



DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Economic Development Department,
Construction Services and Permitting Division

For Public Hearing on Wednesday, November 1, 2017
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

-
- APPLICATION:** LDR 2017-07
Floodplain Management Ordinance Update
- 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

With an effort to better protect residents and businesses from the effects of flooding, the Planning and Economic Development Department, which is responsible for management of the floodplain regulations and the Community Rating System (CRS), is recommending modifications to the floodplain regulations in the Building Code, Chapter 8 and in the Land Development Code, Chapter 16. These modifications will lay the ground work for a reclassification from a CRS Class 5 community to a CRS Class 4 community, effecting a 30% discount to all flood insurance premiums through the National Flood Insurance program. This 30% discount will overall cumulatively save approximately 12 million per year on insurance premiums for City property owners. These savings offset the increase to insurance premiums. These proposed regulations are prerequisites in order to attain a CRS Class 4. Implementing these regulations will allow the community to better prepare for flooding events and encourage sound floodplain management.

Proposal

The Planning & Economic Development Department, working with the City Attorney's office, has prepared the attached proposal to amend the Building Code and the Land Development Regulations (LDRs). The proposal strengthens the floodplain management regulations that will allow the City to meet pre-requisites for a greater discount to flood insurance premiums through the National Flood Insurance Program.

Compliance with the Comprehensive Plan

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposed amendments:

OBJECTIVE C1:

The City of St. Petersburg shall attempt to reduce the potential for property damage and safety hazards caused by storm flooding through complying with or exceeding of minimum FEMA regulations.

Policies: C1.1 The City will actively enforce minimum building standards identified in the Florida Building Code and Land Development Regulations for construction within the 100-year flood plain.

OBJECTIVE CM11: The City will reduce natural hazard impacts through compliance with FEMA regulations, participation in NFIP's Community Rating System (CRS) and by targeting repetitive flood loss and vulnerable properties for mitigation.

CM11.7 Site plan review criteria shall consider flood potential and hurricane hazards, including evacuation levels and sheltering, in a comprehensive manner.

CM11.9 The City shall continue to participate in the Federal Emergency Management Agency's National Flood Insurance Program and Community Rating System in order to achieve higher flood insurance premium discounts.

CM11.10 The City shall maintain an inventory of repetitive loss properties and target hazard mitigation programs to these properties.

CM11.11 Through hazard mitigation programs and compliance with FEMA flood elevation requirements, at least five (5) previously noncompliant structures per year will be brought into conformance with FEMA flood elevation standards or flood proofed consistent with FEMA standards.

CM11.12 The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the Pinellas County Local Mitigation Strategy.

CM11.14 In order to reduce flood risk resulting from or associated with high-tide events, storm surge, flash floods, stormwater runoff and the impacts related to sea-level rise, the City shall continue to promote the use of the development and redevelopment principles, strategies and engineering solutions contained in the Florida Building Code and the Land Development Regulations. Chapter Five, Coastal Management Element City of St. Petersburg Comprehensive Plan CM-14 Effective 2/5/16

CM11.15 Through implementation of the Land Development Regulations, the City will continue to be consistent with, and in some instances more stringent than, the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations.

Housing Affordability Impact Statement

The proposed amendment will have little to no impact on housing affordability, availability or accessibility. This application includes an amendment to the procedural requirements of the floodplain management regulations which will ensure public safety related to future flooding events.

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:

- December 7, 2017: First Reading and First Public Hearing
- December 14, 2017: Second Reading and Adoption Public Hearing

Exhibits and Attachments

1. Proposed Ordinance

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING THE CITY CODE TO ADOPT CRITERIA FOR RESIDENTIAL CONSTRUCTION IN CERTAIN FLOOD HAZARD AREAS; INCREASING THE HEIGHT REQUIREMENT ABOVE THE FEMA FLOOD ELEVATION REQUIREMENTS; CODIFYING CITY PRACTICES REGARDING BUILDING SLAB ELEVATION FOR ALL RESIDENTIAL CONSTRUCTION; PROVIDING FOR CITY INSPECTIONS OF CERTAIN STRUCTURAL ENCLOSURES; AMENDING THE CITY'S FLOODPLAIN MANAGEMENT ORDINANCE; ADDING NEW SUBMISSION REQUIREMENTS FOR SITE PLANS WITHIN FLOOD HAZARD AREAS; PROVIDING FOR NEW AND REVISED DEFINITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Constitution of the State of Florida has, in Article VIII, Section 2 – Municipalities, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of St. Petersburg, Florida and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

WHEREAS, the City of St. Petersburg, Florida (“City”) desires to implement more stringent criteria for residential construction within flood hazard areas to protect its citizens’ life and property; and

WHEREAS, this ordinance increases, by two feet, the minimum elevation requirement of the Florida Building Code for dwellings in the “A” and “A0” flood hazard areas and is authorized pursuant to Section 553.73(5), Florida Statutes; and

WHEREAS, the City recognizes that increasing the minimum elevation requirement of residential dwellings in flood hazard areas will provide a buffer from uncertainty for homeowners, as flood maps are reviewed and revised every six (6) years; and

WHEREAS, uncertainty in the extent of flood hazard areas is further exacerbated by sea level rise; and

WHEREAS, the City desires to codify its Engineering Department’s City Standard for all new residential construction, whether it lies in a flood hazard area or not, which requires the building slab to be at least one foot above the crown of the adjacent roadway; and

WHEREAS, the City finds that clarification of its right to inspect structural enclosures located below the design flood elevation promotes the health, safety, and general welfare of the its citizens; and

WHEREAS, the City further finds that requiring additional information on applications for site plan approval or other construction documents for development within a flood hazard area promotes the health, safety, and general welfare of the its citizens; and

WHEREAS, the City desires to increase its standing in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), a points-based system that incentivizes community floodplain management activities that exceed the minimum NFIP requirements by discounting flood insurance premium rates to reflect the reduced flood risk resulting from the community actions meeting the goals of the CRS; and

WHEREAS, the amendments to the Florida Building Code and the City's Floodplain Management Ordinance set forth herein are intended to partially fulfill the City's goals under the CRS; and

WHEREAS, individual residential policyholders within the flood hazard area should also enjoy an additional discount in their homeowners' insurance policies.

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

SECTION 1. The Florida Building Code (FBC) which has previously been adopted by the City in Chapter Eight of the City Code, is hereby amended by making the following amendment to FBC Section 107.3.5 in Sec. 8-36(c)(1) to read as follows:

(1) Administrative amendments to the Florida Building Code, Building.

Modify Sec. 107.3.5 as follows:

107.3.5 Minimum plan review criteria for buildings.

Commercial Buildings: Building

8. Structural requirements shall include:

Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), flood damage-resistant materials, 2 feet of freeboard or floodproofing.

SECTION 2. The Florida Building Code (FBC) which has previously been adopted by the City in Chapter Eight of the City Code, is hereby amended by making the following amendments to FBC Sections R322.2.1, R322.2.2, and R322.3.5 in Sec. 8-36(c)(2) to read as follows:

(2) Technical amendments to the Florida Building Code, Residential.

Modify Sec. R322.2.1 as follows:

R322.2.1 *Elevation requirements.*

* * *

6. Buildings and structures in flood hazard areas without a base flood elevation, such as an A or A0 zone, must be elevated two feet above the base flood elevation calculated by the permit applicant.

7. For all residential buildings and structures, regardless of flood hazard designation: Building slab shall be at least one (1) foot above the centerline of the roadway to which the building or structure fronts, and not less than a minimum elevation of 103.00 per City Datum or as dictated by the Federal Emergency Management Agency.

Modify Sec. R322.2.2 as follows:

R322.2.2 *Enclosed areas below design flood elevation.* Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators and shall not be temperature-controlled. The limitation on partitions does not apply to crawlspace foundations. Storage shall be limited to items which otherwise would be stored outside a building or items normally used outside (e.g., grill, lawn mower, folding chairs, etc.). Access to enclosed areas shall be the minimum necessary to allow for permitted uses and limited to garage door and no more than two standard exterior doors. The City reserves the right to inspect, at any time, enclosures to ensure the above requirements are being met.

Modify Sec. R322.3.5 as follows:

R322.3.5 *Enclosed areas below the design flood elevation.* Enclosed areas below the design flood elevation shall be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators and shall not be temperature-controlled. The limitation on partitions does not apply to crawlspace foundations. Storage shall be limited to items which otherwise would be stored outside a building or items normally used outside (e.g., grill, lawn mower, folding chairs, etc.). Access to enclosed areas shall be the minimum necessary to allow for permitted uses and limited to garage door and no more than two standard exterior doors. The City reserves the right to inspect, at any time, enclosures to ensure the above requirements are being met.

SECTION 3. Section 16.40.050.5.1. of the St. Petersburg City Code is hereby amended to read as follows:

16.40.050.5.1. - Information for development in flood hazard areas.

The site plan or construction documents for any development subject to the requirements of this section shall be drawn to scale and shall include, as applicable to the proposed development:

1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
2. Where base flood elevations, or floodway data are not included on the FIRM or in the FIS, they shall be established in accordance with section 16.40.050.5.2(2) or (3).
3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the FIS, such elevations shall be established in accordance with section 16.40.050.5.2(1).
4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
6. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
7. Existing and proposed alignment of any proposed alteration of a watercourse.
8. The grade elevations on project lots shall show existing and proposed grade elevations and elevations of existing and proposed structures including retaining walls and swales, etc. The grade elevations on abutting property lots shall be shown from 1 -12" from each property line and there shall be a minimum of elevations or shots shown at all corners and two (2) equally spaced elevations between corners. The site plan must provide positive drainage away from the building site to an approved point of collection that does not create a hazard or problem on neighboring properties. The Building Official or Deputy Building Official may require additional locations if deemed necessary for proper drainage analysis. The authority having jurisdiction may require elevations for additions and pools in Special Flood Hazard Areas if necessary.

The Building Official is authorized to waive the submission of site plans, construction documents, and other data that are required by this section but that are not required to be prepared by a licensed professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this section.

SECTION 4. The definitions of 'Substantial damage' and 'Substantial improvement' in Section 16.40.050.9.4. of the St. Petersburg City Code are hereby amended to read as follows:

Substantial damage means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would be equal to or exceed ~~50~~ 49 percent of the market value of the building or structure before the damage occurred.

Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds ~~50~~ 49 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "repetitive loss" or "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

SECTION 5. Section 16.40.050.9.4. of the St. Petersburg City Code is hereby amended by adding a new definition for 'Repetitive loss,' in the appropriate alphabetical order, to read as follows:

Repetitive loss means flood-related damage sustained by a structure on at least two (2) separate occasions during a ten-year period for which the cost of repairs at the time of each such event is either:

1. Greater than \$1,000; or
2. On average, equals or exceeds 25% of the market value of the structure before damage occurred.

SECTION 6. The St. Petersburg City Code is hereby amended by adding a new Section 16.40.050.10.3. to read as follows:

16.40.050.10.3. – Buildings and structures above the crown of the nearest roadway.

For all residential buildings and structures, regardless of flood hazard designation: As set forth in the Florida Building Code, as amended by Chapter Eight of the City Code, building slab shall be at least one (1) foot above the centerline of the roadway to which the building or structure fronts, and not less than a minimum elevation of 103.00 per City Datum or as dictated by the Federal Emergency Management Agency.

SECTION 7. Words that are ~~struck through~~ shall be deleted from the existing Florida Building Code and City Code and language which is double underlined shall be added to the existing Florida Building Code and City Code. Words with a single underline are previous City amendments to the Florida Building Code language. Provisions not specifically amended shall continue in full force and effect.

SECTION 8. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional it shall not affect the constitutionality of any other portion of this ordinance.

SECTION 9. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the Ordinance, in which case the Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

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.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **November 1, 2017 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-33000017 PLAT SHEET: E-4

REQUEST: Approval of a Vacation of a 10-foot east/west street easement along 5th Avenue Northeast at the intersection of 1st Street North and a 30-foot radius street easement at the intersection of 4th Avenue Northeast and 1st Street North.

OWNER: Townview Condo Association, Inc.
9887 4th Street North #301
Saint Petersburg, Florida 33702

AGENT: Catherine Bosco
George F. Young, Inc.
299 Dr. Martin Luther King, Jr. Street North
Saint Petersburg, Florida 33701

ADDRESSES AND
PARCEL ID NOS.: 105 4th Avenue Northeast; 19-31-17-91613-000-0001 and all the
parcels up to 19-31-17-91613-000-6290

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-3 (DC-3)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 10-foot east/west street easement along 5th Avenue Northeast at the intersection of 1st Street North and a 30-foot radius street easement at the intersection of 4th Avenue Northeast and 1st Street North.

These easements were dedicated by the plat of Townview Condo, approved by City Council in 1981. These easements were requested at that time by the City's Engineering Department.

The area of the street easements proposed for vacation is depicted on the attached maps (Attachments A and B) and Sketch and Description (Exhibit "A") The applicant's goal is to vacate the easements in order to have greater use of the property.

Analysis. Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant **does** provide background or analysis supporting a conclusion that vacating the subject street easements would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.

The application was routed to the standard list of City Departments and private utility providers. The City does have sanitary sewer facilities within the right-of-way of 5th Avenue Northeast. As a suggested condition of this vacation, these facilities will be protected by a special condition included in the Engineering memorandum (Attachment C). TECO/Peoples Gas have also indicated that they have facilities in 1st Street North which may be affected. As a condition of approval, the applicant will either relocate these facilities, provide a private easement or obtain a letter of no objection from TECO/Peoples Gas.

2. The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.

The vacation of these street easements will have no effect on access to any lot of record.

3. The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.

The vacation of these street easements will have no effect on the existing roadway network.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The street easements are not needed for the purpose for which the City has a legal interest and there is no known present or future need for expansion of the right-of-way. The easements were originally dedicated by the plat of Townview Apartments Replat in 1981.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

B. Comprehensive Plan

There are no policies in the City's Comprehensive Plan which apply to this request.

C. Adopted Neighborhood or Special Area Plans

The subject property is within the boundaries of the Downtown Neighborhood Association. There are no policies in the neighborhood plan which affect vacation of street easements in this area of the City.

The subject property is also within the boundaries of the Intown Activity Center. The Intown Activity Center plan has no elements which may apply to the vacation of these street easements:

Comments from Agencies and the Public: As of the date of this report, one call and one email was received from the public in response to the notice. No objection was noted.

As noted above City Engineering did indicate that vacation of the street easement would be acceptable with an added condition regarding any future wall to be built at the subject location. One private utility agency, TECO/Peoples Gas did indicate the presence of facilities in the adjoining right-of-way to the street easement to be vacated. The applicant will be required to provide an additional public notice prior to the public hearing before the City Council.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed street easement vacations. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording of the vacation ordinance, the applicant(s) shall address the location of TECO/Peoples Gas utilities and services by relocating private utilities at the applicant's expense, providing a private easement to TECO/Peoples Gas, or obtaining a letter of no

objection from TECO/Peoples Gas. In any case a written letter of no objection from the utility provider is required.

2. Prior to the recording of the vacation ordinance, comply with the Condition of Approval in the Engineering Memorandum dated October 16, 2017: Any future wall installed along the northern property line adjacent to the western 87.6 feet of the property be constructed with a foundation which extends at least 3-feet below the land surface. This will prevent undermining of the wall foundation if a future sewer excavation is performed within the adjacent right of way of 5th Avenue Northeast.
3. Future construction on site shall comply with all requirements of Section 16.40.160. - Visibility at Intersections; Sight Triangles.

REPORT PREPARED BY:


KATHRYN YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official
Development Review Services Division
Planning & Economic Development Department

10/26/17
DATE

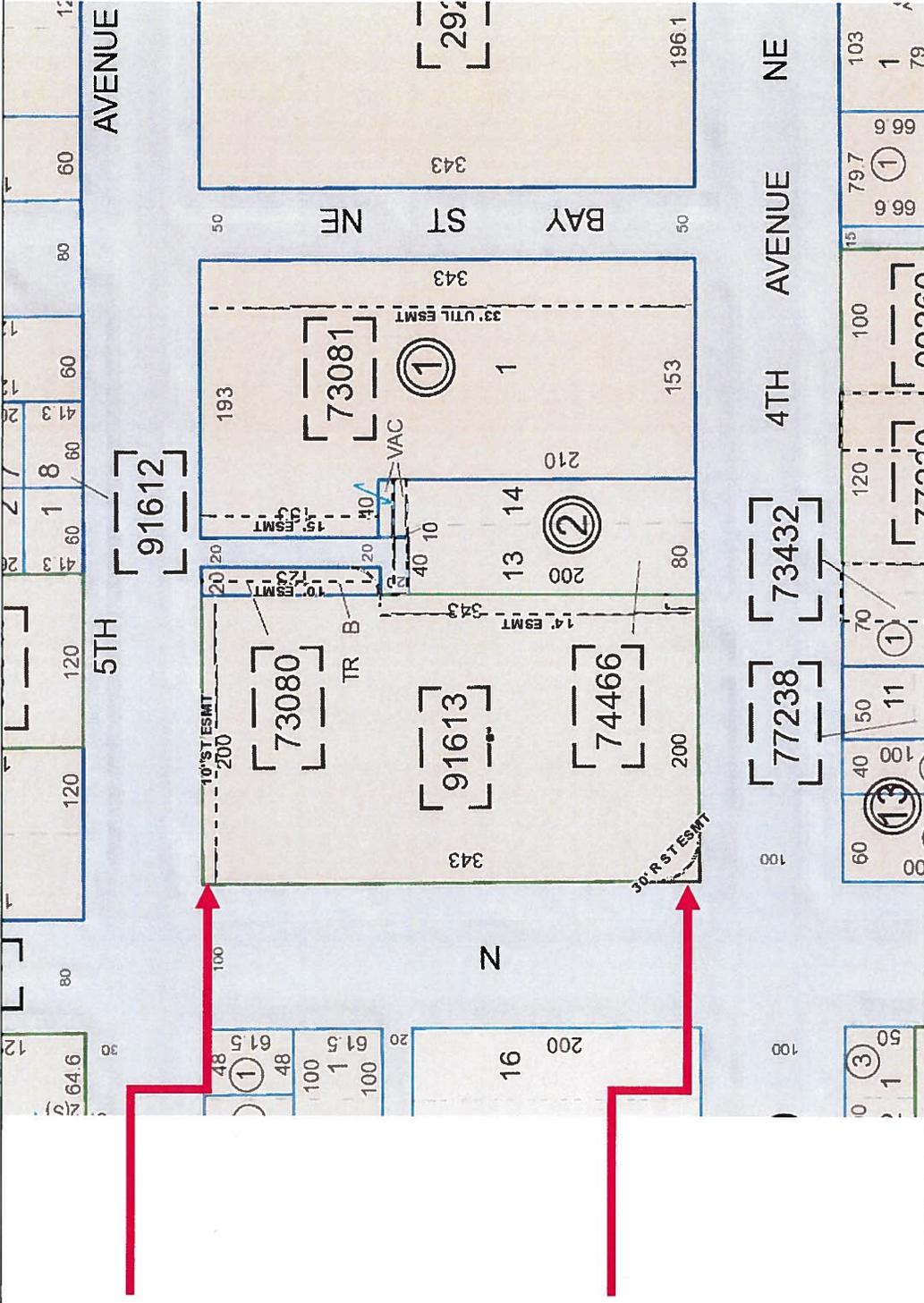
REPORT APPROVED BY:


ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

10-26-17
DATE

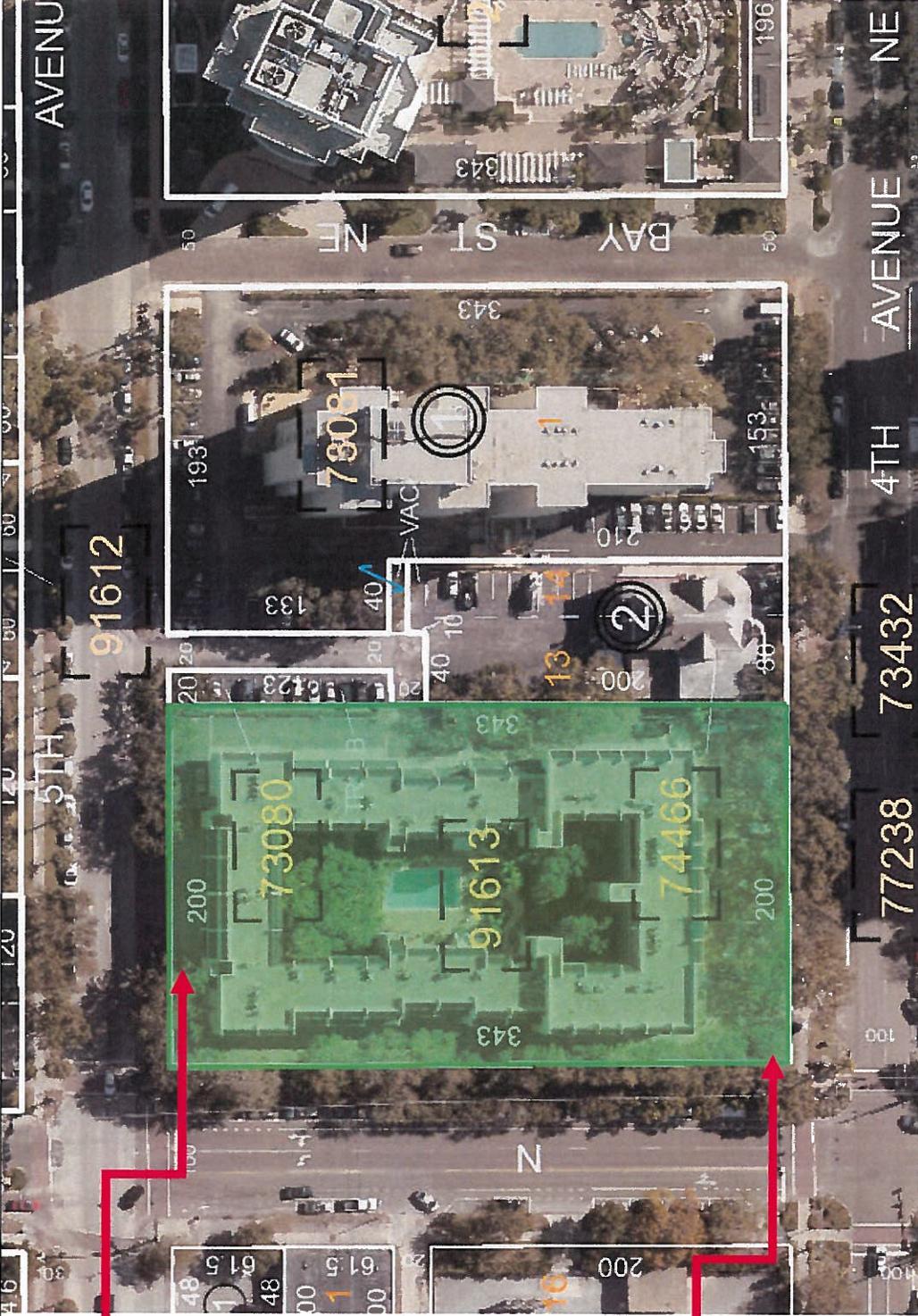
Attachments: A – Parcel Map, B – Aerial Map, C – Engineering Conditions of Approval dated October 16, 2017

Exhibits: "A" – Sketch and Legal Description of the Street Easements to be Vacated



Attachment A
 City of St. Petersburg, Florida
 Planning and Economic Development
 Department
 Case No.: 17-330000017
 Address: 105 4th Avenue Northeast





Attachment B
 City of St. Petersburg, Florida
 Planning and Economic Development
 Department
 Case No.: 17-33000017
 Address: 105 4th Avenue Northeast



Attachment C

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Kathryn Younkin, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: October 16, 2017
SUBJECT: Street Easement Vacation – **Engineering Comments Revision 1**
FILE: 17-33000017

LOCATION AND PIN: 105 4th Avenue Northeast; 19/31/17/91613/000/0001
ATLAS: E-4
PROJECT: Easement - Vacation
REQUEST: Approval of a Vacation of a 10-foot east/west street easement along 5th Avenue North at the intersection of 1st Street North and a 30-foot radius street easement at the intersection of 4th Avenue North and 1st Street North.

COMMENTS: The Engineering Department has received the attached survey from George F. Young which identifies the location of the 10” public sanitary sewer main which exists within the southern parkway of 5th Avenue North. The survey indicates that the centerline of the 10” public sanitary sewer main is 6.3’ north of the northern property line (at the northwest property corner) and 10-feet north of the northern property line at a point 87.6’ west of the northwest property corner.

Based on the depth and field verified location of the sanitary sewer main, maintenance of the public sewer main can be accomplished within the remaining right of way of 5th Avenue North provided the applicant be required (as a condition of this approval) to comply with the following additional requirement:

1. Any future wall installed along the northern property line adjacent to the western 87.6’ of the property be constructed with a foundation which bears at least 3-feet below the land surface. This will prevent undermining of the wall foundation if a future sewer excavation is performed within the adjacent right of way of 5th Avenue North.

NED/MJR/meh

pc: Kelly Donnelly
Easement Vacation File 2017
Reading File
Correspondence File

LEGAL DESCRIPTION

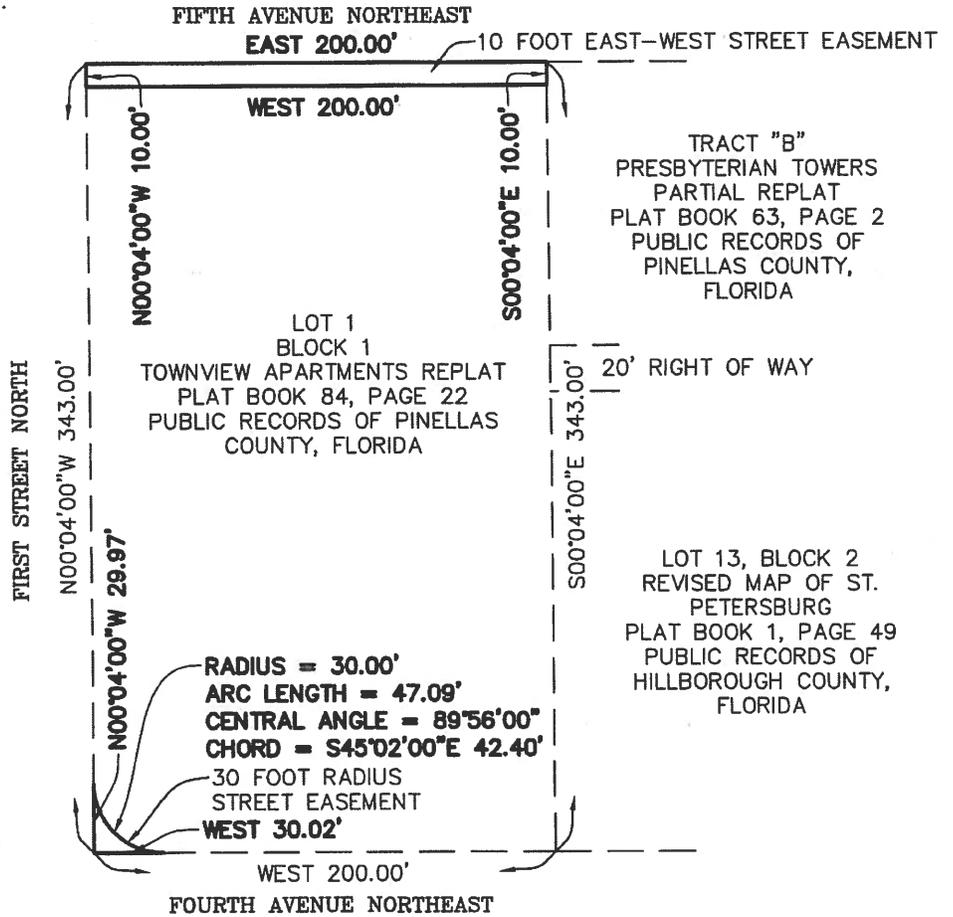
That certain 10-foot East-West Street Easement as shown on Lot 1, Block 1, TOWNVIEW APARTMENTS REPLAT as recorded in Plat Book 84, Page 22, Public Records of Pinellas County, Florida, said easement also shown on TOWNVIEW, A CONDOMINIUM as recorded in Condominium Plat Book 64, Pages 20 through 32 inclusive, Public Records of Pinellas County, Florida.

Together with

Exhibit "A"

That certain 30-foot Radius Street Easement as shown on Lot 1, Block 1, TOWNVIEW APARTMENTS REPLAT as recorded in Plat Book 84, Page 22, Public Records of Pinellas County, Florida, said easement also shown on TOWNVIEW, A CONDOMINIUM as recorded in Condominium Plat Book 64, Pages 20 through 32 inclusive, Public Records of Pinellas County, Florida.

St. Petersburg, Florida



LEGEND

- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER

NOTES

1. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
2. NOT A BOUNDARY SURVEY.
3. BASIS OF BEARINGS: EAST ALONG THE NORTH LINE OF LOT 1, BLOCK 1, AS PER RECORD PLAT.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR: TOWNVIEW CONDOMINIUM HOME OWNERS ASSOCIATION	TOWNVIEW CONDOMINIUMS DESCRIPTION & SKETCH	BY DATE DESCRIPTION	
SECTION 19, TOWNSHIP 31S., RANGE 17E.		REVISED	

CREW CHIEF DRAWN CHECKED FIELD BOOK FIELD DATE	INITIALS DATE	CATHERINE A. BOSCO PSM LS 6257 AUGUST 23, 2017 DATE	George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 FAX (727) 822-2919 BUSINESS ENTITY LB21 ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA	JOB NO. 16020801SS SHEET NO. 1 OF 1
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ORIGIN: JI SMITH

PI PTTFFD: 03/29/17 14:26:35



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 **November 1, 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.: 17-54000057 PLAT SHEET: F-18

REQUEST: Approval of a Variance to design requirements to construct a new driveway in the front yard where an alley loading driveway is required.

OWNER: Jack K. & Rebecca C. Morgan
612 32nd Avenue North
St. Petersburg, FL 33704

AGENT: Jack K. Morgan, Jr.
612 32nd Avenue North
St. Petersburg, FL 33701

ADDRESS: 612 32nd Avenue North

PARCEL ID NO.: 07-31-17-02736-003-0080

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-family-2 (NT-2)

BACKGROUND: The subject parcel consists of two contiguous, platted lots (Lots 8 & 9). Both lots measure 50 feet in width and 127 feet in depth. The property is an interior parcel, located along the southern side of the block of 32nd Avenue North between 5th and 7th Streets North. The parcel is 127 feet in depth and abuts a platted, 16-foot wide, rear alley. The combined lots provide 100 feet of frontage along 32nd Avenue North. The property is located within a traditionally platted subdivision

and is within a single-family zoning district, NT-2. The designated Five Points Neighborhood Association in which the subject property is located is not active at this time.

The applicant resides in the single-family home originally constructed on Lot 8. The applicant purchased the abutting Lot 9 and demolished the residence originally developed on that lot in 2014. The two lots are combined with the Pinellas County Property Appraisers Office, resulting in one buildable parcel that consists of the two platted lots.

In 2016, a detached structure containing accessory living space that provides handicap accessible amenities serving the principal structure was constructed on Lot 9. The applicant states the intention of combining the two lots and the construction of the detached accessory living space was to create an aging-in-place development at the property. Prior to the construction of this accessory structure, the applicant initiated a variance request to the Development Review Commission (DRC), Case 15-5400057, requesting a variance to allow for the placement of a new driveway through the front yard to serve the accessory structure. The proposed driveway would have provided vehicular access from 32nd Avenue North. The subject and surrounding properties are zoned NT-2. The zoning district does not allow new driveways through the front yards when navigable alleys are provided. The request was heard at a Public Hearing before the Development Review Commission in November of 2015 and the motion to approve the variance failed by a vote of 4 to 3, thereby denying the request. The applicant proceeded with the development of the accessory structure and developed vehicular access from the rear alley. The design of the accessory structure was not altered from the original request.

REQUEST: Now that the accessory structure and vehicular use area is developed, the applicant is requesting a reconsideration of the original variance request to allow for a new driveway through the front yard. As previously stated, the NT-2 regulations require new driveways and vehicular parking areas to be designed to be accessed from the alley, when present. The proposed Site Plan (see attached) depicts the recently developed driveway as accessible from the alley. The proposed new driveway would also provide access to the accessory structure from the front roadway, through the front yard. The front loaded design of a new driveway through the front yard is the subject of this application.

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 **inconsistent** with those standards. Pursuant to 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 proposal involves utilization of an existing developed site. The location of the principal residence, the accessory structure, a rear alley-accessed driveway, a rear surface parking area and a generous sized garage provide vehicular access, use and parking in excess of the three (3) parking spaces required by City development regulations. See also Item 2 following.

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

The subject parcel consists of two platted lots and provides a buildable lot that is substantially larger in width and area than the minimal lot requirements of the district and the majority of the surrounding developed lots.

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

This criterion is not applicable.

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

This criterion is not applicable.

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

This criterion is not applicable.

f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.

The proposed driveway within the front yard does not promote the established historic nor the traditional development pattern of the block face. The surrounding, predominate established development pattern of the subject block face is that of single-family homes with driveways accessing rear alleys. There are 19 parcels along the subject block face. Seven (7) of those parcels, or 37%, have driveways within the front yard. There are numerous active redevelopment projects in the Five Points neighborhood, including a site across the street from the subject parcel. As new homes are built, existing non-conforming front driveways have been removed and Staff anticipates that the percentage will continue to decline.

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 existing site provides an alley-accessed driveway, rear surface parking area and a generous sized garage that accommodates parking and vehicular use in excess of the three (3) parking spaces required by City Code. The requested extension of the driveway to the front roadway is not required for reasonable vehicular parking and maneuvering at the proposed site.

The applicant directed the design and build of both the accessory structure and the vehicular use areas at the property as they exist today. The orientation of the existing entry into the accessory structure and the associated vehicular use was chosen after a denial was received from the DRC in a Public Hearing requesting a variance to allow for a driveway through the front yard.

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

A literal enforcement of this Chapter would not result in unnecessary hardship. As stated in **Item 1.a.** above, the subject property is currently developed and provides a reasonable area for the maneuvering and parking of vehicles. Additional area is available abutting the alley if the applicant desires to increase the width of the existing driveway to accommodate entry or exit of vehicles from the alley. Staff surveyed the rear alley abutting the subject property to view how the developed properties used the alley for access to on-site parking. 13 of the 20 developed properties along this alley, or 65%, have driveways off the alley that either provide on-site surface parking and/ or access to covered parking or garages.

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;

A literal application of the Code does not deprive the applicant of rights that others of similar lot size or zoning enjoy. The property is substantially larger than other properties of similar zoning. As developed, the double-lot parcel offers rear alley access for vehicles into and out of the property. Additional area off the alley is available to expand the width of the driveway, as noted in **Item 3.**

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

As stated in **Item 2** above, reasonable vehicular use of the proposed garage and surface parking areas are provided without extending a new driveway through the front yard and into the front roadway.

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

The request is not consistent with the purpose and intent of the Code to accommodate reasonable use of property. Alternative parking solutions are possible, see **Item 2.** The placement of new driveways within the subject NT-2 zoning district is directed to access the alley, when present and accessible by vehicles for access into and out of properties. Alley access can readily accommodate reasonable use of the garage and parking areas on the property. The intention of this provision is to maintain or enhance

the pedestrian character of traditionally platted properties where the accommodation of vehicles is secondary to the pedestrian experience.

The redevelopment of the existing structure and the new accessory structure does appear to serve as an enhancement to the condition of the neighborhood. However, Section 16.40.090.3.3. of the City Code directs that driveways be designed in a manner that minimizes disruption of pedestrian corridors and the streetscape. While the front-loaded driveway provides additional convenience to the property, it is not consistent with this Code directive.

The variance would allow for a new driveway accessing 32nd Avenue North within the public Right-of-Way and through the required front yard of the property. This design would accommodate vehicular parking within the front yard and in front of the residential structures. This condition is contrary to traditional development aesthetics that were envisioned through the City's adopted Vision 2020 Plan. The Vision 2020 development aesthetics as recommended by the adoption of the plan in 2002, are incorporated into the development standards for the designated single-family traditional neighborhood in which the subject property is located. Traditional development intends for driveways and the use/parking of vehicles to be secondary to the pedestrian experience within the front of a residential property. Rear alleys are provided for means of vehicular access into parking areas within properties of a traditional development.

Approval of the variance could set precedence for this non-conforming element to be supported at other surrounding properties in the designated traditional zoning district. A number of properties within the City's traditionally designated neighborhoods are being rehabilitated, redeveloped with significant additions or new single-family residences are being built on these properties. This trend appears to be increasingly occurring in the subject Five Points Neighborhood. Staff surveyed the single-family parcels surrounding the subject property. Since 2005, 11 of those 98 parcels (11%) have been the subject of significant additions/rehabilitation (2 parcels) and 9 parcels have been developed or are actively being developed with new single-family residences. None of those properties received variances for new driveways within the front yard.

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

The granting of this variance may be considered as injurious to neighboring properties or otherwise detrimental to the public welfare as the variance would allow a recognized non-traditional element at the property. See also **Item 6** above.

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

The reasons set forth in the application do not justify the granting of the variance. Staff does appreciate the applicant's intention of creating an aging-in-place development at the property. As developed, the principal and accessory structures and the associated vehicular use areas contribute to the positive traditional aesthetics of the surrounding properties and the neighborhood in general. However, staff finds that the variance request to allow a new driveway through the front yard is not supported by the review criteria specified in the City Code when considering variances to development standards. Additionally, this request is made after the accessory structure and the associated vehicular use area have been built.

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.*

This criterion is not applicable.

PUBLIC COMMENT: The applicant has submitted

- 24 signatures of support from surrounding property owners
- Three (3) statements of support from adjacent property owners along 32nd Avenue North
- A statement of support from the Executive Director of the Florida Council on Aging (FCOA)
- A program schedule of the 2017 FCOA Innovations Summit which features the handicap accessible structure built at the subject property. Included in the schedule are biographies of the applicant's wife and the designer of the handicapped accessible structure. Both are listed as speakers at this event.

As of the writing of this report, no other public comment regarding the request has been received by Staff.

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 **DENIAL** of the requested variance.

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

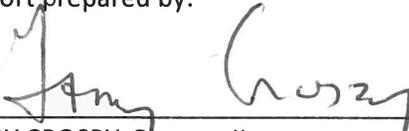
1. The driveway shall be of a single-width, ribbon driveway design, pursuant to the design standards for ribbon driveways, Section 16.40.090.3.3.6.d. of the City Code. A permit is required.
2. No parking of vehicles shall be allowed in front of the accessory structure within the property boundaries.
3. A public sidewalk shall be installed within the front right-of-way of the property along 32nd Avenue North. The sidewalk shall be compliant to all City Engineering and Zoning standards, Section 16.40.140.4.2. of the City Code. The sidewalk shall run continuous through the driveway and any existing or new walkways. The required permit shall be applied for at the time as the driveway permit.
4. A planted area shall be installed within the front yard of the accessory structure on Lot 9. The planted area shall contain a minimum of ten (10) shrubs, accent plants and/ or ornamental grasses. A means or irrigation shall be provided for this planted area.

- 5. The applicant shall commence construction on the driveway and sidewalk by **November 1, 2020**. The applicant may request an extension. The request shall be in writing and received by the POD prior to this date.

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

ATTACHMENTS: Aerial map, proposed site plan, applicant's variance narrative, signatures and statements of support, various documents and photographs submitted by the applicant, 2017 FCOA Innovations Summit event schedule, photographs by Staff of the subject property and rear alley .

Report prepared by:

 10-24-17

GARY CROSBY, Planner II
Development Review Services Division
Planning & Economic Development Department

Report prepared for:

 10-27-17

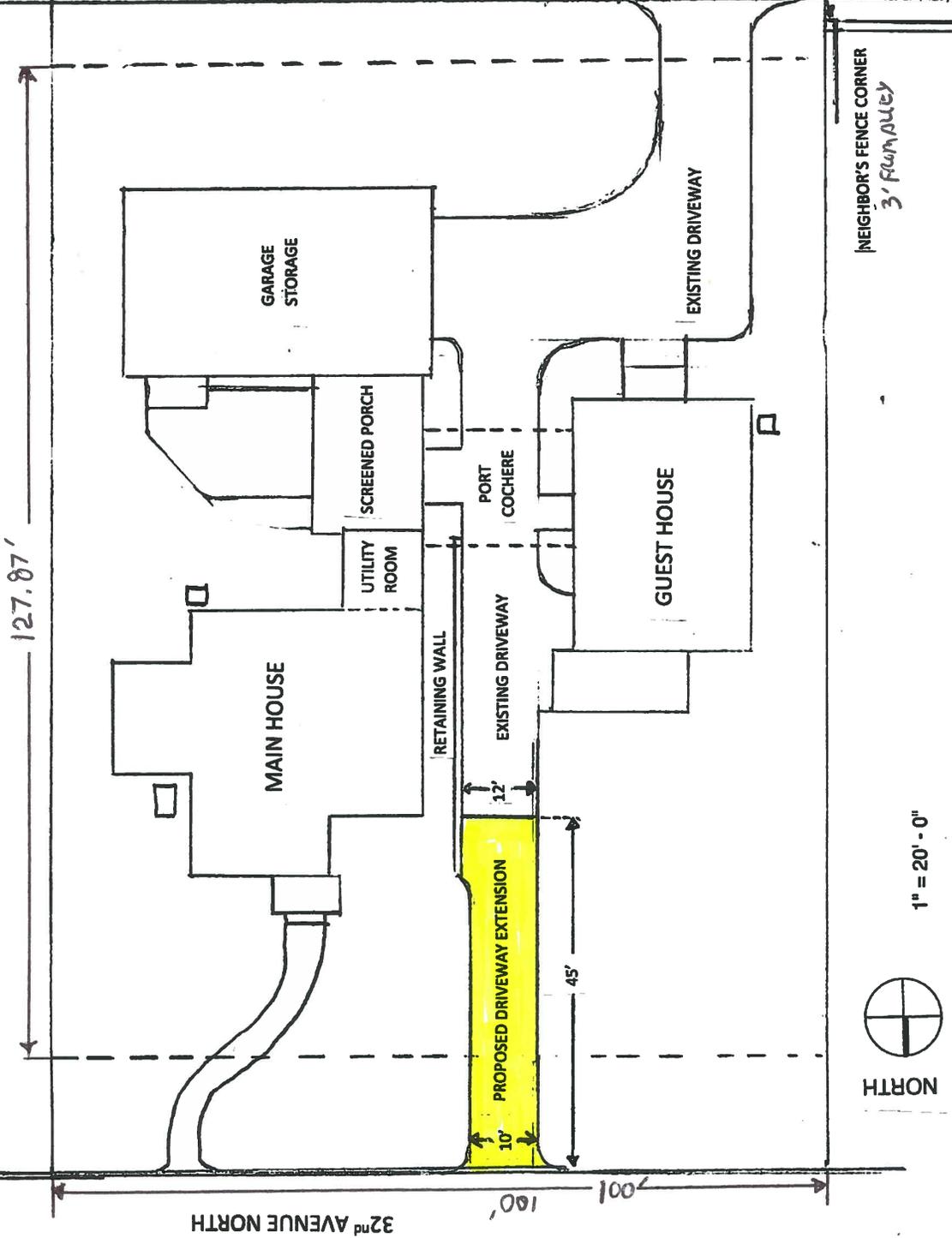
ELIZABETH ABERNETHY, AICP, ZONING OFFICIAL (POD)
Development Review Services Division
Planning & Economic Development Department



City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-5400057
Address: 612 32nd Ave North



SITE PLAN - 612 32ND AVENUE NORTH - FRONT LOADED DRIVEWAY EXTENSION VARIANCE REQUEST



NORTH

1" = 20'-0"

VARIANCE REQUEST NARRATIVE

Street Address: 612 32nd Avenue North

5-Points Neighborhood

Detailed Description of Project & Request:

Extend existing port cochere brick driveway between buildings, 45' to curb (no curb cut needed because curb is already angled) on 32nd Avenue North within the required front yard and narrow it from 12' wide to 10' wide. The primary purpose for this request is to provide maximum handicap ease of access, safety & the easiest entry to the barrier-free Guest House with the vehicle passenger side closest to its main entry.

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

Our main house was purchased in 1985 and several improvements have been made since. The adjoining property (620 32nd Avenue North) was purchased in 2014 and combined through the county to the 612 address in 2015. In our planning process, two architects helped us clarify how to best utilize the expanded site and decided upon a port cochere design similar to a property 3 blocks away, but on a smaller scale to fit this property. A semi-circular driveway similar to our next door neighbor's was considered, but realized there was not enough space, unless we removed a large oak tree in front of the main house and altered the existing front brick sidewalk. That type of driveway would also not have covered access nor have as close an access point. The 5-points Neighborhood is also not a historic neighborhood, so it does not have a lot of the historical characteristics that apply to most NT2 neighborhoods. Most of the homes are small block homes on big lots, there is a much higher percentage of front driveways than in the more historic neighborhoods, sidewalks are few in number (none near this property) and there are no historic curb cuts on this property's avenue; they all have angled curbs. 32nd Avenue in front of this property is also unique because it incorporates two city blocks with 500 & 600 addresses. Finally, the alley behind this property is listed as 16' wide, but the actual paved surface is only 12' and there are several obstacles immediately across the alley make accessing property from the rear challenging.

2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.

YES

- a. 628 32nd Ave N – Semi-circle front drive with also accesses garage from the front.
- b. 635 31st Ave N – Across alley – Double front driveway & double back driveway to double garage.
- c. 601, 611, 619 & 627 32nd Ave N. – 4 homes have front driveways immediately across from property.
- d. 643 31st Ave N – Double alley driveway & a double driveway that accesses 7th St N.
- e. 696 33rd Ave N – Has a triple driveway facing 7th St N, a single front driveway & gated alley access.
- f. 700 34th Ave N – Has similar Port Cochere with attached Guest House & garage in back with front & circle driveways.

