiple street frontages.* For lots having more than one street frontage, one additional freestanding sign shall be allowed for each additional street frontage. The sign face area and height allowed for the additional freestanding sign shall be a percentage of the primary sign face area and height based on the classification of the non-primary frontage roadway as shown on the future major streets map of the Comprehensive Plan, and as outlined in the table below:

Nonprimary Frontage Classification	Percent of Primary Sign Face Area and Height
Arterial	100 percent
Collector	75 percent
All others	50 percent

2. *Wall signs.*

- a. *Number.* There shall be no limit to the number of wall signs on any one wall provided that the total sign area of such signs does not exceed the maximum allowable area for wall signs.
- b. *Area calculation.* The maximum allowable area for wall signs facing the primary street shall be calculated using the linear front foot measurement of the wall facing the primary street along the building frontage. ~~For lots having more than one street frontage, sign area calculations shall be allocated to each building facade facing an abutting street.~~
- c. *Height.* The height of a wall sign attached to a one-story building shall not exceed the allowable height of the building or the lowest part of the roof, whichever is lower.

For two-story buildings, wall signs shall be permitted on the same floor or fascia as the business to be identified. Except as otherwise permitted by this sign code, no wall signs shall be permitted above the third floor.

- d. *Placement.* The placement of wall signs shall be permitted as follows:
  - (1) On the primary building facade facing the abutting street of the highest classification or use.
  - (2) On each side of a building that faces other streets if the property has multiple street frontages.
  - (3) On any secondary building facade containing the main building entrance.
  - (4) On any other building facade that has a fully finished architectural treatment matching other facades of the building, provided that the area of such signage shall be deducted from the maximum allowable area for all wall signs.
- e. *Over rights-of-way.* A wall sign within the downtown districts and traditional commercial corridors may be permitted to extend over the right-of-way, provided that the City shall have approved a minor easement permit for the sign.
- f. *Signs for properties with multiple street frontages.* For a property having more than one street frontage, one additional wall sign shall be allowed for each additional street frontage. The sign face area allowed for the additional sign shall be a percentage of the primary sign face area based on the classification of the non-primary frontage roadway as shown on the future major streets map of the Comprehensive Plan, and as outlined in the table below:

Nonprimary Frontage Classification	Percent of Primary Sign Face Area
Arterial	100 percent
Collector	75 percent
All others	50 percent

16.40.120.18. - Procedures.

A. *Permitting, variances and appeals.* See the application and procedures section.

B. *Enforcement.*

- 1. The erection, display, construction, maintenance, or use of any sign in any manner contrary to the requirements of this sign code shall be deemed a violation of ~~this the~~ ~~municipal~~ code, punishable by fine or imprisonment as provided by section 1-7 or by the imposition of fines and liens as provided by section 9-29, or by such other remedies as

are available to the City. Each day that a violation continues to occur shall be deemed a separate violation.

2. Any prohibited sign shall be removed from publicly-owned lands and rights-of-way upon demand by the City. Nothing shall prohibit a duly authorized officer or employee of the City from removing a sign from publicly-owned lands and rights-of-way ~~public property~~.

C. *Illegal signs.* Signs that existed on February 6, 1992, that were not in conformance with the Codes and ordinances at the time they were constructed are illegal signs and shall conform with this sign code or be removed. Signs which were constructed without a permit but which are currently lawful may remain if the owner demonstrates that the sign was or became lawful, provides an engineering certification that the sign is constructed according to Florida Building Codes, and obtains an after the fact permit.

#### 16.40.120.19. - Definitions.

As used herein, the following terms shall have the following meanings unless the context in which a term is used clearly indicates a different meaning:

*Advertising* means any form of public announcement intended to aid, directly or indirectly, in the sale, use, or promotion of a product, commodity, service, activity, or entertainment.

*A-frame sign* means a non-illuminated incidental freestanding portable sign which is ordinarily in the shape of an "A" or some variation thereof. For purposes of this sign code, such signs shall also include, but not be limited to, pedestal signs and sandwich board signs.

*Animated sign* means any sign which includes action, motion, the optical illusion of action or motion or color changes of all or any part of the sign face, requiring electrical energy or set in motion by movement of the atmosphere or a sign made up of a series of sections that turn and stop to show two or more pictures or messages in the copy area. The term "animated sign" does not include signs which display time of day, temperature, or both, and does not include electronic message center signs or tri-vision signs.