This 5-Point neighborhood is unique in that it combines 500 & 600 addresses with no 6th St N divider.

When you focus in on just the 600 addresses on 32nd Ave N and across the alley on 31st Ave N; 10 of the 17 properties (61%) have front driveways;

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

After purchasing the adjoining property, demolishing its house & other structures, grading the lot and putting up temporary fencing, the planning process was started in 2014. After agreeing on the final design and combining the two properties together through the county, the 2007 ordinance requirement of no front driveways for new developments with back alley access in NT2 neighborhoods was discovered. Further research revealed that a new development near this property had double front & double back driveways in 2007 which eliminates this property of setting a precedent. City staff related it was possible to apply for a variance for a front driveway if there was a high percentage of front driveways in the neighborhood. Between 1987 and 2007 the owners would have been able to put in a front driveway with no variance requirement, and they were never formally informed of the 2007 code change. Because the plan met all the other criteria required, it was decided to pursue this variance, because the driveway request was not unique nor detrimental to the neighborhood and there was a significant number of front driveways in this immediate 5-Point Neighborhood. This plan emphasizes a sustainable, handicap accessible and barrier-free facility with the front driveway being paramount for maximum ease-of-access to an elder-friendly home.

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?

This project was specifically designed to accommodate the needs of the owners in their mid-60's as they age-in-place. The front driveway is paramount in providing the maximum ease of access for them to enter their home as close as possible to the primary entrance. The owners have worked in the aging field for over 3 decades and know the importance of planning for the 3rd chapter of their lives when most people react to it rather than plan for it. The Guest House was designed with many elder-friendly, universal design & handicap accessibility features including:

- Raised 4-gange outlets for ease of reach & convenient placement of any needed medical equipment and/or devices in the future.
- Lowered switches & thermostat for ease of reach.
- ADA approved non-slip manufactured wood flooring for main rooms & tile for bathroom.
- Barrier-Free no-thresholds for all doorways of Guest House, screen porch, garage, back door & kitchen entries of Main House for ease of access.
- Raised kitchen cabinet baseboards to accommodate wheelchair feet & ease of access.
- Microwave located under kitchen counter for ease of access.
- Lever handles on all doors Guest House, garage/storage, Main House back door & laundry closet for ease of access.
- Back kitchen counter lowered and outlet located on wall toward front of counter for ease of access and an even lower work surface pulls out for anyone in a wheelchair to work on.
- Main kitchen counter has touch activated water faucet for ease of access & rounded corners to prevent injuries,
- Bathroom has a roll-in shower for ease of access with infinity drain in back with a gradual flat decline rather than a drain in center with uneven bowl drainage.

- All bathroom walls are reinforced with 3/4" plywood to allow the future placement of support bars and a fold down seat in shower.
- Toilet is at ADA approved height and has a smooth surface on outside for easy cleaning.
- Bathroom sink is wall mounted (at regular height), but plumbing was designed so it can be easily lowered to wheelchair height if needed for ease of access.
- Guest House is pre-wired with Smart technology to accommodate any future ease-of-use technology in the future. Smart TVs, voice activated devices, etc.

The future plan of the owners is to move into the Guest House once they feel they can no longer navigate the stairs to their 2nd floor bedroom in the Main House. When needed; family, friends or professional caregivers will live in the Main House and everyone will share the common-areas of the Main House kitchen, laundry room, screen porch, garage storage & back yard.

The 2nd part of #4 is addressed in the narrative for #6.

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

- a. Owners often considered putting in a semi-circular front driveway similar to nearby neighbor after purchasing home in 1985, if the opportunity to purchase neighbor's home at 620 32nd Ave. N. ever occurred. This could have been done prior to 2007, but the opportunity never occurred prior to that date. The owners were never given notice about the code change and a large oak tree would have had to be removed.
- b. After discovering 2007 code restriction, owners considered switching garage & Guest House locations. The garage entrance would have to face the alley leaving the unattractive back of the garage facing 32nd Avenue; the Guest House space would have to be reduced with limited views, and there would be a farther distance to access to Guest House.
- c. Owners also considered putting a semi-circular driveway in the back behind the Guest House, but there was not enough space.
- d. Staff suggested improving visual impact of front driveway by putting in a ribbon driveway and adding landscaping along its edges, which owners are open to, but feel a ribbon drive would not be as sound structurally or as appealing esthetically and any landscaping needs to not impair views when exiting.
- e. Owners considered alley as primary entrance to property, but another primary concern is a safety issue. Both ends of alley have restricted views when exiting with fencing, tall hedges and parked vehicles. It is also very narrow in spots and there are several obstacles immediately across from owner's property including a carport brick wall, raised concrete planter with dumpster pad, service pole, 2nd dumpster and electrical box all within inches of the paved alley edge. The alley is one way only and situations often occur meeting other vehicles, then having to back up and go around the block to gain access. Also, there is occasional limited access to alley when service or contractor vehicles block it leaving no entry/exit options.

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

This variance request neither enhances nor diminishes the character of this 5-Points Neighborhood. The 5-Points Neighborhood is not a historic neighborhood, so there are no historic curb cuts to alter or destroy. In fact, the requested brick driveway would only have to be extended from the end of the

current approved driveway 45' to the existing angled curb cut with no curb cut required like most of the front driveways have in this area.

The requested front driveway would blend in with the other 10 driveways with 600 addresses in the immediate area. The brick used for the driveway complements the brick driveway immediately across 32nd Ave and it also lines up between driveways across avenue limiting any backing-up safety issues.

City staff highlighted some of the reasoning for NT2 Neighborhoods related to excluding front driveways that appear to not apply to our requested front driveway variance request:

- a. To limit the visibility of cars in front of homes in driveways/carports. The requested driveway is designed as a Port Cochere pull-thru drive, to allow ease of access to pull in from the front, drop the passenger of under a protective roof next to their main entry, pull around behind and back into the garage leaving no visible vehicles.
- b. To give priority to pedestrians over vehicles. The 5-Points Neighborhood is not pedestrian-friendly. 32nd Avenue North in front of the owner's property has no sidewalks nor are there any sidewalks on neighboring 31st Ave N, 5th St. N. or 7th St. N. Vehicles regularly park in front of their homes leaving pedestrians no option but to walk around them into traffic patterns. Owners have observed more pedestrians using the alley instead of 32nd Ave., because they feel it is safer. Neighbors have mentioned to the owners that when they do walk on the avenues and streets in our neighborhood they actual appreciate having the flat & secure surface of stepping off on a front driveway when vehicles approach.
- c. To respect the historic character of the neighborhood. The 5-Points Neighborhood is not a historic neighborhood and the owners particular street has numerous houses built in the 1950s, most are small, some are rentals, a small low rent apartment complex with 5 units, some larger houses with larger lots and a couple of unoccupied properties. Curb-cuts are angled and not historic either. The owner's immediate neighborhood is very diverse and has no specific traditional or historic style that is paramount.

To the point of enhancing the character of the neighborhood, this front driveway variance does not necessarily enhance its character, but it is not a detriment either. The entirety of the owner's development project is what really enhances the neighborhood including:

- a. By just tearing down the most deteriorated house on this neighborhood's block, greatly improved the appearance of this neighborhood.
- b. The owners totally renovated the original Main House by removing several layers of siding & insulation, repairing extensive termite damage and restoring its original pine siding. The Main House was one of the first houses in this neighborhood as depicted by its 1926 photos showing no houses in view to the north, south or east of it.
- c. In the 1950s the Main House was converted to a two-story duplex by closing off its central staircase, adding an exterior entry door, adding a 2nd floor kitchen and adding separate fuse boxes for each floor.
- d. The current owners converted the home back to a single-family residence in 1987 and made several improvements to bring it up to code in 1989.
- e. When planning the recent renovations & expansion of the property, the owners not only paid particular attention to maintaining the character of the original Main House, but also making sure the new additions also enhanced the character of the neighborhood including:
 - Extending the front porch roof and adding Craftsmen Style features including two front columns and a triangular brace at its peak to complement other similar styles of homes in the neighborhood.

- Adding additional roof soffit braces & triangular peak braces to the main home to add to the Craftsman Style appearance.
- Creating a complementary color scheme (pale yellow with dark green trim) & red brick accents.
- Duplicating the red brick accents on the Main House and adding those accents to the Craftsman Style columns on both the Main House and the Guest House.

Although the 5-Points Neighborhood is not considered a historic neighborhood, the owners tried to respect the history of this neighborhood as well as their Main House.



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: 612 32nd Avenue North	Case No.: 17-54 0000 57
Description of Request:	
Extend existing port cochere drive-thru between building 45' to the curb on 32nd Avenue North within the required front yard.	
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:	696 33RD AVE NO
Owner Name (print):	EDWARD G. DREYER JR
Owner Signature:	<i>Edward G. Dreyer Jr</i>
2. Affected Property Address:	620 33RD AVE NO
Owner Name (print):	EDWARD G. DREYER JR
Owner Signature:	<i>Edward G. Dreyer Jr</i>
3. Affected Property Address:	646 32nd AVE
Owner Name (print):	KAREN FRUSHER
Owner Signature:	<i>Karen Frusher</i>
4. Affected Property Address:	3130 5th ST N 33704
Owner Name (print):	Bob Hoffman
Owner Signature:	<i>Bob Hoffman</i>
5. Affected Property Address:	601 32ND AV N
Owner Name (print):	SCOTT BRYERS
Owner Signature:	<i>Scott Bryers</i>
6. Affected Property Address:	611 32nd Ave N.
Owner Name (print):	David D. Mauley
Owner Signature:	<i>David D. Mauley</i>
7. Affected Property Address:	600 32nd Ave N
Owner Name (print):	DAVID D. MAULEY
Owner Signature:	<i>David D. Mauley</i>
8. Affected Property Address:	635 32nd Ave N
Owner Name (print):	Della Zajda
Owner Signature:	<i>Della Zajda</i>



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: 612 32nd Avenue North	Case No.: 17-5400057
Description of Request: Extend existing port cochere drive-thru between building 45' to the curb on 32nd Avenue North within the required front yard.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
9.	Affected Property Address: 535 31st Ave. N. ST. PETE. FL 33704 Owner Name (print): Brindu Chalbi UK Owner Signature: <i>Brindu Chalbi</i>
10.	Affected Property Address: 519 32nd AV. N. ST. PETE, FL Owner Name (print): MARK MARANTO MARK MARANTO Owner Signature: <i>Mark Maranto</i>
11.	Affected Property Address: 2210 7th St N Owner Name (print): William Nell Owner Signature: <i>William Nell</i> WILLIAM NALL
12.	Affected Property Address: 628 32nd Ave. N., St. Pete FL 33704 Owner Name (print): Patricia Byler Owner Signature: <i>Patricia Byler</i>
13.	Affected Property Address: 606 32nd AVE N. Owner Name (print): AMBER LAARKE Owner Signature: <i>Amber Laarke</i>
14.	Affected Property Address: 535-32nd Ave N #6 Owner Name (print): MARK MCLEOD SHLIM SR. Owner Signature: <i>Mark McLeod Shlim Sr.</i>
15.	Affected Property Address: 641 32 Ave No Owner Name (print): James A Goebel Owner Signature: <i>James A Goebel</i>
16.	Affected Property Address: 3130 7th St. N. Owner Name (print): David G. Fitzgerald Owner Signature: <i>David Fitzgerald</i>



VARIANCE

NEIGHBORHOOD WORKSHEET

el

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: 612 32nd Avenue North	Case No.: 17-54 00057
Description of Request:	
Extend existing port cochere drive-thru between building 45' to the curb on 32nd Avenue North within the required front yard.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
17 X	Affected Property Address: 619 31st Ave Owner Name (print): Harold Van Schaik Owner Signature: <i>[Signature]</i>
18 X	Affected Property Address: 435 31st Ave N Owner Name (print): Simone Harper Owner Signature: <i>[Signature]</i>
19 X	Affected Property Address: 3070 7th St N. Owner Name (print): CHRISTINA VELEZ Owner Signature: <i>[Signature]</i>
20 X	Affected Property Address: 700 31st Ave N Owner Name (print): Kevin Love Owner Signature: <i>[Signature]</i>
21 X	Affected Property Address: 590 32nd Ave N. Owner Name (print): Carroll Bauer Owner Signature: <i>[Signature]</i>
22 X	Affected Property Address: 3095 5th Street North Owner Name (print): <i>[Signature]</i> Owner Signature: <i>[Signature]</i>
23 X	Affected Property Address: 3110 7th St. North, St. Pete FL 33704 Owner Name (print): Joe Michalek Owner Signature: <i>[Signature]</i>
24 X	Affected Property Address: 3218 7th Street N Owner Name (print): Theresa Monberg Owner Signature: <i>[Signature]</i>

Neighbor Signatures

City of St. Petersburg GIS



[Problems viewing the map?](#)

Check box to turn layer on/off

- City Boundaries
- Business Associations
- City Limits
- CONA
- Council Districts
- FICO
- Neighborhood Associations
- Overlapping Neighborhood Ass
- Police Districts
- Street Sweeping Zones

Business

- Mayor's Small Business Tou

General

- Boat Ramps
- City Web Cams
- Gardens
- Museums
- Pinellas Trail

Municipal Locations

- Community Centers
- Fire Stations
- Libraries
- Miscellaneous
- Police Locations
- Swimming Pools

Recycling

- Primary Centers

Map [Report a map error](#)

October 3,2017

To whom it may concern:

I have no objection to a driveway entry on 32nd Avenue as requested by Jay Morgan of 612 32nd Ave N.

A handwritten signature in black ink, appearing to read "Karen Frusher". The signature is written in a cursive style with a large initial "K".

Karen Frusher
646 32nd Ave N
St Petersburg, FL 33704

August 16, 2017

To whom it may concern:

I am writing on behalf of my neighbors, Jay and Becky Morgan. The Morgans are making a second attempt to gain variance so that they may be able to finish their driveway that would allow access from their home to both the street and alley. This completion would also provide a complete drive through from street to alley, allow for easy drop-off of passenger to dwelling, and allow for common-sense parking.

As I live directly next to Jay and Becky on the side of their house where the driveway is located, I will consequently be the neighbor most affected by the development of this driveway. I have absolutely no objection to Jay and Becky getting the 'go ahead' on this project. They have chosen building materials that give a pleasant aesthetic as well as hiring quality craftsmen. I have no doubt that they will use this driveway responsibly.

Please consider granting Jay and Becky Morgan the necessary clearance in order to build their driveway at their residence: 612 32nd Ave. N., St. Petersburg, Fl 33704.

Thank you for your time,

A handwritten signature in cursive script that reads "Pati Byler". The signature is written in black ink and is positioned above the printed name and address.

Pati Byler

628 32nd Ave. N.

St. Petersburg, Fl 33704.

To Whom it May Concern:

My name is Scott Myers. I live at 601 32nd Avenue North.

Every morning my wife and I have the luck of looking across the street at the house at 612, the nicest property on our street. The home's owners, the Morgan's, went to great lengths to construct the house on the lot next to their own in the exact style of their house, and that is a lovely addition to the neighborhood.

The Morgan's plan to bring the paver driveway for the new house from the alley through to 32nd Ave. would not, in our opinion, detract from the aesthetics of the property but would enhance it. Also, given the increasing volume of traffic on our street, we can't have too many "safe zones" for people to step off the street when necessary.

We're not sure what other new builds on our street will look like, and that's somewhat of a concern, but the plan that's been put forth for this existing property's paver drive doesn't give us any cause to doubt that it'll look great!



Diane Myers



1018 Thomasville Road, Suite 110
Tallahassee, Florida 32303
(850) 222-0080
Fax: (850) 222-2575
E-mail: MLDuggar@aol.com

RECEIVED

OCT 17 2017

DEVELOPMENT REVIEW
SERVICES

Margaret Lynn Duggar and Associates, Inc.

Margaret Lynn Duggar, *President*

October 13, 2017

To Whom It May Concern:

As the Executive Director of the Florida Council on Aging (FCOA), I am pleased to write in support of the proposed driveway access allowance that Becky and Jay Morgan are requesting. I've worked in the field of aging since 1973, when I was hired to start Meals on Wheels in Tallahassee. Since then, I have dedicated my work to helping older persons remain at home as they age and their life circumstances change. Clearly, the Morgans are exemplary of what we wish every family would do -- prepare so creatively for the needs that will likely develop should they be fortunate enough to live to old age. Yes, these needs must be accommodated by a variety of supportive adjustments in our environments, physical and social.

We at FCOA are so impressed with the concept the Morgans are developing that we showcased it at our 2016 Innovations Summit at Safety Harbor last Fall. Sponsoring partners like the Florida Chamber Foundation, AARP, Walgreen's, and the Florida Department of Elder Affairs agreed that this project in your community deserves national recognition and replication.

Living in a 92-year-old house in a quaint neighborhood in downtown Tallahassee, I appreciate your regulations promulgated to sustain quality. But, I also know very well, that successful aging on the personal or community level requires flexibility. I've been to your lovely community; I would never support lowering your standards. I don't believe this minor exception would in any way do that. But, I do understand that access to the door provided by the driveway exemption is essential for anyone with a walking disability (which I personally have!).

Please support the Morgans commitment to making aging in place a reality in your community.

Sincerely,

Margaret Lynn Duggar

JACK & REBECCA MORGAN

612 32nd Avenue North

APPLICATION FOR DEVELOPMENT REVIEW SERVICES

11/1/17

**Original
1926 House
Views**

1926 View to West



1926 View to North

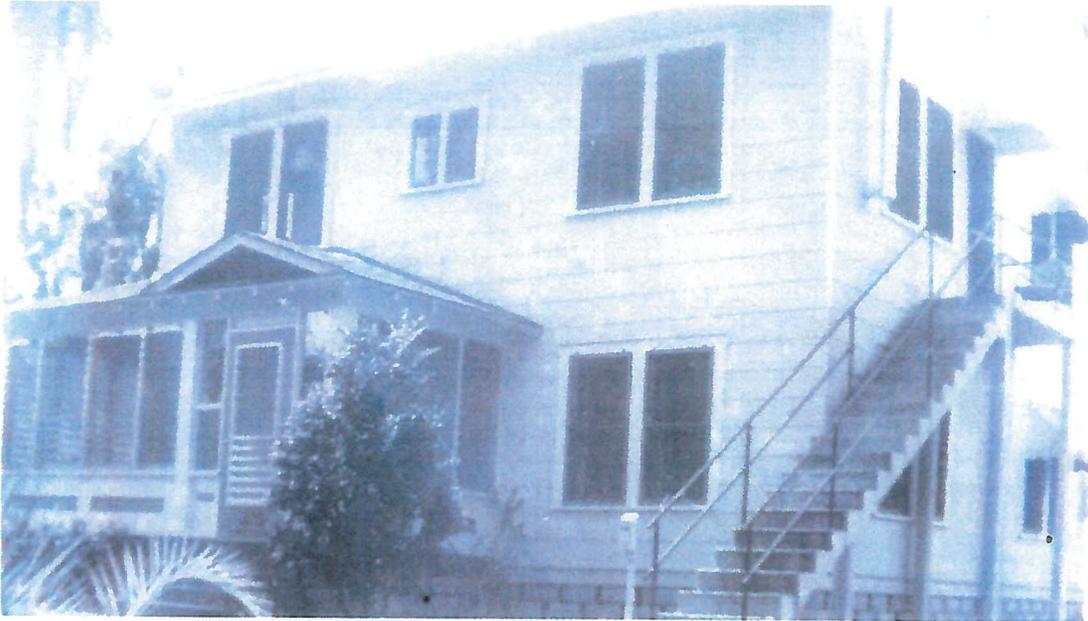


1926 View to South

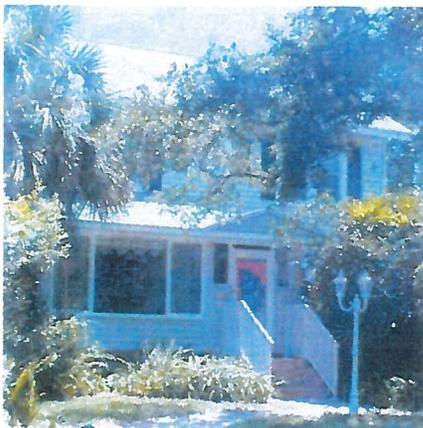


Renovation History

1954 View of West Side of House



1989 Renovations



Enclosed Front Porch



Vinyl Siding – Screened Porch – Storage Sheds – Carport Additions

2014 – Future Planning Preparations



Purchase 620 32nd Avenue North & Demolish

Convert Both Lots to One Address & Fence Open Lot



Phase I of New Renovation Project 2015-2016



Restore Main House to Original Wood Siding – Select New Color Scheme – Remove Attached Structures

Phase I of New Renovation Project 2015-2016



Extend Front Porch Overhang

Add Craftsman Style Columns With
Brick Accents

Install Craftsman Porch Light

Select Roofing Material To Match
New Color Scheme

Install Craftsman Style
Triangle Brace

Phase 2 of New Renovation Project



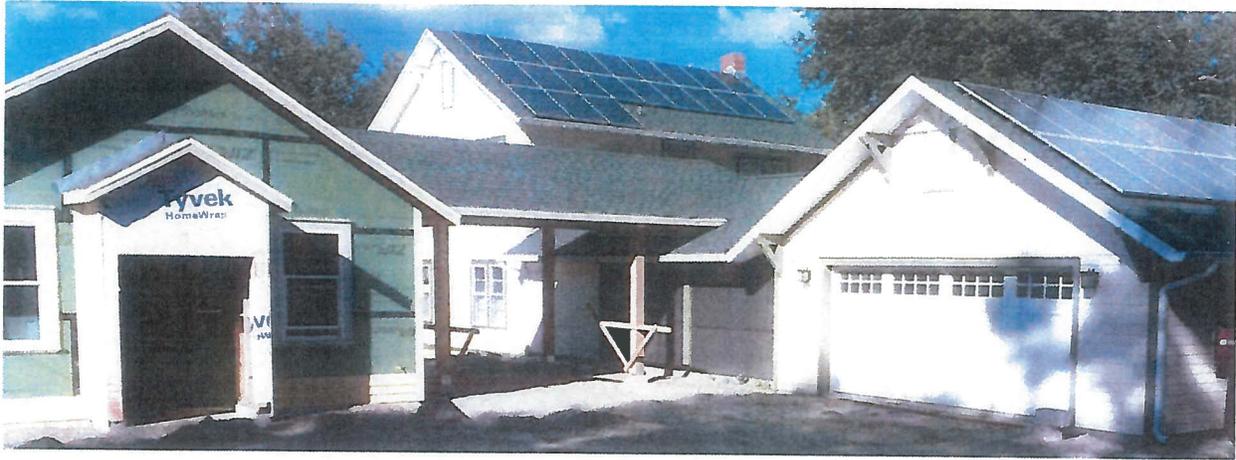
Expanded Screen Porch 2

Auto Garage

Extra Storage Area

Net 0 - Tier III
Solar Panel System

Phase 3 of New Renovation Project



Port Cochere Covered Walkway – Guest House With Front Porch – Rear Electrical Room - Pavers

Before & After Comparisons

Before



Vinyl & Concrete Siding Covering
Original Wood Siding On Main House

Neighboring Home In Poor Condition With 80% Water
Intrusion, Termite Damage, Galvanized Plumbing and Old Cloth-
Wrapped Wiring

After



New Color Scheme With Added Craftsman Style Features
Including Columns & Decorative Braces

Expanded Greenspace & Universal Design Features That
Improve Accessibility to Entire Complex

Before



Neighboring Property With 3 Aluminum Sheds Connected
With Additional Fenced Storage Area & Aluminum Roofing

Main House Also Had 2 Aluminum Sheds, Screen Porch &
Carport With Continuous Aluminum Roofing

Neighbors Property Extended From Neighbor's Fence to the
West to Within 12" Of The Main House To the East & It Was
In Very Poor Condition

Neighbor's Driveway Access From Alley Was
Unsurfaced & Mainly Dirt

After



Utility Room On Main House, Screen Porch, Garage With
Back Storage & Guest House Ground Level Raised Up Several
Inches To Make All Buildings Handicap Accessible

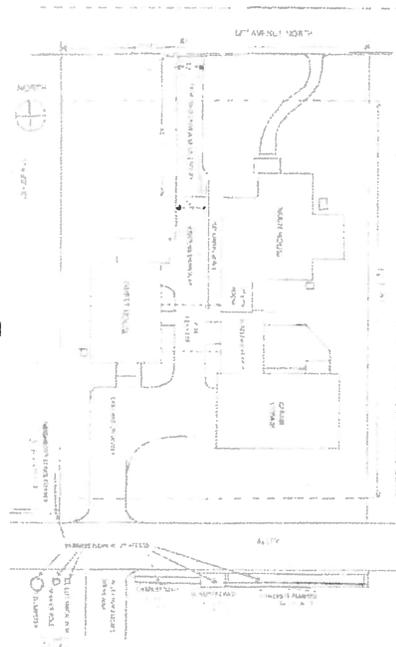
Alley Driveway Access Designed For Access From Alley To
Avoid Several Barriers That Abut Opposite Side of Alley

Craftsman Style Accents Also Added To New Structures
Including Braces & Lighting

Property & Neighborhood Site Plans

Variance Request Property Site Plan

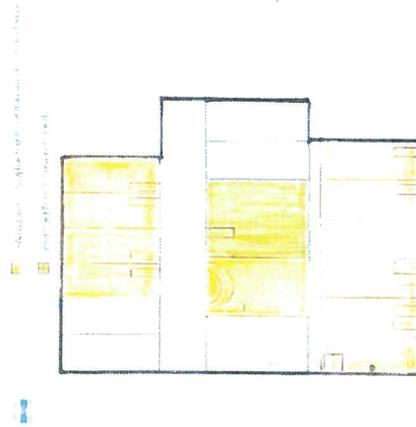
- Proposed Front Driveway Extension
- Identified Barriers Near Alley Entrance From Rear of Property



Variance Request Neighborhood Site Plan

600 Addresses on 32nd & 31st
Avenues North With Front
Driveways

Proposed Driveway at 612
32nd Avenue North



ADA Approved & Elder-Friendly Featuresq12

Handicap Accessible Features – Guest House



Multiple 4-Outlet Plugs for Devices & Medical Equipment



Wide Doors & Hardwood Floors For Wheelchair Access



Re-Mountable Wall Sink That Can Be Lowered To Wheelchair Height



ADA Height Approved Toilet With Easy Clean Surface



Roll-In Shower With Infinity Drain In Back & Adjustable Spray



Outlets Raised & Switches/HVAC Controls Lowered For Easier Wheelchair Access



ADA Approved Bathroom Floor Tile With Contrasting Borders For Visual Cues & Barrier-Free Door Thresholds



ADA Approved Door Handles

Handicap Accessible Features – Guest House



Driveway Raised To Provide Barrier-Free Handicapped Access To Both Front Porch Entry & Side Door Entry



Both Entries Have Flat No-Threshold Surface Wide Enough for Wheelchairs



Main Counter Top Has Rounded Corners & Faucet Is Touch Controlled for Easy Access



Rear Counter Is 3" Lower With 4-Outlet Plugs Near Counter Front, Microwave Underneath & An Even Lower Pull Out Work Surface For Ease of Access From A Wheelchair



Baseboards Under Counters Raised To Accommodate Wheelchair Feet & Lighted For Visual Cues at Night

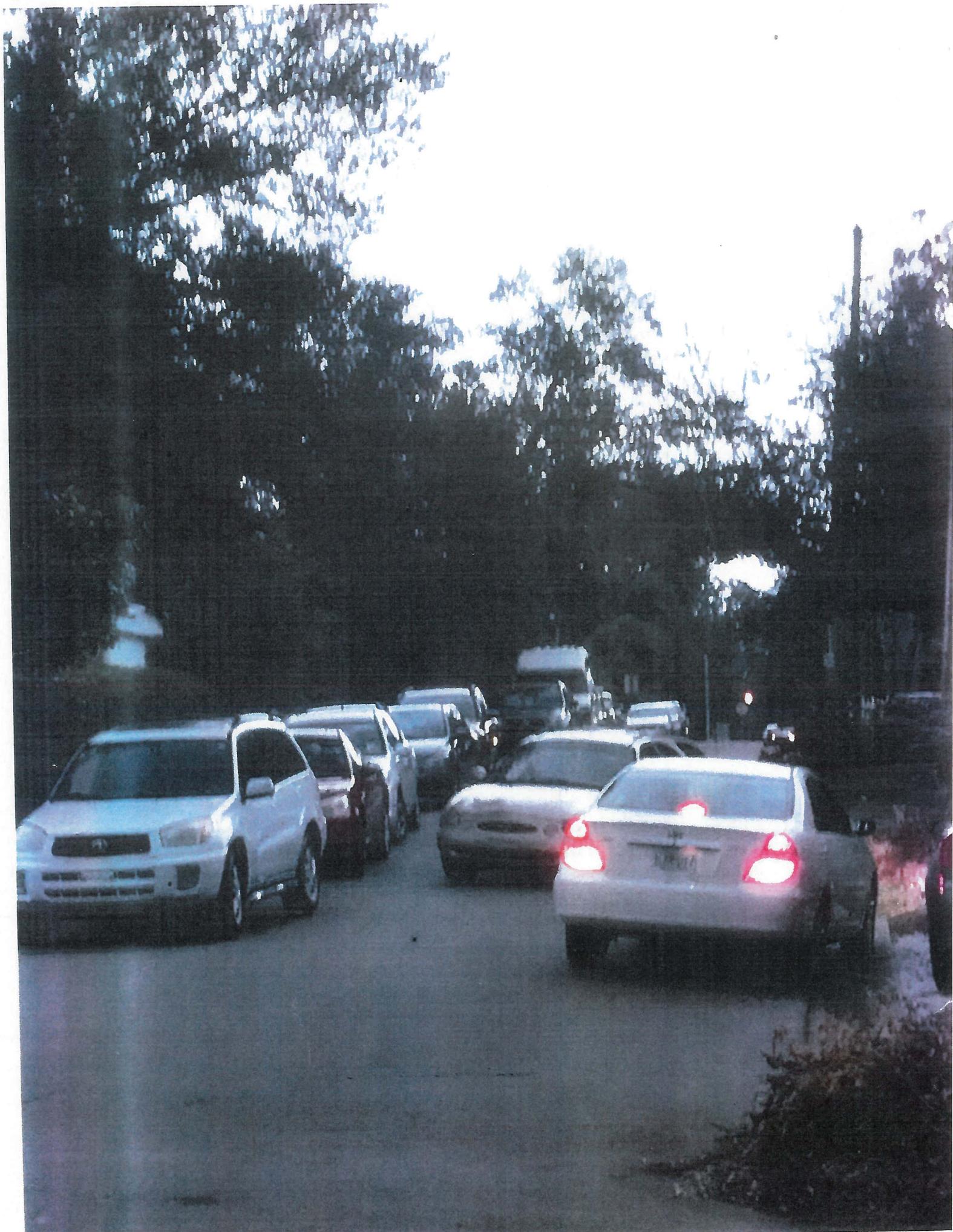
Similar Design In Same Neighborhood



3 Blocks Away – 770 34th Street North
Located On A Very Large Lot

2-Car Garage Behind Main House
Front & Circular Driveway

Port Cochere Roof Connecting Guest House





Innovations Schedule

Baranoff Room

- 8:00 AM Breakfast & Networking**
- 9:00 AM Welcome**
Susan Ponder-Stansel, FCOA President
- 9:10 AM Creating Livable Communities**
Introduction - Jeff Johnson, State Director, AARP Florida
Keynote – Jean Accius, PhD, Vice President, Long-Term Services & Supports and Livable Communities Group, AARP Public Policy Institute
- 10:15 AM Break**
- 10:30 AM Panel – Florida Communities Leading the Way**
Jeff Johnson, AARP Florida, Moderator
Al DiNicola, Senior Vice President of Sales & Marketing, Kitson & Partners
Whit Blanton, Executive Director, Forward Pinellas
Rebecca C. Morgan, Co-Director, Center for Excellence in Elder Law, Stetson University
Mark Zdrojewski, Vice President of Operations, Strobel Design Build
- 12:00 PM Lunch in Four Springs Ballroom**
Champion Everyone's Right to Be Happy and Healthy
Susan Ponder-Stansel, Moderator
Ibro Cavcic, Store Manager, Walgreens
- 1:15 PM Dementia Care and Cure Initiative/ Dementia-Friendly Communities**
Steve Bahmer, President/CEO, LeadingAge Florida, Moderator
Richard Prudom, Deputy Secretary, Florida Department of Elder Affairs
- 1:45 PM Break**
- 2:00 PM Translating Ideas & Knowledge into Action**
Susan Ponder-Stansel, Moderator
Jeff Johnson, AARP Florida
Tony Carvajal, Executive Director, Florida Chamber Foundation
Andy Corty, Publisher, Florida Trend
- 3:00 PM FCOA Response and Adjourn**
Susan Ponder-Stansel, President, Florida Council on Aging



Speaker Information

Jean Accius, PhD

Dr. Jean Accius is a nationally recognized expert on aging policy, livable communities and long-term services and supports (LTSS). He currently serves as the Vice President of the Long-Term Services & Supports and Livable Communities Group within the AARP Public Policy Institute. In this role, he provides strategic direction, thought leadership and technical expertise in leading a team at the forefront of developing innovative policy solutions for livable communities as well as the effective delivery and financing of LTSS. Dr. Accius brings a wealth of experience to his current work, having served in positions across the private, public and nonprofit sectors to advance the issues and interests of older adults. At the state level, Dr. Accius served as a Senior Program lead within the Florida Department of Elder Affairs for the Ambassadors for Aging program. Under his leadership, he developed innovative tools that raised awareness and sparked discussions regarding the social, economic and political contributions of older Floridians to address the state's fiscal and social challenges. At the federal level, he worked as a Senior Policy Advisor within the Disabled and Elderly Health Programs Group at the Centers for Medicare & Medicaid Services (Department of Health & Human Services). In that role, he implemented, directed and monitored multimillion-dollar grant programs and projects designed to support and improve the delivery of LTSS at the state level. Dr. Accius sits on the Editorial Advisory Committee for *Generations*, the journal for the American Society on Aging, and the Mission and Population Board Committee of the Holy Cross Health hospital system. He is an elected member of the National Academy of Social Insurance and serves on the boards of Justice in Aging, the American Society on Aging, Leadership Maryland and the Florida State University Alumni Association. Dr. Accius holds a master's degree in aging studies from the Claude Pepper Institute at Florida State University, and a PhD in Public Administration from American University.

Steve Bahmer

Steve Bahmer is President & CEO of LeadingAge Florida, the only Florida association that represents the full continuum of care for seniors. Bahmer is a graduate of the University of Wyoming, where he majored in journalism. After graduating with honors, he began his professional career as an award-winning writer, primarily covering legal and political affairs. He spent the next 10 years managing marketing, sales and operations for technology companies in Colorado and Wyoming. He led turnarounds in marketing and operations for a healthcare information technology company before turning his attention to healthcare policy. He joined the Wyoming Hospital Association (WHA) as Vice President, where he managed communications and public policy. His experience with the WHA led him to launch his own association management and public affairs consulting firm, The Bahmer Consulting Group in 2010, with clients in health care and higher education. Bahmer became President of LeadingAge Florida in May 2015 and now lives in Tallahassee with his wife, Tina, and their six children.



Speaker Information

Whit Blanton, FAICP

Whit Blanton is the Executive Director of Forward Pinellas, an independent public agency responsible for countywide and regional planning, funding and programming activities involving coordinated land use and transportation projects. Blanton was hired in 2015 to lead the newly-merged metropolitan planning organization (MPO) and Pinellas Planning Council, reporting to a 13-member body of elected officials representing Pinellas County and its 24 municipalities. Forward Pinellas' principal functions include coordinating land use and transportation among Pinellas County's 25 local governments and numerous regional partner agencies, developing and maintaining the Countywide Land Use Plan, adopting the MPO's Long Range Transportation Plan and an annual Transportation Improvement Program based on priority transportation projects. Blanton has nearly 30 years of professional planning experience in both the public and private sectors. Blanton has served in a national leadership role for American Planning Association (APA) and its professional institute, the American Institute of Certified Planners, including his election to the APA Board of Directors in 2012. He chaired APA's Legislative & Policy Committee, leading adoption of APA's "Aging in Community" Policy Guide. A graduate of the University of Florida with a bachelor's degree in journalism and communications, he also completed his master's degree coursework in urban & regional planning at Florida State University. He is a native of Kings Mountain, NC, and lives in Clearwater with his wife, Cathy. They have two adult daughters.

Tony Carvajal, MPA

Tony Carvajal serves as Executive Vice President of the Florida Chamber Foundation, the research and solutions development arm of the Florida Chamber of Commerce. Working in partnership with state business leaders, the Foundation advances initiatives that envision a vibrant and sustainable economy in the Sunshine State. Previously, Tony spent 20 years managing and consulting with trade and professional associations across the country. His consulting practice specialized in strategic planning, Board & staff development, and the design of innovative leadership systems. Tony is a doctoral student at Florida State University, earned a Masters in Public Administration from Florida International University, and holds undergraduate degrees in Psychology and Communications. He is a Certified Association Executive and a graduate of the U.S. Chamber's Institute for Organizational Management where he not only earned a specialty certification in non-profit management and administration but also has been an instructor in the program for the last 10 years.

Ibro Cavcic

Ibro Cavcic is a Store Manager at Walgreens located at 3077 54th Ave S, St. Petersburg, FL 33712. Cavcic has been employed with Walgreens for 15 years and serves as a member of the Walgreens Regional Senior Day Committee. As a company, Walgreens continuously engages with seniors at over 400 Stores and they are dedicated to gathering feedback to improve customer experiences and ensure they are championing the customers' right to be happy and healthy.



Speaker Information

Andy Corty, MBA

Andy Corty is publisher of Florida Trend. He oversees Trend's monthly content, all business operations, and Trend's digital offerings. Corty joined the Times Publishing organization, Trend Magazines' parent company, in 1978 as assistant to the publisher. He then took a five-year stint at The Washington Post, but returned to Florida to head marketing for the St. Petersburg Times, now the Tampa Bay Times. For 15 years he acted as vice chairman of Congressional Quarterly, a subsidiary of the Times until it was sold in 2009. In addition to leading Florida Trend, Corty sits on the board of directors for Times Publishing and serves as a trustee of The Poynter Institute, the not-for-profit school that owns the Times. Corty received his bachelor's degree from Harvard College and his MBA from Stanford Graduate School of Business. He is active in the community. A graduate of Leadership St. Petersburg and Leadership Florida, he serves on the board of trustees as treasurer of the Salvador Dali Museum and on the board of Enterprise Florida, among other activities.

Al DiNicola

Al DiNicola is the Senior Vice President of Sales & Marketing for Kitson & Partners with focus on builder product, product development, builder relations and development of Babcock Ranch. Babcock Ranch is the first Solar Powered Town in the United States. DiNicola has worked for 37 years in the real estate development business. He has been involved with over \$2 Billion of end user real estate sales and has worked in Sarasota, Florida; Hilton Head, South Carolina; Cape Cod, Massachusetts; Vero Beach, Florida and since 1990 in Southwest Florida. DiNicola has worked for both private and public companies and has been a real estate broker in Florida since 1981. He is the past president of the Naples Board of Realtors and Hall of Fame inductee of the Naples Board of Realtors. He has also served as Vice President of Sales with Westinghouse Communities and Vice President of Sales with Miromar Lakes. DiNicola is also a Registered Investment Advisor with Naples Asset Management.

Jeff Johnson

As AARP Florida State Director, Jeff leads a team of 21 staff, hundreds of volunteers, and 2.7 million Florida AARP members. He and his team seek to lead Florida to expand the possibilities and tackle the challenges of an aging society and equip Florida families to live their best lives as they age. He is a respected leader across the state who speaks regularly to groups and the media about issues ranging such as health, long-term care, Social Security, financial security, fighting fraud, building stronger communities, using social media effectively, and leadership development. He also facilitates small-group "check-up" sessions as part of AARP's Life Reimagined initiative. Johnson has worked with AARP Florida since 2000 and was named state director on an interim basis in October 2010 and permanently in February 2012. He was raised in Jacksonville, graduated Phi Beta Kappa from Wake Forest University, and also holds a Master of Divinity degree from Emory University's Candler School of Theology. Johnson joined AARP after working in public relations, marketing and sales, most recently with the Tampa Bay (then) Devil Rays.



Speaker Information

Rebecca C. Morgan, JD

Rebecca C. Morgan is the Boston Asset Management Chair in Elder Law, the Co-Director of the Center for Excellence in Elder Law at Stetson University College of Law and the original director of Stetson's on-line LL.M. in Elder Law. She is a successor co-author of Matthew Bender's *Tax, Estate, and Financial Planning for the Elderly* and its companion forms book, a co-author of *Representing the Elderly in Florida*, co-author of *Fundamentals of Special Needs Trusts* and serves as a member of the elder law editorial board for Matthew Bender. Professor Morgan is a past president of the National Academy of Elder Law Attorneys, past president of the Board of Directors of the National Senior Citizens Law Center (now known as Justice in Aging), past chair of the American Association of Law Schools Section on Aging and the Law and of the Florida Bar Elder Law Section, and was on the Faculty of the National Judicial College. She is on the board, and serves as treasurer, for the Center for Medicare Advocacy. She recently joined the board of the American Society on Aging.

MISSION

To help Florida's elders remain healthy, safe, and independent.

VISION

All Floridians aging with dignity, purpose, and independence.

ELDERAFFAIRS.ORG

Elder Helpline
1-800-963-5337





Speaker Information

Susan Ponder-Stansel, MSW

Susan Ponder-Stansel began her career with Community Hospice as a volunteer clinical social worker in 1985, having just earned her Masters Degree in social work. She became President & CEO of Community Hospice in April 1991. Ponder-Stansel is a past member of numerous boards including United Way of St. Johns County and the Board of Trustees of the Jacksonville Chamber of Commerce. She serves on the National Home Care and Hospice Association Hospice Board of Advisors; the Florida Hospice and Palliative Care Association Board of Directors; the Flagler Hospital Board of Trustees, and is the current Chair of the Board of Directors of the Northeast Florida Regional Health Planning Council. She is a board-certified, licensed clinical social worker and is a member of the Academy of Certified Social Workers and is an Advanced Certified Hospice Executive. She teaches and contributes to various publications on the topics of hospice care and end-of-life care. She lives in Jacksonville and has an 18 year old daughter.

Richard Prudom

Richard Prudom joined the Department of Elder Affairs (DOEA) in July 2011 as the Chief Financial Officer, and he has served as the Deputy Secretary and Chief of Staff since October 2011. As Deputy Secretary, Prudom performs Chief of Staff functions for the Department and oversees the Office of Strategic Initiatives, the Division of Statewide Community-Based Services, the Division of Internal & External Affairs, and the Division of Financial Administration. Deputy Secretary Prudom also serves as Chair of the Tallahassee/Leon County Dementia Care and Cure Initiative Advisory Council. Before joining DOEA, he worked at the Department of Corrections for 24 years in various leadership and management positions, including Chief of Staff. He received his Bachelor of Arts in Accounting from the University of Kent in the United Kingdom. In September, 2014, Prudom took the oath to become an American citizen and now enjoys dual citizenship with the United Kingdom.

Mark Zdrojewski

Mark Zdrojewski is the Vice President of Operations for Strobel Design Build. Zdrojewski is responsible for ensuring the core values and mission of Strobel Design Build are upheld in everything from project conception to post-project follow up, he works closely with clients and staff. Following in the footsteps of the company founder, Mark values the importance of community involvement and education. He is on the Board of Directors for the National Association of the Remodeling Industry and serves as Chairman of the Education Committee. Mark also has been with Habitat for Humanity for 3 years, first as their Construction Director, and now as a Board Member and Construction Committee Chairman. Zdrojewski completed his BA degree at SUNY Buffalo and his Master's Degree in Aging and Neuroscience at USF College of Medicine. After working in research labs at USF Center of Excellence in Aging and Brain Repair and the Byrd Alzheimer's Institute, he found his calling to use his construction upbringing and medical knowledge to help others. Zdrojewski is a licensed contractor. His background makes Strobel Design Build the area's most qualified Universal Design firm. Mark's strong academic background, lifelong Construction experience, and public service help us continue our reputation of excellence.



Zoning

600 Address – Neighboring Properties with Front Driveways



Proposed Front Driveway Property



Enter an address



100ft

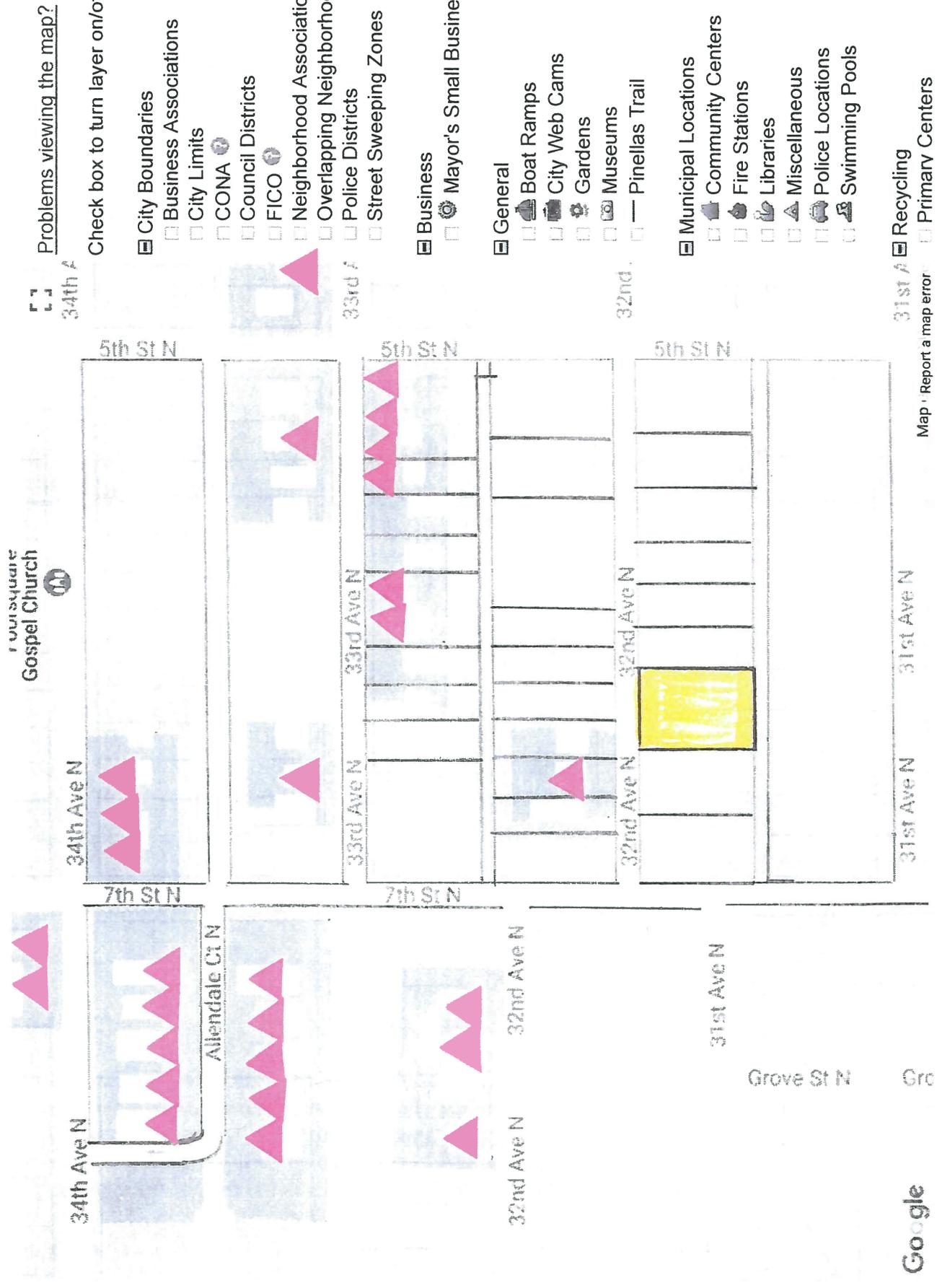
62nd St 27.800 Degrees

31st Ave N

32nd Ave N

Big-Box Houses

City of St. Petersburg GIS



[Problems viewing the map?](#)

Check box to turn layer on/off

- City Boundaries
- Business Associations
- City Limits
- CONA
- Council Districts
- FICO
- Neighborhood Associations
- Overlapping Neighborhood Ass
- Police Districts
- Street Sweeping Zones

- Business
- Mayor's Small Business Tou

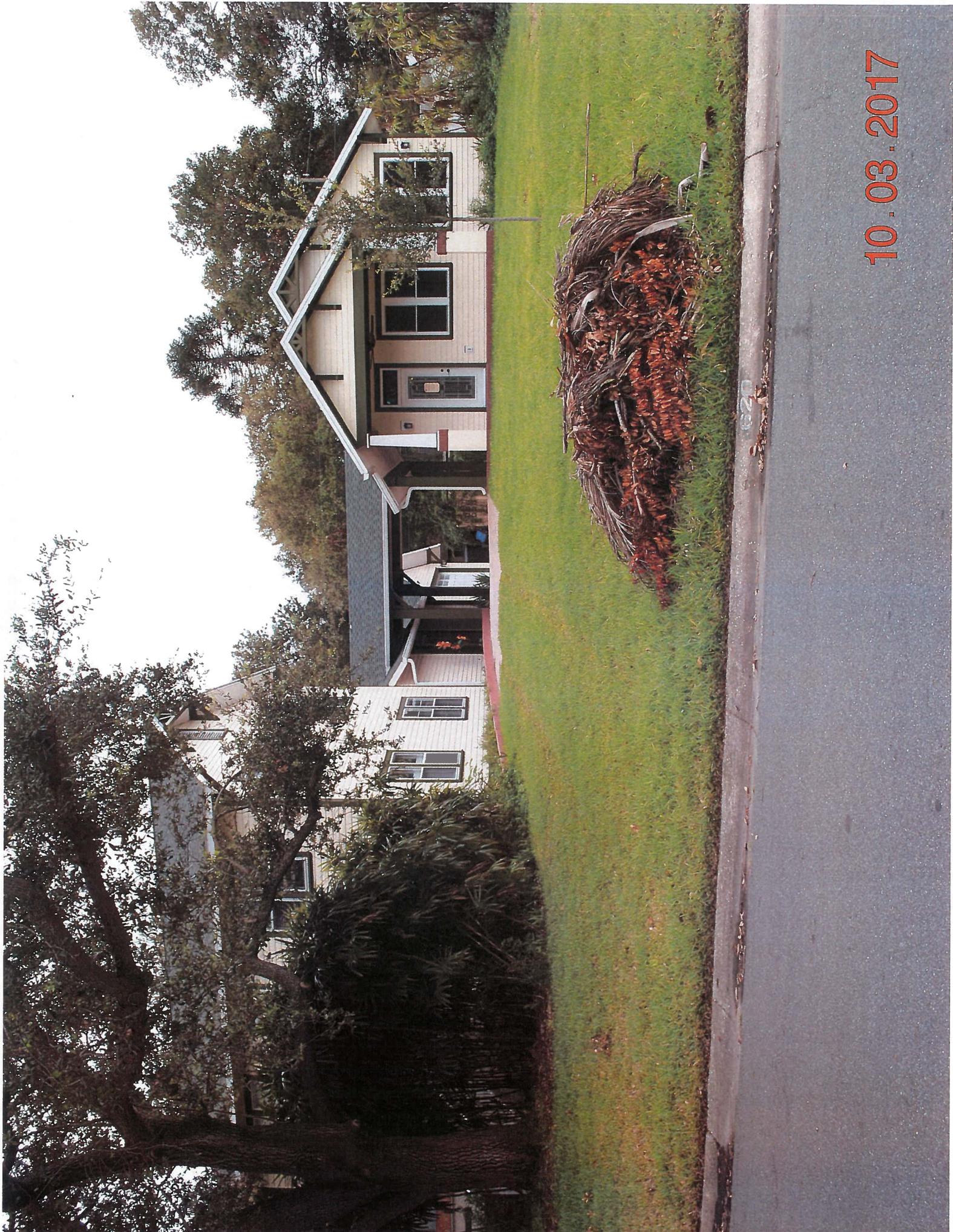
- General
- Boat Ramps
- City Web Cams
- Gardens
- Museums
- Pinellas Trail

- Municipal Locations
- Community Centers
- Fire Stations
- Libraries
- Miscellaneous
- Police Locations
- Swimming Pools

- Recycling
- Primary Centers

Map - Report a map error

Google



10.03.2017



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10.03.2017

BACKGROUND: The subject property consists of two platted lots of record (Lots 29 and 30 of Boswell's Subdivision, B.F.) and is located in the Historic Old Northeast Neighborhood. The subject subdivision was recorded February 17, 1913. City property card records indicate that the existing single-family home on Lot 29 was relocated to the site in 1936. The current property owner purchased the single-family residence on Lot 29 in 1981, and the adjacent Lot 30 was later purchased at some point in the 1980's, according to owner records (Pinellas County Property Appraiser records do not indicate the year that the two lots were merged). It is clear that the original development of Lot 29 did not include the adjacent Lot 30, which remains vacant, and has never been developed with a structure, according to available property records.

The subject property is currently zoned Neighborhood Traditional Single-family-3, which requires a minimum lot width of 60-feet and a minimum lot area of 7,620 square feet. The subject lots are 50-feet wide and approximately 6,445 square feet in area, and are therefore considered to be substandard, or non-conforming, to zoning district requirements.

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. 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.

REQUEST: The applicant seeks a variance to minimum lot width and area requirements in order to build one new-single family home on Lot 30, with the existing home on Lot 29 to remain. The proposed home is a two-story structure with 2,464 SF of living space and a single-story 480 SF detached garage to be accessed from the alley, as required by Neighborhood Traditional design standards. The proposed structure meets Land Development Regulation requirements in regards to F.A.R. (.56 F.A.R proposed utilizing design bonuses, up to .60 is permitted with design bonuses), building coverage (25% proposed, 55% permitted), and impervious surface coverage (50% proposed, 65% permitted). Proposed plans are provided as an attachment to this Staff Report.

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 variance would allow for development on a vacant platted lot of record.

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

The individual platted lots are deficient in regards to minimum lot width and area required for the NT-3 zoning district and are therefore considered to be substandard.

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

The site is not located within a locally designated preservation district.

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

This criterion is not applicable.

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

The site contains a 36" Laurel Oak tree in addition to other vegetation that would need to be removed in order to construct the new single-family home. The City's Urban Forester inspected the tree and has indicated that it is in declining condition. If the variance application is approved, two new shade trees are required to be planted to satisfy single-family residential development requirements.

- 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.*

Staff analyzed the development pattern of the subject block and adjacent blocks (see attached study area exhibit and study area tables below). The portion of the Historic Old Northeast Neighborhood that was included in this study area is unique in that it includes a total of six blocks which were platted in seven different subdivisions. The subdivisions consist of a variety of lot sizes. Properties which are currently being utilized for commercial development along the 4th Street commercial corridor were not included in the analysis. The subject block and surrounding blocks contain a combination of one and two-story homes.

A majority of the lots within the original Boswell's B.F. Subdivision (all but four corner lots) were platted at a width of 50-feet. Comparing the original subdivision plat to the current development pattern, approximately 62% of lots within the subdivision were developed with one home on the originally platted lot. In the analysis of the six block study area (see attached Neighborhood Lot Exhibit and Lot Area Analysis tables below), 69% of properties within the study area are substandard to lot area and 65% are substandard as to minimum lot width. 70 of the 100 parcels were developed with one home on one platted lot of record or less (70%). Several of the originally platted lots within the study area have been modified from their originally platted pattern. The remaining 30% of properties in the study area were developed on one platted lot or one platted lot plus a portion of an adjacent lot.

Table 1: Lot Area Analysis (Subject block and surrounding blocks)

Block	Conforming to Area	Substandard to Area	% Substandard to Area
Subject Block* (Block 1)	5	6	54.55%
Block 2 (north)	5	10	66.67%
Block 3 (northeast)	2	19	90.48%
Block 4 (east)	8	10	55.56%
Block 5 (southeast)	8	12	60.00%
Block 6 (south)	3	12	80.00%
Total	31	69	69.00%

Table 2: Lot Width Analysis (Subject block and surrounding blocks)

Block	Conforming to Area	Substandard to Area	% Substandard to Area
Subject Block* (Block 1)	5	6	54.55%
Block 2 (north)	5	10	66.67%
Block 3 (northeast)	4	17	90.48%
Block 4 (east)	10	8	55.56%
Block 5 (southeast)	8	12	60.00%
Block 6 (south)	3	12	80.00%
Total	35	65	65.00%

Table 3: Platted Lot Developed Pattern (Subject block and surrounding blocks)

Block	One platted lot or less	More than one platted lot	% More than one platted lot
Subject Block* (Block 1)	6	5	45.45%
Block 2 (north)	11	4	26.67%
Block 3 (northeast)	19	2	9.52%
Block 4 (east)	10	8	44.44%
Block 5 (southeast)	12	8	40.00%
Block 6 (south)	12	3	20.00%
Total	70	30	30%

This particular area of the Old Northeast neighborhood is directly adjacent to the 4th Street commercial corridor and contains a mixed development pattern, with over half of the lots in the identified study area being non-conforming to currently required lot width and area. In addition, a majority of properties were developed on one platted lot or less. The proposed project promotes the established development pattern by preserving the existing home which was moved to the site in 1936 and is located entirely on Lot 29, and the proposed structure on Lot 30 will meet all of the requirements of the NT-3 zoning district including setbacks and building height.

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

The project does not involve public facilities.

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

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;*

Literal enforcement may result in an unnecessary hardship. According to property records, the lot in question (Lot 30) has never been developed and the existing single-family residence on Lot 29 was developed separately, prior to the aggregation of lots under common ownership. The existing structure on Lot 29 maintains setbacks that are greater than what would be required by current code standards.

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

Strict application may not provide for reasonable use of the land as lots of similar sizes in the same block and surrounding blocks have been developed in the same manor. If the variance application is not approved, the applicant could construct additions to the existing single-family home, or demolish the existing home and rebuild a new, larger home.

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

The request is the minimum variance that will make reasonable use of the vacant platted lot. The existing single-family home located on Lot 29 meets required building setbacks, and allowing development on the adjacent 50-ft wide, 6,445 SF lot would allow for 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 infill development. The following objectives 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.

Section 16.20.010 (Neighborhood Traditional Single-Family Districts) describes the purpose and intent of NT district regulations as protecting the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. That section also identifies that lots in traditional neighborhoods are narrow compared to lots in suburban neighborhoods, with traditional lot widths typically ranging between 45 and 60 feet.

Development of this lot would be in harmony with allowing for infill development on a lot with existing infrastructure (utilities) and would direct new development to infill where capacity is already available.

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

Granting of the variance will not be injurious to neighboring properties as the proposed structure will meet all setback and design requirements of the Neighborhood Traditional-3 Zoning District. In addition, the existing single-family home on Lot 29 will remain and meets required building setbacks. Development of one new home on the lot would not be detrimental to the overall character of the neighborhood, and the preservation of the existing home will continue to contribute to the established neighborhood character.

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

Staff finds that the reasons set forth in the application support the justification for granting the variance.

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.*

No non-conforming uses or buildings have been utilized as part of Staff's analysis.

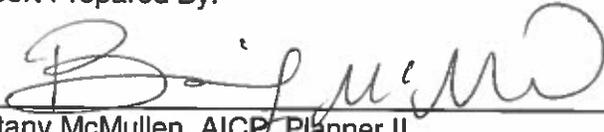
PUBLIC COMMENTS: The Historic Old Northeast Neighborhood Association has indicated via e-mail that they are not in support of the request. Staff also received one e-mail in opposition of the request from neighboring property owners as of the date of publication of this Staff Report (see attached e-mails).

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 setback and design requirements of the Neighborhood Traditional-3 Zoning District at the time of permitting.
2. This variance approval shall be valid through November 1, 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. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations. No variances shall be granted to Building and Site Design requirements of the Neighborhood Traditional zoning districts (Section 16.20.010.11).
4. A tree removal permit shall be applied for prior to the removal of any Code protected trees. Review and approval of said permit is required prior to commencement of construction activity at the site.

Report Prepared By:



Brittany McMullen, AICP, Planner II
Development Review Services Division
Planning & Economic Development Department

10/25/17
Date

Report Approved By:



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

10-25-17
Date

ATTACHMENTS: Aerial map, study area exhibit, existing survey, proposed site plan, elevation drawings, applicant's narrative, signatures of support, Neighborhood Participation Report, photographs submitted by applicant, e-mail from Old Northeast Neighborhood Association, Design Review Memo from John Peter Barie, e-mail from neighboring property owner



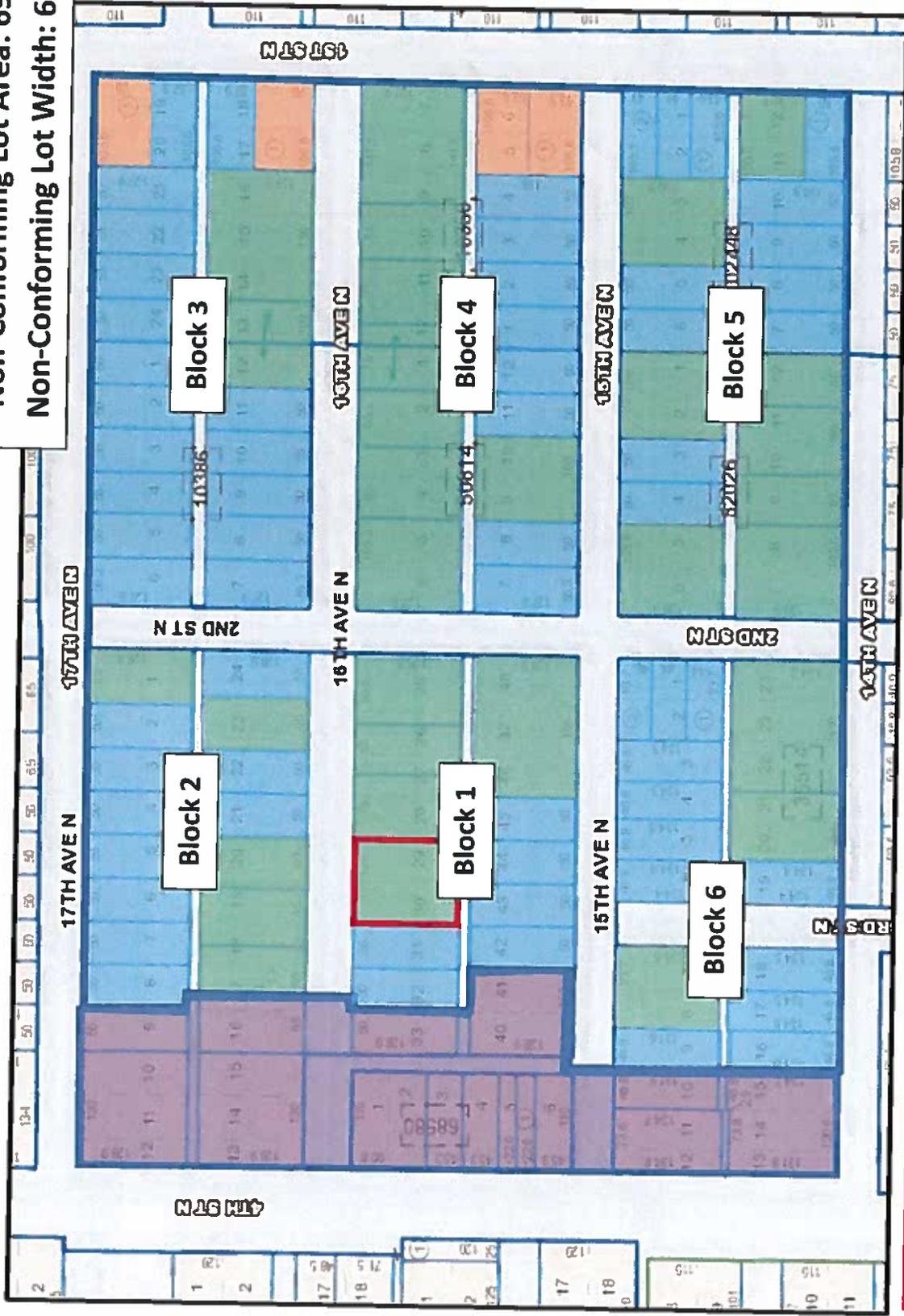
st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-54000058
Address: 216 16th Ave N



**Study Area Exhibit
DRC Case 17-54000058**

**Non-Conforming Lot Area: 69%
Non-Conforming Lot Width: 65%**



- Subject Property
- Commercial/Not Included
- Non-conforming to Lot Area & Width
- Conforming to Lot Area & Width
- Conforming to Width Only

16th AVE. N.

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

SECTION 18, TOWNSHIP 31S, RANGE 17E



NORTH BASIS:
PLAT
SCALE: 1" = 20'

CERTIFIED TO:

CHERYL L. WALTERS
SUNSHINE CITY SERVICES, LLC

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof. This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record. Survey not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Flood Zone
"X" AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL #125148 12103C0217 G,
REVISED 9/3/03
Basis of Bearings:
NORTH BOUNDARY
ASSUMED EAST (PER PLAT)
Benchmark:
COUNTY #557 FEDERAL E
EL = 14.684' N.G.V.D., ADJUSTED TO
EL = 14.08' N.A.V.D. M.S.L. = 0.00'

LEGAL DESCRIPTION

LOTS 29 AND 30, ACCORDING TO THE PLAT OF
B. F. BOSWELL'S SUB. DIV.
AS RECORDED IN PLAT BOOK 1, PAGE 2
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

I hereby Certify that the survey represented hereon meets the requirements of Chapter 50-17, Florida Administrative Code

John C. Brendla
JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. LB 760

BOUNDARY SURVEY WITH IMPROVEMENTS - 6/26/17

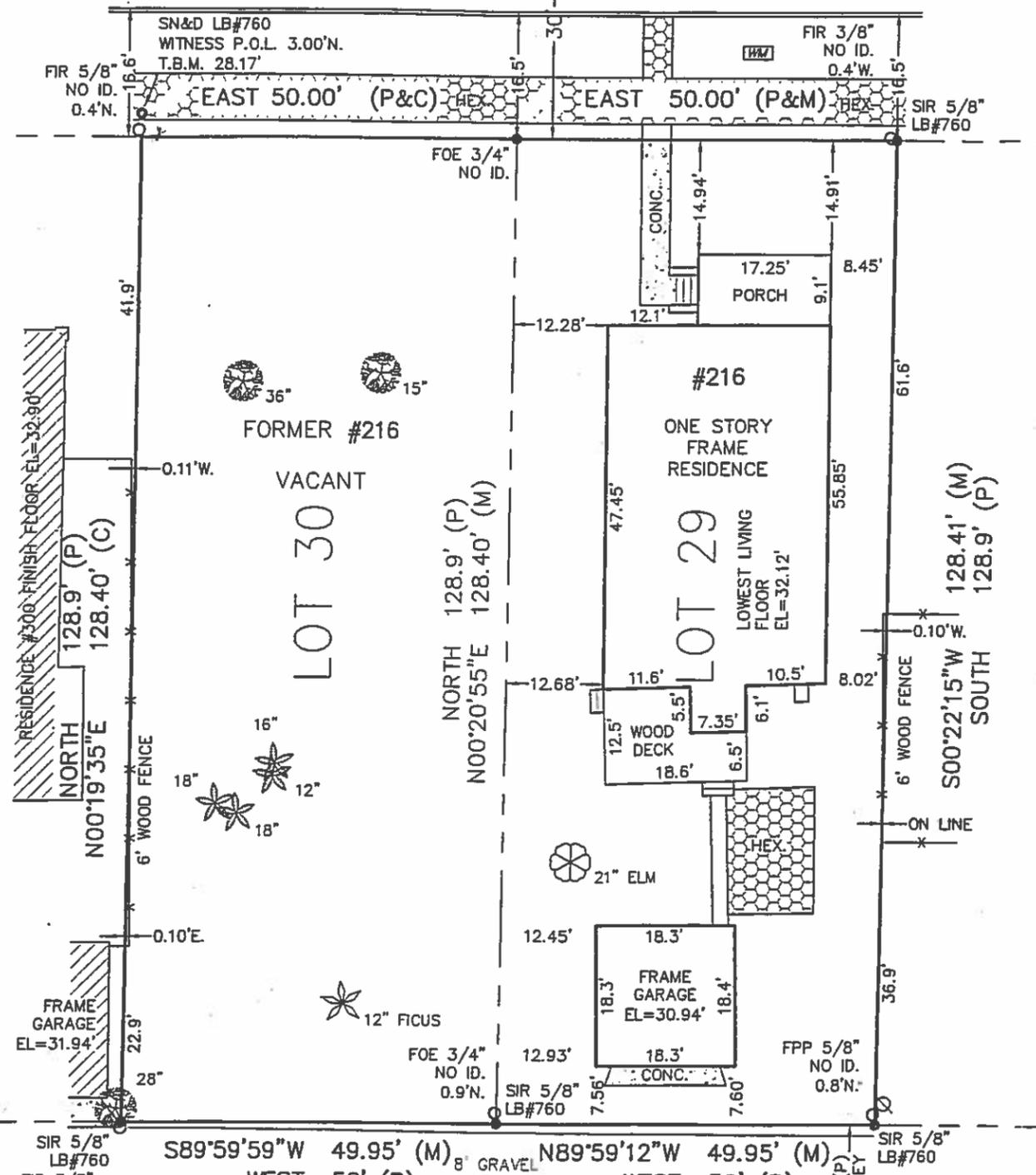
LOT 31

LOT 30

LOT 29

LOT 28

2nd ST. N.



- LEGEND:
- N&D = NAIL & DISK
 - FPP = FOUND PINCHED PIPE
 - FIR = FOUND IRON ROD
 - C = CALCULATED
 - HEX. = HEXAGONAL SIDEWALK PAVER
 - M = FIELD MEASUREMENT
 - P = PLAT
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - FOE = FOUND OPEN END PIPE
 - SIR = SET IRON ROD
 - P.O.L = POINT ON LINE
 - SN&D = SET NAIL AND DISK
 - S/W = SIDEWALK
 - T.B.M. = TEMPORARY BENCHMARK
 - WM = WATER METER
 - CLEANOUT = CLEANOUT
 - CABLE T.V. = CABLE T.V.
 - POWER POLE = POWER POLE

- DIA = OAK TREE
- DIA = PALM TREE

F.B.: 938 PG: 3

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

Job Number
1705-14

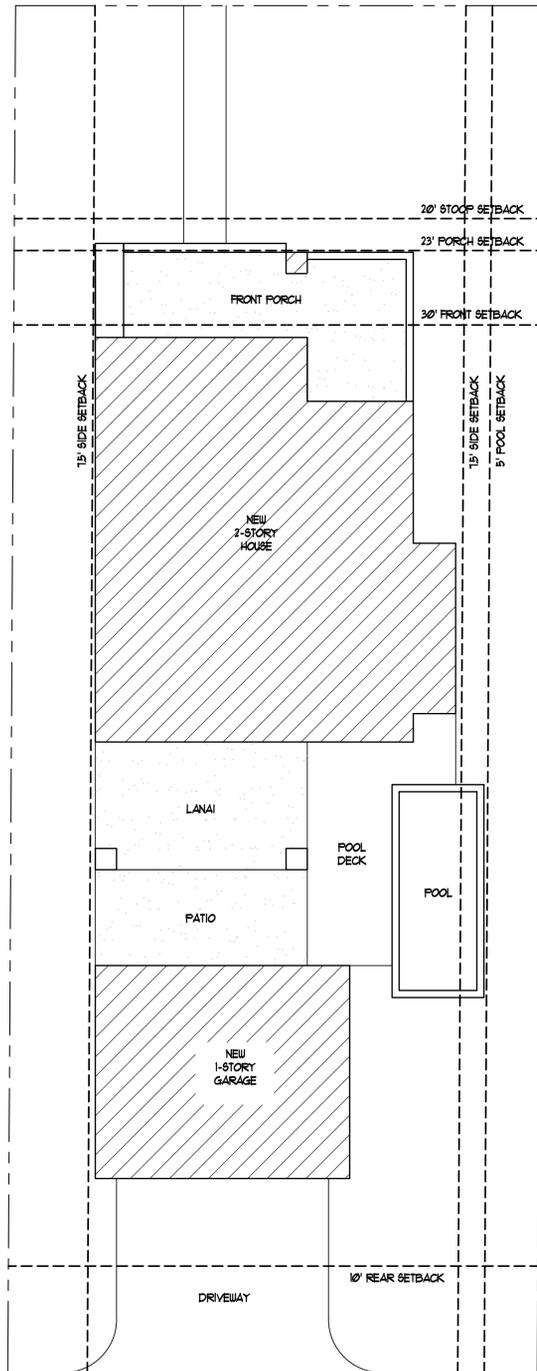
1705-14.CRD

DRW: JM

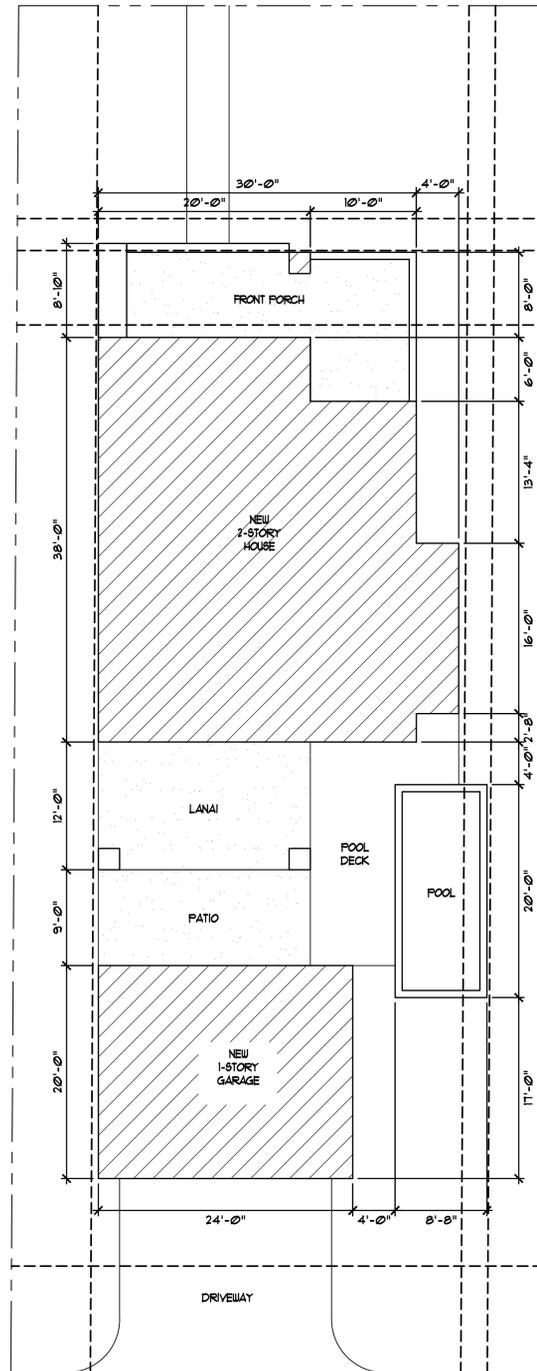
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1 SITE PLAN
1/8" = 1' - 0"



2 SITE DIMENSION PLAN
1/8" = 1' - 0"

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Site Plan and Front Elevation for the:
FUDGE SPEC HOUSE
216 16TH AVENUE N
ST. PETERSBURG, FL



commercial residential architecture
FRAZE design
FL LIC. NO. AA2600685
ST. PETERSBURG, FLORIDA 33712
1750 CENTRAL AVENUE
PHONE: 727/528-3608
FAX: 727/528-3609
STUDIO: 727/821-8355
E-MAIL: ff@frazedesign.com

SHEET TITLE
SITE PLAN

SHEET NUMBER
1

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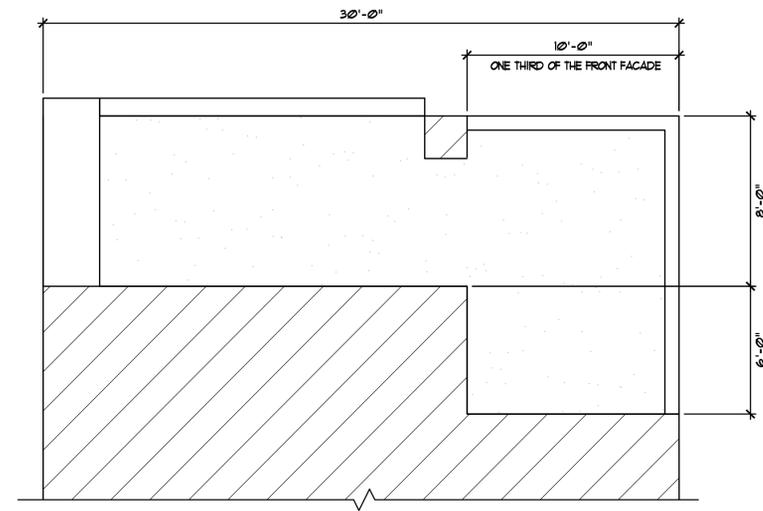
Proposed Gross Floor Area New Plus Existing	
Actual First Floor (Exclude Percentage of Space Below Design Flood Elevation)	1,144
Actual Second Floor	1,320
Attic if Accessible via Stair	
Actual Garage	480
Actual Other Enclosed 500 Square Foot Exemption for Accessory Dwelling Unit (Enter as Negative 500)	
Total FAR Requested	2,944
Max FAR Allowed	3,850

BUILDING COVERAGE					
Includes all enclosed structures.					
	Lot Total Square Feet	% of Building Coverage Area Allowed	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	6,417	55%	3,529	1,624	25.31%

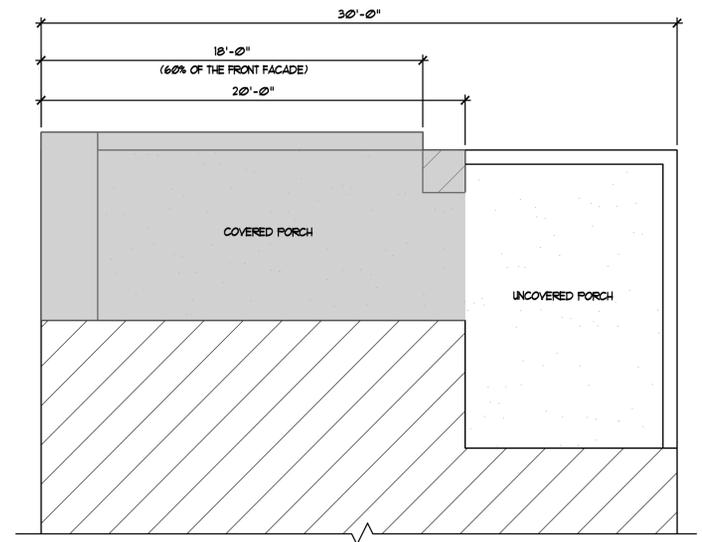
IMPERVIOUS SURFACE RATIO (Site Ratio)					
Impervious surface means a surface that has been compacted or covered with a layer of material so that it is resistant to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas, pools, and surfaces such as compacted sand.					
Deck means a structure consisting of a floor that is raised above the finished grade of the lot, typically, the structure is elevated on piers and constructed of wood or simulated wood materials. The pier construction eliminates the need for changes to th					
	Lot Total Square Feet	% of Impervious Area Allowed	Sq Ft Allowed	Actual Impervious Area in Square Feet	Actual Impervious Area in Percentage
Entire Site	6,417	65%	4,171	3,200	49.87%
Interior Lot - Front Yard	1,494	45%	672	309	20.68%

FLOOR AREA RATIO	
Floor area ratio (FAR) is the measurement of intensity of building development of a site. A floor area ratio is the relationship between gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor area of a	
In the NT zoning districts the FAR includes any enclosed space above the required design flood elevation line, including enclosed garage space, but excludes that portion of the enclosed space that is below the required design flood elevation and up to 500	
	Total Square Feet
Total Allowed FAR Base	0.40
Total FAR Bonus from Next Page	0.16
Total Allowed Including Bonus	0.56
Max FAR Allowed	0.60
	2,567
	1,027
	3,594
	3,850

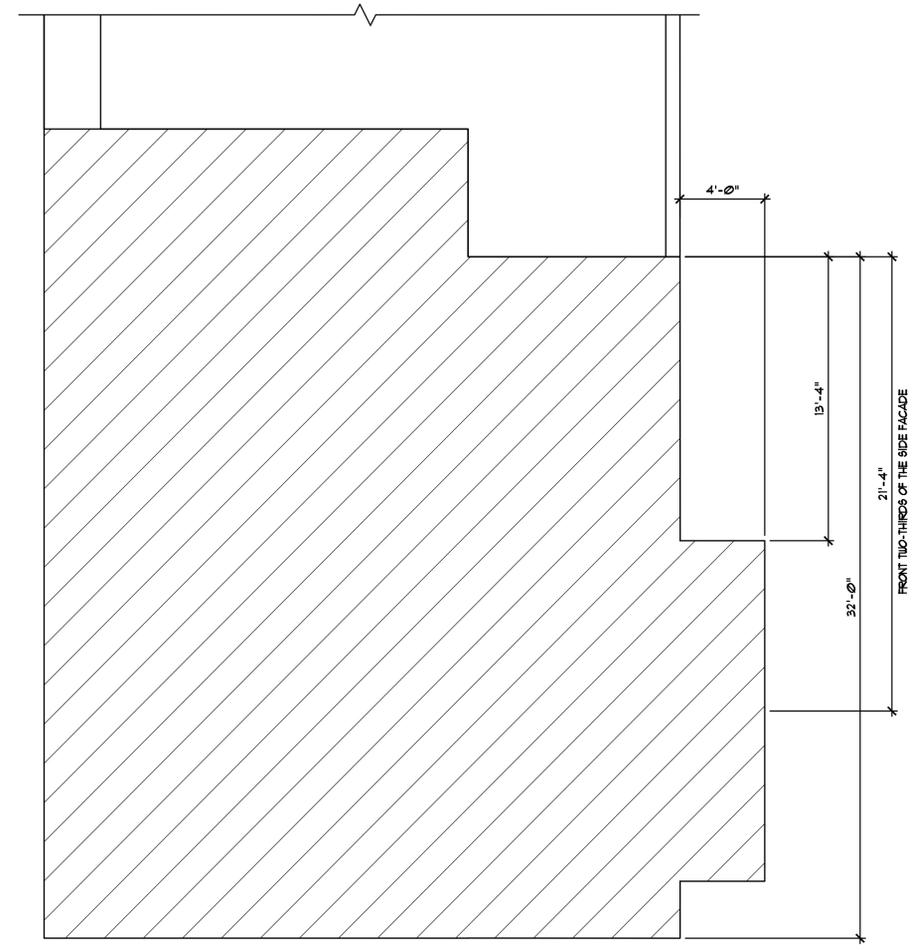
FLOOR AREA RATIO			
Residential Floor Area Ratio Bonus. An FAR bonus of up to 0.20 shall be granted when structures incorporate design elements set forth herein. The following options may be utilized in any combination, however, the maximum FAR bonus is 0.20.			
Bonus Points Requested	Max Allowed	Bonus Requested	Drawing Detail / Sheet #
a. One story covered front porch with a separate roof structure with a minimum width of 60% of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08	0.08	DETAIL 3
b. Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire façade, and .005 bonus for every 1 foot of additional front setback of at least one third of the façade but which is less than the entire facade	0.10		
c. Additional second story side setbacks: .01 bonus for every 1 foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	0.05/side		
d. Total residential floor area of the second story does not exceed 75% of the first story (excludes garage sf): 0.05 bonus.	0.05		
e. Reduction of the height of both the peak and roofline of a two story building from the maximum allowed height: 0.02 bonus per foot, maximum 0.06.	0.06		
f. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer	0.04		
g. Side façade articulation: side façades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	0.04	0.02	DETAIL 1
h. Front façade articulation: front façades (excluding the porch) which feature offsets of at least six feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10	0.10	0.06	DETAIL 2
i. All windows have true or simulated divided light muntins on interior and exterior surfaces: 0.03 bonus.	0.03		
j. One story - principal structure: 0.15 bonus.	0.15		
k. One story - all structures: 0.20 bonus.	0.20		
l. Style, materials and detailing consistent with an Architectural Style in St. Petersburg's Design Guidelines for Historic Properties: .10 bonus	0.10		
m. Planting of larger shade trees between the front façade and the curb - 4" min caliper measured 6" above grade, Spread 8" -10", Height 4-ft to 16-ft, 100 gallon container grown: 0.01 bonus per tree, maximum 0.20 bonus.	0.02		
n. LEED or Florida Green Building Coalition Certification: 0.05 bonus.	0.05		
o. Solar Ready: .02 bonus.	0.02		
Total of Bonuses Requested		0.16	



2 FRONT ARTICULATION
1/4" = 1' - 0"



3 FRONT PORCH
1/8" = 1' - 0"



1 SIDE ARTICULATION
1/8" = 1' - 0"

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Site Plan and Front Elevation for the:
FUDGE SPEC HOUSE
216 16TH AVENUE N
ST. PETERSBURG, FL

FD#



commercial residential architecture

FRAZE design

FL LIC. NO. AA20000885
1750 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA 33712
PHONE: 727/528-3608
FAX: 727/528-3609
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E-MAIL: fr@frazedesign.com

SHEET TITLE
CALCULATIONS AND DETAILS
SHEET NUMBER
2

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1 FRONT ELEVATION
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2 SIDE ELEVATION
1/4" = 1' - 0"

Site Plan and Front Elevation for the:
FUDGE SPEC HOUSE
216 16TH AVENUE N
ST. PETERSBURG, FL



commercial
residential
architecture

FRAZE
design

FL. LIC. NO. AA2600685
ST. PETERSBURG, FLORIDA 33712
1750 CENTRAL AVENUE
PHONE: 727/528-3608
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E-MAIL: ff@frazedesign.com

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SHEET TITLE
FRONT ELEVATION AND SIDE ELEVATION
SHEET NUMBER
3

ISSUE	DATE	BY:
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1 REAR ELEVATION
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2 SIDE ELEVATION
1/4" = 1' - 0"

Site Plan and Front Elevation for the:
FUDGE SPEC HOUSE
216 16TH AVENUE N
ST. PETERSBURG, FL



commercial residential architecture

FRAZE design

FL. LIC. NO. AA26006885
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SHEET TITLE
REAR ELEVATION
AND SIDE
ELEVATION

SHEET NUMBER
4



08-22-2017

Fudge Spec House
Front and Side Elevation
Saint Petersburg, Florida



1750 Central Avenue
St. Petersburg, Florida 33712
Phone: 727.328.3608

Variance

Application Narrative

Street Address: 216 16th Avenue North and Vacant Lot on 16th Avenue North between the addresses of 216 (on the East) and 300 (on the West).

- 1) Applicant is requesting that Lot 29 which is a 50 foot wide by 128 feet deep platted lot where the Applicants principle residence sits, and Lot 30, which is also a 50 wide by 128 feet deep platted lot which is a vacant lot that Applicant purchased after she purchased her home, be separated and each given their own Property ID # as follows;

216 16th Avenue North – Lot 29 18-31-17-10368-000-0290

Address to be determined – Lot 30 18-31-17-10368-000-0300

- 2) In addition we are requesting that Lot 30 be deemed a 50 foot wide buildable lot. Meaning, we are requesting that Lot 30 be buildable on it's own without being a part of Lot 29.

Questions

- 1) These two lots each with a 50 foot platted lot width are the typical size found on the blocks in this area between 2nd Street and 4th Street North. This particular lot (Lot 30) is very unique in that most multi lot properties were created as multi lot properties at their inception. Meaning, when the first home was built on the typical multi lot property, it was typically built sitting across the lot line and was on top of both lots, or in some cases, more than two lots.

Lot 30 has been vacant for decades, and potentially since it was platted. This is a rare situation in which a vacant lot was purchased as an investment by the neighboring property owner and was never built upon by the property owner.

The very rare instances which I have seen another lot be acquired by a neighboring property owner, the property owner almost always used the extra lot to expand their existing home. Lot 30 has remained vacant.

- 2) Yes, the predominate lot size that was uncovered in the two independently performed lot size surveys completed by City Staff (Brittany McMullen) and Applicant (Felix Fudge on behalf of Sunshine City Services) found that between 69 and 70% of the lots were non-conforming. Most of the Non-conforming lots were also 50 feet in width. There were a few that were less than 50 feet in width but they were more of the exception.

Almost all of these 50 foot wide lots are used for single family homes which is exactly what is planned for Lot 30.

- 3) These lots sizes were created when they were initially recorded as a platt. Lot 30 which is a 50 foot lot, is NOT the result of Applicant tearing down a home that sat on two or more lots. Lot 30 has been vacant potentially since it was platted or at the very least, the last several decades. As in, Lot 30 has likely not had ANY structure on it for decades.
- 4) The new single family home to be built on Lot 30 will sit between two other lots that are the same size. The new home will enhance the neighborhood because it was designed to fit into the neighborhood and not designed to compete with the neighborhood. The new home was designed to meet the Brand New Land Development regulations.
- 5) This variance request is for Lot Width only and as variances goes, is very simple with only one moving part. Applicant has lived in home for 35 plus years and intends to remain in her home next door at 216 16th Avenue North. Thus building one home on both lots (29 and 30) was not an option.
- 6) A new home that meets the extraordinarily detailed fresh off the press Amended Land Development Regulations will be built. The new regulations were put in place **to protect our neighborhood** and the new home will show an example of how these much more stringent regulations can be adhered to.

Survey of Blocks between 2nd Street & 4th Street
and between the North Side of 17th Avenue North &
the South Side of 15th Avenue North

<u>Street Lots Are Fronting</u>	<u>Lot #</u>	<u>Lot Width</u>	<u>Conforming or Non-Conforming</u>
17 th Avenue North	16	50	Non-Conforming
(North Side of Street)	17	50	Non-Conforming
	18	50	Non-Conforming
	19	50	Non-Conforming
	20	50	Non-Conforming
	21	50	Non-Conforming
	22	65	Conforming
	23/24	85	Conforming
17 th Avenue North	9	50	Non-Conforming
(South Side of Street)	8	50	Non-Conforming
	7	50	Non-Conforming
	6	50	Non-Conforming
	5	50	Non-Conforming
	4	50	Non-Conforming
	3	50	Non-Conforming
	2	50	Non-Conforming
	1	65	Conforming

16 th Avenue North	17/18	60	Conforming
(North Side of Block)	18/19	65	Conforming
	19/20	60	Conforming
	21	50	Non-Conforming
	22	50	Non-Conforming
	23/24	60	Conforming
	24	55	Non-Conforming
16 th Avenue North	32	50	Non-Conforming
(South Side of Street)	31	50	Non-Conforming
	30/29	100	Conforming (Subject Property)
	28/27	75	Conforming
	27/26	60	Conforming
	26/25	80	Conforming
15 th Avenue North	42	50	Non-Conforming
(North Side of Street)	43	50	Non-Conforming
	44	50	Non-Conforming
	45	50	Non-Conforming
	46/47/48	166	Conforming

15 th Avenue North	9	46	Non-Conforming	
(South Side of Block)	8/7	93	Conforming	
	6	46	Non-Conforming	
	5	46	Non-Conforming	
	4	46	Non-Conforming	
	3	46	Non-Conforming	
	2/1	46	Non-Conforming	Lot fronts 2 nd St
	2/1	44	Non-Conforming	Lot fronts 2 nd St
	2/1	44	Non-Conforming	Lot fronts 2 nd St

<u>Total # of Parcels</u>	<u>Total # of Conforming</u>	<u>Total # of Non-Conforming</u>
44	13	31

Percentage of Non-Conforming

70%



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	
Vacant Lot west of	
Street Address: 216 16th Ave N.	Case No.:
Description of Request: Requesting Support to divide the 100 foot wide property located at 216 16th Ave back into 2 50 foot lots & then construct a new home on Lot 30	
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:	300 16th Ave. North
Owner Name (print):	Andrew GREGORY
Owner Signature:	<i>[Signature]</i> Andrew GREGORY Use Approve
2. Affected Property Address:	216 16th Ave North
Owner Name (print):	Cheryl Walters
Owner Signature:	<i>[Signature]</i> Cheryl Walters I approve
3. Affected Property Address:	219 16th Ave North
Owner Name (print):	Richard Haight Jr
Owner Signature:	<i>[Signature]</i> Richard Haight Jr I approve
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:	



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F.2. "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
Please See Accompanying Page	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
All Neighboring Property Owners Support Request	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Historic	
Association Name: <u>Old North East</u> President or Vice-President Signature:	
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	

Public Participation Report

Question 1.