*Artwork* means drawings, pictures, symbols, paintings (including the painting of patterns or designs) or sculpture, which does not in any way include a company or corporate logo or text identifying any product, service or business sold or available on the premises or text advertising a business at another location.

*Awning sign* means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service area.

*Banner* means any sign of fabric or similar material that is mounted to a pole, a wire, a fence, a structure or a building at one or more edges and generally hangs downward. Flags shall not be considered banners.

*Beacon* means a stationary or revolving light which flashes or projects illumination, single color or multicolored, ~~in any manner~~ and which is intended to attract or divert attention. However, the term "beacon" does not include any kind of lighting device which is required or necessary under the safety regulations prescribed by the Federal Aviation Administration or similar agencies.

*Bench sign/bus shelter sign* means a bench or bus shelter upon which a sign is drawn, painted, printed, or otherwise affixed thereto.

*Building frontage*, for purposes of this sign code, means the single facade of a building abutting a street or containing the primary building entrance. For multi-tenant buildings where each tenant has its own entrance, the term "building frontage" means the single facade of each tenant.

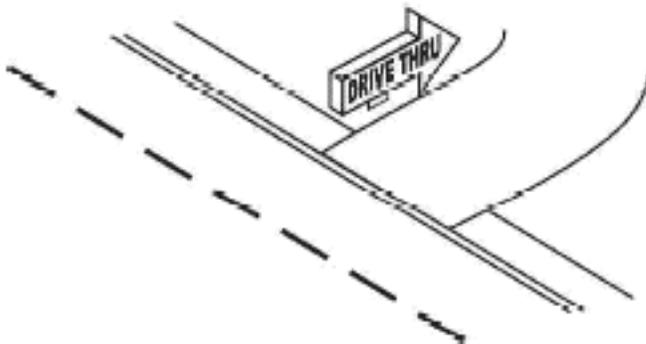
*Business establishment, for purposes of this sign code*, means any individual person, nonprofit organization, partnership, corporation, other organization or legal entity which has paid, or is required to pay, the business tax and which occupies distinct and separate physical space.

*Changeable copy (or changeable message) sign* means a portion of a sign upon which the message copy may be changed manually through the utilization of attachable letters, numbers, symbols, and other similar characteristics. The overall size is included in the square footage of the sign.

*Construction or construction/contractor sign* means any sign giving the name and other identifying information of principal contractors, subcontractors, architects, ~~or~~ lending institutions or other professionals responsible for construction on the site where the sign is placed, ~~together with other information included thereon.~~

*Damaged sign* means a sign missing more than 25 percent of the sign structure, or missing more than 25 percent of the area of a sign face, or having suffered damage to one or more structural support elements such that the sign is at risk of imminent collapse.

~~*Digital or electronic off premises sign* means an off premise sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically.~~



*Directional sign, or directory sign* means any sign which exclusively contains information providing direction or location to any object, place, or area. The term includes, but is not limited to, a sign indicating an avenue of ingress or egress and a sign listing the occupants of a property and their office or suite numbers.

*Double-faced sign* means a sign which has two display surfaces backed against the same background, one face of which is designed to be seen from one direction and the other from the opposite direction, every point on each face being either in contact with the other face or in contact with the same background.

*Digital or Electronic ~~message-center~~ sign* means a sign utilizing digital message technology by which the message copy may be electronically changed and controlled. The term includes, but is not limited to, time and temperature signs.

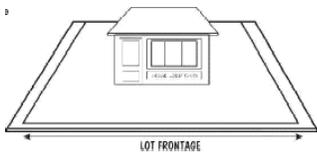
*Employment sign* means a sign that advertises current job openings, company hirings, or specific employment opportunities or positions.

*Erect* means to build, construct, attach, hang, place, suspend or affix.

*Flag* means any fabric, banner or bunting containing distinct colors, patterns or symbols, which is used or may be used as a symbol of a government, political subdivision, corporation, business, or other entity. A flag may also be used to express symbolic speech or for decorative purposes. For the purpose of these regulations, the message expressed by a flag shall not be relevant to the display of the flag.

*Free speech sign* means a sign used to exercise the First Amendment right to free speech by expressing any lawful non-commercial message.