Neighborhood Association Contact

Brittany McMullen referred me to Peter Motzenbecker who is President of HONNA.

8/25/2017 - I spoke with Peter (on the phone) and he referred me to Robin Reed for all items like this. I worked with Robin years ago on helping to get the Old Northeast Neighborhood designated as a National Historic Neighborhood.

8/25/2017 - I spoke with Robin (on the phone) and discussed project in detail. I asked when we could meet in person to go over the proposed home. She said it would be easier for her if I would just e-mail all of the details.

8/25/2017 – I e-mailed Robin the elevations, site plan, detailed drawings of the front porch, façade offset and all of the calculations for FAR, Building Coverage, Impervious Surface and a schedule of all of the design bonuses the City is giving us for meeting design criteria element in the new LDR's.

8/30/2017 – I followed up with an e-mail to Robin to ask if there are any questions. She followed up on 9/5 to tell me that her committee was meeting on 9/7 to go over several projects and mine was one of the projects.

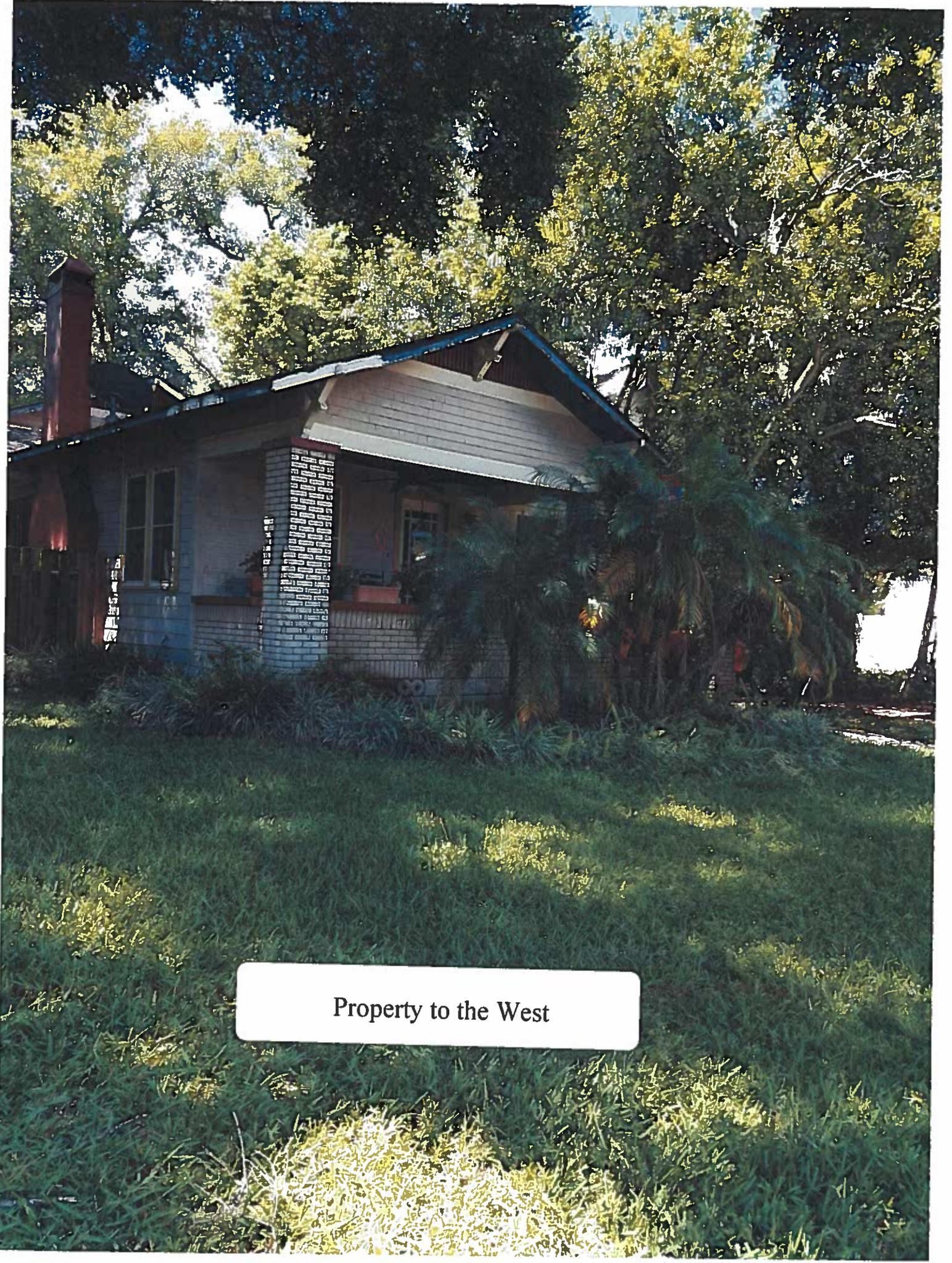
9/5/2017 – I E-mailed Robin to let her know I had met in person with the home owners to the West, East and across 16th Avenue to the North and that all are in support of the project. I made certain to point out that the property owner on the East is the person I am purchasing the lot from so that owner just might be “a little” biased.

Neighbor Contacts

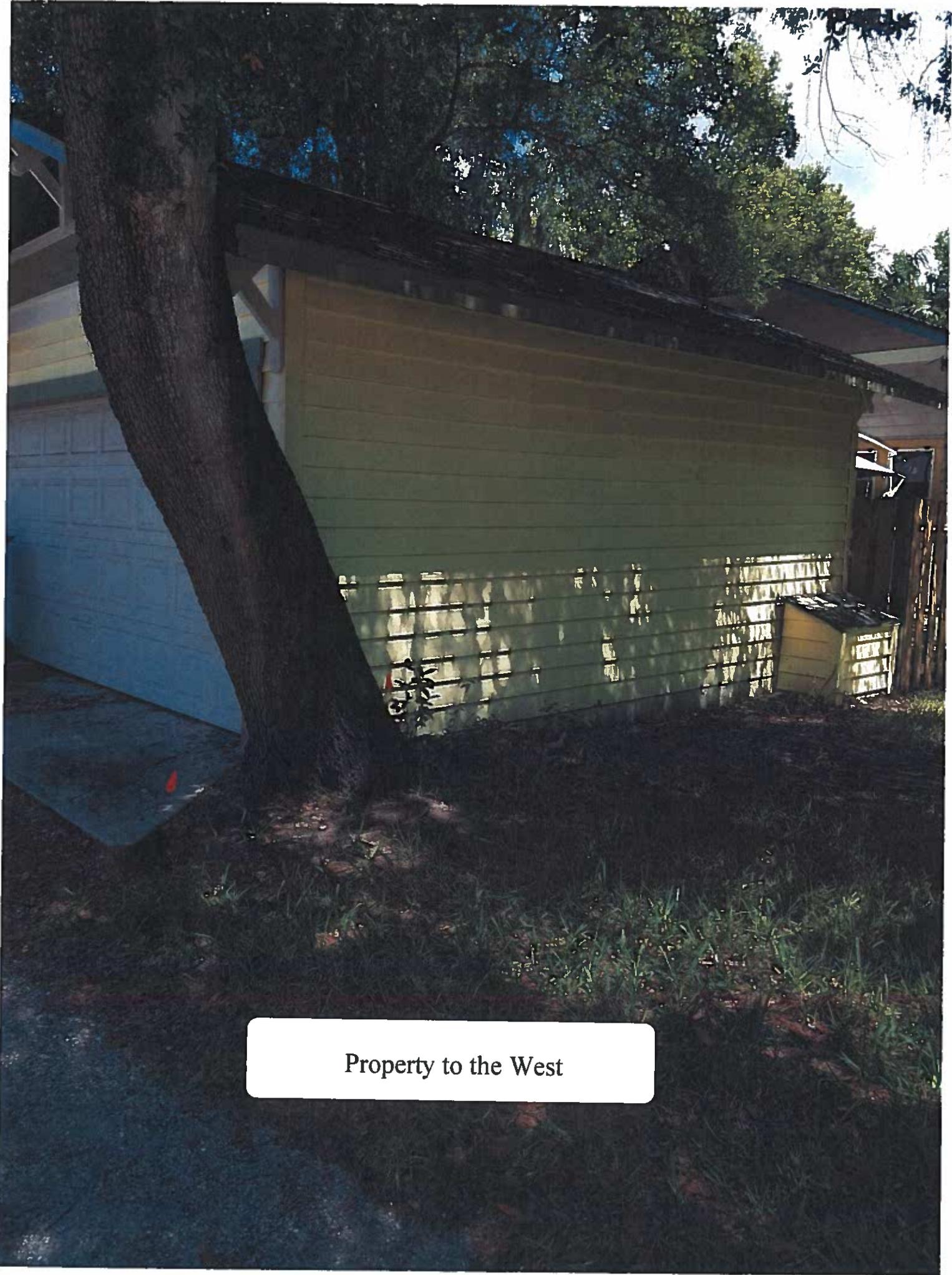
9/3/2017 – I met with Andrew Gregory who owns and occupies the home to the West (300 16th Avenue North) of the proposed new home. I showed him the plans and we discussed the project and he is **IN SUPPORT** of the project. Please note, over 15 years ago I totally restored Andrew's home at 300 16th Avenue North. So he has a little better idea of the type of work I do than the typical resident would.

9/5/2017 – I met with Cheryl Walters who owns and occupies the home to the East. I showed her this final version of the plans for the project. She is **IN SUPPORT** of the project. She is the person I am buying the lot from, so she has a reason to support the project. Because she will be the neighbor to the immediate east of the new home, she also certainly has a reason to provide feedback if she did not like what she saw. She did not have any requested changes.

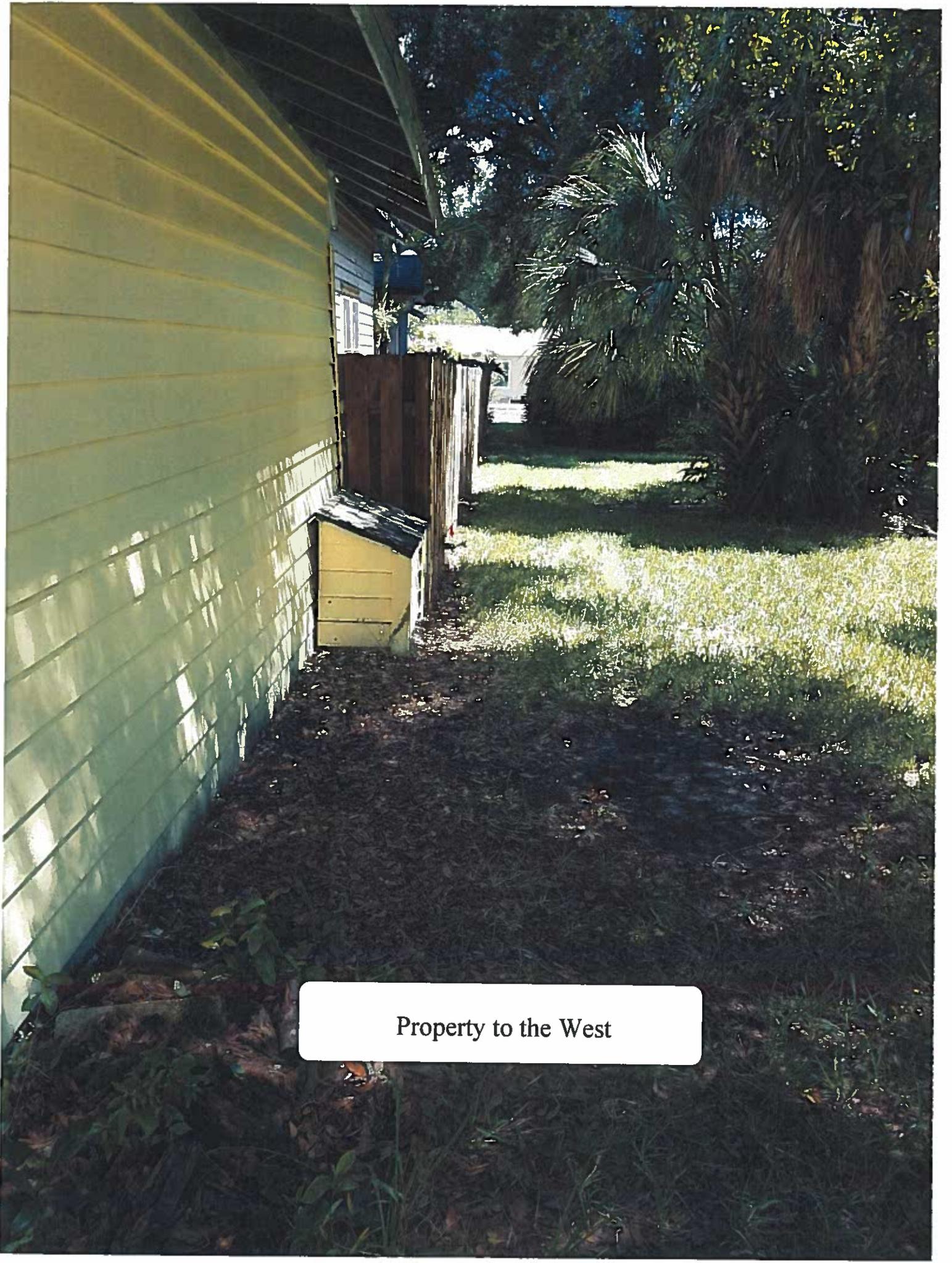
9/5/2017 – I met with Richard Haight who owns and occupies the home across 16th Avenue to the North (219 16th Avenue North). I showed Richard the plans and discussed the project. He is IN SUPPORT of the project. Please note, Richard purchased his home in June 1997 and watched first-hand how we restored 300 16th Avenue North. We purchased 300 16th in June of 2001 and proceeded to restore the home over the next two years so Richard also has more knowledge about the way in which I do projects than the typical person.



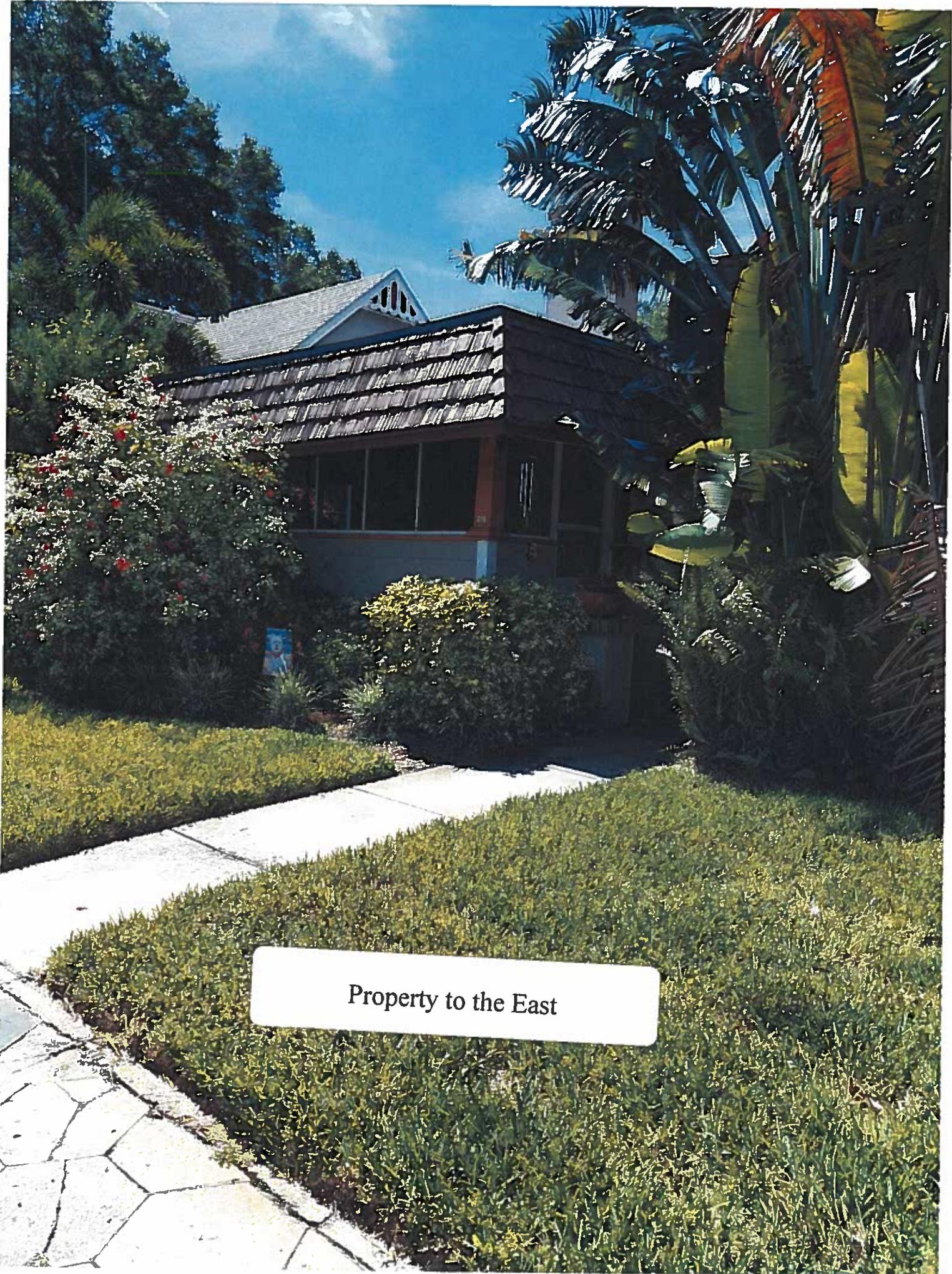
Property to the West



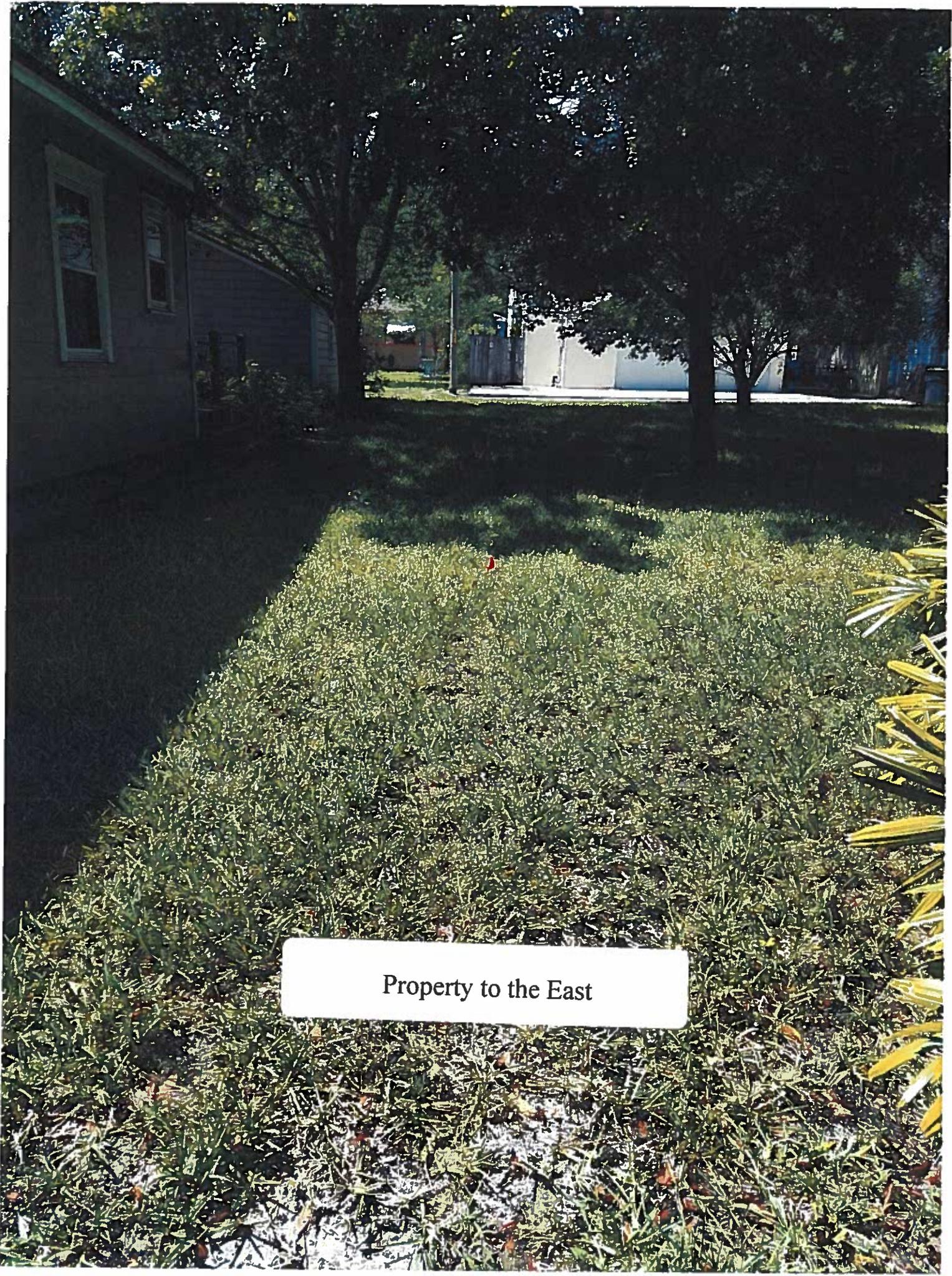
Property to the West



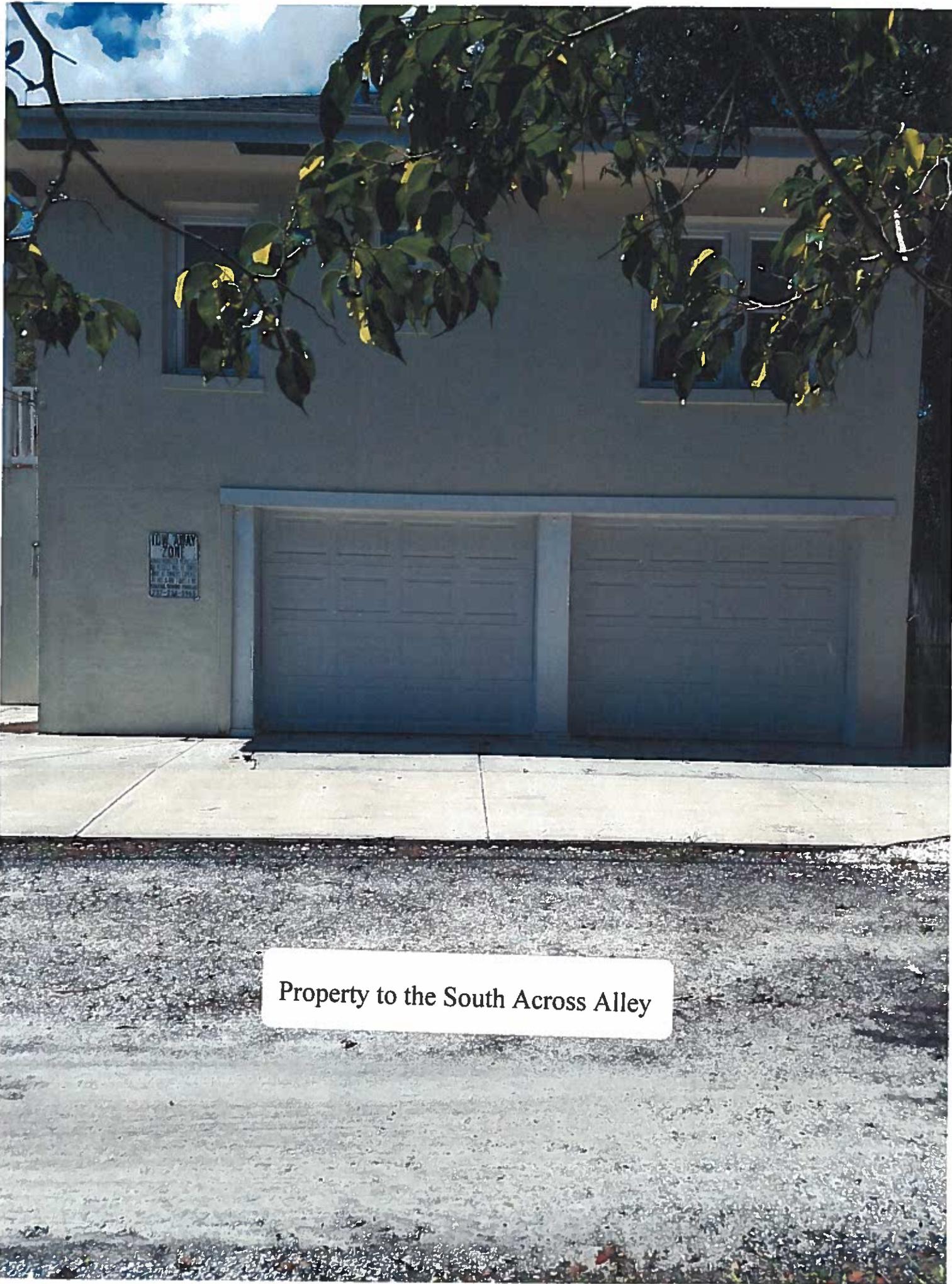
Property to the West



Property to the East



Property to the East



Property to the South Across Alley

Brittany McMullen

From: Elizabeth Abernethy
Sent: Monday, September 18, 2017 10:28 AM
To: Brittany McMullen
Subject: FW: 216 16th Ave N

FYI

Thanks!
--Liz

From: Robin Reed [mailto:rlreed@tampabay.rr.com]
Sent: Monday, September 18, 2017 9:05 AM
To: Elizabeth Abernethy
Cc: 'Charleen McGrath'; 'Kimbyflies@yahoo.com'; 'Douglas Gillespie'
Subject: Re: 216 16th Ave N

Re: 216 16th Avenue N

Good morning Ms. Abernethy,

In the interests of the Old NE neighborhood, the Association is not in support of the request for a subdivision variance for the property located at 216 16th Avenue N. The percentage of substandard lots on the block does not support subdivision; the majority of lots are the minimum legal size or larger; and the majority have frontage 60 feet or greater. In addition, it is important that the neighborhood uphold the zoning regulations unless there is true hardship demonstrated.

Sincerely,
Robin Reed
Chair, HONNA Planning and Preservation Committee



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Brittany McMullen

From: Elizabeth Abernethy
Sent: Wednesday, September 20, 2017 8:59 AM
To: Brittany McMullen
Subject: Fwd: 16th Avenue N
Attachments: Design Reviw 16th Av N Vacant Lot.doc; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Robin Reed <rlreed@tampabay.rr.com>
Date: September 20, 2017 at 8:57:45 AM EDT
To: 'Felix Fudge' <FFudge@bsra.net>
Cc: Charleen McGrath <cfmcgrath@msn.com>, "'Kimbyflies@yahoo.com'" <kimbyflies@yahoo.com>, 'John Barie' <jpbare.architect@gmail.com>, 'Elizabeth Abernethy' <Elizabeth.Abernethy@stpete.org>, 'Peter MOTZENBECKER' <petermotz@aol.com>
Subject: 16th Avenue N

Good morning Felix,

Attached is the architectural review of your proposed project by architect, John Barie, who is a committee member. I believe it answers most of your questions about the design.

Again, we appreciate you sharing your proposal, but do not feel we can support it.

Regards, Robin



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MEMORANDUM

August 31, 2017

To: Robin Reed, Chair, Historic Old Northeast Planning & Preservation Committee

From: John Peter Barie, AIA Emeritus CNU Accredited
Member, Historic Old Northeast Planning & Preservation Committee

Subject: Vacant Lot 16th Av N – adjacent to and west of 216 16th Av N
Neighborhood Design Review

I have looked at the documentation submitted by Mr. Fudge and have the following comments:

1. There is a large – mature tree in what looks like the middle of the property that is not shown on the drawings furnished to us. Where is the tree located? Will it be preserved? If not, what is the proposed mitigation?
2. There is insufficient detail on the design of the porch so I am unable to determine if the design will comply with LDR Section 16.20.010.11 – Building and site design - porches.
3. The applicant is seeking a FAR Bonus for options "g" – Side yard articulation and "h" Front yard articulation. Both the front and side yard "diagrams" show a single offset which does not meet the requirements of the LDR language which calls for "offsets" plural. In all our discussions and illustrations with the city the intent was always multiple offsets.
4. The design "could be" characterized as "International – Contemporary", however the architectural detail is minimal if non-existent. The design certainly ignores its neighbors, which while stylistically eclectic all have some level of detail and character.
5. The proposed design is out of scale with its immediate neighbors and most of the block, which are predominantly one-story. While the eave is scaled at just under 22' the house will not "blend" in this setting
6. I believe the design ignores the "spirit" of the LDR passages, specifically Section 16.20.010.11 – Building and site design (page 15 of the Handout based on Ordinance #286-H for NT – 2017 Residential LDR Update Effective 07/28/17) which reads: "Building Style – 1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies."
7. Further, I believe the design does not respond to the intent of SECTION 16.40.020. - ARCHITECTURE AND BUILDING DESIGN and specifically Section 16.40.020.2. - Architectural styles, which reads as follows: "The existing architectural styles in a neighborhood may be divided into primary and secondary categories based on the predominance of the style in the neighborhood. The design of new buildings should be a product of the present time, but incorporate elements of one of the primary or secondary styles. The primary styles in a neighborhood may include Mediterranean Revival, Vernacular, Colonial Revival, and Bungalow. Secondary styles are generally those with Tudor, Shingle, Mission, and Prairie influences."

Brittany McMullen

From: prufrockianbks@aol.com
Sent: Wednesday, September 27, 2017 1:43 PM
To: Brittany McMullen
Subject: Case No. 17-54000058

I received your notice of public hearing yesterday regarding the property at 216 16th Avenue North.

I am unable to attend the public hearing on November 1st, but wish to express my opposition to the variance requested.

I do not want another "McMansion" within 200 feet of our property. We already have such an eyesore on the corner of 14th Ave North and 2nd St. belonging to the agent of the applicant. There are also two similar, though smaller, structures on the Southwest corner of 14th Avenue North and 2nd St.

If you are not the appropriate person with whom to register our opposition, please forward this email to the proper person.

If you you have any questions, please feel free to contact us at prufrockianbks@aol.com.

Sincerely,

Patricia and Robert Horton
218 15th Ave. N

727-599-5661



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 **November 1, 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.: 17-54000060 PLAT SHEET: F-14

REQUEST: Approval of a variance the required minimum lot width from 50-ft to 47-ft for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: William F. Ruffing
 4808 Jewell Terrace
 Palm Harbor, FL 34685

AGENT: Dillon Alderman, President, Alderman Planning Company
 PO Box 55755
 St. Petersburg, FL 33710

ADDRESSES: 2301 5th Street North

PARCEL ID: 07-31-17-18936-006-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

Dimension	Required	Requested	Variance	Magnitude
Lot Width (Lot 1)	50 ft.	47 ft.	3 ft.	6%
Lot Width (Lot 2)	50 ft.	47 ft.	3 ft.	6%

BACKGROUND: The subject property consists of two platted lots of record (Lots 1 and 2 of Crescent Park Heights Subdivision) and is located within the Crescent Heights Neighborhood, see attached location map. The subject subdivision was recorded on October 14, 1922 (see attached Subdivision Plat). Property appraiser records indicate that the single-family home was constructed in 1947. According to City property card records the property was originally developed with one single-family residence and a garage on Lots 1 and 2 in 1942. A year later, in 1943 a room was added behind the garage for storage. In 1966, a screened porch was added to the side of the residence.

Based on a review of the available deeds, the lots have been under common ownership since at least 1972. The current property owner purchased the property in July of 2017 (per Pinellas County Property Appraiser records). The subject property is currently zoned NT-2 (Neighborhood Traditional Single-Family), which requires a minimum lot width of 50-feet and a minimum lot area of 5,800 square feet. The subject platted lots of record are 47-feet wide and approximately 5,969 square-feet in area each, and are therefore considered to be substandard to lot width.

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. 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.

REQUEST: The applicant seeks approval of a variance to lot width to create two buildable lots from two platted lots of record to build two new single-family homes with attached three-car garages. According to the applicant, the proposed architectural styles, craftsman and coastal vernacular will blend in with the existing neighborhood housing stock.

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 **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

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

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

The variance would allow redevelopment of the existing platted lots of record with two single-family homes (one home on each lot), utilizing an existing developed site.

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

The individual platted lots are deficient in regards to minimum lot width required for the NT-2 zoning district and are therefore considered to be substandard.

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

The site is not located within a locally designated preservation district.

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

This criterion is not applicable.

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

This criterion is not applicable.

- f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

Staff analyzed the development pattern of the subject block and adjacent blocks to check for consistency to lot width, see attached study area exhibit and study area table below. The portion of the Crescent Heights Neighborhood that was included in this study area includes a total of 6 blocks which were platted among 4 different subdivisions. The subdivisions consist of a variety of lot sizes and lot widths. Comparing the original subdivision plats to the current development pattern shows that while many lots were platted at widths between 44 and 63.5 feet, lot lines were adjusted over time to accommodate the development of single-family homes on more than one lot. Table 1 below demonstrates that only 17.20% of the lots within the area analyzed are substandard to lot width. This means that over 80% of the lots analyzed in the study area are conforming to lot width standards for the NT-2 zoning district. The data in table 2 reveals that there is a 73.4% of one house per platted lot in the area analyzed.

Table 1: Study Area Lot Width Analysis (Subject block and surrounding blocks)

Block	Conforming	Substandard	% Substandard
Subject Block*	8	7	46.67%
Block 2 (north)	19	1	5.00%
Block 3 (northwest)	14	0	0.00%
Block 4 (west)	17	0	0.00%
Block 5 (southwest)	15	0	0.00%
Block 6 (south)	4	8	66.67%
			17.20%

*Includes subject parcel as one conforming lot

**Excludes Multi-Family Townhomes

Table 2: Study Area One House per Platted Lot Analysis (Subject block and surrounding blocks)

Block	Conforming	Substandard	One per Platted Lot
Subject Block*	8	7	8
Block 2 (north)	19	1	18
Block 3 (northwest)	14	0	11
Block 4 (west)	17	0	14
Block 5 (southwest)	15	0	11
Block 6 (south)	4	8	7
			73.40%

*Includes subject parcel as one conforming lot

**Excludes Multi-Family Townhomes

Although there is some degree of consistency within the subject block, and the size and scale of the proposed homes would be compatible with surrounding properties, because there is not a predominant pattern of substandard lots on the overall surrounding blocks, staff finds that the application is not consistent with the established development pattern of the neighborhood and therefore is unable to recommend approval of the request.

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

The proposed project does not involve the development of public facilities.

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

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;*

The property can continue to be used for one single-family home and one accessory dwelling unit; therefore, a literal enforcement would not result in an unnecessary hardship.

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;*

Application of the minimum lot width requirements of the zoning district does not deprive the property owner of the right to build a new single-family residence and one accessory dwelling unit on the two platted lots.

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

The applicant may continue to utilize the site for a single-family residence and can add an accessory dwelling unit. However, if the variance to lot width were granted, the redevelopment proposal by the applicant would allow reasonable use of the property for two two-story single-family homes.

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

Based on the analysis of the development pattern of neighboring properties, Staff finds that granting the variance would not be in harmony with the general purpose and intent of the recently amended Land Development Regulations. However, the request would be in harmony with the purpose of permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood in terms of the scale of the homes, which are proposed to be single-story.

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

The development of the property with two two-story single-family homes would not be injurious to neighboring properties or detrimental to the public welfare. The applicant is meeting the newly adopted NT standards for floor area ratio (FAR), impervious surface ratio (ISR) and building setbacks.

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

Staff does not find that the reasons set forth in the application are sufficient to grant the requested variances. 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.*

This criterion is not applicable.

PUBLIC COMMENTS: Staff received several calls and emails in opposition. Correspondence received is attached to this report. No comments were received from the Crescent Heights Neighborhood Association.

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 **DENIAL** of the requested variance.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plans, floor plans and elevations submitted with this application, the Planning and Economic Development Department Staff recommends that the approval shall be subject to the following:

1. The design of the two homes shall be substantially similar to the plans submitted with this application and shall meet the setback requirements of the NT-2 district.
2. The applicant shall provide a Parcel ID number for the each lot at time of submittal of the building plans for permitting.
3. This variance approval shall be valid through November 1, 2020. Substantial construction shall commence prior to this expiration date or the parcels shall be separately conveyed. A request for extension must be filed in writing prior to the expiration date.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:



Cristian I. Arias, Planner 1
Development Review Services Division
Planning & Economic Development Department

10/23/17
Date

Report Approved By:



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

10-23-17
Date

List of Exhibits:

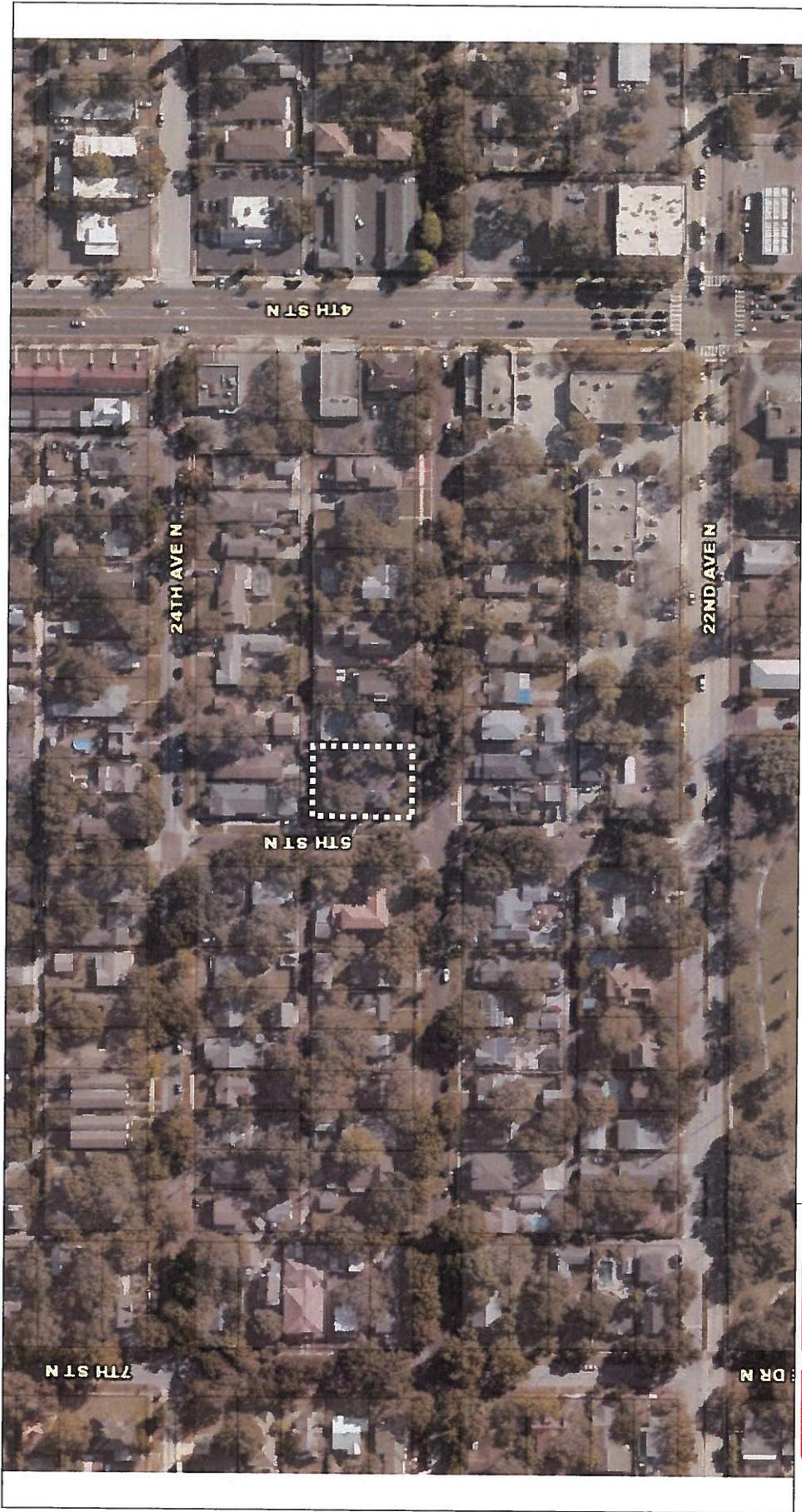
- Exhibit 1: Project Location Map, Subdivision Plat, Property Cards
Exhibit 2: Floor Plans, Elevations and Site Plans
Exhibit 3: Study Area Analysis Map, Applicant's Narrative and Photographs
Exhibit 4: Correspondence

EXHIBIT 1

Project Location Map

Subdivision Plats

Property Cards

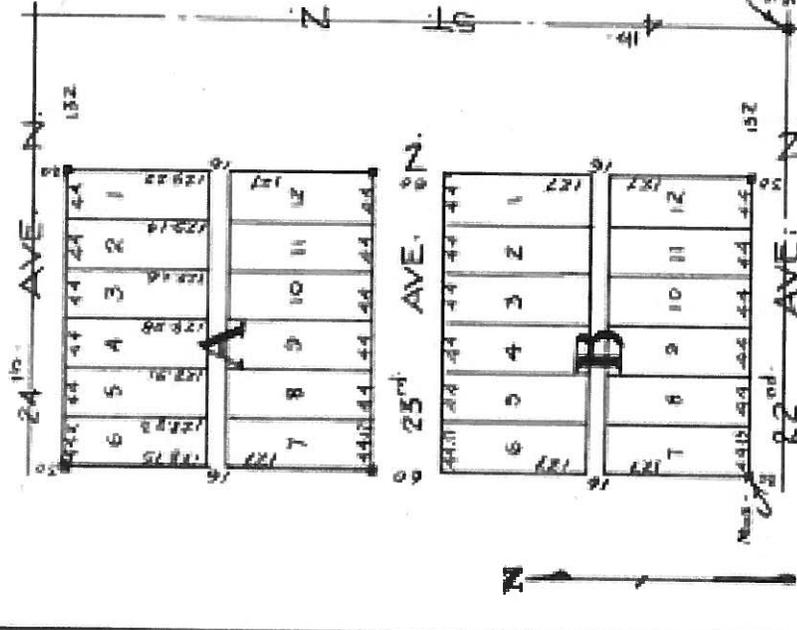


City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-54000060
Address: 2301 5th Street North



CRESCENT LAKE HEIGHTS

BEING A SUBDIVISION OF
W 264.2 ft. of E 396.7 ft. of SW 1/4 of SEC. 7, TWP. 31 S. R. 17 E.
PINELLAS COUNTY, FLORIDA.



I, the undersigned, hereby certify that I am the Trustee for the purchasers in fee simple of a tract of land described as Blocks A and B of Crescent Lake Heights, being a subdivision of the west two hundred sixty four and two tenths feet of the west three hundred sixty six and two tenths feet of SW 1/4 Sec. 7, Twp. 31 S., R. 17 E., Pinellas County, Fla. Platted as Crescent Lake Heights; that I hereby dedicate to public use all streets and alleys shown on this subdivision of the same if being stipulated that alleys shall be 16 feet wide and that a right of way 3 feet wide is reserved from each lot abutting on an alley, on each side of such alley, for location of public utilities, including pipes and conduits for wires and pipes, that this subdivision is permanently marked upon the ground by concrete measurements in the locations shown on said plat and connected with land division corners as shown on said plat and connected with land division corners as shown and that the dimensions, angles and lengths together with connections of monuments as shown, are correct, and entirely within the boundaries of said plat, as above described.

Witness my hand and seal this _____ day of _____ 1924
Trustee _____

My Commission expires _____ Notary Public, State of Florida

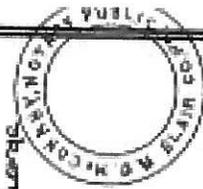
I hereby certify that the above described property has been surveyed and monuments set as indicated, and that the dimensions, angles and lengths, together with connections are correct.