*Freestanding sign* means any sign supported by a structure or support that is placed on or anchored in the ground and that is structurally independent of any building or other structure. This includes monument and pole signs.



*Frontage* means the length of the street boundary line for a parcel which runs coterminous with the boundary of an adjoining parcel. The measurement includes utility and drainage easements but does not include alleys or public ingress-egress easements.

*Ground level* means the finish grade of a parcel of land exclusive of any filling, berming, mounding or excavating solely for the purpose of locating a sign. Ground level on marina docks or floating structures shall be the finish grade of the landward portion of the adjoining parcel.

*Height* means the vertical distance to the highest point of a sign, measured from ground level nearest the base of the sign or from another point such as the crown of a road if a measurement from such starting point is required by this sign code.

*Human sign* means a sign held or worn by a human being for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product.

*Identification sign* means any sign which indicates no more than the name, address, company logo and occupation or function of an establishment or premises.



*Integral roof sign* means any sign erected or constructed as an integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches. Any integral portion of the roof shall not extend more than five feet above the structural roof.

*Large facility sign* means a sign erected on a site ~~consisting of 20 acres or more and~~ which contains an arena, theater, or other place of public assembly meeting the size requirements set forth in the supplementary regulations ~~with 20,000 seats or more fixed seats.~~

*Linear front foot* means a measurement of the horizontal length of the wall upon which a wall sign is attached.

*Maintenance* means the replacing, repairing or repainting of a sign structure or any portion of a sign structure, including but not limited to changing or renewing copy which has been made unusable by ordinary wear or weather or accident. The term "maintenance" does not include changing the message on a changeable copy sign.

*Menu sign for drive-through establishments* means a ~~product~~ sign placed so as to be viewed from a drive-through lane, containing only a listing of products, with prices, offered for sale by the business. A menu sign may ~~provides~~ a mechanism for ordering products while viewing the sign.

*Monument sign* means a sign that is erected on an opaque base having a width equal to or greater than 75 percent of the width of the sign for the entire vertical dimension of the base. If the width of the base is less than 75 percent of the width of the sign, the sign is a pole sign.

*Multifamily use* means any building having a residential use comprised of more than one family dwelling unit.

*Nonconforming sign* means any sign that does not conform to the requirements of this section. Prohibited signs are not nonconforming signs.

*Off-premises sign* means any sign identifying or advertising a product, business, person, activity, condition, or service not located or available on the same parcel of property where the sign is installed and maintained.

*On-premises sign* means any sign which identifies a use, business or advertises a product for sale or service to be rendered on the parcel of property where the sign is located.

*Pennant/streamer* means any series of small flag-like or streamer-like pieces of cloth, plastic, ~~or~~ paper, or similar material which is attached in a row to any staff, cord, or building, ~~or~~ at only one or two edges, the remainder hanging loosely.

*POD* see chapter 1.

*Pole sign* means a sign attached to a pole or mast that is not attached to a building.

*Political sign* means any temporary sign which constitutes a political advertisement for which the primary purpose is related to the candidacy of any person for public office or any issue or question which has been placed on a government ballot for ~~submitted for referendum~~ approval.



*Portable sign* means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, any sign designed to be transported by means of wheels. The term "portable sign" includes, but is not limited to, an A-frame sign, a menu sign, a sandwich board sign, and a balloon or other inflatable device used for communicating a message.



*Projecting sign* means any sign affixed perpendicularly to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

*Property* means, unless a different meaning is indicated by the context in which the term is used, real property, or the total land area represented by the outside boundaries of a parcel of land.

*Public/semi-public sign* means:

- ~~(1) Any sign erected on site for a public use or a nonprofit or quasi-public use such as a library, school, church, hospital, or government owned building.~~
- ~~(2) Public/semipublic is a future land use plan classification which includes the following plan categories: preservation, recreation/open space, institutional, and transportation/utility.~~

~~The characteristics of these categories shall be used in determining whether or not a use is public/semi-public.~~

*Real estate sign* means any sign advertising the sale, rental or lease of premises, or part of the premises, on which the sign is displayed.



*Roof sign* means any sign erected and constructed wholly on and over the roof of a building, and which is supported by the roof structure.

*Section* means this sign code and any section, subsection, paragraph, subparagraph or other provision herein, regardless of the organization and numbering of these provisions.