S. F. Young, Engr's License No. 234

Approved for record
Director of Public Works

Scale 1"=100'

OFFICE OF PUBLIC WORKS OF
PINELLAS COUNTY, FLORIDA
DATE OF THIS DEED 12-29-22
PAGE 117
6687
SUBDIVISION HAS BEEN RECORDED IN
BOOK 6687 PAGE 117
CRESCENT LAKE HEIGHTS
W 264.2 FT. OF E 396.7 FT. OF SW 1/4 OF SEC. 7, TWP. 31 S. R. 17 E., PINELLAS COUNTY, FLORIDA



Office of
S. F. Young
Civil & Land Surveying Eng.
St. Petersburg,
Florida

North

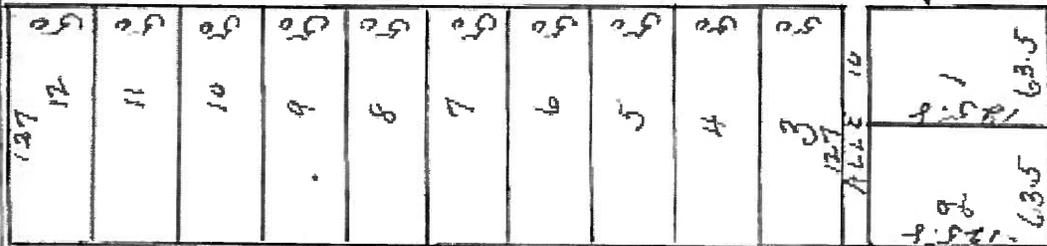
660.8 ft

660 ft

30 ft

60

N.E. Corner



North St. 55'

East No

25'

660.8 ft

30'

South

Caruthers, S Subdivision of the north half of the south half of the northeast quarter of the southeast quarter of the southwest quarter of section seven, township thirty one south, range seventeen east, Pinellas County, Florida.

Signed and sealed in presence of

J. Davis Frances E. Caruthers (Wife)
Geo. T. Turner L. H. Caruthers (Husband)

State of Florida,
 Pinellas County.

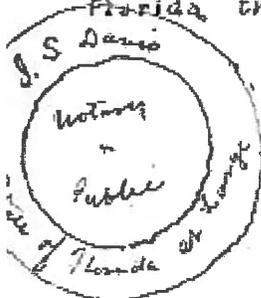
SS. I hereby certify that on this 12th day of July A D 1912, before me the undersigned authority personally appeared Frances E. Caruthers joined by her husband L. H. Caruthers, and both personally known to me, and acknowledged the execution of the foregoing plat as and for their free act and deed for the uses and purposes therein set forth. And the said Frances E. Caruthers, on an examination taken and had separate and apart from her said husband acknowledged that she signed the same having reference to her own separate property and estate, and that she did so freely and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at St Petersburg, Pinellas County, Florida, the day and year first above mentioned.

J. Davis
 Notary Public State of Florida
 at Large. My Commission expires October 17th. 1914.

Filed July 15th 1912

G. W. McLaughlin
 Clerk Circuit Court



10

50'	"	"	"	"	"	"	"	"	"	50	135.0	635
1	2	3	4	5	6	7	8	9	10		12	635
50'	"	"	"	"	"	"	"	"	"	50	135.0	635

600.0

Filed Aug 12/12

CRAUTHERS AND SUSO
 BEING THE S/2 OF THE S/2 OF THE NE/4 OF THE
 SE/4 OF THE S.W. 1/4 OF SEC. 7, T. 31 S, R. 17 E,

C. H. Williams
 CLERK OF THE CIRCUIT COURT

W. L. Scarborough
 COUNTY CLERK



SUBDIVISION	BUILDING	ELECTRICAL	LOT 1 & 2	BLOCK F
Crescent Park Hts.	2301 - 5th St. No.	James Wilson	7-31-17	PLUMBING F-14 F-14
#49993	- 4/9/42 - \$6000.	#2889A - 4/9/42 (Owner is Contr.) Saw	#20696 - 4/27/42	- J. G. Wilson
Owner James G. Wilson	- 1 stry. masonry 4 rooms 31'6" x 52'6"	4/10/42 - C. 2776	C. C. Irons - 3c	- S - 2b
att 2 car gar- one family res.	#51288 - 8/13/43 - \$140.	#2981 - 4/30/42 - James Wilson	W.H. tray EWH - 20792	- 6/29/42
Owner Marion A. Brown	- Addition on rear of gar. for storage.	Conover - 10s - 18p- 2sw - 1R - 1WH 3ws - 2mt.		
#95204A-R3	- 7/21/64 - \$700.	#3109 - 6/19/42 - J. Wilson		
Owner Frank Aynik	- Remove old roof and reroof existing residence	10 - Cell. - Cer. 2977.		
Class C (Type V) Peoples Roofing, Contr.	#5895B-R3 - 5/6/66 - \$1500	#E506630-7/17/85-Disalvo Electric Inc.		
Owner Frank J. Aynik	- Erect screen porch addition on side of existing residence (14' x 34') (Type V1)	replace meter increase svc. w 200 amps 1 a.c. circuit		
w. E. Schmidecke, Contractor	#95834-RS75- 8/16/83- \$2500			
Owner Deborah Verrall	- reshingle roof (Type V) By owner (MER/tmm)			
#B708992-RS75-7/9/87-\$1000	Owner Robert Bruno			
fence footers-8x16" below garde	verticle rod about every 10' 8"-			
16" block for masonry const 4' high	front 25 remaining 6' (Type V&VI)			
By owner (BLC/tmm)				

INSTALLATION

GAS

SEWER

#8287 - 4/28/42 - J. G. Wilson
C. C. Irons - 5/1/42

SIGNS

SEPTIC TANK

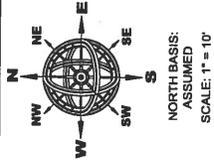
EXHIBIT 2

Site Plans

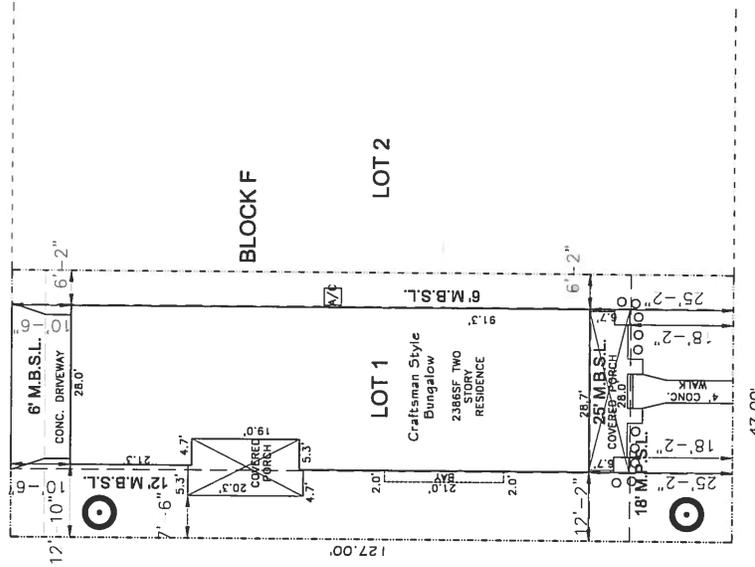
Floor Plans

Elevation Drawings

SECTION 17, TOWNSHIP 31 SOUTH, RANGE 17 EAST



47.00' 16' ALLEY



5th STREET NORTH

23rd AVENUE NORTH

LEGAL DESCRIPTION

LOT 1, BLOCK F, CRESCENT PARK HEIGHTS, ACCORDING TO THE MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA

Landscaping Legend & Specifications

PROPOSED TREE: SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) 8' MIN. HEIGHT, FLORIDA GRADE NO. 1 OR BETTER - PLANTING LOCATION SHOWN THUS:

PROPOSED IXORA (IXORA COCCINEA) SHRUB 18" MIN. HEIGHT - PLANTING LOCATION SHOWN THUS:

IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL.

SODD: SODDED AREAS SHALL BE ST. AUGUSTINE TURF. (NO MORE THAN 50% OF PERMIABLE AREA OF LOT TO BE SODDED) - SODD GROUND IN RIGHT-OF-WAY IN FRONT OF LOT.

Site Data Table

DESCRIPTION:	REQUIRED/ ALLOWED:	ACTUAL AREA:
LOT AREA:	5600 SF	5969 SF
FRONT YARD IMPERVIOUS AREA:	15% (529SF)	24% (283SF)
FRONT YARD PERVIOUS AREA:	55% (646SF)	76% (892SF)
TOTAL IMPERVIOUS AREA:	65% (3880SF)	55% (3274SF)
TOTAL PERVIOUS AREA:	N/A	45% (2695SF)

ALDERMAN PLANNING COMPANY
 Phone: 813.833.6161
 PO Box 65756 St. Petersburg FL 33732

Site Plan

Date Issued: 09-01-17

Project No. APC-1737 - Scale: 1"=10'-0"

Lot 1, Block F, 23rd Avenue North
 St Petersburg, Florida

Floor Plans

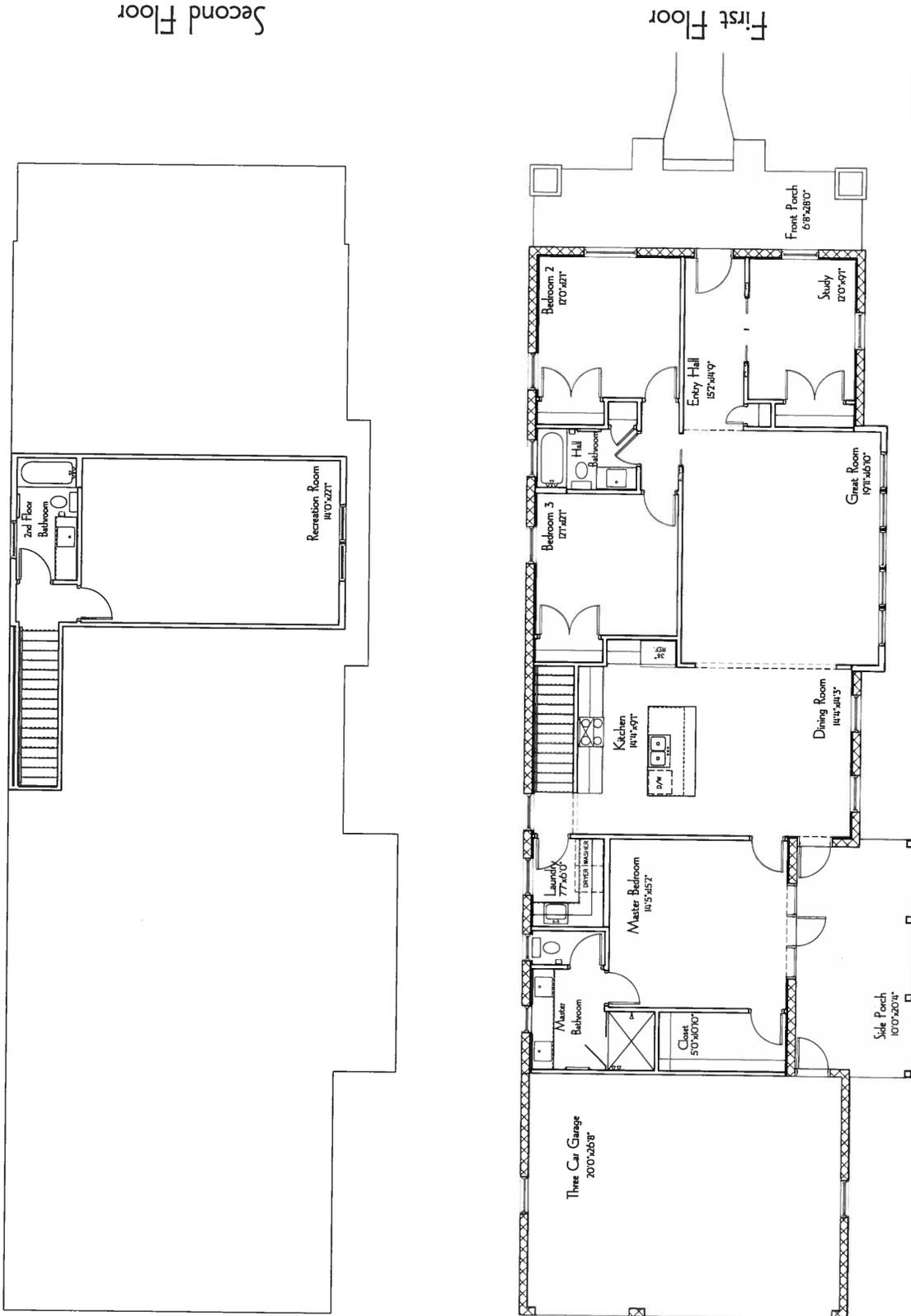
ALDERMAN PLANNING COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL 33732

No.	Date	Revision

Date Issued: 09-01-17
Project No. APC-1737 - Scale: 1/4"=1'-0"
Lot 1 Residence
St Petersburg, Florida
Lot 1, Block F, 23rd Avenue North

Area Tabulation

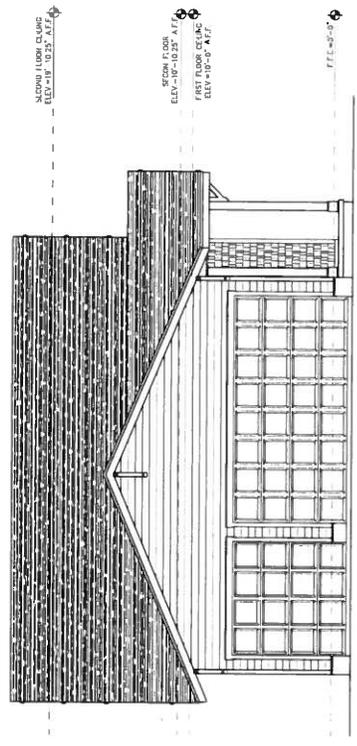
1st Floor	1863.547
2nd Floor	1532.597
Garage	2007.268
Front Porch	619.280
Side Porch	1007.204
Recreation Room	1410.227
TOTAL EXCLUDED	3488.826
TOTAL	3352.821



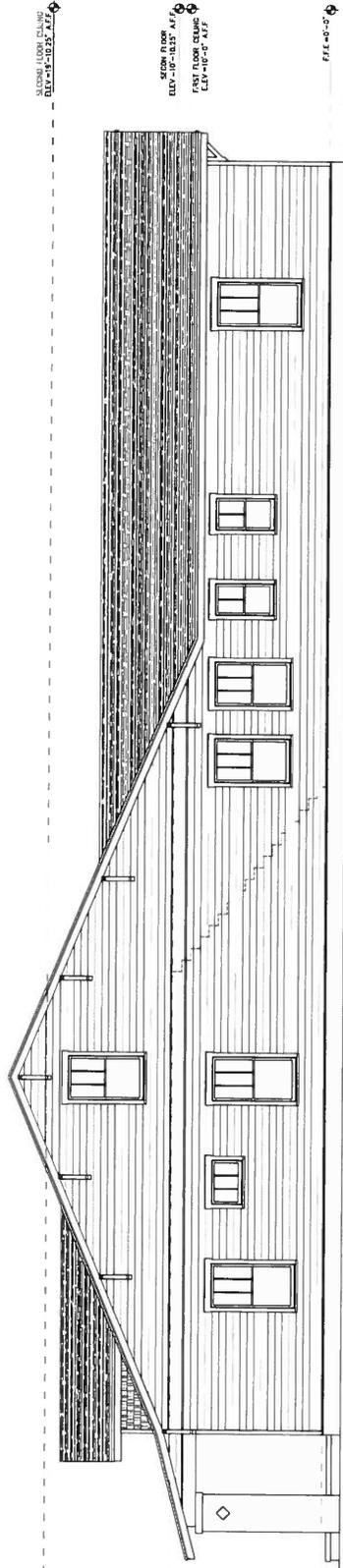
First Floor

Second Floor

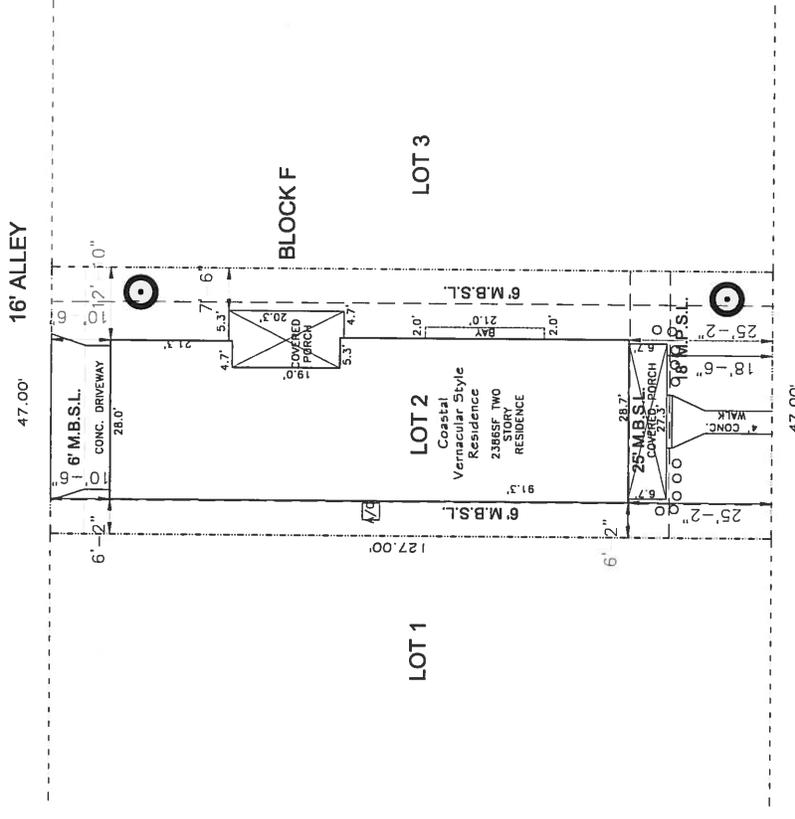
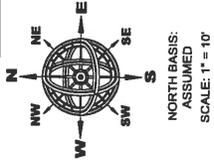
Rear (Northerly/Alley) Elevation



Right Side (Easterly) Elevation



SECTION 17, TOWNSHIP 31 SOUTH, RANGE 17 EAST



LEGAL DESCRIPTION
 LOT 2, BLOCK F, CRESCENT PARK
 HEIGHTS, ACCORDING TO THE MAP OR PLAT
 THEREOF AS RECORDED IN PLAT BOOK 5,
 PAGE 10, COUNTY OF PINELLAS, FLORIDA

Landscaping Legend & Specifications

- PROPOSED TREE: SOULTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) 8' MIN. HEIGHT, FLORIDA GRADE NO. 1 OR BETTER - PLANTING LOCATION SHOWN THUS:
- PROPOSED IXORA (IXORA COCCINEA) SHRUB 18" MIN. HEIGHT - PLANTING LOCATION SHOWN THUS:

IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL.

SODD: SODDED AREAS SHALL BE ST. AUGUSTINE TURF. (NO MORE THAN 50% OF PERMIABLE AREA OF LOT TO BE SODDED) - 500 GROUND IN RIGHT-OF-WAY IN FRONT OF LOT.

Site Data Table

DESCRIPTION:	REQUIRED/ ALLOWED:	ACTUAL AREA:
LOT AREA:	5800 SF	5969 SF
FRONT YARD IMPERVIOUS AREA:	45% (529SF)	23% (276SF)
FRONT YARD PERVIOUS AREA:	55% (646SF)	77% (899SF)
TOTAL IMPERVIOUS AREA:	65% (3880SF)	55% (3263SF)
TOTAL PERVIOUS AREA:	N/A	45% (2706SF)

ALDERMAN Planning COMPANY
 7805 813, 833, 6161
 PO Box 65755 St. Petersburg FL, 33732

Project No. APC-1737 - Scale: 1"=10'-0"
 Date Issued: 09-01-17

Lot 2, Block F, 23rd Avenue North
 St Petersburg, Florida

Sheet
A2.0.1

Sheet
A2.1.1

Floor Plans

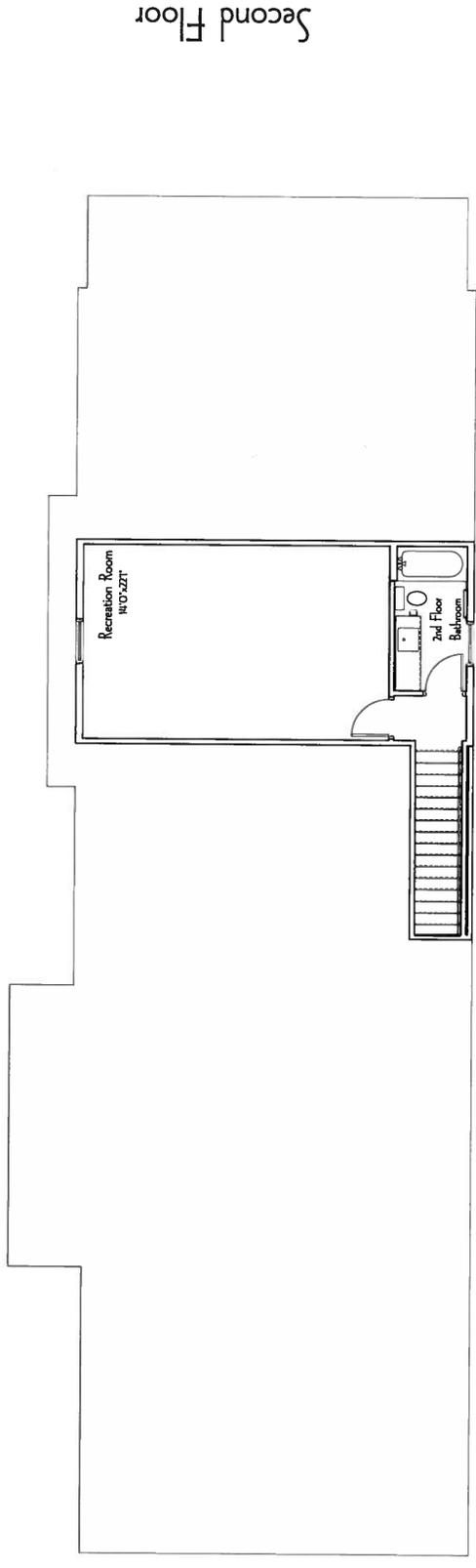
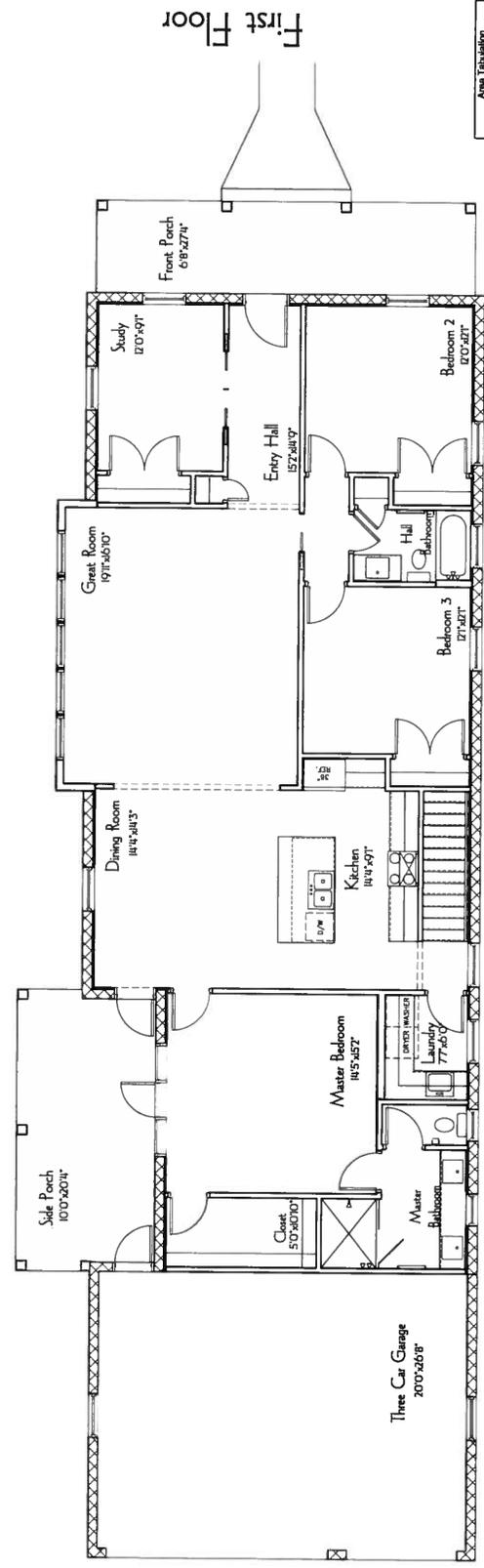
ALDERMAN Planning
COMPANY
7701 S. 113th St., Suite 101
St. Petersburg, FL 33732

No.	Date	Revision

Date Issued: 09-01-17
Project No. APC-1737 - Scale: 1/4"=1'-0"
Lot 2, Block F, 23rd Avenue North
St Petersburg, Florida

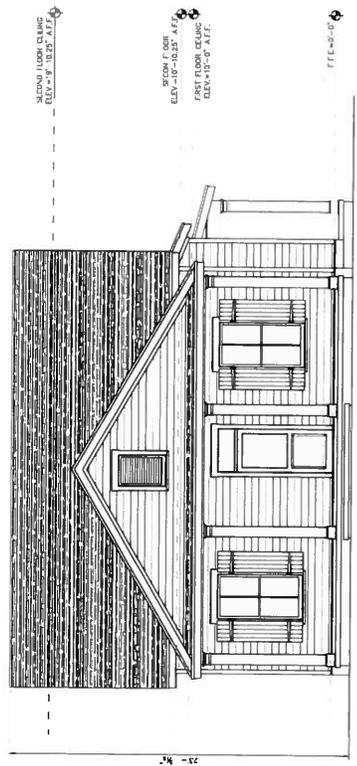
Area Tabulation

1st Floor	1943.54 sq. ft.
2nd Floor	2388.50 sq. ft.
Garage	2000.00 sq. ft.
REAR PORCH	438.00 sq. ft.
FRONT PORCH	438.00 sq. ft.
TOTAL BUILDING	6198.04 sq. ft.
TOTAL GARAGE	2000.00 sq. ft.
TOTAL	8198.04 sq. ft.

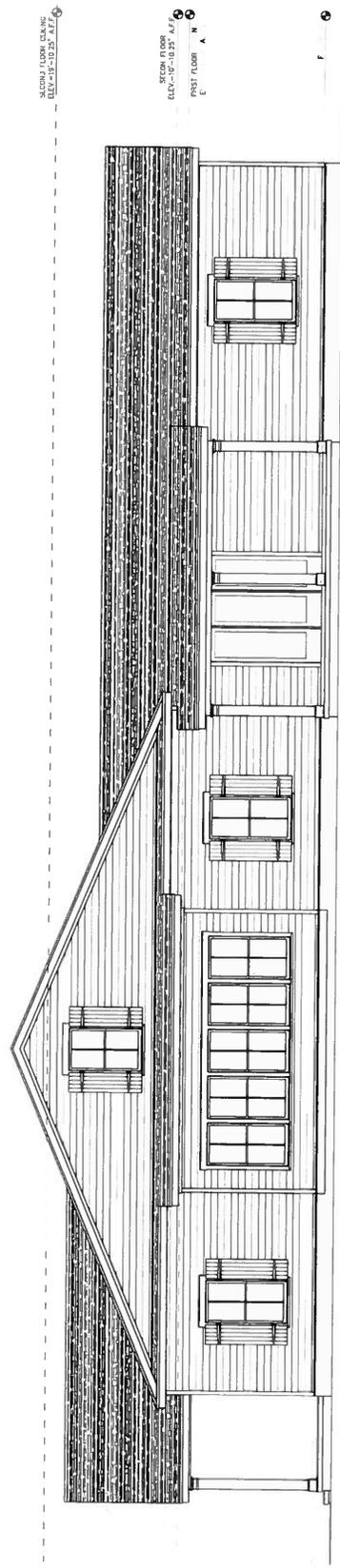


No.	Date	Revision

Date Issued: 09-01-17
Project No. APC-1737 - Scale: 1/4"=1'-0"
Lot 2, Block F, 23rd Avenue North
St Petersburg, Florida



Front (Southerly/23rd Avenue N.) Elevation

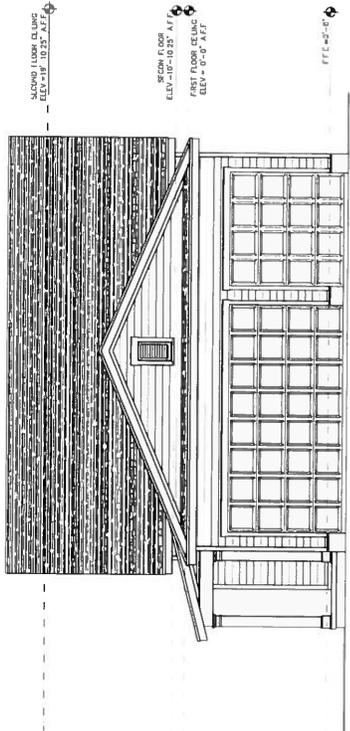


Right Side (Easterly) Elevation

No.	DATE	REVISION

Date Issued: 09-01-17
Project No. APC-1737 - Scale: 1/4"=1'-0"
Lot 2, Block F, 23rd Avenue North
St Petersburg, Florida

Rear (Northerly/Alley) Elevation



Left Side (Westerly) Elevation

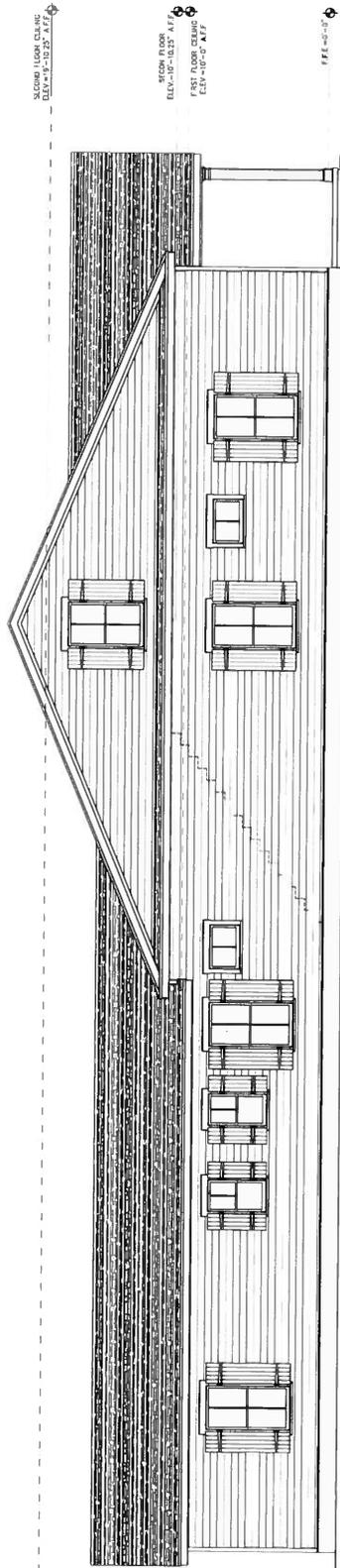


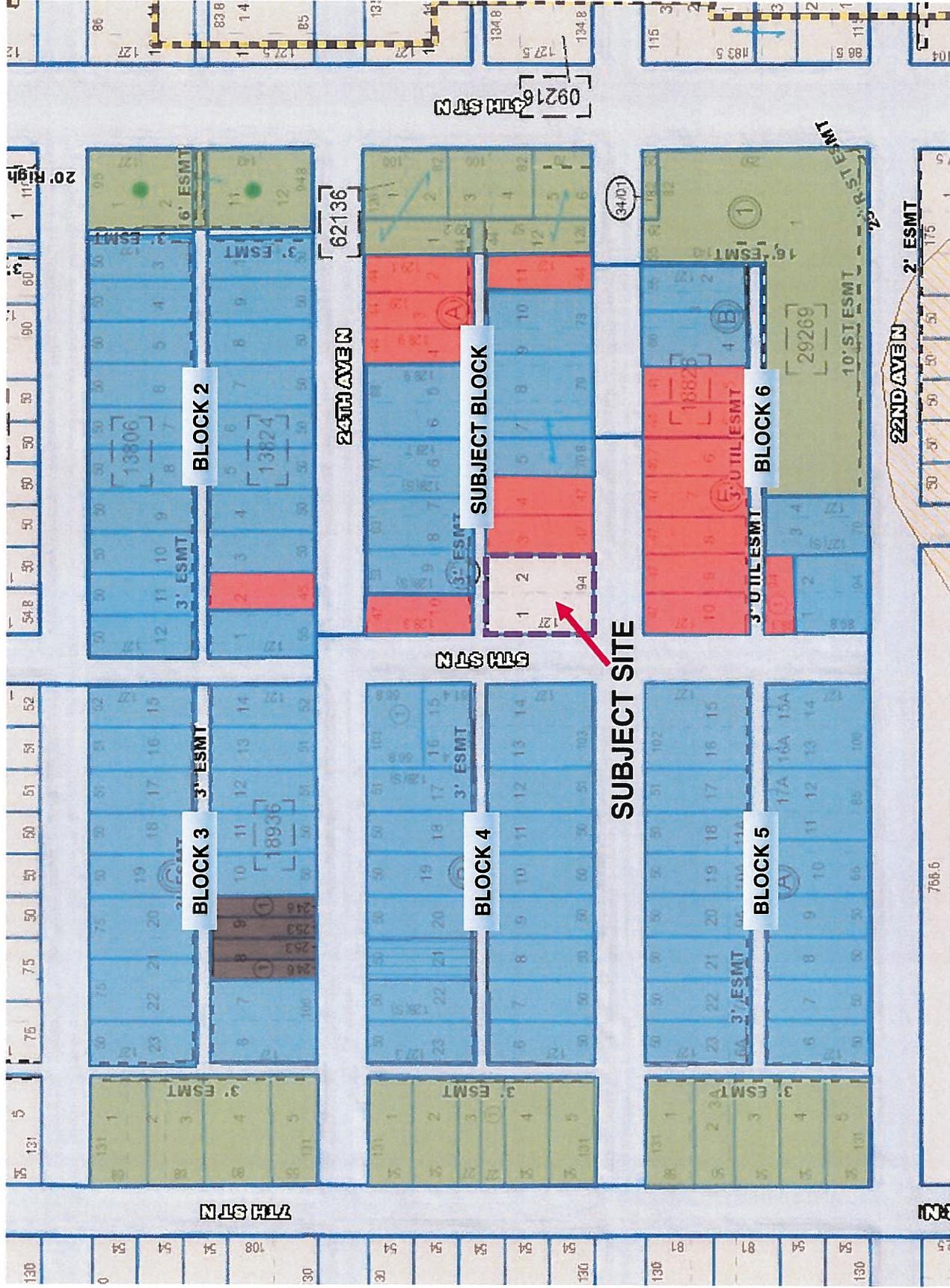
EXHIBIT 3

Study Area Analysis Map

Applicant's Narrative

Photographs

Study Area Lot Width Analysis



- Conforming to Lot Width
- Non-conforming to Lot Width
- Not a part of Analysis - Townhomes
- Not a part of Analysis - Commercial



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: 2301 5th Street North, St Petersburg, Florida	Case No.:
Detailed Description of Project and Request: Divide parcel into two platted lots in order to construct a single family residence on each lot. Variance: 47' lot width	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
This property is unique because the lots in the block of which it belongs (as well as the block to the south) were platted 47 feet wide, unlike the majority of the lots in the rest of the platted subdivision which are 50 feet wide. Many of the lots in this block and the one to the south are developed as one residence per platted lot. Allowing the variance will continue this pattern of development.	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
Yes, several of the surrounding lots have been developed in this way - the two adjoining to the east, all of the lots in this subdivision that are across the street, and 89% of the lots on the north and south sides of the block to the west	
3. How is the requested variance not the result of actions of the applicant?	
The requested variance is not the result of the applicant because the lot widths were established by the lot dimensions of the original plat	

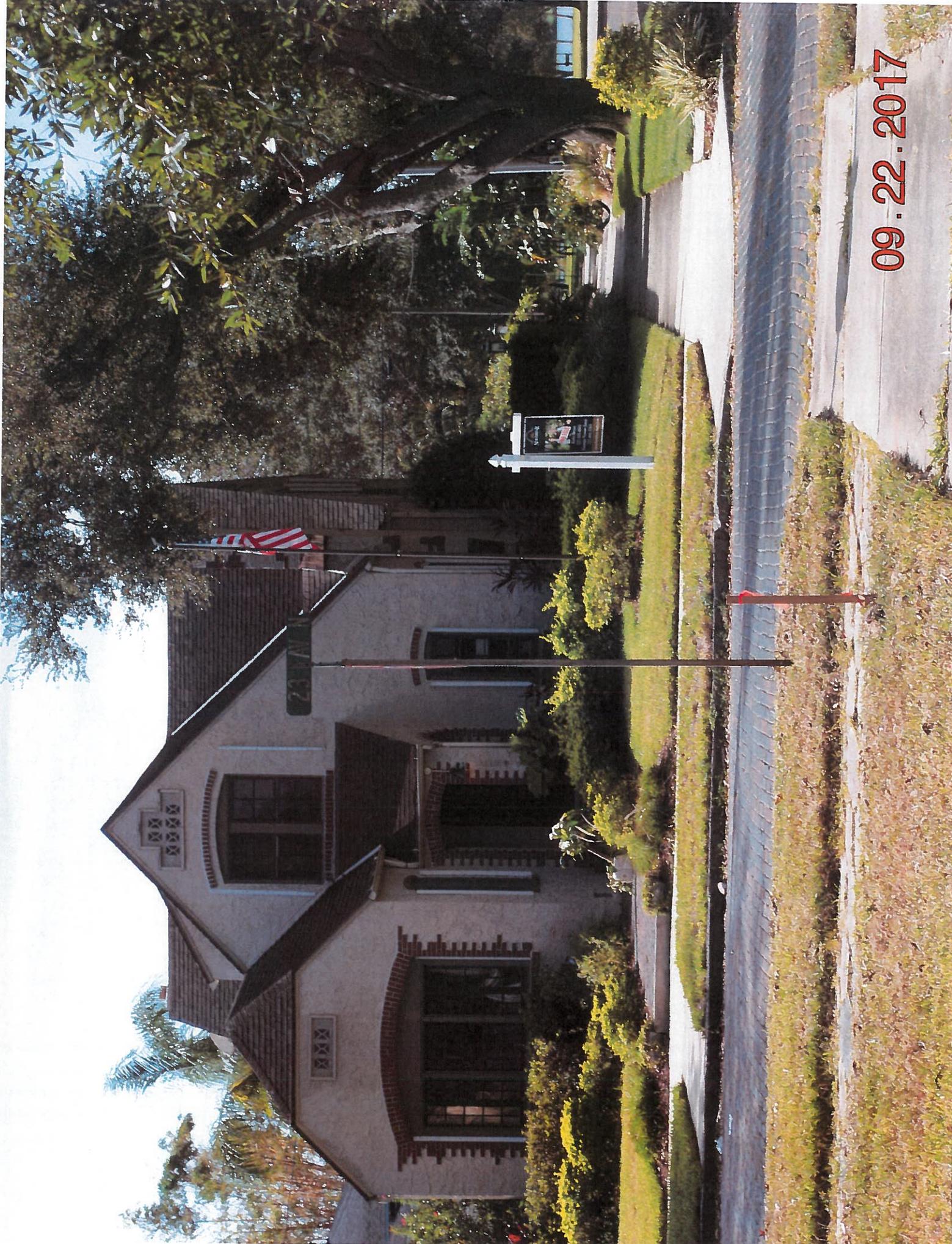


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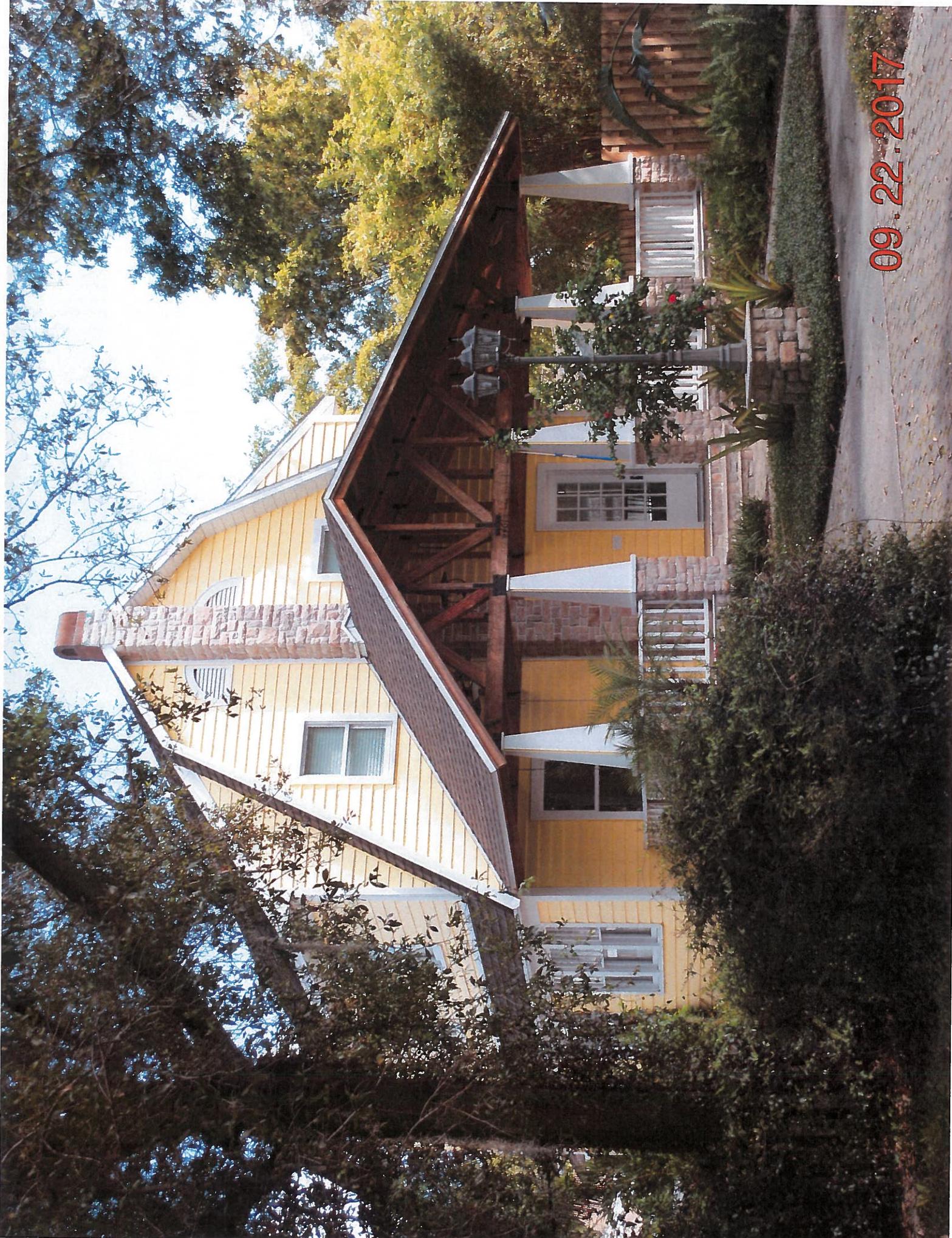
23 AV N



09.22.2017



09.22.2017



09.22.2017



09.22.2017

EXHIBIT 4

Correspondence

Cristian I. Arias

From: William Gregory Holden <wgregoryholden@gmail.com>
Sent: Monday, October 16, 2017 10:56 PM
To: Cristian I. Arias
Subject: Case No. 17-5400060

Follow Up Flag: Follow up
Flag Status: Flagged

Cristian,

I am writing to strongly oppose the variance to the required minimum lot width from 50-ft to 47-ft for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

I have lived in Crescent Heights Neighborhood for almost 10 years and am a Past President of our Neighborhood Association. We have historically been and continue to be very business friendly and open to development that improves our housing inventory. This proposed variance will not improve our housing inventory and rather goes against the character of our neighborhood. It is not just in conflict with the building code, but is in conflict with our Crescent Heights Neighborhood plan that we worked on in conjunction with the City.

- There is a reason that the minimum lot width is 50-ft in our neighborhood. That is already pretty tight. And new homes are going up closer to the lot lines than ever with the loopholes in the codes.
- We are losing all of our larger lots in our neighborhood, and they add to the character. No need to lose this one especially when it doesn't meet the code.
- There is no financial hardship here. This is a great lot and a solid block house in decent shape. With a bit of work, can be a great house - or a renovation could make it grand. The owner bought at a low enough price that they could renovate and still make a healthy profit by preserving the home, lot size and integrity of our neighborhood.
- I recently purchased the home at 535 23rd Ave N next door to my primary residence. We could have torn it down and built a new house for less money. But that wouldn't be in keeping with the character of our neighborhood. And that matters. So we're paying more to have a nice house next door that still has character and history and fits our street and neighborhood. Why shouldn't we expect the same from outside developers?
- Of course, the developer could make more if they tear it down and jam two houses in. I view this as nothing more than a developer from the outside swooping in to maximize profit and then swoop out. We live here and all care about the character of our neighborhood. Density is a great thing in our downtown, but not in our neighborhood. I just don't see any upside for us, and see potential downsides.
- Furthermore, I don't see any upside for the City. It will create an additional residential unit, but would create the problem of precedent. The goal is to have more housing within the limits that everyone agreed upon - which is a 50-ft minimum.
- There is also a concern for parking which is already a huge problem in our neighborhood. I am sure they are adding garages, but these people may have children who drive or guests to visit and two houses rather than one will clog an already busy area further.
- Tearing down this house will remove mature landscaping and trees unnecessarily.
- The above reasons along with tighter lot lines and less aesthetic appeal due to the realities of new building codes are likely to reduce property values for surrounding properties.

Please confirm your receipt of this email and that it will be shared with the DRC.