*Shopping ~~or business~~ center* means a group of three or more business establishments with a single architectural plan, with common ownership of property, or cooperative or condominium ownership.

*Sign* means any device, fixture, placard, structure or representation that uses any color, form, graphic, illumination, or writing to advertise, attract attention, announce the existence of, or identify the purpose of a person, entity, product or service or to communicate information of any kind to the public.

*Sign area* means the total area of a sign face. Sign area shall include the background and frame of a sign structure and any borders or extensions, but not the structural supporting elements outside of its frame or extensions. Where a sign is composed of skeletal letters, characters, or symbols applied to a wall or other background that is not a part of the sign, the area of the sign shall be the area of the smallest rectangle, square, triangle, circle, or other geometric figure that will enclose the whole group of letters, characters and symbols. Where a sign is built with two faces back-to-back, the area of the sign shall be the larger of the areas of the two faces computed as herein before specified. In the case of a three-sided sign forming a triangle with sign faces on each side, sign area shall be calculated as 1½ times the largest face. In the case of a four-faced sign forming a square with sign faces on each side, sign area shall be calculated as two times the largest face.

*Sign face* means any plane, surface, curve or other area upon which appears the letters, characters and symbols composing the sign message, and the background of the letters, characters and symbols. ~~The~~ and includes the total surface of a sign, including the background, frame, border, and any extensions, but not the structural supporting elements outside of the frame or extensions. Where a sign is composed of skeletal letters, characters, or symbols applied to a wall or other background that is not a part of the sign, the face of the sign shall be the area of the smallest rectangle, square, triangle, circle, or other geometric figure that will enclose the whole group of letters, characters and symbols. Background colors that are part of a corporate logo shall be considered a part of the sign face. Where a freestanding sign contains two or more tenant panels on the same side of the sign, the sign face shall include all of the tenant panels including framing.

*Sign structure* means any structure which is designed specifically for the purpose of supporting a sign, whether or not the structure is presently supporting a sign. The term "sign structure" does not include any decorative covers, braces, wires, supports, or components attached to or placed around the sign structure when designed to meet the design requirements of this sign code.



*Snipe sign* means a sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to a tree, pole, fence, public bench, street light pole, or other object, or placed on any public property or within the right-of-way.

*Street.* See the definition of 'street' in the Definitions section (currently Sec. 16.90.020.3). For the purposes of this section, 'street' generally does not include an 'alley.' ~~means a public right of-way used for vehicular and pedestrian traffic. The term "street" includes, but is not limited to, an alley.~~

*Subdivision sign* means a sign which contains only the name of a platted subdivision or other residential development.

~~*Temporary approved sign* means a sign approved by the POD for up to 45 days when an applicant demonstrates a hardship while applying for a variance from this sign code.~~

*Tenant panel* means one of two or more sign panels on the same side of a freestanding sign, each of which typically (but not necessarily) represents one business or other use on the site, all of which collectively form the sign face.

*Tri-vision sign* means a sign which contains a number of triangular tubes, called prisms, standing upright and kept in place by a frame. Advertising copy is painted or affixed to the prisms and the sign thereby can separately display three different messages. The prisms that stand closely together are turned simultaneously by a smooth movement at determined intervals. The advertising message on a tri-vision sign is stationary for determined intervals.

~~*Umbrella sign* means a sign printed on an umbrella used by a legal outdoor eating and drinking establishment, pushcart, or sidewalk vendor which is made of lightweight fabric or similar material.~~



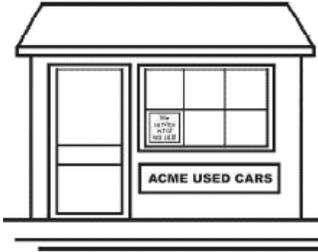
*Vehicle sign* means a sign attached to or placed upon a vehicle or a boat, camper, or trailer, permanently or temporarily, or which is constructed as an integral component of a vehicle, boat, camper, or trailer. A vehicle sign will be a prohibited sign or exempt from this sign code depending upon the location and usage of the vehicle sign, as set forth more particularly in this sign code. ~~Provided, however, that the~~ The term "vehicle sign" does not include any sign which is required by any unit of government, nor does the term "vehicle sign" include a single sign that is placed upon a single vehicle, camper, or trailer at the residence of the owner or a boat where lawfully docked to advertise that such is for sale.



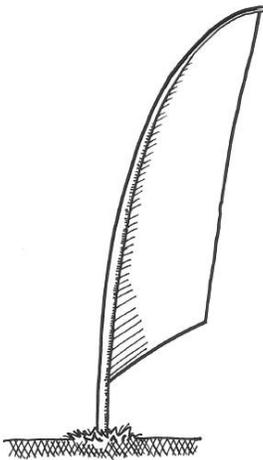
*Wall sign* means any sign attached to, on, or supported by any part of a building (e.g., walls, integral roof, awning, windows, or canopy) which encloses or covers usable space.

*Warning sign* means a sign that warns of a dangerous condition on a parcel of property or that posts the property warning of restrictions concerning parking, trespassing, hunting, fishing, swimming, or other activity, or that gives notice to the public of information required by law regarding the towing of motor vehicles or other information specifically required to be posted by law, provided that such sign does not carry any commercial message or identification except the name, address, and telephone number of the property owner or person responsible for the property.

~~*Waterside identification sign* means a sign intended to identify a residential complex, single business property or shopping center, and intended to be viewed only from the waters of the Gulf of Mexico, Tampa Bay, the Intracoastal Waterway or any other bays, rivers, lakes and waterways.~~



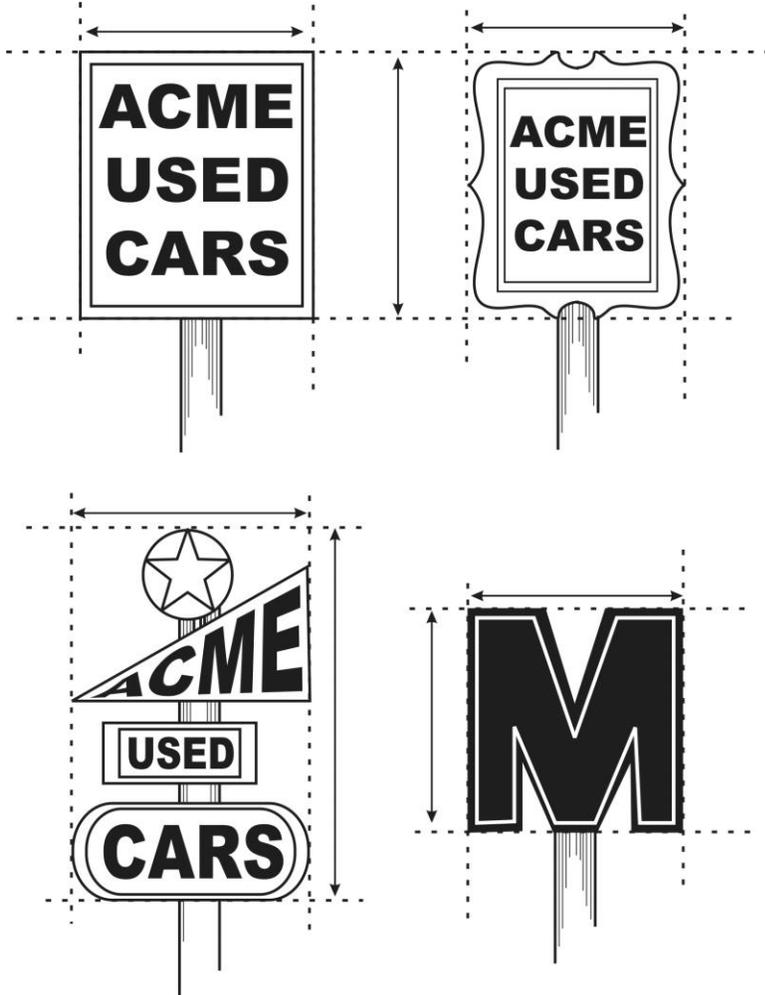
*Wind feather sign* means a type of temporary lightweight sign comprised of a ~~frame~~-pole and/or base which may be made of metal, plastic or any other substance, to which a vinyl, nylon, canvas, polyester, or other type of fabric, sign is attached.



*Window sign* means a sign located on a window or within a building or other enclosed structure and which is visible from the exterior through the window or any other opening.

16.40.120.20. - Computation of dimensions.