Thank you,

Greg Holden
523 23rd Ave N
St. Petersburg, FL 33704

Cristian I. Arias

From: Jim <jim@pinchpennypress.com>
Sent: Tuesday, October 17, 2017 8:47 AM
To: Cristian I. Arias
Subject: Case # 17-54000060

Cristian, my wife and I live at 468 23rd Avenue North. Putting two houses on that lot will only make the parking problem on the street even worse. At times you cannot find a place to park in the front of our home from 5th Street and 23rd Avenue to almost 4th Street. If each home has a couple of cars and then have guests, where will they park? You have a 4-unit apartment building next to our home and next to them there is another home with an apartment in the rear and an apartment with a house across the street from us. The only place to park when people come and visit is in the bank parking lot behind the alley of our home. I think one home on that lot is plenty. We have been in our home since 1980.

Jim & Irene Byers
468 23rd Avenue North
St. Petersburg, FL 33704
727-515-3369

Jim Byers
727.32PRINT -- 727.327.7468
Pinch Penny Press
2167 14th Circle (like Ave) North, St Petersburg FL 33713
Monday, Tuesday, Thursday -- 9:00 am to 5:00 pm
Wednesday and Friday -- 9:00 am to 3:00 pm
Pinch Your Printing Pennies at Pinch Penny Press!
Serving Pinellas County and beyond since 1983.

Cristian I. Arias

From: Joseph Myers <jmyers@raysbaseball.com>
Sent: Wednesday, October 18, 2017 10:07 AM
To: Cristian I. Arias
Subject: Opposition to Variance Request (Record #17-54000060)

Good Morning:

My name is Joseph Myers. My wife Nicole Myers and I are home owners at 521 23rd Ave North, St Pete FL. We are writing to oppose the variance request for 2301 5th Street North. Splitting the current parcel into two smaller parcels will be problematic on a number of fronts.

- We are losing all of our larger lots in our neighborhood to splits and rebuilds by outside contractors. Yet these larger lots add to the character of Crescent Heights. The corner lots tend to be the larger lots, and tend to include larger, beautiful homes that tact as the "entrance" to each block. Our block is a great example of this. The three other corner homes at the intersection of 23rd Ave and 5th street are all beautiful, larger homes that enhance the entrance to our block (and the Crescent Heights neighborhood when coming off 22 ave. There is no need to lose this one especially when it doesn't meet the code.
- This is a great lot and a solid block house that with some TLC, can be a beautiful home that the neighborhood can be proud of. Homes in the neighborhood should be restored, not demolished. I point to 535 23rd Ave N as an example. This was a home that was in disrepair and probably warranted a demolition. Yet, the purchasers should be commended for they opted to restore this historic home rather than bulldoze and build a new home. A similar approach should be taken with the home on 2301.
- Adding two homes to this lot will add to the parking congestion that currently exists in that area. Because of the lot orientation, only 1 of the homes will have access to the alley that runs parallel to 23rd Ave. As such, the other home will not have the ability to build an accessible garage or parking in the alley. All cars associated with that home will have to rely on street parking.

In closing, I would like to go on record to state that I oppose the variance request for 2301 5th Street North (Record #17-54000060). Thank you for considering this matter and including my opposition in the public record.

Best regards,
Joe Myers

Joseph B. Myers, PhD, ATC

Director, Baseball Performance Science | Tampa Bay Rays
P: 727-825-3360 | C: 412-916-9463
1 Tropicana Drive | Saint Petersburg, FL 33705



Special Rays Ticket offer for Friends & Family:

Visit <http://raysbaseball.com/jmyers>

Cristian I. Arias

From: Merilee Hampton <mhampton1@tampabay.rr.com>
Sent: Thursday, October 19, 2017 4:46 PM
To: Cristian I. Arias; Merilee Hampton
Subject: Case #17-54000060

Follow Up Flag: Follow up
Flag Status: Flagged

Hi..
I am writing to you on behalf of the upcoming hearing for the property at 2301 - 5th Street North . Case # 17-54000060.

I oppose the construction of 2 new homes to be built on this corner of land. I have lived in my home at 2332 - 5th Street North since 1962.. I love our neighborhood and to tear down a house that is still in good shape to build 2 others to replace it for financial gain is very wrong. These new homes people are building in our neighborhood do not add to the character of our beloved Crescent Heights, it takes some of it away.

Greg Holden wrote to you and his letter really expresses what I feel as well. Thanks for your interest in this case.
Sincerely,
Merilee Hampton

Cristian I. Arias

From: Trevor Aaronson <taaronson@gmail.com>
Sent: Thursday, October 19, 2017 11:14 AM
To: Cristian I. Arias
Subject: Objection to 17-54000060 variance application

Cristian,

I am a home owner in Crescent Heights and I received notice of the lot-size variance application for 2301 5th St N, St. Petersburg, FL 33704 (case #17-54000060). I hereby submit my objection to this variance application.

I do not know or have any relationship or previous dealings with the applicant or agent. I object to this variance application because I believe the smaller lot sizes proposed, coupled with the building of two new single-family homes on those smaller lots, will not fit the character of this neighborhood. The house currently on the property appears from the outside to be in decent condition, and it fits the character of Crescent Heights. Given the outside condition of the current house, I can only assume that the variance is requested in order to maximize profit by building and selling two new single-family homes at a time of historically high real estate prices in this neighborhood.

To be clear, I am not against redevelopment in Crescent Heights. In fact, I wrote the city earlier this year to support the tear-down of a rundown triplex on 24th Ave N and the construction of two new town homes -- a project currently under way. In that redevelopment, the dilapidated home was a triplex, and zoned as such, but the building was in such disrepair that redevelopment could only benefit the Crescent Heights neighborhood. What's more, since the new development converted to a triplex a duplex, the impact on housing density in the neighborhood was actually positively impacted.

By contrast, the applicant in case #17-54000060 proposes to destroy a home that is not in disrepair and fits the character of the neighborhood. In addition, if approved, this redevelopment would have a negative impact on housing density in the neighborhood by converting one single-family home to two. While no doubt this variance will benefit the developer, it will not benefit the neighborhood or neighboring property owners. Given the historically high real estate prices, a remodel of the current home will no doubt prove to be a profitable enough enterprise for the developer. I urge the city to deny this application, and I hope the developer will consider remodeling and selling 2301 5th St N under current zoning and lot size rules intended to protect the charm and character of one of St. Petersburg's most desirable neighborhoods.

Sincerely,

Trevor Aaronson
531 24th Ave N
St. Petersburg, FL 33704
813-421-0195

Cristian I. Arias

From: Christine Davison <cdavison@heritagepci.com>
Sent: Monday, October 23, 2017 7:39 AM
To: Cristian I. Arias
Subject: Public Hearing on 11/1/2017

Good Morning Cristian,

I would like to be heard at the hearing regarding the approval of variance to the required minimum lot width for case #17-54000060.

I am a resident of the neighborhood that will be impacted.

Thanks,

Christine M. Davison

Senior Litigation Examiner

Heritage Property & Casualty Insurance Company



Pillars of Strength and Character.

P.O. Box 6417

Clearwater, Florida 33758

Phone: 727-362-7200 ext. 7185

Fax: 866-728-0583

Email: cdavison@heritagepci.com

www.heritagepci.com

ExchangeDefender Message Security: [Check Authenticity](#)

Cristian I. Arias

From: Will Payne <will.payne12@gmail.com>
Sent: Monday, October 23, 2017 10:44 AM
To: Cristian I. Arias
Subject: Case No. 17-54000060 - Notice of Public Hearing - 2301 5th St. N

Mr. Arias,

I hope this email finds you well. I was passed along information from neighbors about the request for variance at 2301 5th St. N (Case No. 17-54000060). As a homeowner in Crescent Heights and nearby resident, I strongly oppose the request for variance on this property.

The minimum lot width is a standard we have agreed to as a community. This variance would not provide any community benefit - only private benefit to the developer of the property. That standard is not broadly available, nor should it be. The minimum lot width is codified for a reason.

The variance does not address any blighting influence in the neighborhood. The property in question is a quality home that is in good condition, sold for a not insubstantial price, and is representative of the neighborhood. Not only would the proposed development not bring any additional community value, it would detract from the character of the neighborhood that is one of the inherently valuable qualities of this neighborhood.

This case would set an unnecessary precedent for developers and benefit the developer at the expense of the neighborhood and City. I strongly oppose this request and urge staff and the Development Review Commission to oppose this request as well.

Is public comment available at the Nov. 1 meeting? Are there any steps I need to take in advance if I would like to speak on this case? Thank you in advance.

Respectfully,

Will Payne
will.payne12@gmail.com
(513) 919-5144 (c)
777 29th Ave N

Cristian I. Arias

From: Thomas Paterek <thomaspaterek@gmail.com>
Sent: Monday, October 23, 2017 9:57 AM
To: Cristian I. Arias
Subject: Case No. 17-5400060

Dear Cristian,

I am writing on behalf of the Crescent Heights Neighborhood Association to strongly oppose the variance to the required minimum lot width from 50-ft to 47-ft for two (2) lots in common ownership to allow for the development of two (2) new single-family homes at 2301 5th St N.

This proposed variance will not improve our housing inventory and rather goes against the character of our neighborhood. It is not just in conflict with the building code, but is in conflict with our Crescent Heights Neighborhood plan that we worked on in conjunction with the City.

- There is a reason that the minimum lot width is 50-ft in our neighborhood. That is already pretty tight. And new homes are going up closer to the lot lines than ever with the loopholes in the codes.
- We are losing all of our larger lots in our neighborhood, and they add to the character. No need to lose this one especially when it doesn't meet the code.
- It will create an additional residential unit, but would create the problem of precedent. The goal is to have more housing within the limits that everyone agreed upon - which is a 50-ft minimum.
- There is also a concern for parking which is already a huge problem in our neighborhood. We expect they are adding garages, but these homeowners may have children who drive or guests to visit and two houses rather than one will clog an already busy area further.
- Tearing down this house will remove mature landscaping and trees unnecessarily.
- The above reasons along with tighter lot lines and less aesthetic appeal due to the realities of new building codes are likely to reduce property values for surrounding properties.

Thank you for providing us with notice of the project, please confirm your receipt of this email and that it will be shared with the DRC.

Thank you,

Thomas Paterek

President – Crescent Heights Neighborhood Association

Cristian I. Arias

From: Carolyn Frazee <jennings@frazee.org>
Sent: Tuesday, October 24, 2017 3:31 PM
To: Cristian I. Arias
Cc: Carolyn Frazee
Subject: Variance on lot size for 2301 5th Street /Re: Case #17/55000060

To: Cristian Arias - I am completing this email while I am out of town. I am completing the following from the information that I had saved to my laptop. If I need to include any additional information to have my disapproval noted, please let me know. Hopefully I stated the variance correctly. I will try to attend the meeting on November 1 at 2:00 pm.

RE: Case #17/55000060 - Property Size Variance to lots at 2301 5th Street North, St. Petersburg FL
Variance request to allow a variance to the required minimum lot width from 50 ft to 47 ft for two lots in common ownership to allow for the development of two new single-family homes to be built on the property located at 2301 5th Street North.

I am against allowing this variance.

Granting this variance would promote negative changes to an established community. I moved into this neighborhood in the early sixties. The majority of the homes in this neighborhood were, and still are, single family homes on individual lots. Over a period of time I have watched as many of the individual houses have been sold and remodeled. My house was purchased in 1963 and remodeled. New roof, new paint, new kitchen and the addition of a family room to the back of the house. None of this changed the character of the house or the neighborhood. The value of the house was increased, but the ambiance of the neighborhood was not destroyed. This type of change is positive.

Deliberately demolishing a house and replacing it with two full size houses is a negative change to the character of the neighborhood.

My house sits on the northwest side of 23rd Avenue and 5th Street. The house in question at 2301 5th Street North sits on the northeast side of the same intersection. Replacing the house at 2301 5th Street with two dwellings would mean that the large oak trees, the magnolia trees and the green lawn would be replaced with 2 concrete block dwellings. This might be appropriate in a downtown area or in a new development, but it is out of place in this neighborhood.

A positive approach would be to remodel or renovate the existing house. It is my understanding that the house was purchased for approximately \$356,000 which would allow the developer to make a reasonable profit if the existing house was remodeled and sold.

There is a special feeling that exists in this community. Adding 2017 construction into the middle of older construction would look out of place and have a negative effect on the neighborhood.

Wedging two houses onto lots that do not meet city code would also set a precedent for future developers to continue to change our neighborhood.

An additional concern is parking. On street parking has been a problem for years and adding an additional dwelling will certainly make it worse.

Actually, I do not see any advantages to granting this variance.

Carolyn J. Frazee
503 23rd Avenue North
St. Petersburg, Florida 33704
727 898-1270

Cristian I. Arias

From: tampabayaaa@aol.com
Sent: Tuesday, October 24, 2017 10:38 PM
To: Cristian I. Arias
Subject: Public Hearing, Case No. 17-54000060

I reside at 520 23rd Ave., North, St. Petersburg and am writing to voice my opposition to the request for approval of a variance to the required minimum lot width for the property located at 2301 5th St., North, St. Petersburg.

My opposition is mainly based on my desire to keep the character of the neighborhood, in which I've lived for 19 years, intact. Our lots are already small in comparison to some in the city and to want to build two houses on lots smaller than required is, I feel, preposterous and simply based on greed on the part of the owner, Mr. Ruffing. I doubt Mr. Ruffing will live in one of the houses and have to deal with the impact, given his current home at 4808 Jewell Terrace in Palm Harbor appears to be on Lake Tarpon and is certainly not squeezed on a lot too small for the house.

Two houses on the lot will also negatively affect an already strained parking situation we experience in our area on a regular basis. Our close proximity (one block) to Crescent Lake Park is wonderful for us but our streets are used for parking on a regular basis by people using the park. Many of our homes are on an alley so some of us are able to park one vehicle on the alley, however, some residents can not or choose to park all of their vehicles on the street. Many homes have garage apartments with residents with cars as well. For the property in question, the alley is to the side of the property, not behind it, so it appears all parking will need to be on the street.

This request is for a three foot variance for two lots, turning one lot into two. If the next person asks for four feet and then five feet, where does it stop? I realize two houses vs. one will add to the tax base for the city but I respectfully ask that this request for a variance not be approved. Thank you.

Alice Adams-Logan
520 23rd Ave., North
St. Petersburg, FL



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 **November 1, 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.: 17-54000061 PLAT SHEET: F-18

REQUEST: Approval of a Variance to the required minimum lot width from 50-ft to 45-ft and the required minimum lot area from 5,800 SF to 5,715 SF for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: Mitch Pozin, Manager, Sunnybrook Holdings
 1696 Sunnybrook Lane
 Clearwater, FL 33764

AGENT: Dillon Alderman, President, Alderman Planning Company
 PO Box 55755
 St. Petersburg, FL 33710

ADDRESSES: 481 33rd Avenue North

PARCEL ID: 07-31-17-73314-001-0170

LEGAL DESCRIPTION: Lots 17 and 18, Block 1, Purvis & Harris' 4th Street Addition

ZONING: Neighborhood Traditional, Single-Family-2 (NT-2)

Development Standard	Required	Requested	Variance	Magnitude
Lot Width (Lot 17)	50 ft.	45 ft.	5 ft.	10%
Lot Width (Lot 18)	50 ft.	45 ft.	5 ft.	10%
Lot Area (Lot 17)	5,800 sq. ft.	5,715 sq. ft.	85 sq. ft.	1.5%
Lot Area (Lot 18)	5,800 sq. ft.	5,715 sq. ft.	85 sq. ft.	1.5%

BACKGROUND: The subject property consists of two platted lots of record (Lots 17 and 18, Block 1, Purvis & Harris' 4th Street Addition) under common ownership, located at 481 33rd Avenue North, see Attachment 1. According to City property card records the property was originally developed with one single-family residence, a detached garage, and a pool on Lots 17 and 18. The current property owner purchased the property in July of 2015 (per Pinellas County Property Appraiser records). Demolition of the single-family residence, detached garage and pool were approved in September of 2015.

The property has a zoning designation of Neighborhood Traditional Single-Family (NT-2). The minimum lot width in NT-2 zoning is 50-feet and the minimum lot area is 5,800 square feet. The subject lots are 45-feet in width and 5,715 square feet in area. Therefore, they are considered to be substandard in lot width and minimally deficient in lot area. The subject subdivision was originally recorded in 1923. Attachment 1 includes a copy of the subdivision plat.

Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. The code was changed in 2003 to allow development on any 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.

During the review of the regulations by City Council starting in March of 2015, Council made the decision to change the code back to restrict such development on substandard lots, while also making clear its intent that a Variance review to determine if such development would be consistent with the surrounding neighborhood pattern would be required. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing one home on one platted lot in an area that has historically developed on more than one platted lot could be detrimental to the neighbors and the overall character of the neighborhood. The subject blocks and the majority of the surrounding neighborhood are not an example of this situation, see Attachment 5, Neighborhood Lot Exhibit. Staff has determined that this request is consistent with the neighborhood development pattern and the Variance criteria.

On July 20, 2017 City Council amended the regulations for nonconformities that are equal to or less than 5% of the required lot width and/or area to allow minimally deficient nonconformities to be administratively approved by the POD. The lot area of the properties do not meet the minimum requirements for NT-2 zoning as they have a magnitude of deficiency of 1.5%. Therefore the Variance for lot area could have been approved administratively and the application would not have required public hearing review if it were the only Variance requested.

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 are **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 application proposed is for the development of two (2) new single-family homes with one (1) house and a detached garage facing the alley on each lot.

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

The subject lots are below the zoning district minimums as NT-2 zoning requires a minimum lot width of 50 feet and a minimum lot area of 5,800 square feet. The subject lots were platted as 45 feet in width and 127 feet in depth with a lot area of 5,715 square feet. Therefore, the subject lots are substandard. In terms of width they are nonconforming by a magnitude of 10% and in terms of lot area they are nonconforming by a magnitude of 1.5%.

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

This criterion is not applicable.

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

This criterion is not applicable.

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

There exists a Grand Live Oak and a pine tree on the property that shall be preserved. The applicant has designed the two (2) new single-family homes with the trees to remain on-site.

A 36-inch Laurel Oak that is on the property has been determined to be in decline. The applicant will be required to apply for a separate tree removal permit for this protected tree, if it is to be removed.

Conditions of approval are included at the end of this report to address the trees.

- 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.*

Staff analyzed the development pattern of the neighborhood which includes the subject block and the adjacent blocks to the north, south, and west of the subject block, see Attachment 5, Neighborhood Lot Exhibit. The subject lots are located in the Purvis and Harris' Fourth Street Addition subdivision which consists of four blocks. The interior lots within the subdivision that are residentially zoned have platted lot widths of 45-feet and 46-feet with the corner lots having platted lot widths ranging from 48.6-feet to 52-feet. The other two blocks included in the analysis are Blocks A and E within the Bridgeway Addition subdivision which has a similar development pattern.

Staff's development pattern analysis included review of lot width and lot area for conformance with the minimum requirements for NT-2 properties, and whether the properties typically contain one house per platted lot. The results of the analysis, provided in the charts below, show that 73.83% of the properties are substandard in terms of lot width. For lot area 57.94% of the properties analyzed were substandard. It was also determined that 84.11% of the properties consist of one house per platted lot. Based on the analysis, staff finds the proposal is consistent with the prevailing development pattern that is reflective of the original subdivision platting.

Block	Conforming to Width	Substandard to Width	% Substandard to Width
Block 1 (subject block)	6	6	50.00%
Block 2 (north)	4	12	75.00%
Block 3 (northwest)	6	16	72.73%
Block 4 (west)	4	21	84.00%
Block 5 (southwest)	6	15	71.43%
Block 6 (south)	2	9	81.82%
Average			73.83%

Block	Conforming to Area	Substandard to Area	% Substandard to Area
Block 1 (subject block)	11	1	8.33%
Block 2 (north)	4	12	75.00%
Block 3 (northwest)	7	15	68.18%
Block 4 (west)	8	17	68.00%
Block 5 (southwest)	9	12	57.14%
Block 6 (south)	6	5	45.45%
Average			57.94%

Block	One House Per Platted Lot (or less)	One House on Multiple Lots	% One House Per Platted Lot
Block 1 (subject block)	7	5	58.33%
Block 2 (north)	12	4	75.00%
Block 3 (northwest)	19	3	86.36%
Block 4 (west)	24	1	96.00%
Block 5 (southwest)	17	4	80.95%
Block 6 (south)	11	0	100.00%
Average			84.11%

-
- 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 lots within the Purvis & Harris' 4th Street Addition and the Bridgeport Addition subdivisions were platted in 1923 and 1924, respectively. As shown in the analysis provided above within criteria 1.f., 74% of the lots analyzed are substandard in lot width, 58% are substandard in lot area, and 84% are developed with one house per platted lot of record. This 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 Variances, the owner has the ability to develop the property with a single-family home and an accessory dwelling unit in compliance with the Land Development Regulations. Approval of the Variances to lot width and lot area allows for the construction of two single-family homes without accessory dwelling units. The proposed lots are each 5,715 square feet in area, which does not meet the minimum requirement of 5,800 square feet to qualify for an accessory dwelling unit.

- 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;*

A majority of the other properties in the surrounding blocks have been allowed to develop one house on each platted lot of record and therefore the requested Variances would allow a more consistent use of the land.

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

The Variances requested are the minimum necessary to allow the development of two single-family homes on lots with a similar size to the surrounding lots with single-family homes. The Variance from the 50 foot required lot width to 45 feet in width constitutes a 10% reduction and the Variance from 5,800 square feet of required lot area to 5,715 square feet of area constitutes a 1.5% reduction.

- 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 Traditional districts state: "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood."

The Future Land Use designation in this neighborhood is Planned Redevelopment – Residential (PR-R). The following objective and policies promote redevelopment and infill development in our 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 locations 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 Variances will not be injurious to neighboring properties as they are developed in a similar pattern as the proposed lots. The proposal for two single-family homes is consistent with the neighborhood pattern of the surrounding blocks which are zoned NT-2.

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 Variances based on the analysis provided and the recommended special conditions of approval.

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 and structures have not been considered in staff's analysis.

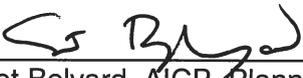
PUBLIC COMMENTS: The applicant did not receive any signatures of support from neighboring property owners, and no public inquiries or comments were received by staff. The subject property is not within the boundaries of any neighborhood associations.

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 Variances.

CONDITIONS OF APPROVAL: If the Variances are 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. A front porch shall be required for the principal entry of the residence proposed on Lot 17, pursuant to Code Section 16.20.010.11. *Porches and Pedestrian connections*, subsection 3, "Principal entries shall include a porch, portico or stoop, with a minimum usable depth of six feet (measured from the front façade of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a 3-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area."
3. The design of the new homes shall be varied from other homes on the same block face on either side of the street or within an adjacent block face on either side of the street as per Code Section 16.20.010.11.
4. Unless an application to remove a Grand Tree in accordance with Section 16.40.060.5. is reviewed and approved by staff, the applicant shall preserve the Grand Live Oak and pine tree located on the subject property. Prior to approval of building permits, the applicant shall engage a Certified Arborist to prepare a tree preservation plan for review, approval, and implementation with specific attention to the Grand Live Oak and pine tree referenced in 1.e. above. The plan shall include details of methods to protect and preserve the vitality of the trees, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots. Upon approval of the tree preservation plan, prior to initiation of construction, the applicant shall mark the footprint of the proposed structure(s) within 20 feet of the trees and schedule a field review with the City Urban Forester.
5. A separate Parcel ID must be obtained for one of the lots prior to submittal of any building permit applications.
6. Approval of these Variances does not grant or imply other Variances from the City Code or other applicable regulations.
7. These Variance approvals shall be valid through November 1, 2020. Substantial construction shall commence on both Lots 17 and 18, or the properties shall be separately conveyed, by this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

Report Prepared By:



Scot Bolyard, AICP, Planner I
Development Review Services Division
Planning & Economic Development Department

10/26/17

Date

Report Approved By:



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

10-26-17

Date

Attachments:

- 1) Aerial Map, Surveys, Subdivision Plat and Photographs
- 2) Lot 17: Site Plan, Floor Plan and Elevation Drawings
- 3) Lot 18: Site Plan, Floor Plan and Elevation Drawings
- 4) Application and Variance Narrative
- 5) Neighborhood Lot Exhibit
- 6) Tree Exhibit

ATTACHMENT 1

Aerial Map, Surveys,
Subdivision Plat, Photographs

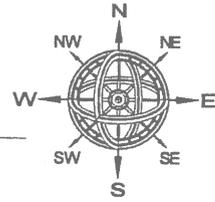


City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 16-5400061
Address: 481 33rd Avenue North



SECTION 7, TOWNSHIP 31 SOUTH, RANGE 17 EAST

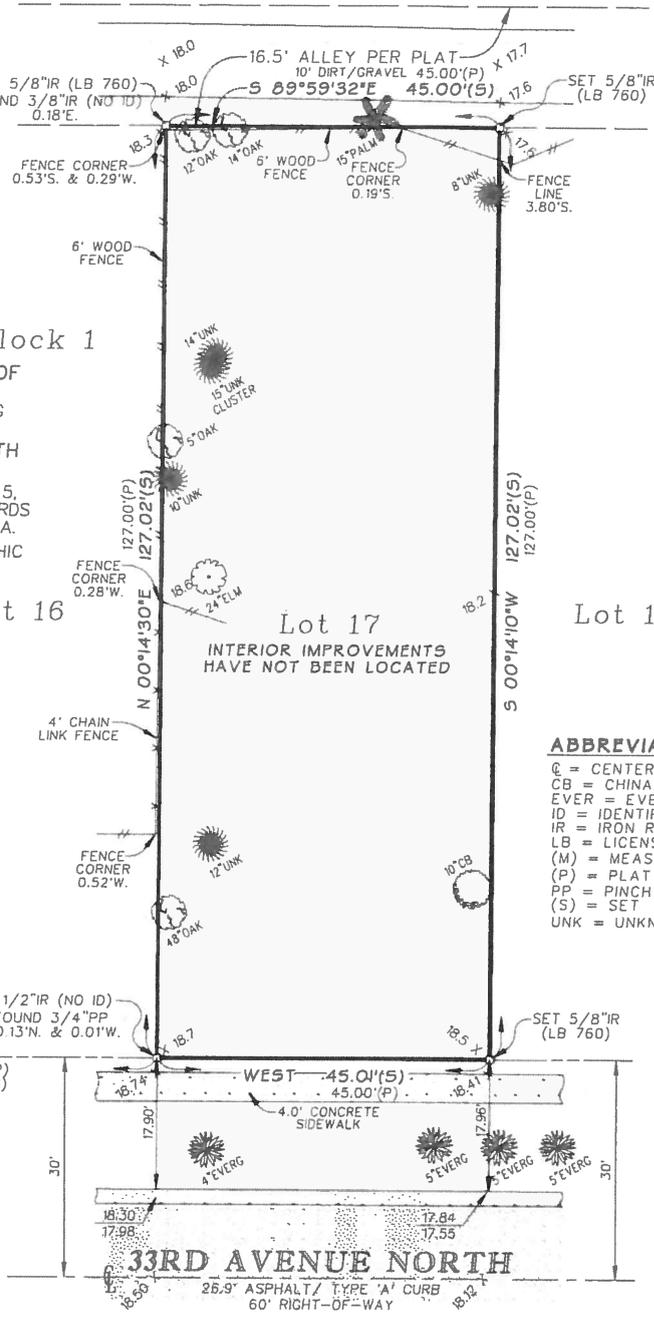
CERTIFIED TO:
JASON SANCHEZ



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

Block 1
A BOUNDARY SURVEY OF
LOT 17, BLOCK 1, ACCORDING
TO THE PLAT OF
PURVIS & HARRIS' FOURTH
STREET ADDITION
AS RECORDED IN PLAT BOOK 5,
PAGE 87 OF THE PUBLIC RECORDS
OF PINELLAS COUNTY, FLORIDA.
BOUNDARY AND TOPOGRAPHIC
SURVEY WITH TREE
LOCATION - 7/21/15
Lot 16 Lot 17 Lot 18

5TH STREET NORTH
EAST RIGHT-OF-WAY LINE



- ABBREVIATIONS:**
- CL = CENTERLINE
 - CB = CHINABERRY TREE
 - EVER = EVERGREEN TREE
 - ID = IDENTIFICATION
 - IR = IRON ROD
 - LB = LICENSED BUSINESS
 - (M) = MEASURED
 - (P) = PLAT
 - PP = PINCH PIPE
 - (S) = SET
 - UNK = UNKNOWN

Flood Zone Data:
FLOOD ZONE X
COMMUNITY PANEL
#125148 12103C0217 G
REVISED 9/3/03

Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 33RD AVENUE
NORTH AS BEING WEST, ASSUMED.
(NO PLAT BEARINGS)

Benchmark:
PINELLAS COUNTY BM #1384 J-263-1966
ELEV=21.002 NGVD, ADJUSTED TO
ELEV=20.31' NAVD, MSL=0.00'

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

1507-112.CRD
FIELD BOOK 923 PAGE(S) 48

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

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

JOB# 1507-11
Drawn: DS

I hereby certify that the survey represented hereon meets
the requirements of Chapter 5J-17.052, Florida
Administrative Code.

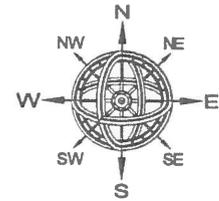
JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

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

(1507-112...GXD)

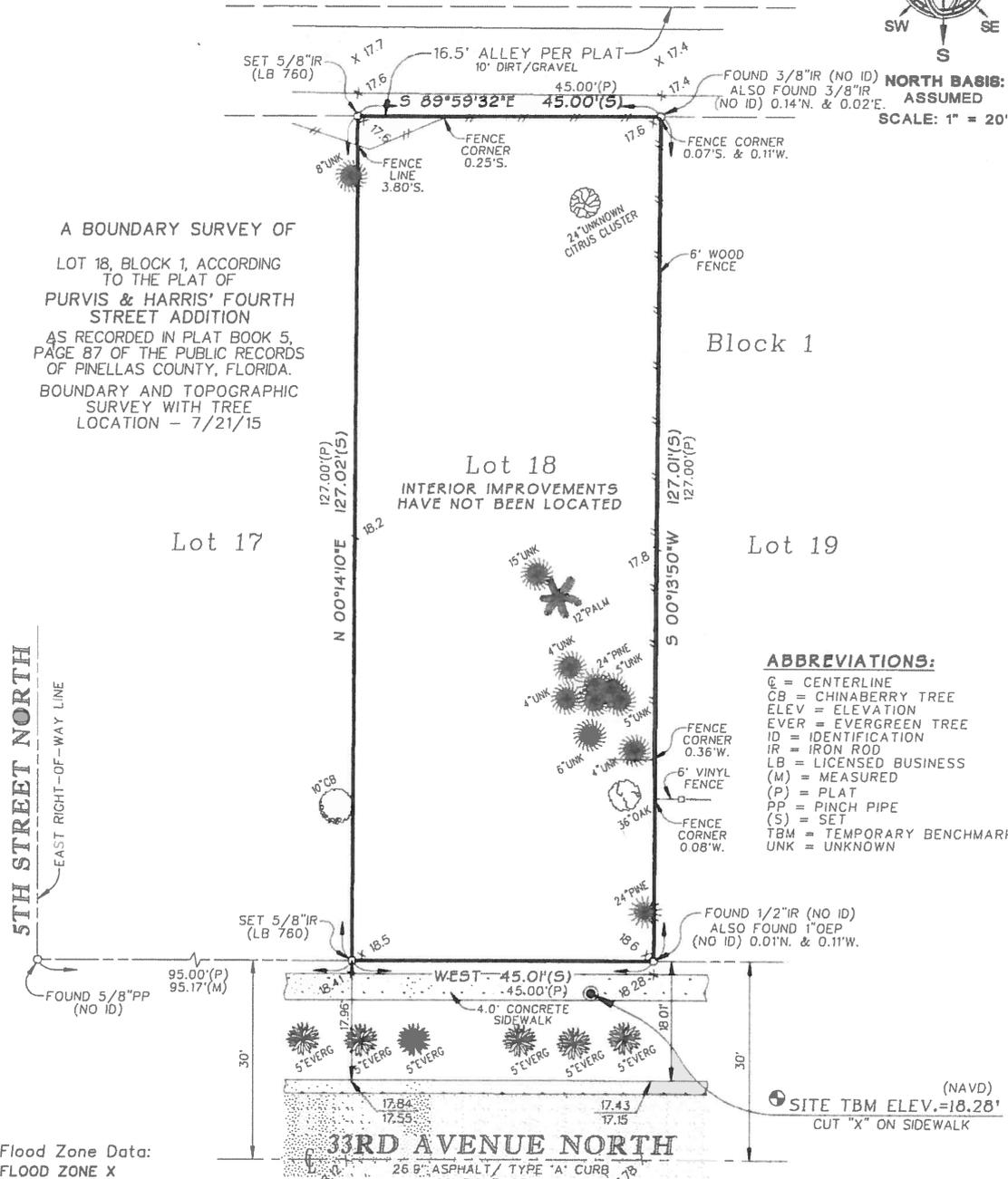
SECTION 7, TOWNSHIP 31 SOUTH, RANGE 17 EAST

CERTIFIED TO:
JASON SANCHEZ



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

A BOUNDARY SURVEY OF
LOT 18, BLOCK 1, ACCORDING
TO THE PLAT OF
PURVIS & HARRIS' FOURTH
STREET ADDITION
AS RECORDED IN PLAT BOOK 5,
PAGE 87 OF THE PUBLIC RECORDS
OF PINELLAS COUNTY, FLORIDA.
BOUNDARY AND TOPOGRAPHIC
SURVEY WITH TREE
LOCATION - 7/21/15



ABBREVIATIONS:

- C = CENTERLINE
- CB = CHINABERRY TREE
- ELEV = ELEVATION
- EVER = EVERGREEN TREE
- ID = IDENTIFICATION
- IR = IRON ROD
- LB = LICENSED BUSINESS
- (M) = MEASURED
- (P) = PLAT
- PP = PINCH PIPE
- (S) = SET
- TBM = TEMPORARY BENCHMARK
- UNK = UNKNOWN

Flood Zone Data:
FLOOD ZONE X
COMMUNITY PANEL
#125148 12103C0217 G
REVISED 9/3/03

Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 33RD AVENUE
NORTH AS BEING WEST, ASSUMED.
(NO PLAT BEARINGS)

Benchmark:
PINELLAS COUNTY BM #1384 J-263-1966
ELEV=21.002 NGVD, ADJUSTED TO
ELEV=20.31' NAVD, MSL=0.00'

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

1507-112.CRD
FIELD BOOK 923 PAGE(S) 48

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

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

I hereby certify that the survey represented herein meets the requirements of Chapter 5J-17.052, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

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

JOB# 1507-12
Drawn: DS

(1507-112.....GXD)

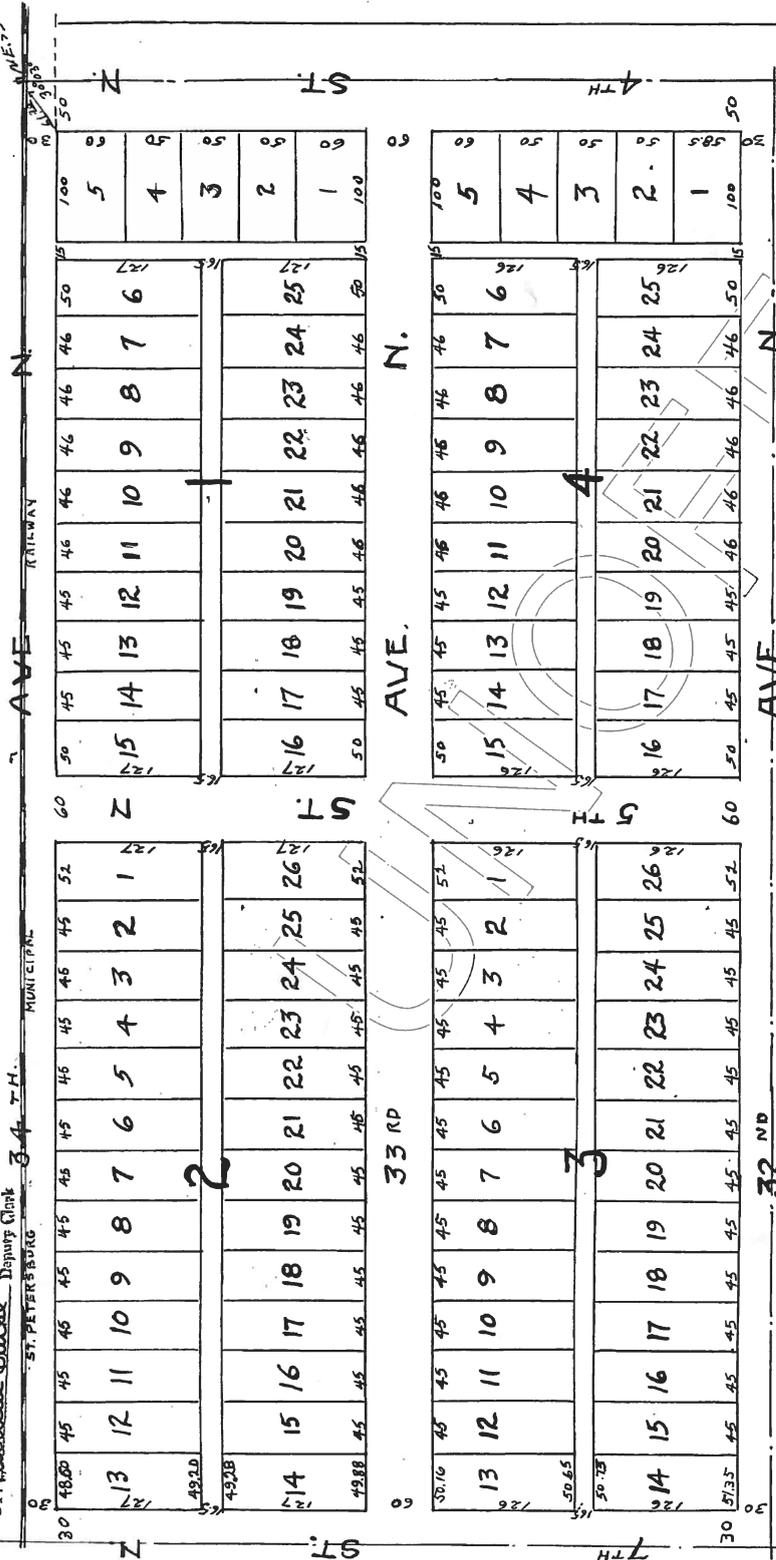
ORDINANCE OF PARTIAL VACATION OF
PURVIS & HARRIS Fourth St. Add.
 SUBDIVISION HAS BEEN RECORDED IN
 O. R. BOOK 6349 PAGE 105
 ON 10-29-1986

KARLEEN F. De BLAKER
 Clerk of the Circuit Court

BY: Karleen F. De Blaker Deputy Clerk

PURVIS & HARRIS' FOURTH STREET ADDITION

Being a Sub-division of the N. 1/2 of the SE 1/4 of the NW 1/4 of Sec. 7 Twp. 31 S., R. 17 E.
 PINELLAS CO. FLA.



Filed for record
 Feb 4, 5th, 1923, 11:45 A.M.
 J.N. Brown, Clerk
 Grace Dieffenwierth D.S.

ORDINANCE OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 O. R. BOOK 6657 PAGE 977

ORDINANCE OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 O. R. BOOK 6657 PAGE 987

SURVEYED JAN. 25TH 1923.
 S. J. D. ...
 LICENSE NO. 462.

KARLEEN F. De BLAKER
 Clerk of the Circuit Court
 BY: Shady Ellinger Deputy Clerk

KARLEEN F. De BLAKER
 Clerk of the Circuit Court
 BY: Shady Ellinger Deputy Clerk

KARLEEN F. De BLAKER
 Clerk of the Circuit Court
 BY: Shady Ellinger Deputy Clerk

This Plat is the South half (S 1/2) of the South East quarter (S.E. 1/4) of the North West quarter (N.W. 1/4) of Section Twelve (12) in Township Thirtieth (31) North, Range Sixteen (16) East, T. 31 N., R. 16 E., same as Case

481 33rd Avenue North

Lots 17 and 18, Block 1, Purvis & Harris' 4th Street Addition



495 33rd Avenue North



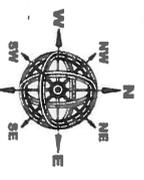
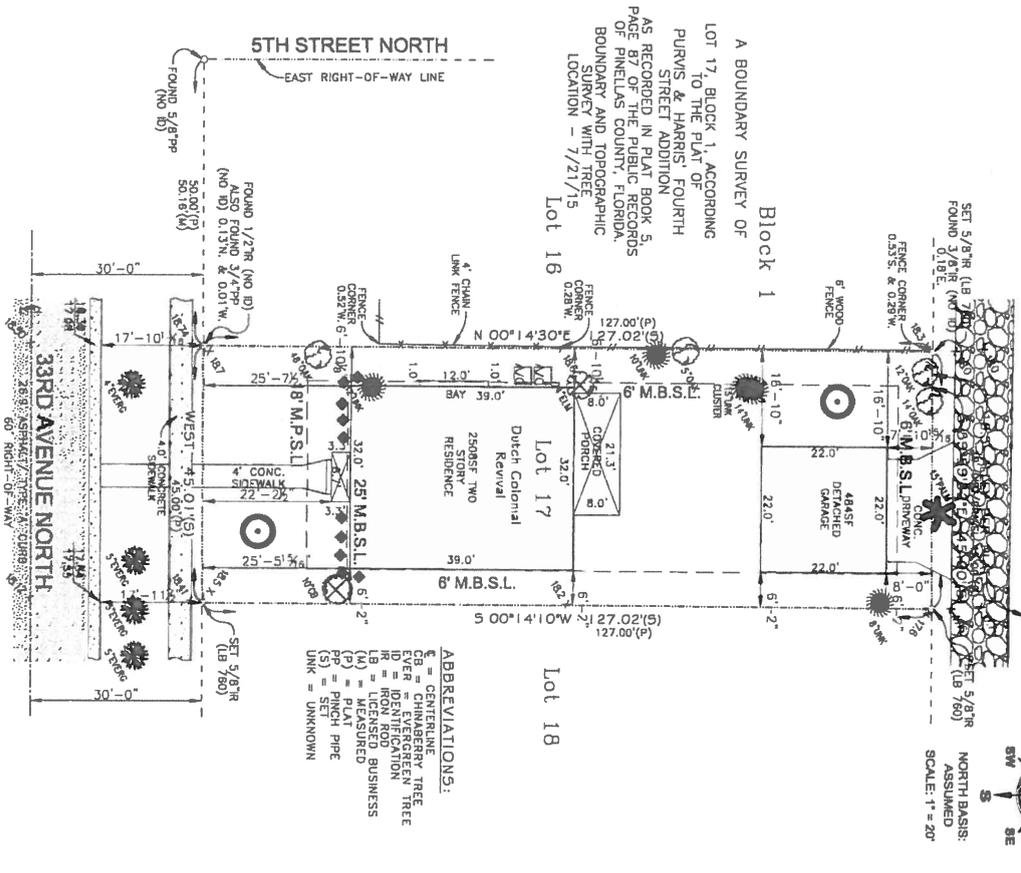
475 33rd Avenue North



ATTACHMENT 2

Lot 17: Site Plan, Floor Plan and
Elevation Drawings

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 17 EAST



Site Data Table	
DESCRIPTION:	AREA:
LOT AREA:	5717 SF
FRONT YARD IMPERVIOUS AREA:	10.6% (1195SF)
FRONT YARD PERVIOUS AREA:	89.4% (10065SF)
PROPOSED TOTAL IMPERVIOUS AREA:	38.3% (2191SF)
PROPOSED TOTAL PERVIOUS AREA:	61.7% (3526SF)

Plan Legend
 X EXISTING TREES TO BE REMOVED SHOWN THUS:

- ABBREVIATIONS:
 S = SOUTHERN
 CB = CHINA BARK
 E = EVERGREEN TREE
 ID = IDENTIFICATION
 LB = LICENSED BUSINESS
 (M) = MEASURED
 (P) = PLANT PIPE
 (S) = SET
 UNK = UNKNOWN

Flood Zone Data:
 FLOOD ZONE X
 COMMUNITY PANEL
 DATE 7/2/03
 REVISED 9/2/03

Basis of Bearings:
 NORTH RIGHT-OF-WAY LINE OF 33RD AVENUE
 (NO PLAT BEARINGS)

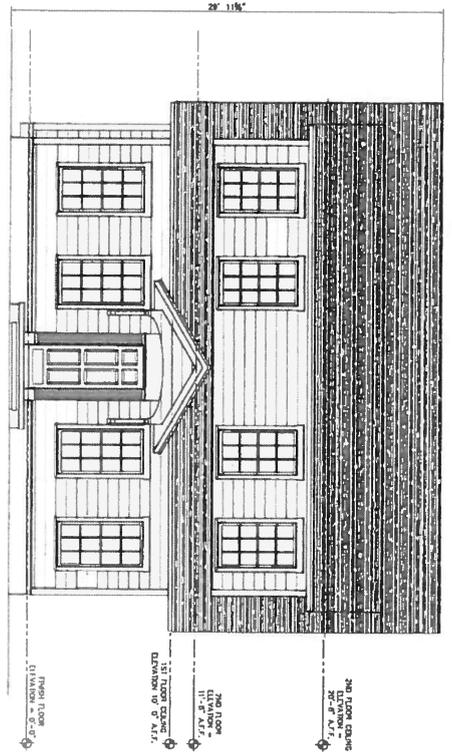
Benchmark:
 PINELLAS COUNTY BM #1394-J-263-1966
 ELEV=21.00Z MVD, ADJUSTED TO
 ELEV=20.31' MVD, MSL=0.00

Landscaping Legend & Specifications

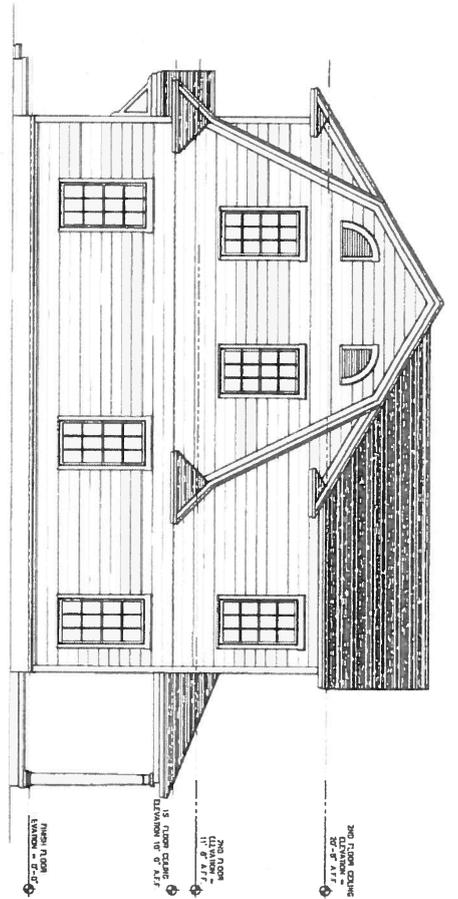
PROPOSED TREE: SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) 8' MIN. HEIGHT, PLANTING LOCATION SHOWN THUS	○
PROPOSED IKORA (IKORA COCCINEA) SHRUB 18' MIN. HEIGHT, PLANTING LOCATION SHOWN THUS	◆

IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND, MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL.