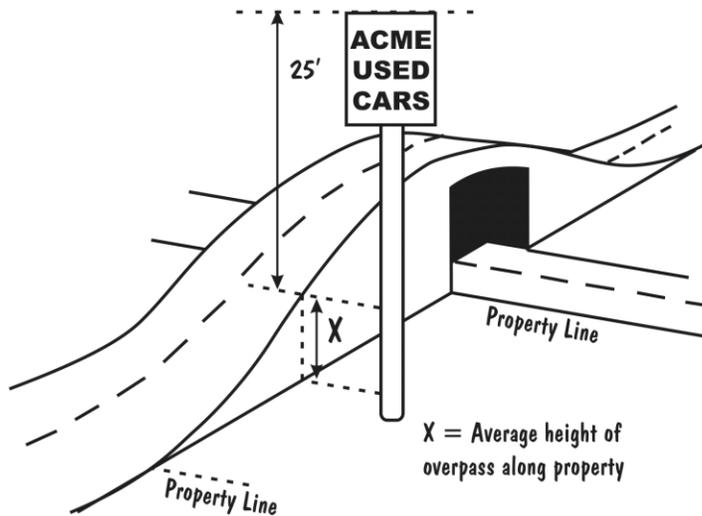
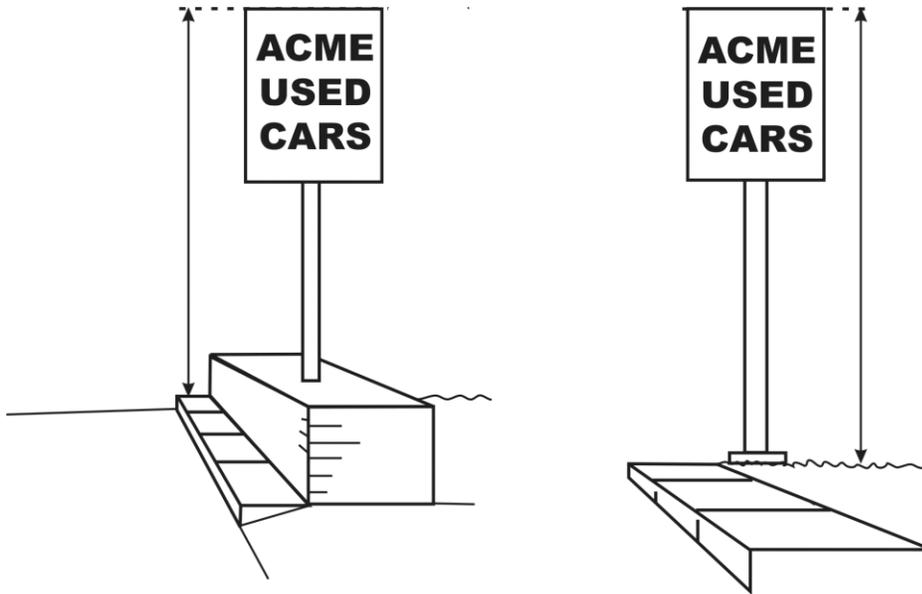
A. *Computation of sign area.* See the definition of "sign area" in the definitions section, and specific provisions for measuring the area of sign types in this sign code. The following graphics are intended to provide assistance in measuring the sign area of ~~is for~~ signs:



The following is for banner signs:



- B. *Computation of sign height.* See the definition of "height," in section 16.40.120.19, and specific provisions for measuring the height of certain sign types in this sign code.



- C. *Computation of visual clearance and sight triangle.* To ensure adequate visibility at intersections sign placement shall comply with the requirements of the visibility at intersections section or the criteria of the Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways, whichever is the stricter.

SECTION 2. The existing charts in Sections 16.40.120.5, 16.40.120.11, and 16.40.120.12 are hereby amended to merge the cells as shown in this ordinance to be consistent with the other charts.

SECTION 3. As used in this ordinance, language appearing in ~~struck-through~~ type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in



# 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:	Case No.:
Description of Request:	Variance to minimum lot width and area to build one new single-family home.
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:	2131 Almeria St. St Petersburg, FL 33712
Owner Name (print):	SEAN THORNTON
Owner Signature:	[Signature]
2. Affected Property Address:	2120 BARCELONA WAY S, ST PETERSBURG, FL 33712
Owner Name (print):	BENNETT ANDREWS AS MGR OF BIG TUCKER HOLDINGS LLC
Owner Signature:	[Signature]
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	