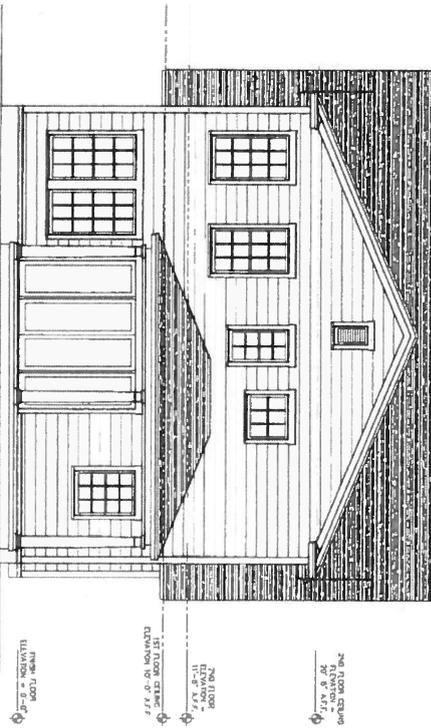
SOD: SOODED AREAS SHALL BE ST. AUGUSTINE TURF (NO MORE THAN 50% OF PERMANIBLE AREA OF LOT TO BE SOODED) - SOD GROUND IN RIGHT-OF-WAY IN FRONT OF LOT.



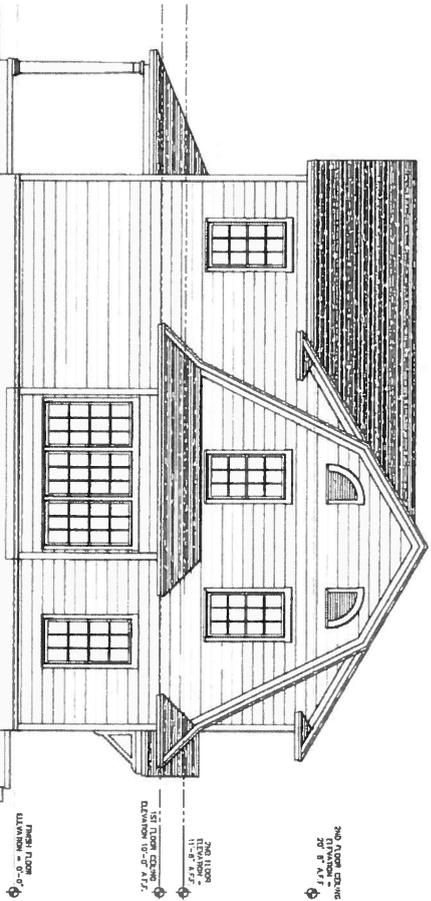
Front (Southerly - 33rd Ave. N.) Elevation



Right Side (Easterly) Elevation



Rear (Northerly - Alley) Elevation



Left Side (Westerly) Elevation

A1.2.1

Sheet

House Elevations

ALDERMAN Planning

COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

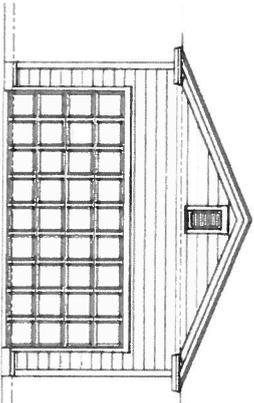
Date Issued: 08-07-17

Project No. APC-1744 - Scale: 1/4"=1'-0"

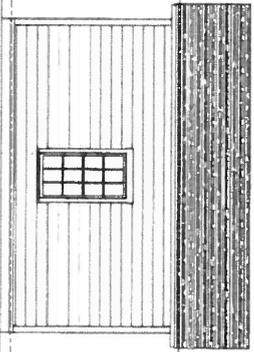
No.	Date	Revision

Lot 17 Residence
Lot 17, Block 1, 481 33rd Avenue North
St Petersburg Florida

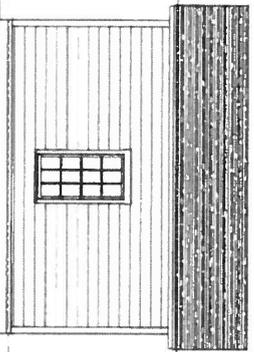
Northerly (Alley) Elevation



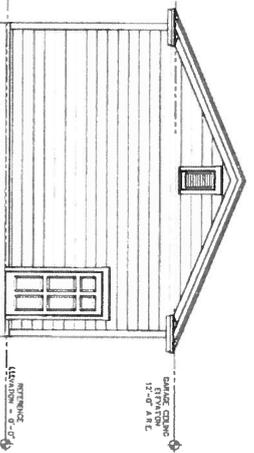
Westerly Elevation



Easterly Elevation



Southerly Elevation



A1.1.1

Sheet

Garage Elevations

ALDERMAN Planning

COMPANY

Phone: 813.833.5181

PO Box 55755 St. Petersburg FL, 33732

Date Issued: 09-07-17

No. Date Revision

Project No. APC-1744 - Scale: 1/4"=1'-0"

0 1 2 3 4 5 6 7 8 9 10

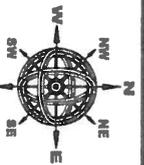
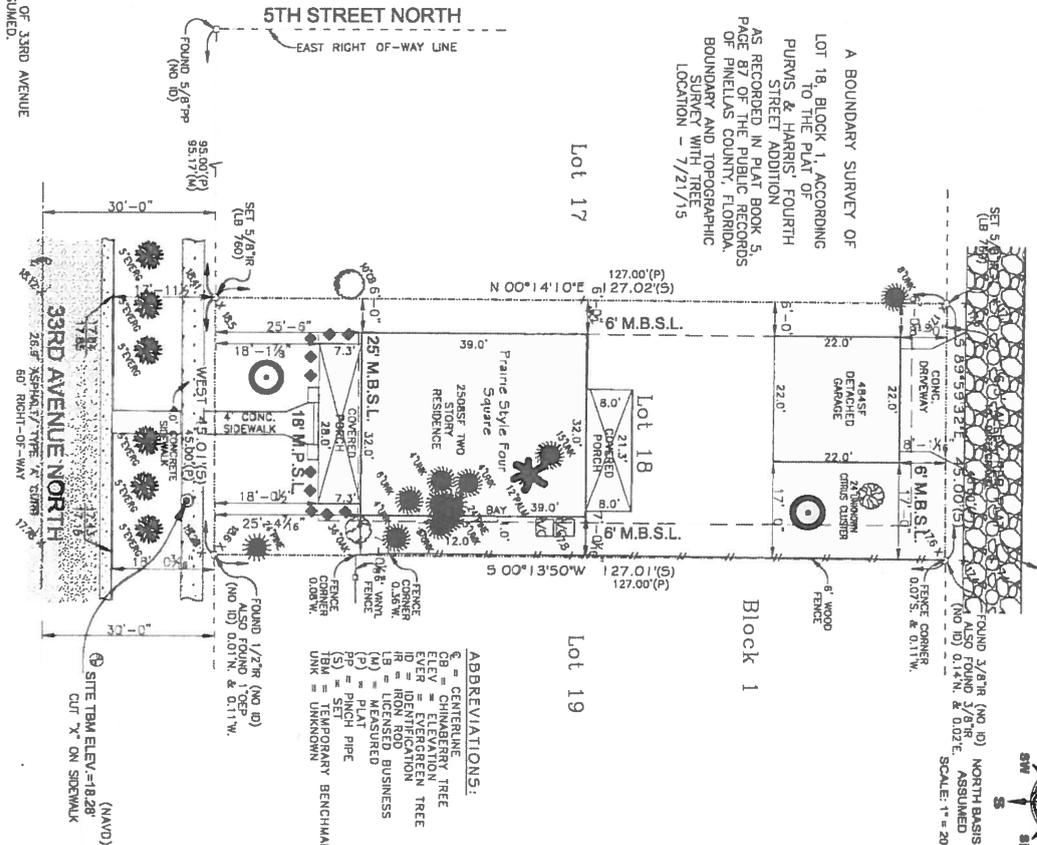
Lot 17 Residence
 Lot 17, Block 1, 481 33rd Avenue North
 St Petersburg Florida

ATTACHMENT 3

Lot 18: Site Plan, Floor Plan and
Elevation Drawings

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 17 EAST

A BOUNDARY SURVEY OF LOT 18, BLOCK 1, ACCORDING TO THE PLAT OF PURVIS & HARRIS' FOURTH STREET ADDITION AS RECORDED IN PLAT BOOK 5, PAGE 87 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION - 7/21/15



NORTH BASIS:
(NO ID) 0.14'N, & 0.02' E ASSUMED
SCALE: 1" = 20'

ABBREVIATIONS:

- CB = CENTERLINE
- CH = CHIMNEY
- TR = TREE
- EV = EVERGREEN TREE
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- (M) = MEASURED
- (P) = PLAT
- (S) = SIGHT
- SI = SIGN
- TM = TEMPORARY BENCHMARK
- UNK = UNKNOWN

Flood Zone Data:
FLOOD ZONE X
COMMUNITY PANEL
#125148 1210300217 G
REVISED 9/3/03

Basis of Bearings:
NORTH AS BEING WEST, ASSUMED.
(NO PLAT BEARINGS)

Benchmark:
PINELLAS COUNTY BM #1384-J-283-1966
ELEV=21.002 NAVD, ADJUSTED TO
ELEV=20.31 NAVD, MSL=0.000

Site Data Table

DESCRIPTION:	AREA:
LOT AREA:	5716 SF
FRONT YARD IMPERVIOUS AREA:	25.8% (290SF)
FRONT YARD PERVIOUS AREA:	74.2% (835SF)
PROPOSED TOTAL IMPERVIOUS AREA:	41.5% (2370SF)
PROPOSED TOTAL PERVIOUS AREA:	58.5% (3346SF)

Plan Legend

EXISTING TREES TO BE REMOVED
SHOWN THUS: X

Landscaping Legend & Specifications

PROPOSED TREE: SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) 10' MIN. HEIGHT, PLANTING LOCATION SHOWN THUS:
PROPOSED YUKA (YUKA COCCINEA) SHRUB 18" MIN. HEIGHT, - PLANTING LOCATION SHOWN THUS:
IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND, MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL.
500: SODDED AREAS SHALL BE ST. AUGUSTINE TURF. (NO MORE THAN 50% OF PERMIABLE AREA OF LOT TO BE SODDED) - 500 GROUND IN RIGHT-OF-WAY IN FRONT OF LOT.

Sheet
A20.01

Site Plan

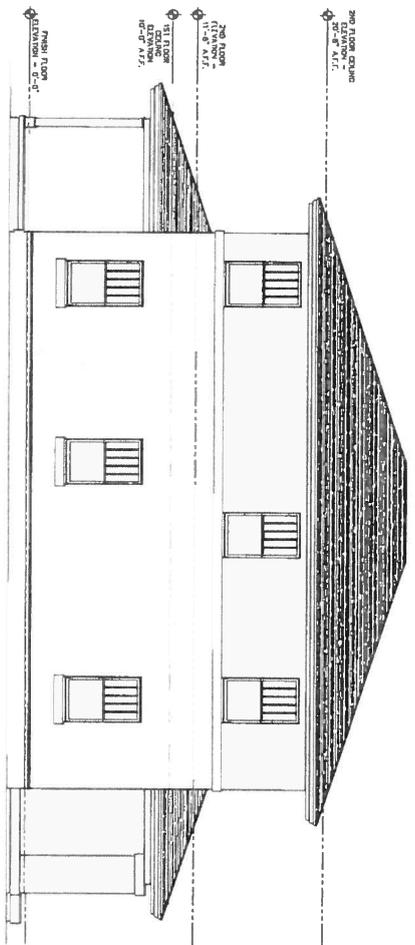
ALDERMAN Planning COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Date Issued: 09-07-17

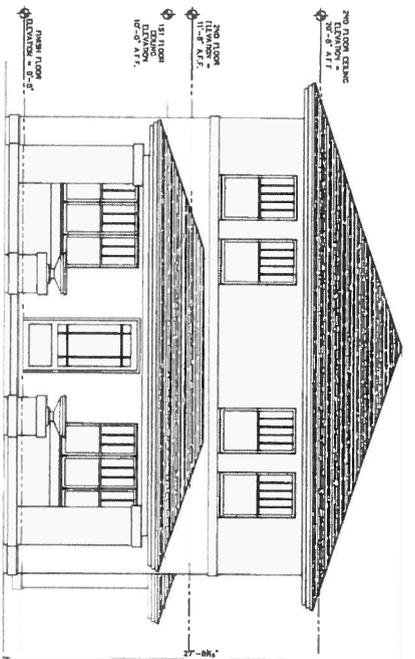
No.	Date:	Revision:

Project No. APC-1744 - Scale: 1"=10'-0"

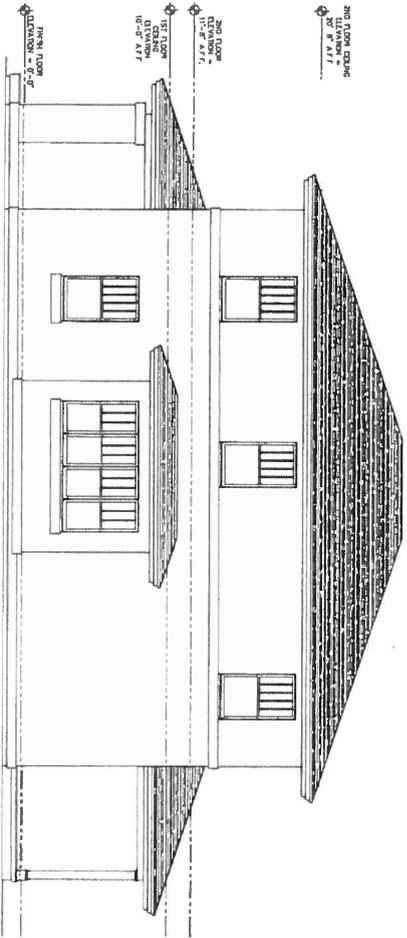
Lot 18 Residence
Lot 18, Block 1, 481 33rd Avenue North
St Petersburg Florida



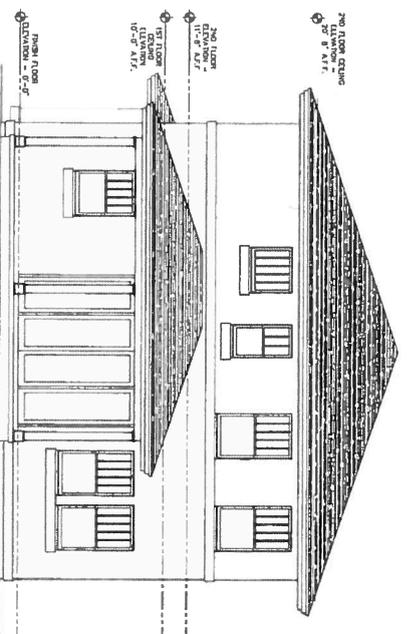
Left Side (Westerly) Elevation



Front (Southerly - 33rd Ave. N.) Elevation



Right Side (Easterly) Elevation



Rear (Northerly - Alley) Elevation

A2.2.1

Sheet

House Elevations

ALDERMAN Planning
COMPANY

Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

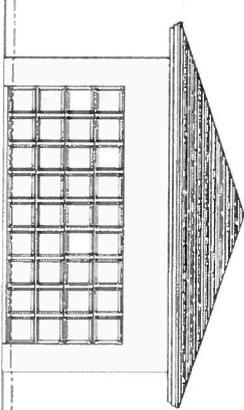
Date Issued: 08-07-17

No.	Date	Revision

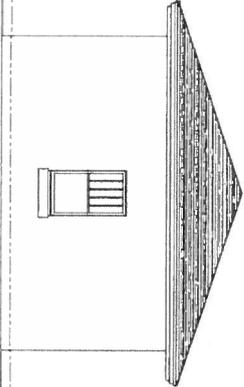
Project No. APC-1744 - Scale: 1/4"=1'-0"

Lot 18 Residence
Lot 18, Block 1, 481 33rd Avenue North
St Petersburg Florida

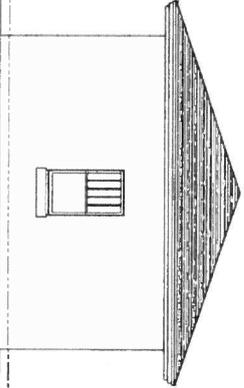
Northerly (Alley) Elevation



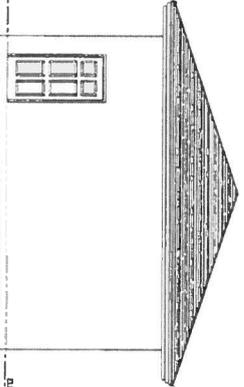
Westerly Elevation



Easterly Elevation



Southerly Elevation



ALDERMAN
PLANNING
12-07-17

A2.1.2
Sheet

Garage Elevations

ALDERMAN Planning

Phone: 813-833-6161
PO Box 55755 St. Petersburg FL, 33732

Date Issued: 09-07-17

No.	Date	Revision

Project No. APC-1744 - Scale: 1/4"=1'-0"

Lot 18 Residence
Lot 18, Block 1, 481 33rd Avenue North
St Petersburg Florida

ATTACHMENT 4

Application and Variance Narrative



VARIANCE

Application No. 17-540004

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Mitch Pozin, Manager, Sunnybrook Holdings 1 LLC	
Street Address: 1696 Sunnybrook Lane	
City, State, Zip: Clearwater, Florida 33764	
Telephone No: 727-422-9339	Email Address: mitchpozin@gmail.com
NAME of AGENT or REPRESENTATIVE: Dillon Alderman, President, Alderman Planning Company	
Street Address: P.O. Box 55755	
City, State, Zip: St Petersburg, Florida 33710	
Telephone No: 813-833-5161	Email Address: Aldermanplanning@gmail.com
PROPERTY INFORMATION:	
Street Address or General Location: 481 33rd Avenue North, St Petersburg, Florida	
Parcel ID#(s): 07-31-17-73314-001-0170	
DESCRIPTION OF REQUEST: Divide parcel into two platted lots in order to construct a single family residence on each lot -Variance for each lot: 45' lot with and 5715 sf lot area	
PRE-APPLICATION DATE: 08/31/2017	PLANNER: Brittany McMullen

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

AUTHORIZATION

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

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

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

Signature of Owner / Agent*:
 *Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: DILLON J. ALDERMAN

Date: 9/18/2017

UPDATED 09-30-16



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.

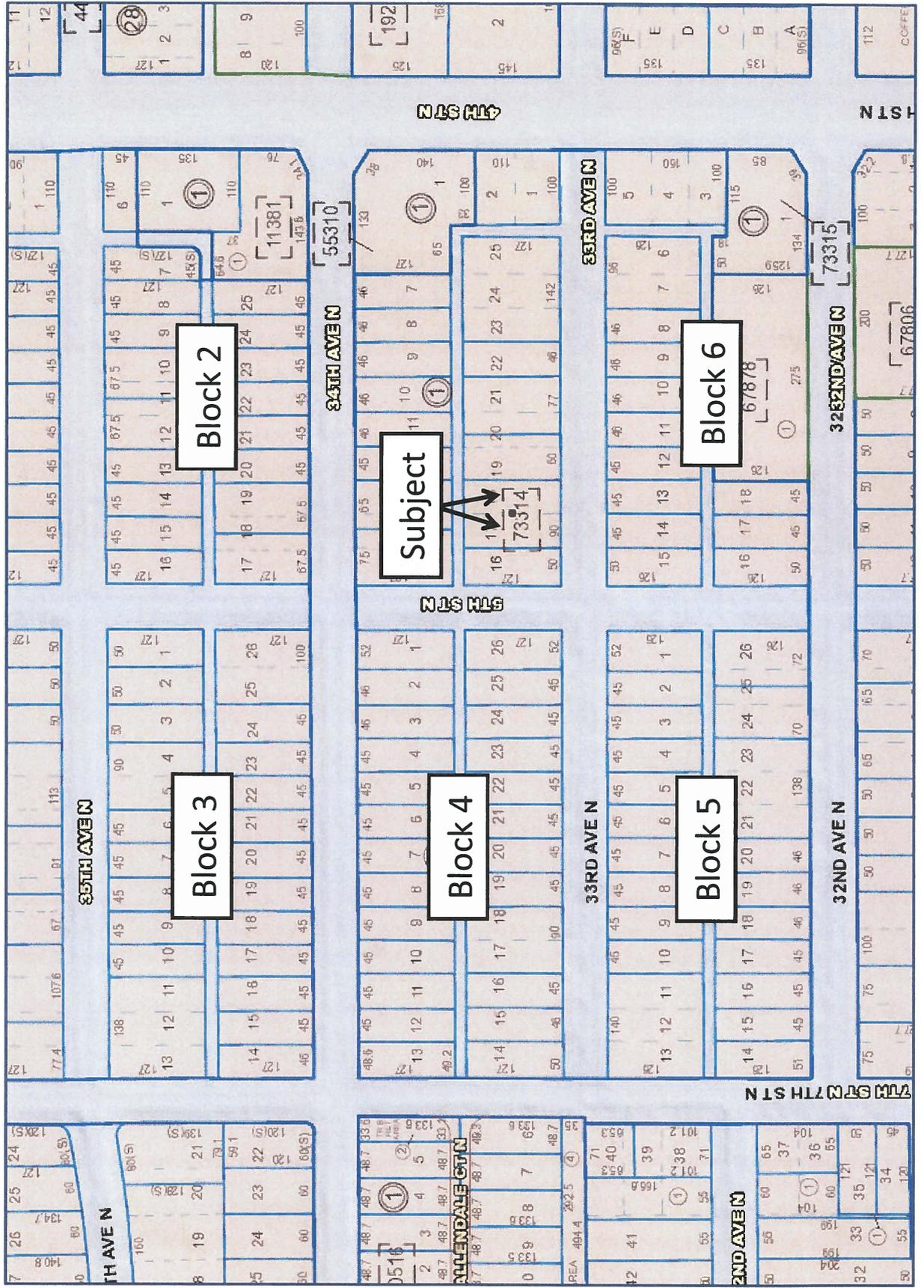
ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 481 33rd Avenue North, St Petersburg, Florida	Case No.:
Detailed Description of Project and Request: Divide parcel into two platted lots in order to construct a single family residence on each lot. Variance for each lot: 45' lot width and 5715 sf Lot Area	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p style="margin-left: 40px;">This property is unique because the great majority of the residential lots on this block (as well as the block to the west) are developed with one single family home on one platted lot, even though the majority of these properties are less than 50' wide.</p> <p style="margin-left: 80px;">Allowing the variance will continue this pattern of development.</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.</p> <p style="margin-left: 40px;">Yes, several of the surrounding lots have been developed in this way - all of the residential lots across the street, and 91% percent of the lots on the on the north and south sides of the block to the west</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p style="margin-left: 40px;">The requested variance is not the result of the applicant because the lot widths and areas were established by the lot dimensions of the original plat</p>	

ATTACHMENT 5

Neighborhood Lot Exhibit

Neighborhood Lot Exhibit



ATTACHMENT 6

Tree Exhibit

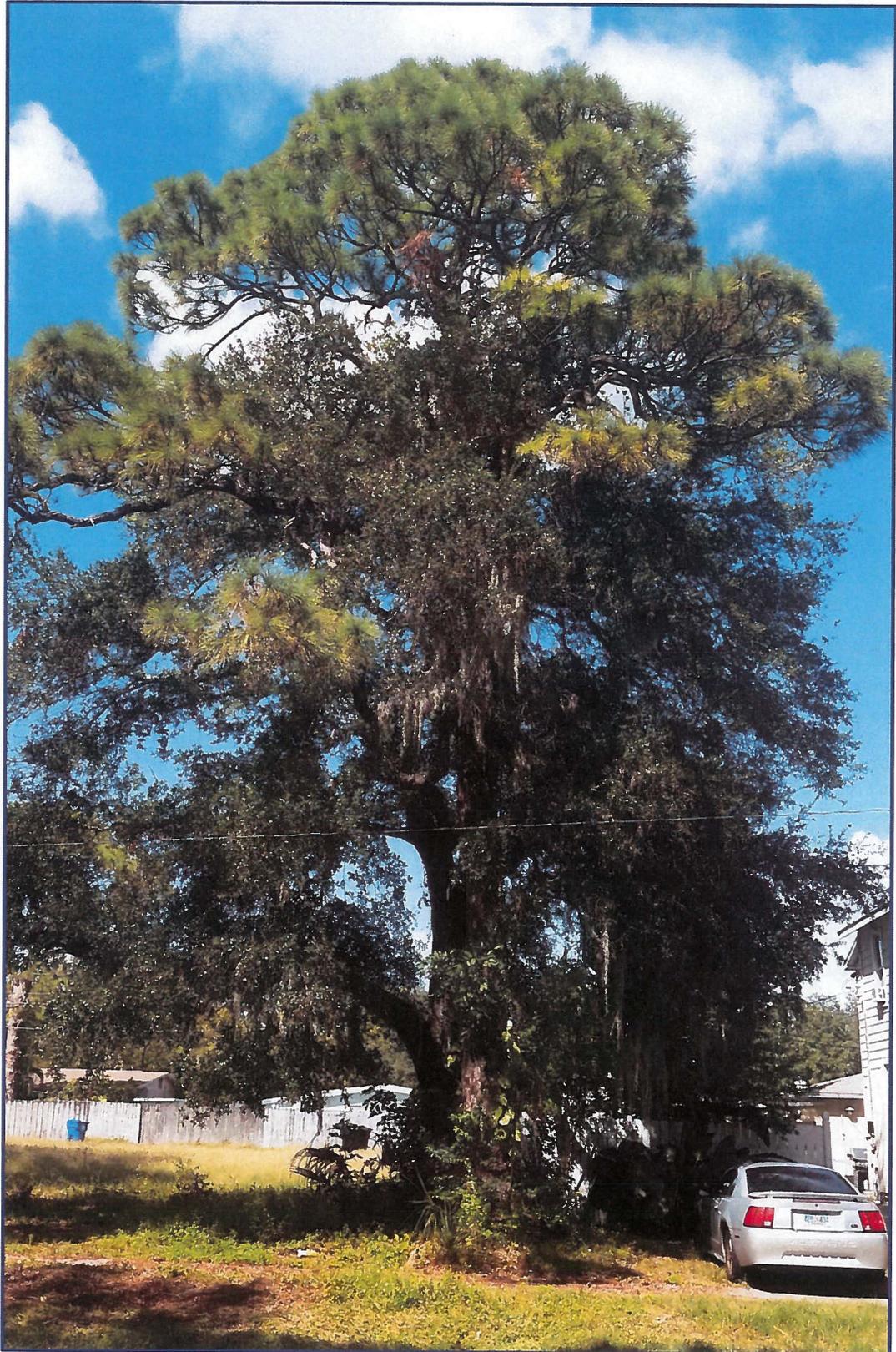
Tree Exhibit

48" Grand Live Oak



Tree Exhibit

24" Pine Tree





st.petersburg
www.stpete.org

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SITE PLAN REVIEW
PUBLIC HEARING**

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.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **November 1, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-31000007 PLAT SHEET: E-9

REQUEST: Approval of a Master Plan and related Site Plan for a new 400 space high and dry, marine building, and a retail and office building.

OWNER: Santa Fe Boatyard, LLC
107 15th Ave SE St. Petersburg, FL
Saint Petersburg, FL 33701

AGENT: Brian Hartley
107 15th Ave SE St. Petersburg FL
Saint Petersburg, FL 33701

ADDRESS: 107 15th Avenue Southeast

PARCEL ID NO: 30-31-17-78600-001-0020

LEGAL DESCRIPTION: On File
ZONING: Institutional Center (IC)

SITE AREA TOTAL: 175,547 square feet or 4.0 acres

GROSS FLOOR AREA:

Existing:	13,214 square feet	0.075 F.A.R.
Proposed:	70,260 square feet	0.40 F.A.R.
Permitted:	240,499 square feet	1.37 F.A.R.

BUILDING COVERAGE:

Existing:	13,214 square feet	7.5% of Site MOL
Proposed:	70,260 square feet	40% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	149,386 square feet	86% of Site MOL
Proposed:	142,728 square feet	81% of Site MOL
Permitted:	149,215 square feet	85% of Site MOL

OPEN GREEN SPACE:

Existing:	0 square feet	
Proposed:	32,819 square feet	4% of Site MOL

PAVING COVERAGE:

Existing:	125,657 square feet	72% of Site MOL
Proposed:	62,483 square feet	7% of Site MOL

PARKING:

Existing:	8; including 0 handicapped spaces
Proposed:	81; including 0 handicapped spaces
Required	80; including 4 handicapped spaces

BUILDING HEIGHT:

Existing:	30 feet
Proposed:	54 feet
Permitted:	54 feet*

*With an approved master plan.

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a marina which is a permitted use within the IC Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:

The applicant seeks approval of a Master Plan and related Site Plan for a new 400 space high and dry/boat storage building, marine building, and a retail and office building. The subject property is located in the Old Southeast Neighborhood Association at the northwest corner of 16th Avenue Southeast and Bay Street Southeast.

Current Proposal:

The site is currently developed with four sales, service and office buildings, 141 upland boat slips and 22 wet slips. The applicant proposes to demolish the existing four buildings and remove the 141 upland boat slips. In its place, a new 400 space 62,790 square foot high and dry/boat storage building, a 2,500 square foot marina building, and a 5,000 square foot retail and office building and an 81 space surface parking lot will be built. The proposed high and dry building will be 54 feet in height and will be constructed first. The high and dry building will be located towards the south side of the subject property. The one-story marina building and one-story retail and office building will be constructed north of the high and dry building abutting Salt Creek. Surface parking will be constructed in between the high and dry and the southern and eastern property lines. Access to the property will be from one ingress/egress driveway along 16th Avenue Southeast and one ingress/egress driveway along Bay Street Southeast.

The applicant proposes a west indies/key west vernacular style of architecture. The high and dry will have a decorative parapet, windows, changes in materials and colors and recesses and projections in the facade. These treatment will break down the overall mass of the building. A condition of approval to add additional landscaping has been added to the report. The landscaping will further minimize the mass and height of the building.

Master Plan Requirements

This project has been designed pursuant to the Master Plan requirements in the Institutional Center Zoning District. These regulations are specifically designed to allow additional building height towards the center of the property. The building height with an approved Master Plan can be 150 percent of the maximum building height that is allowed without a Master Plan. The maximum building height is 36 feet when adjacent to a residentially zoned property. The properties to the south and east are zoned residential. The properties to the north and west are zoned institutional center. Therefore, the maximum building height with an approved Master Plan is 54 feet. To attain the additional building height, a 75 foot buffer is required between the taller building and the eastern and southern property lines of the subject property. The site plan provided by the applicant illustrates that a 75 foot buffer has been provided for the high and dry/boat storage building.

Public Comments:

Staff has received a few phone calls, multiple emails and petitions expressing objections to the proposed high and dry. Concerns include: building height, aesthetics, noise, odor, traffic, parking, commercial intrusion, environmental and reduction in property values. The emails and petitions are attached to this report.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of the Master Plan and related site plan for a new 400 space high and dry/boat storage building, a marine building, and a retail and office building.**
- B. SPECIAL CONDITIONS OF APPROVAL:**
 - 1. Except as otherwise provided in the following special conditions, plans submitted for permitting shall substantially resemble the plans attached to this staff report.**
 - 2. A three-foot opaque fence or wall shall be constructed along south and east property lines to shield the parking area from the adjacent residential uses.**

3. The hedge that is required along the exterior perimeter of the parking lot shall be installed along the exterior perimeter of the three-foot opaque fence or wall along the south and east property lines.
4. Evergreen shade trees shall be installed 25 feet on-center in the exterior green yard along 16th Avenue Southeast and Bay Street Southeast. Evergreen understory trees shall be installed centered between the required shade trees along 16th Avenue Southeast and Bay Street Southeast. Evergreen understory trees can be substituted for shade trees on 1:5 to 1 basis where there is conflicts with above ground utilities.
5. The location of any on-site dumpsters shall be approved by the City's Sanitation Department.
6. The dumpster(s) shall be located in a concrete block dumpster enclosure with opaque gates. The enclosure shall be finished to match the building.
7. Exterior lighting shall comply with Section 16.40.070.
8. Bicycle parking shall comply with Section 16.40.090.4.1.
9. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated October 12, 2017.
10. The Master Plan approval and related site plan and variances is valid until November 1, 2020. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.

2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
 - a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Community Redevelopment District**

The land uses of the surrounding properties are:

North: **Community Redevelopment District and Water**

South: **Planned Redevelopment Residential**

East: **Planned Redevelopment Residential**

West: **Community Redevelopment District and Water**

REPORT PREPARED BY:



COREY MALYSZKA, Urban Design and Development Coordinator 10/25/17
DATE

REPORT APPROVED BY:



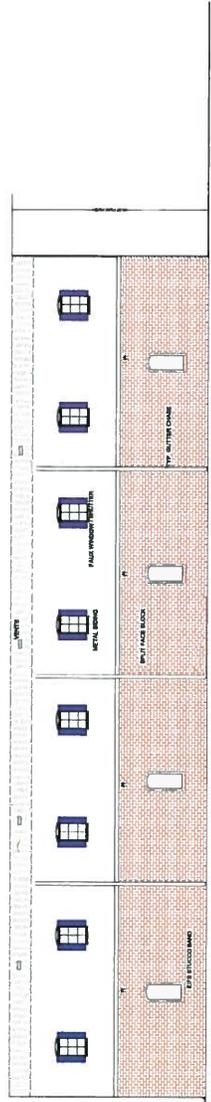
ELIZABETH ABERNETHY, AICP, Zoning Official (POD) 10-25-17
DATE
Planning and Economic Development
Development Review Services Division

Attachments: aerial, site plan, elevations, narrative, Engineering Department memorandum, Transportation and Parking Department correspondence and emails.

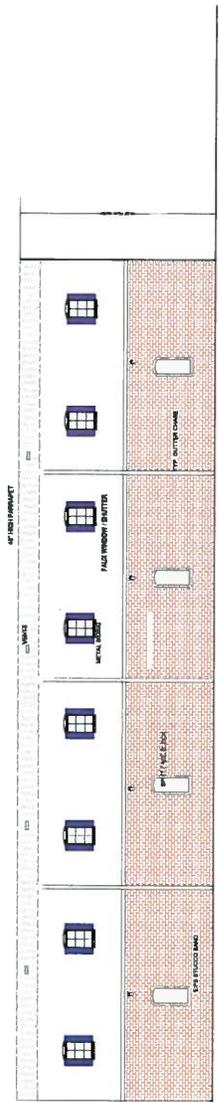


City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-3100007
Address: 107 15th Avenue Southeast





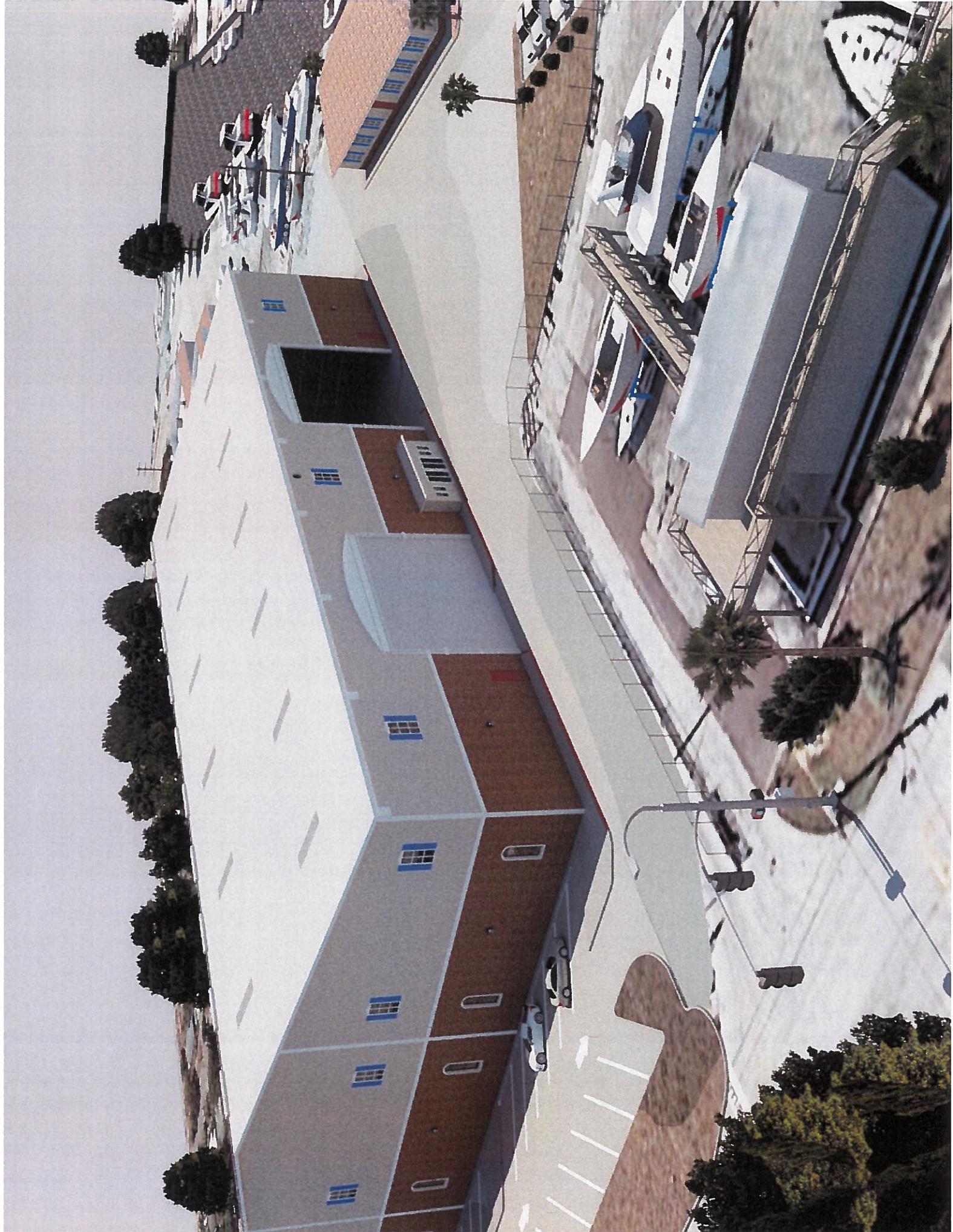
1 EAST ELEVATION (VIEW FROM BAY ST)



2 WEST ELEVATION









REQUEST:

APPROVAL OF A SITE PLAN MODIFICATION TO APPROVE A PHASED DEVELOPMENT TO EXPAND AN EXISTING BOAT STORAGE AND SALE CENTER. THE SITE CURRENTLY HAS 100% (ISR) COVERAGE ASPHALT/CONCRETE/OYSTER SHELL, FOUR SALES, SERVICE, & OFFICE BUILDINGS, 141 UPLAND BOAT SLIPS AND 22 WET SLIPS. THE PROPOSED PLAN WILL INCLUDE A MAXIMUM BUILDING HEIGHT OF 54' HIGH AND DRY BOAT STORAGE FACILITY, NEW SERVICE AND OFFICE SPACE AND PARKING LOT. APPLICANT PROPOSES A PHASED CONSTRUCTION SCHEDULE WITH THE HIGH & DRY FACILITY BEING ERECTED FIRST AND THE TWO WATERFRONT BUILDINGS FOLLOWING.

OWNER:

SANTA FE BOATYARD, LLC
107 15TH AVE SE
SAINT PETERSBURG, FL 33701

ENGINEER:

H30 DESIGN

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, SALT CREEK BAYBORO SUBDIVISION #2, BEING A REPLAT OF LOTS 1, 2, AND 33, BLOCK 1, SALT CREEK BAYBORO SUBDIVISION, AS RECORDED IN PLAT BOOK 120, PAGES 41 AND 42, PINELLAS COUNTY, FLORIDA RECORDS, AND THE SOUTH 76 OF LOT 14, BLOCK 34 OF W.J. OVERMAN'S REARRANGEMENT OF J.P. TITCOMBS PLAN OF BAYBORO AS RECORDED IN PLAT BOOK 1, PAGE 19, SECTION 30, TOWNSHIP 31 OF SOUTH, RANGE 17 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY.

FLOOD ZONE:

AE (EL 8'), "X"

TOTAL SITE AREA:

4.03AC - 175,547SF

ZONING:

IC (CRD, ACTIVITY CENTER)

MAXIMUM RESIDENTIAL UNITS	97
MAXIMUM BONUS WORKFORCE UNITS	24
MAXIMUM FLOOR/AREA RATIO	1.25
MAXIMUM BUILDABLE SF	219,434SF

PROPOSED SUMMARY & SITE DATA:

	EXISTING	PROPOSED
TOTAL BUILDING AREA		
MARINE STUDY OFFICE OR R&D		2,500SF
RETAIL/OFFICE	MULTI	5,000SF
HIGH & DRY	OPEN AIR	62,760SF
BOAT HIGH & DRY SLIPS	141 SLIPS	400 SLIPS
BOAT WET SLIPS	22 SLIPS	22 SLIPS
TOTAL:		70,260SF
TOTAL ASPHALT/CONCRETE/OYSTER SHELL AREA:	100%	
TOTAL IMPERVIOUS AREA	149,386SF	142,728SF
TOTAL GREEN AREA	0	6,658F

PARKING:

	RATIO	REQUIRED
MARINE STUDY OFFICE OR R&D	300 SF/SPACE	9
OFFICE	300 SF/SPACE	17
HIGH & DRY		
BOAT HIGH & DRY SLIPS	8 BOATS/SPACE	50
BOAT WET SLIPS	5 BOATS/SPACE	4
TOTAL:		80
<i>TOTAL PROPOSED:</i>		<i>81</i>

Corey D. Malyszka

From: Brian Hartley <brianchartley@gmail.com>
Sent: Tuesday, September 19, 2017 12:08 PM
To: Corey D. Malyszka
Subject: Fwd: Proposed High & Dry

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

From: Jopie Helsen <jopie@sailorswharf.com>
Date: Tue, Sep 19, 2017 at 9:08 AM
Subject: re: Proposed High & Dry
To: Brian Hartley <brianchartley@gmail.com>

I have no problem supporting it!

J. Jopie Helsen
Sailors Wharf Yacht Yard
[1421 Bay Street SE](#)
[St. Petersburg FL 33701](#)

TEL: [727-823-1155, ext. 206](#)
FAX: [727-895-4305](#)
CELL: [727-439-5460](#)
<http://www.sailorswharf.com>
jopie@sailorswharf.com

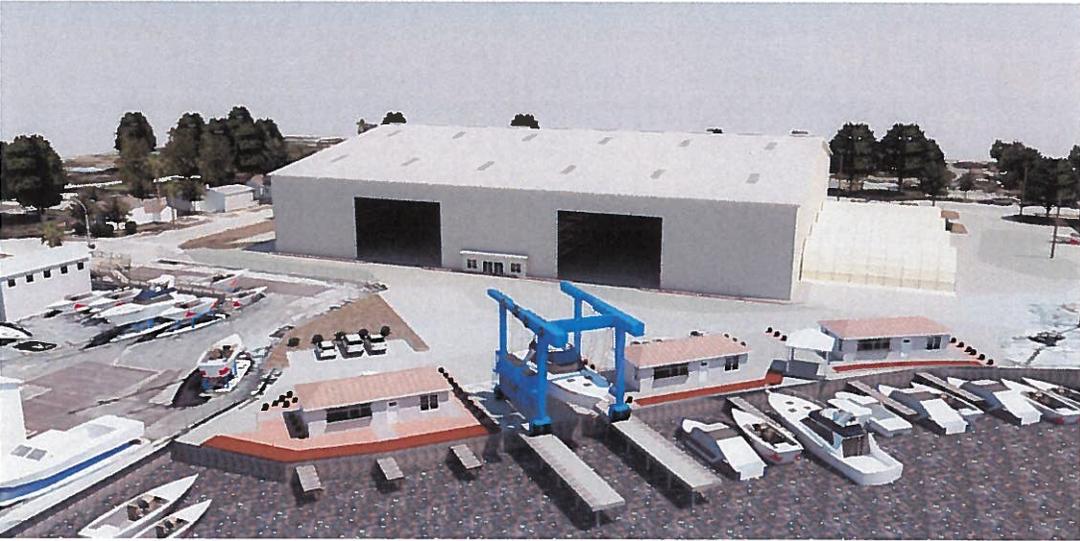
Celebrating 39 Years Since 1978 - 2017

----- **Original Message** -----

From: Brian Hartley <brianchartley@gmail.com>
To: Jopie Helsen <jopie@sailorswharf.com>
Cc:
Date: Sat, 16 Sep 2017 10:31:53 -0400
Subject: **Proposed High & Dry**

Mr. Helsen:

We are submitting an application for a high & dry facility on our property Monday, September 18th. I have attached a proposed rendering. I wanted to know if you would support the proposed project? The City would require a building height variance of up to 54'. I would like to include your support in our application as my neighbor. Thank you.



--
Brian Hartley
[727.525.1000](tel:727.525.1000)
brianchartley@gmail.com

--
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Corey D. Malyszka

From: Brian Hartley <brianchartley@gmail.com>
Sent: Friday, September 22, 2017 10:24 AM
To: Corey D. Malyszka
Subject: Fwd: Salt Creek Marina
Attachments: Hi Dry Boat Building 3_7099.jpg; Hi Dry Boat Building 3_7104.jpg; Hi Dry Boat Building 3_7105.jpg

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

From: Brian Hartley <brianchartley@gmail.com>
Date: Thu, Sep 21, 2017 at 7:54 AM
Subject: Salt Creek Marina
To: debby@igbranding.com
Cc: Brian Hartley <brianchartley@gmail.com>

Ms. Debby:

I wanted to follow up from our phone call last week. I hope things are back to normal after the hurricane.

We are submitting an application for a high and dry facility at 107 15th Ave SE. I have attached a few renderings to show the conceptual designs of the project. The maximum building height would be 54' and accommodate around 400 boats. We have proposed two new buildings along the waterfront in addition to the high & dry facility. Would you be available in the near future? I would like to personally introduce myself to further discuss the project. Thank you ma'am.

--
Brian Hartley
[727.525.1000](tel:727.525.1000)
brianchartley@gmail.com

--
Brian Hartley
727.525.1000
brianchartley@gmail.com

Corey D. Malyszka

From: Brian Hartley <brianchartley@gmail.com>
Sent: Sunday, October 08, 2017 8:03 AM
To: debby@igbranding.com; Corey D. Malyszka
Subject: Santa Fe Boatyard Proposed High & Dry
Attachments: Hi Dry Boat Building 6_0868.jpg; Hi Dry Boat Building 6_0870.jpg; Hi Dry Boat Building 6_0871.jpg; Hi Dry Boat Building 6_0872.jpg

Ms. Debby:

Mr. Malyszka emailed me a list of questions the neighborhood had and I wanted to try and get you some answers promptly. I would be happy to meet you in person as well. Please feel free to reach out if you have any further concerns. Thank you. I attached a sample picture of another high & dry on the east coast we will be trying to replicate pending Mr. Malyszka's final approval and a few sample renderings beginning to outline the facade.

1-The height variance was crossed out?

I do not think we are requesting a height variance, just a structure with a maximum height of 54'. Since our property has some residential frontage, we are limited to this height without seeking a variance. Corey may be able to better speak to that, but in short we are proposing a 54' max height high and dry building.

2-Will they be doing boat repairs? And if so, will they be using noxious chemicals that can waft into our neighborhood? As many of us know, this has been a problem in the past.

We will be doing boat repairs, but they will be less evasive than even current use. There are no plans for any indented boat manufacturing or heavy industrial use which is a main source of the referenced toxins.

3-The potential increase in traffic . Especially boats on trailers that would have to access the facility by using 18th ave S. and 3rd or 4th streets.

We hope there is a moderate increase in traffic to the facility, but the boats will mainly be stored in the high & dry. We would traditionally not accept trailered boats or launch them as that would not be the intended use of the facility. There are several city boat ramps that can be used.

4- Since the profile of the building that would face the houses along 16th ave SE and Bay st SE (see pictures) looks to be a huge wall, I would definitely like to see the project include enough landscaping and possibly a mural on the 2 sides of the building that would face residences

We would be more than open to that discussion. We have engaged in a few murals in the last couple of years and been quite pleased with the results. I have attached a basic updated rendering of the current facade and welcome your comments.

--

Brian Hartley

[727.525.1000](tel:727.525.1000)

brianchartley@gmail.com

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Corey Malyszka, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: October 12, 2017
SUBJECT: Site Plan Review – Santa Fe Boatyard
FILE: 17-31000007

LOCATION: 107 15th Avenue Southeast
PIN: 30/31/17/78600/001/0020
ATLAS: E-9
PROJECT: Santa Fe Boatyard Master Site Plan
REQUEST: Approval of a Master Plan and related Site Plan for a new 400-space high and dry, marine building, and a retail and office building.

SPECIAL CONDITIONS OF APPROVAL:

1. All easements shown on the recorded plat book 134, page 63 must be shown on a survey which includes the locations of all public utilities which exist within the easement areas. This information should be superimposed over the proposed site plan and included when necessary easement vacations are submitted to the city for review. Approval of the proposed master site plan would be contingent on the applicant performing all necessary utility relocations and easement vacations. The applicant will be required to dedicate and or maintain adequate public utility easement over all City infrastructure which remains within the private property boundary. Easement widths will be determined based on utility size and depth per current City Engineering standards and specifications.
2. The proposed project will require the relocation of an existing City sanitary sewer (10" sewer main runs thru middle of site between public manhole E9-175 and E9-110) and may require the relocation of a second City sanitary sewer (8" sewer main in north section of site between public manhole E9-100 and E9-95). This existing 8" sanitary sewer main appears to be in very close proximity to the southern corner of the proposed 5000 sf building thus requiring relocation of a portion of the 8" sanitary sewer main. Prior to approval of this project masterplan the applicant must obtain City approval for all necessary sanitary sewer relocation(s). Note that the FDEP Wasterwater Collection system permit for sanitary sewer main relocations must be the "Individual" type. All construction shall be in conformance with current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.
3. The proposed project will require the adjustment of a 6" potable water main which extends through the site. Plans for the water main work must be submitted to the City's Water Resources department (contact Kelly Donnelly, phone 727-892-5614, email Kelly.Donnelly@stpete.org) for approval. All adjustments to the City owned potable water main shall be performed by City forces at the expense of the applicant.

4. The scope of this project triggers compliance with the Drainage and Surface Water Management Regulations found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

5. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.

6. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from a proposed service or an increase in projected flow) as required to provide connection to a public collection system of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (form available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the proposed civil utility connection plan, 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public conveyance system is found insufficient, the conveyance system must be upgraded to provide adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

7. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the IC zoning district, a 5-foot wide public sidewalk is required in the western parkway of Bay Street SE and a 5-foot wide sidewalk is required within the northern parkway of 16th Avenue SE. Existing sidewalks must be removed and replaced to meet the width requirements of the City's code as may be applicable. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public

sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.

8. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of the project redevelopment shall be removed as part of the project. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type.

9. All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

10. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

11. The applicant will be required to submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for redevelopment on this site. This form may be obtained by contacting the Engineering front counter phone 727-893-7238 or email to Marta.Hegenbarth@stpete.org.

12. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). **If an increase in flow of over 1000 gpd is proposed**, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

13. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and

shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

STANDARD COMMENTS:

Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right-of-way or easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/mh

pc: Kelly Donnelly
Reading File
Correspondence File
SUBDIV FILE: SALT CREEK BAYBORO SUB #2 BLK 1, LOT 2 (PER OR'S 9205/595, 13651/1838)

Corey D. Malyszka

From: donna@onpointfirearms.com
Sent: Tuesday, October 24, 2017 5:16 PM
To: Corey D. Malyszka
Subject: Re:Case Number 17-31000007

Donna Marie Kostreva

206 17th Avenue SE

St. Petersburg, Florida 33701-5910

October 24, 2017

Mr. Corey Malyszka, City Planner

City Hall

175 5th Street North

St. Petersburg, Florida 33703

Dear Mr. Malyszka:

Re: Case Number 17-31000007

I strenuously oppose the possible construction of a fifty-four (54) foot high, sixty-three thousand (63,000) square foot, High and Dry facility in our residential neighborhood.

Over the decades, we neighbors have fought for better City care of Lassing Park. We established the OSNA. We picketed the USCG and then petitioned Congressman Bill Young's intercession in creating the by-pass road to limit commercial intrusion into our neighborhood. We were partners in creating the Old Southeast Neighborhood Plan, which preceded the City's Master Waterfront Plan. We have been working for decades to improve our piece of paradise, where neighbors know each other, care about each other, and allow everyone freedom to enjoy.

We neighbors in the Old Southeast are a tightly focused group interested in maintaining our quality of life, and property values.

The current form of this proposed project would bring unnecessary traffic, clogging our already limited ingress and egress, and create a cacophony of noise intrusion, disrupting our equipoise.

The structure would be the tallest and does not belong in our neighborhood. It sets a negative precedence that I never saw mentioned in the Master Waterfront Plan.

Not only would this structure obscure the view for the residents on 16th Avenue SE, it would forever sully the view of downtown that I enjoy from my front door.

A casual glance at the current facility, with it overgrown, weed filled vegetation, and unkempt flapping fabric covering the fence, instructs any viewer, that pride in ownership is absent.

I urge the Board to reject this unnecessary and damaging variance, which negates the hard work of decades to make the Old Southeast the very desirable neighborhood we enjoy.

Sincerely,

Donna Marie Kostreva

Donna Marie Kostreva
Federal Firearms Licensee

ON POINT FIREARMS
5500 Haines Road North
St. Petersburg, Florida 33714
727.744.3067 (mobile)
727.489.6926 (fax)
donna@onpointfirearms.com

www.ONPOINTFIREARMS.com

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Corey D. Malyszka

From: Roger Telschow <roger@journeydeep.com>
Sent: Tuesday, October 24, 2017 3:41 PM
To: Corey D. Malyszka
Subject: 54' high and dry development proposal

Dear Ms. Malyszka,

We live at 1645 Beach Drive SE, a block or two from this proposed development.

We were shocked to hear that it has nearly been approved for construction, yet no neighborhood input has been sought out.

Due to the size and nature of the project, it will have serious impact on our neighborhood. Surely this is at best an oversight, and worst case is a violation of public due diligence.

Please let us know how we may weigh in on this proposal in a deliberate way, learning all aspects of the proposal and the request for zoning variance.

The neighborhood is in a bit of an uproar over this—feeling blindsided.

Your prompt response to our concerns is greatly appreciated.

Sincerely,

Roger Telschow
Frances Gatz
1645 Beach Dr SE
St Petersburg, FL 33701

Corey D. Malyszka

From: Elizabeth Ostman <Elizabeth.Ostman@hotmail.com>
Sent: Tuesday, October 24, 2017 8:49 AM
To: Corey D. Malyszka
Subject: Case 71-31000007 - objection to variance request

Good evening,

I am writing in opposition of high and dry facility height variance request.

I am a homeowner at 124 17th Ave South, St Petersburg FL 33701. I believe this facility will be visible from my home, however, I was not notified by the city of the impending hearing. This facility and the proposed operations will be damaging to the value of my property by several ways. Thank you for considering my objection and the reasons for my objection.

*A shed building at a 54 foot height, however beautified, blocks a good deal of the skyline, including a view of downtown from homes and strollers in the neighborhood, blocks the natural airflow in the neighborhood, and brings no benefit to the homeowners and residences in lieu of the natural skyline it takes away. **It makes possible a doubling of the activity in the spot due to lack of sufficient parking as it cobbles up all space for moneymaking and rises 50% above allowance into the sky. A doubling of possible activity that the area cannot support without direct harm to the residents who have a property investment in the neighborhood.**

Direct harms include:

*The diesel fumes will be unhealthy and unpleasant from forklift trucks that are much larger and not comparable to the little trucks in a home depot. This is large machinery operating all day without reprieve on weekends, next to my home.

*The noise of constant running heavy machinery from dawn to dusk near my home will exceed anything a residential neighborhood should be asked to endure without recompense and for other's profit.

*Constant heavy traffic, especially on weekends, traveling on the one road in and out of that area which passes within one half block of my home.

*Lack of sufficient parking which will encourage the patrons to seek additional parking on our streets. I will note the alleys are the first way into the streets due to the traffic calming cul-de-sacs, before 19th Avenue. The residents and visitors of the neighborhood heavily use the alleyways between 16th avenue and 19th avenue for this reason to enter and exit. The additional traffic of those patrons to the high and dry who are seeking parking due to overflow will learn quickly to use our unpaved and narrow alleys and raise more dust into our homes, endangering our children and pets.

It should be made clear that the artist's rendering is extremely deceiving. The open parklike space depicted in the background is not possible. The area directly behind the building site is occupied residential homes which would face the back of the structure (a 54' tall metal wall) unless the builders intend to mow down the block behind the new structure. **These people have no right to reduce the value of homeowner's and resident's investment in the neighborhood for their own gain. Make them abide by the city codes and the waterfront masterplan.**

My heart is crying for the loss of the simple and beautiful working boatyards in that place now.

Best regards,

Elizabeth Ostman
124 17th Avenue South
St Petersburg FL 33701
727-560-7783

Corey D. Malyszka

From: Diana Sander <dianasander@cs.com>
Sent: Monday, October 23, 2017 8:20 PM
To: OS-NA@yahoogroups.com; Corey D. Malyszka
Cc: Mayor; Council; Karl J. Nurse; connect@bridgingdesign.com
Subject: Re: [OS-NA] 54' high and dry boat storage...case# 17-31000007

consensus of all!

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

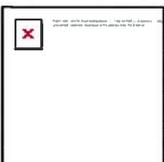
From: Glenn Anderson wfsng914@aol.com [OS-NA] <OS-NA@yahoogroups.com>
To: Corey.Malyszka <Corey.Malyszka@stpete.org>
Cc: mayor <mayor@stpete.org>; council <council@stpete.org>; Karl.Nurse <Karl.Nurse@stpete.org>; OS-NA <OS-NA@yahoogroups.com>; connect <connect@bridgingdesign.com>
Sent: Mon, Oct 23, 2017 4:33 pm
Subject: [OS-NA] 54' high and dry boat storage...case# 17-31000007

As a resident of the Old Southeast neighborhood and a concerned citizen of St. Petersburg, I protest the plan to build this boat storage facility, a huge edifice to greed, on the Southern side of Salt Creek, adjacent to our neighborhood. Our neighborhood has been active in helping with the Master Plan, has seen its benefits to us and St. Petersburg and listened to the planner's promises but NOWHERE in that plan does it say that building this commercial edifice at two stories higher than the current restrictions allow would be a fine idea. In fact, it is a terrible idea...unless the only thing on one's mind is acquiring riches at the expense of the life and ambiance of the area in which it is located.

Glenn Anderson
166 17th Avenue SE
St.Petersburg, FL
727-898-9653

Posted by: Glenn Anderson <wfsng914@aol.com>

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Corey D. Malyszka

From: Glenn Anderson <wlfsng914@aol.com>
Sent: Monday, October 23, 2017 4:33 PM
To: Corey D. Malyszka
Cc: Mayor; Council; Karl J. Nurse; OS-NA@yahoogroups.com; connect@bridgingdesign.com
Subject: 54' high and dry boat storage...case# 17-3100007

As a resident of the Old Southeast neighborhood and a concerned citizen of St. Petersburg, I protest the plan to build this boat storage facility, a huge edifice to greed, on the Southern side of Salt Creek, adjacent to our neighborhood. Our neighborhood has been active in helping with the Master Plan, has seen its benefits to us and St. Petersburg and listened to the planner's promises but NOWHERE in that plan does it say that building this commercial edifice at two stories higher than the current restrictions allow would be a fine idea. In fact, it is a terrible idea...unless the only thing on one's mind is acquiring riches at the expense of the life and ambiance of the area in which it is located.

Glenn Anderson
166 17th Avenue SE
St. Petersburg, FL
727-898-9653

Corey D. Malyszka

From: Debby Hill <debby@iqbranding.com>
Sent: Monday, October 23, 2017 4:44 PM
To: Corey D. Malyszka
Subject: Old Southeast

Hi Corey,

I am sure you have heard by now from many of the Old Southeast residents regarding Application. Cased Number 17-3100007 107 15th Ave SE. I personally object but will not be able to attend the meeting.

There is also some talk on nextdoor about a condo development proposed for 18th ave between 3rd and 4th st. Can you tell me if this is true. Does this require rezoning?

Thank you,

Debby Hill
OSNA President

Corey D. Malyszka

From: Mary Anderson <marymand@me.com>
Sent: Monday, October 23, 2017 4:58 PM
To: Corey D. Malyszka
Subject: High and Dry proposal in the Old Southeast

Hi Corey,

I am writing to tell you how strongly we disagree with the prospect of having a High and Dry boat slip built in our wonderful Old Southeast neighborhood. We bought our house 9 years ago mainly because it was quiet and a commercial free zone. Having this homely structure practically in our back yard and the noise and traffic that goes along with it will completely change all that we cherish about The Old Southeast and Lassing Park. Please do not allow this to happen in our neighborhood!

Thank you!

Sincerely,

Mary Anderson
1619 Beach Dr. SE
St. Petersburg, FL. 33701
218-966-6731

Corey D. Malyszka

From: Mindy Brown <mindy.kimberlain.brown@gmail.com>
Sent: Monday, October 23, 2017 4:23 PM
To: Corey D. Malyszka
Subject: Case #: 17-31000007

Mr. Malyszka,

My name is Mindy Brown, and I live at 126 17th Avenue SE, St. Petersburg, FL 33701. I have been notified by Debby Hill, the President of the Old Southeast Neighborhood Association about Case #: 17-31000007 (High and Dry Marina located at 107 15th Avenue SE).

While the proposed site of this high and dry is located within the Marine District, it is ALSO located on the street that forms the northern border of the Historic Old Southeast Neighborhood. The marina is on one side of the 100 block of 15th Avenue Southeast, and a row of homes is located directly across the street on the other side of the 100 block of 15th Avenue Southeast. Due to the extreme height of the high and dry, not only would these homes be visually impacted, but most of the homes in the Historic Old Southeast Neighborhood would be able to see the top of this gargantuan "shed" from their windows and yards.

My concern with the project is the height and the aesthetic design. I truly believe the developer and the neighborhood could reach a compromise if these issues were addressed and resolved.

Height

The high and dry is simply too tall. While there will always be someone in total opposition to any new development, I believe a reasonable reduction in height would be a good starting point. Special considerations must be made on this project given its proximity to a historic neighborhood where most of the homes are (or are nearing) 100 years old. It is an area experiencing amazing revitalization, and it would be remiss on the part of the city of St. Petersburg to thwart the progress that has increased property values and turned the Old Southeast neighborhood into a highly sought after community.

Aesthetic Design

Reasonable compromise could be reached if the high and dry is designed to complement the neighboring historic homes and community. Rather than an aluminum building that screams industrial minimalism, establishing aesthetic considerations in the construction of the high and dry should be required. Anytime new construction occurs in a historic district, there should be guidelines to insure the new structure aesthetically complements the existing neighborhood. If the developer and neighborhood could meet and discuss architectural elements that could be added for a more cohesive structure would be an excellent idea!

While I believe that height and design are the critical issues that must be addressed, I also thought I'd add a suggestion regarding the retail space that is included in this project. If the retail space shown in the plans housed a business that could be frequented by the Old Southeast residents (such as a coffee shop or small cafe), it might add an element of community inclusion to this project.

If you have made it this far in my email, I want to thank you for taking the time to read this. I genuinely appreciate it, and I honestly think if the developer and neighborhood could have a constructive discussion regarding their concerns, a reasonable compromise is possible.

Thanks!

Mindy Brown

Corey D. Malyszka

From: Victoria Paradise <handsontherapies@brighthouse.com>
Sent: Saturday, October 21, 2017 10:33 AM
To: Corey D. Malyszka
Subject: FW: opposition to Boat Shed for high/dry boat storage

I am a long time resident of Old Southeast , St. Pete and I am writing to state my opposition to the building of a metal shed for high and dry boat storage
Along 15/16th Ave SE.

This is NOT in my opinion , something will be an asset to our neighborhood and would actually be a hindrance in many ways.

Please deny this proposal set forth.

Kind regards,
Victoria Paradise
handsontherapies@brighthouse.com
175 18th Avenue S.E.
St. Petersburg, Florida 33705
727 560 3851

Corey D. Malyszka

From: Harris Aloha <ambush09@hotmail.com>
Sent: Monday, October 23, 2017 8:57 AM
To: Corey D. Malyszka
Subject: Opposition of High & Dry in Old Southeast

Hello,

I am writing to state my opposition of the proposed high and dry in the Old Southeast neighborhood. This neighborhood would be negatively affected by such a large and industrial addition. As a resident of the neighborhood and an employee at USFSP, I go by this area everyday. Having such a large structure with the possibilities for so many negative variables to the environment and the neighborhood is reason enough not to build this unwelcome structure.

Please consider the people, the animals and the habitat when thinking about this, and the many ways it will negatively affect all of them.

Thank you,

Harris Ambush
317 21st Ave S.
St. Pete, FL 33705

"In the path of your true happiness lie the lessons you have chosen this lifetime to learn."
-Richard Bach

Corey D. Malyszka

From: Joni Schinske <jonischinske@yahoo.com>
Sent: Sunday, October 22, 2017 2:07 PM
To: Corey D. Malyszka
Subject: case 17-3100007 marine building

Dear Mr. Malyszka - This letter is regarding the review of the "Master Plan and related site plan for a new 400 space high and dry, marine building, retail and office building" to be located on 107 15th Avenue Southeast, St Petersburg. My husband and I purchased our home a year ago at 1600 Bay St. SE, because we were attracted to the serenity and charm of the Old Southeast neighborhood. To learn of the proposed monstrous metal warehouse catty-corner of our home has us enraged. Surely you are aware that this area has seen a recent economic boost, with home sales rising sharply. With views of downtown and a pleasant, cozy personality, this charming area affords St. Petersburg a sought-after residential community just 17 blocks from the city center. Current growth requires serious conversation about future amenities while sustaining attractive neighborhoods. Putting an enormous metal building so close to residences is not intelligent planning.

At this juncture, I'd like to propose some ideas to be considered:

Reducing the height and moving the building further away from houses with a significant buffer zone would help mitigate the project's potential sight and noise impact.

Water run-off should be an environmental issue since the lot is currently pervious but wouldn't be with the proposed footprint.

A building with a high volume of vessels with explosive potential under one roof so close to residences should be prohibited.

The warehouse proposal will affect the state of this community and serious conversations about the value of hundreds of residents vs. a stagnant warehouse building needs to happen in a well thought out timely manner. More community input is warranted.

The development of the marine district needs to be carefully planned, keeping its neighbors in the forefront, with the significant socioeconomic impact of this proposal taken into consideration.

Unfortunately my husband just recently passed away. As a member of a city's planning board and economics professor, he would be outraged that this project is being considered, as am I. I can only hope that you will hear our community's concerns and fight for us.

Sincerely,
Joni Schinske

Corey D. Malyszka

From: Donna Arlinghaus <donna.arlinghaus@gmail.com>
Sent: Monday, October 23, 2017 10:26 AM
To: Corey D. Malyszka
Subject: case number is 71-3100007

High and Dry Boat Storage; 16th/15th Ave SE

This letter is regarding the site plan for a new 400 space high and dry, marine building, retail and office building” to be located on 107 15th Avenue Southeast, St Petersburg.

I live a couple blocks from this proposed project. I am objecting to the approval of the project as it is proposed. I have lived in this unique quiet neighborhood since 2010. This plan will create more noise pollution, obstruct views in the surrounding area, add a heavy volume of traffic and parking in our neighborhood. The height is overbearing for our residential area. Property values and quality of life will be negatively affected.

Thank you in advance for you consideration in this pressing matter.

Donna Arlinghaus

Corey D. Malyszka

From: Christopher Coheley <coheleyusmc@hotmail.com>
Sent: Sunday, October 22, 2017 12:27 PM
To: Corey D. Malyszka
Subject: 71-31000007

Hello. I was just informed that there was a proposed high and dry going in the old southeast. My family and I strongly disagree with the idea that another marina will be located here as we already have issues with ones that currently cause toxic epoxy fumes and a community eyesore. This will lower our property values while increasing traffic issues for our neighborhood.

If there are any questions or additional information needed from us feel free to contact us through email, phone at 813-525-4024, or writing at 301 20th Ave S, St. Petersburg Fl 33705

Thank you for your time
Christopher Coheley

Sent from my iPhone

Corey D. Malyszka

From: astrorealty3@gmail.com on behalf of Fred Cormier <astrorealty@charter.net>
Sent: Sunday, October 22, 2017 1:01 PM
To: Corey D. Malyszka
Subject: Proposal

Dear Corey,

Please don't allow this new development proposal to move forward as it will definitely be detrimental to our beautiful, quiet and friendly Old Southeast neighborhood.

We moved here just a year ago to get away from this type of development and now you're bringing one to us here.

Very disheartening especially at my age.

Please reconsider and think of the important and historic section of St Pete that you will be harming.

Sincerely,

Fred and Dale Cormier
126 17th Ave South
St Petersburg, FL 33701

Corey D. Malyszka

From: Stephen Piazza <steve@soulfishdesign.com>
Sent: Saturday, October 21, 2017 12:31 PM
To: Corey D. Malyszka
Subject: I object to the 54' high dry boat storage

I object to the height of the project going beyond the current limits of 36'. I am a resident of the old southeast and I am voicing my objection. You guys are trying to seek this in and I will do my best to vote against thus and anyone who supports it. Remember that in voting day.

Stephen Piazza
125 19th ave se
St Pete, fl 33705
415 497 8922

Sent from my Verizon, Samsung Galaxy smartphone

Corey D. Malyszka

From: Simon Watkins <simonwatkins26b@gmail.com>
Sent: Saturday, October 21, 2017 12:33 PM
To: Corey D. Malyszka
Subject: High and dry boat store

Dear Corey, I am concerned about the proposed boat store development between 15th ave south and 16th ave South/East. My home is at 226, 16th ave south east and I also own 215. I am in the Uk right now and won't be back to Fl until November 15th. Can you please send me exact details of the proposal and note my concerns regarding the potential negative effect on my neighbourhood.

Thank you and kind regards

Simon Watkins

Corey D. Malyszka

From: Deni Elliott <denieliott@gmail.com>
Sent: Saturday, October 21, 2017 12:50 PM
To: Corey D. Malyszka
Subject: Objection to Boat Storage in Old Southeast

Hi. I live at 1519 Beach Drive SE and own the property there.

I strongly object to the construction of the boat storage facility in Old Southeast.

I am legally blind and walk to work to work with my guide dog down 15th Avenue SE to 3rd Street in the morning and back in the afternoon. The increased traffic on 15th Avenue SE will severely impact my ability to walk through the neighborhood.

The facility will change the quiet neighborhood that I moved into so that I could be mobile.

Deni Elliott

Corey D. Malyszka

From: MDee590 <MDee590@protonmail.com>
Sent: Friday, October 20, 2017 11:36 AM
To: Corey D. Malyszka
Subject: Case #: 17-31000007 107 15th Ave SE

Corey,

My name is Michael Drexler. I live at 236 16th Ave SE 33701.

Please hear my formal opposition to the construction of a high and dry in the Old Southeast Neighborhood. This neighborhood is no place for a 5 story commercial construction. A construction of this height would further drive the wedge between the Old Southeast's connection to downtown. There is ample industrial marina usage along 3rd street north of the Old Southeast. The increased traffic, fuel, boat repair, noise and smell will actively undermine St. Pete's best kept secret and emerging neighborhood.

Let me restate - the Old Southeast as we know it now is no place for commercial development on this scale. Please don't do this, these properties are ripe for development, a 5 story metal shed driving into the heart of our beloved neighborhood is not smart planning.

Sent with [ProtonMail](#) Secure Email.

Corey D. Malyszka

From: Eugenie Bondurant <eb@eugeniebondurant.net>
Sent: Friday, October 20, 2017 1:27 PM
To: Corey D. Malyszka
Cc: nursestpete@gmail.com; Darden Rice
Subject: Case No. 17-31000007
Attachments: West facing closer up.jpg; West facing view of corner.jpg; North west facing view (far).jpg; Corner opposite South east facing view, residential.jpg; Opposite view, East facing residential.jpg; OSE boat storage doc.jpg

Importance: High

Dear Mr. Malyszka -

This letter is regarding the review of the “Master Plan and related site plan for a new 400 space high and dry, marine building, retail and office building” to be located on 107 15th Avenue Southeast, St Petersburg.

My husband and I live one and a half blocks away from this proposed project that will take up the entire block, block views of downtown because of its height – a 5-story warehouse structure. It will only have space for 80 cars, have 2 other buildings erected of 5000 and 2500 square feet.

I am objecting to the approval of this project. We live two blocks away and were not notified, nor were our neighbors and the deadline for objecting or raising questions is next week. We don't even know what this project looks like.

We have lived in this charming quiet hamlet since 2009. Approval of this plan will create more noise pollution, obstruct views in the surrounding area, potentially harm property values, add a heavy volume of traffic and parking in our neighborhood.

Do you think the residences of the Old Northeast would stand for this? I've attached photos of our neighborhood so you can see the charm it exudes. The opposing corner has just been re-landscaped. I invite you to walk through the area during the day and evening so you may see what we see and understand my and others point of view.

A project of this magnitude should not be erected without input and review from our entire community and all impacted residents should be notified. That has not happened. I object to the time frame that has been imposed on this project. It seems designed to keep public input to a minimum.

Thank you in advance for you consideration in this pressing matter.

Eugenie Bondurant
236 17th Ave., SE
St. Petersburg, 33701

Eugenie Bondurant

WWW.IMDB.ME/EUGENIEBONDURANT
SAG/AFTRA

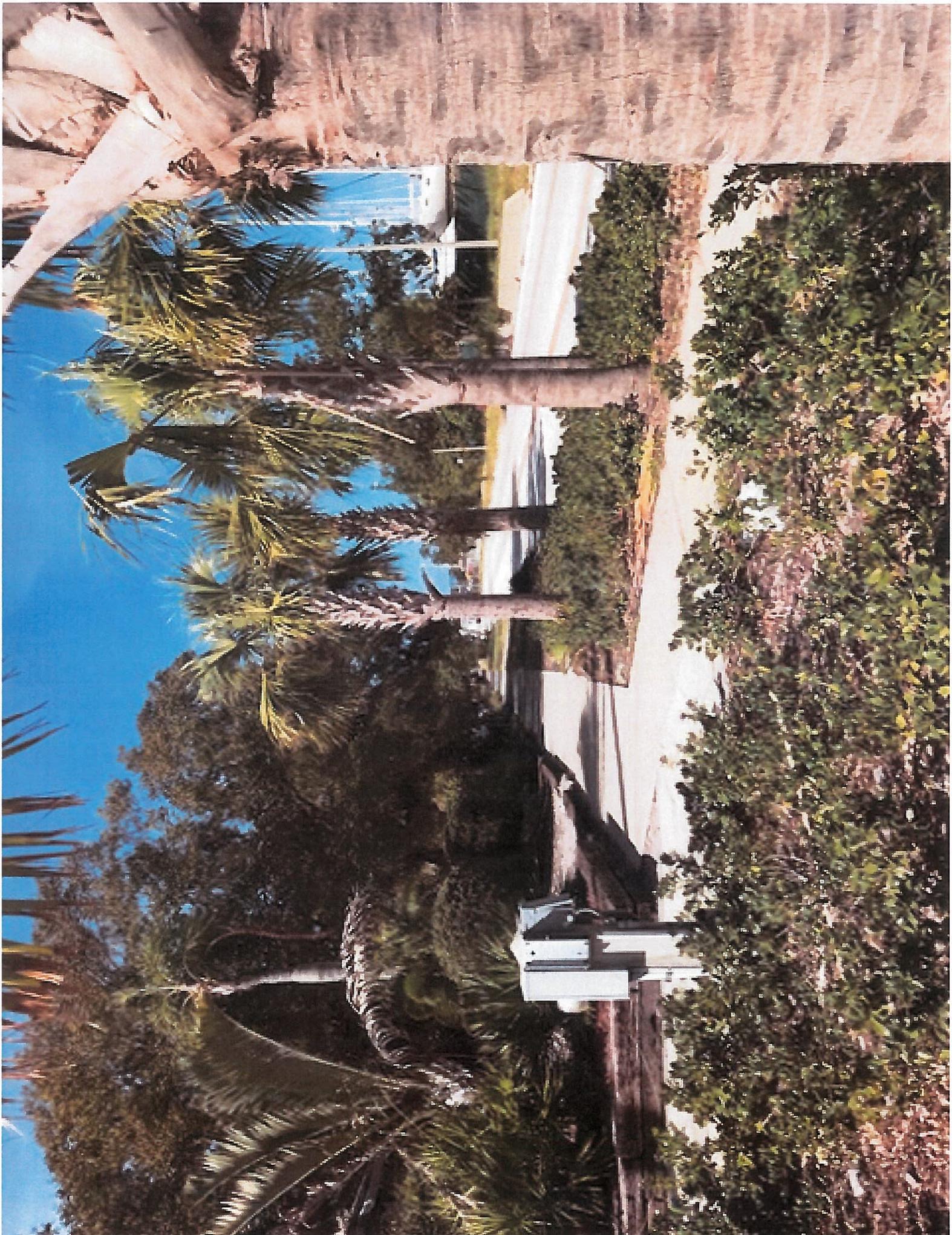
Ways to Stay Connected:

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Instagram @eugbondurant

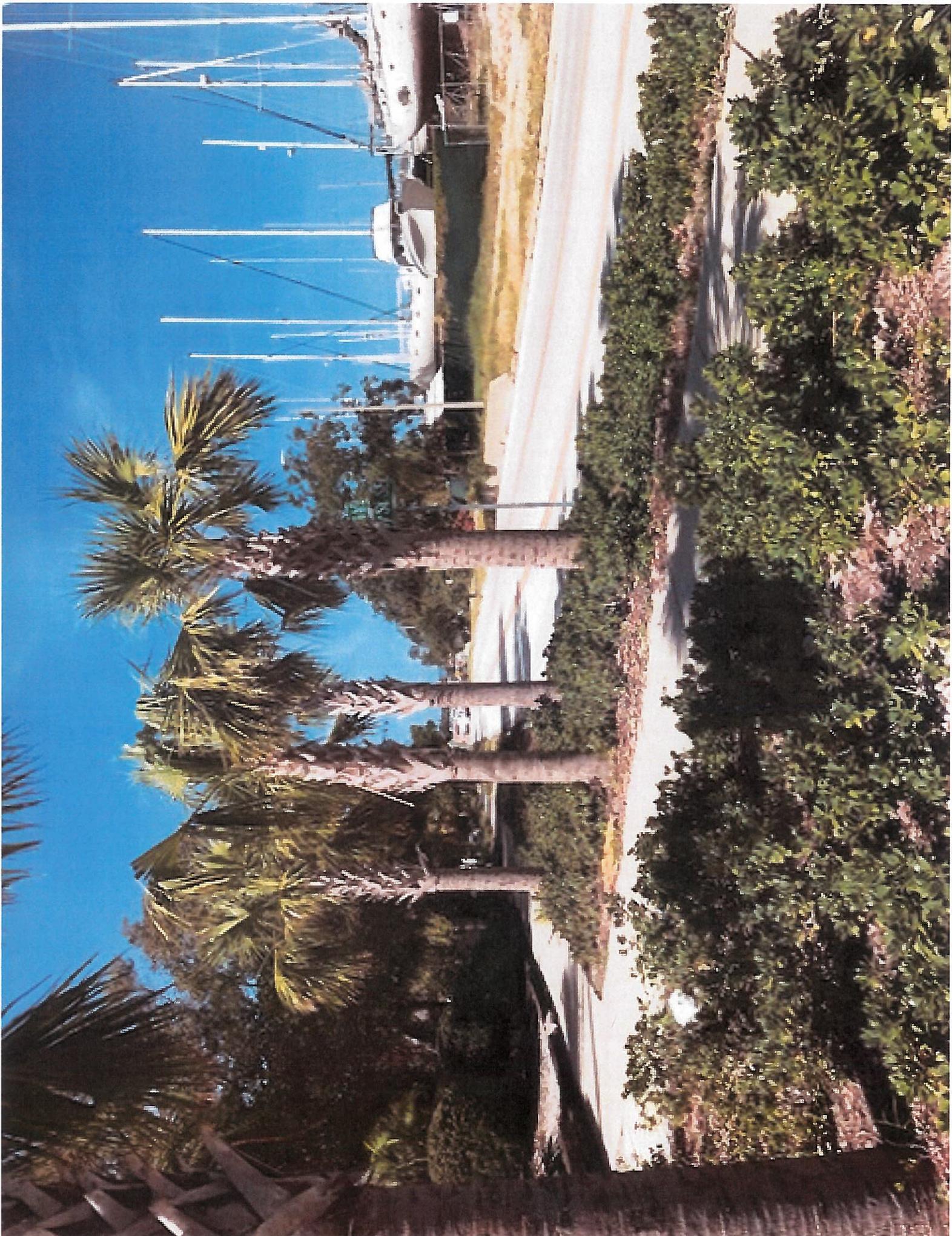
Facebook @EugenieBondurantActress

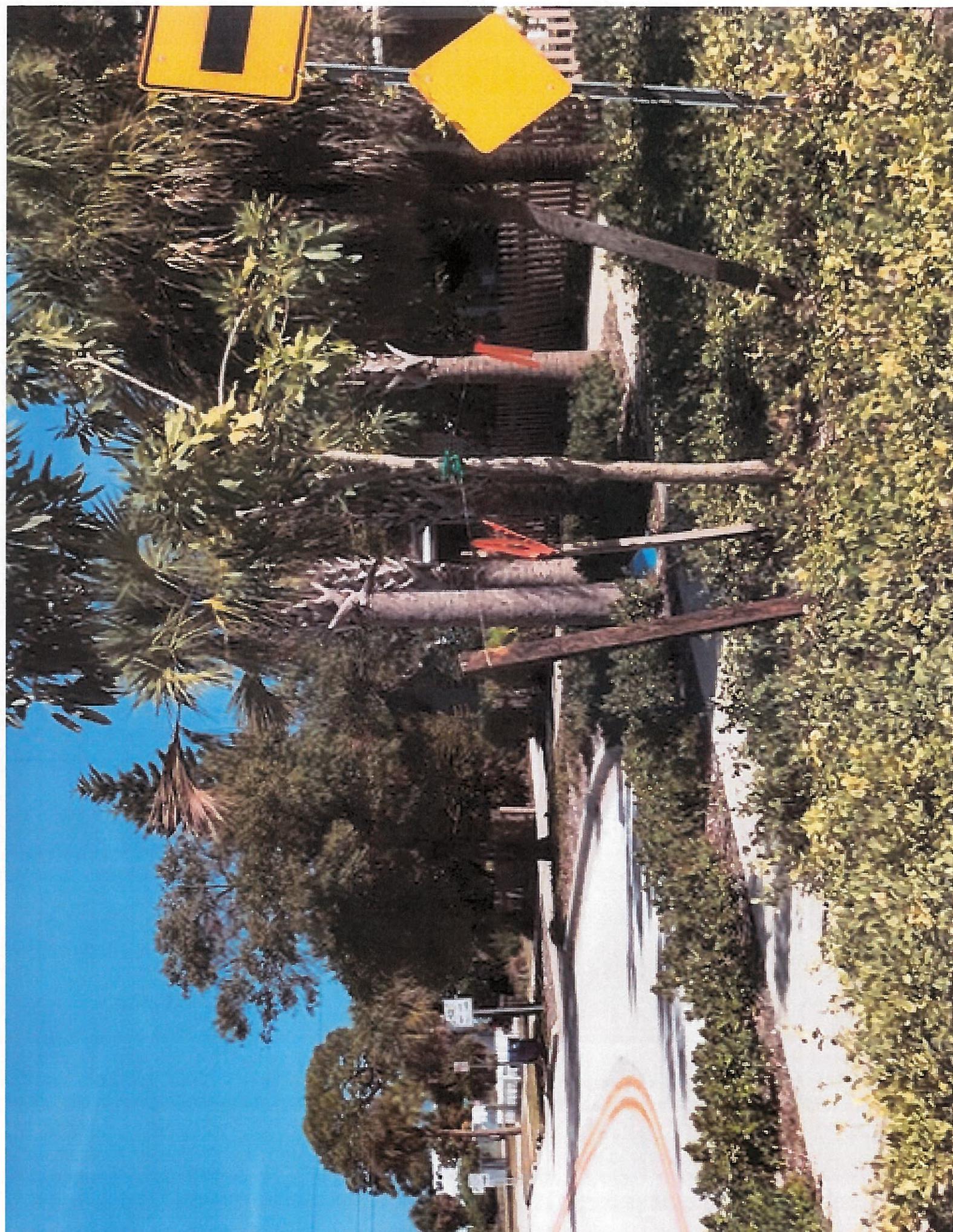
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**CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

NOTICE OF PUBLIC HEARING

October 10, 2017

Dear Neighbor or Participating Organization:

This letter is to advise you that a Public Hearing for the property located at 107 15th Avenue Southeast has been scheduled to be heard by the Development Review Commission on Wednesday, November 1, 2017, at 2:00 p.m. The Public Hearing will occur at City Hall, Council Chamber, 175 5th Street North, St. Petersburg, Florida.

REQUEST: Case No. 17-31000007. Approval of a Master Plan and related site plan for a new 400-space high and dry, marine building, and retail and office building.

Records indicate you own property within 200 feet of the land in question or you may have an interest in the land in question. The site plan and application are on file in the Development Review Services Division, Municipal Service Center (1st Floor), One 4th Street North, St. Petersburg, Florida.

We urge interested persons to contact the case planner or the Agent before the scheduled hearing date for more information. You may contact the case planner, Corey Malyszka by phone at (727) 892-5453 or via email at corey.malyszka@stpeters.org. Written correspondence can be mailed to: Development Review Services, City of St. Petersburg, PO Box 2842, St. Petersburg, FL 33731.

The Staff Report and Meeting Agenda will be available one week prior to the scheduled hearing. Those with internet access may use the following link:
http://www.stpeters.org/boards_and_committees/agendas.php

APPLICANT: Santa Fe Boatyard, LLC
107 15th Avenue Southeast
Saint Petersburg, FL 33701

AGENT: Brian Hartley
107 15th Avenue Southeast
Saint Petersburg, FL 33701

Phone: 727-525-1000
Email: brianhartley@gmail.com

Corey D. Malyszka

From: Roger Telschow <roger@journeydeep.com>
Sent: Tuesday, October 24, 2017 11:56 PM
To: Corey D. Malyszka
Subject: RE: 54' high and dry development proposal

Dear Corey,

Thank you for the response. I wish I were in town next Wednesday, but I believe many of my neighbors intend to appear.

It just seems the height of this project would be way out of proportion to the rest of the neighborhood, so I hope reason prevails and maintains the 36' height limit

All the best,
Roger Telschow

From: Corey D. Malyszka [mailto:Corey.Malyszka@stpete.org]
Sent: Tuesday, October 24, 2017 4:51 PM
To: 'roger@journeydeep.com'
Subject: RE: 54' high and dry development proposal

Roger,

This will be going before the DRC next week Wednesday. Anyone who shows up to the meeting will have three minutes to speak. The case is for approval of a master plan for the additional height, this is not a variance request. The applicant did notify the neighborhood association at the time they submitted the application to the city. The city also sent the neighborhood association a copy of the application once we received it. The applicant is required to provide notice to property owners who own property within 200 feet of the subject property. The city provides the list of property owners to the applicant. The applicant is not required, but encourage to do public outreach.

Corey Malyszka
Urban Design and Development Coordinator, Planning and Economic Development Department
City of St Petersburg
727.892.5453
corey.malyszka@stpete.org

From: Roger Telschow [mailto:roger@journeydeep.com]
Sent: Tuesday, October 24, 2017 3:41 PM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: 54' high and dry development proposal

Dear Ms. Malyszka,

We live at 1645 Beach Drive SE, a block or two from this proposed development.

We were shocked to hear that it has nearly been approved for construction, yet no neighborhood input has been sought out.

Due to the size and nature of the project, it will have serious impact on our neighborhood. Surely this is at best an oversight, and worst case is a violation of public due diligence.

Please let us know how we may weigh in on this proposal in a deliberate way, learning all aspects of the proposal and the request for zoning variance.

The neighborhood is in a bit of an uproar over this—feeling blindsided.

Your prompt response to our concerns is greatly appreciated.

Sincerely,

Roger Telschow
Frances Gatz
1645 Beach Dr SE
St Petersburg, FL 33701

Your Sunshine City

Corey D. Malyszka

From: Johnson Anne <JOHNSONANNE@pcsb.org>
Sent: Wednesday, October 25, 2017 7:06 AM
To: Corey D. Malyszka
Subject: Public Hearing Nov.1

Dear Corey,
I plan on attending the hearing on Nov. 1 to discuss the 54' High and Dry. I live at 125 21st Ave SE.
Thank you for bringing this to my attention.
Sincerely,
Annie Johnson

Annie Johnson M.Ed.
PCS Extended Transition
Pinellas Technical College, St. Petersburg
727-893-2500, ext. 2656
727-893-2776 fax
johnsonanne@pcsb.org



777777/888888

Elizabeth Abernethy

From: Michael Hammond <m.c.hammond@gmail.com>
Sent: Wednesday, October 25, 2017 8:28 AM
To: devrev
Subject: Re: Tree Inspection Request
Attachments: Tree Assessment Application_436 21st Ave NE_Michael Hammond.pdf

Hi Liz,

Please find attached the completed application form. I did not know the species or diameter of the tree. I do not want to touch it since it is sometimes touching the power lines.

Please let me know when the arborist will inspect so I can make arrangements to be home.

Have a great day!

Thank you,

Michael Hammond
917-402-2603

On Fri, Oct 20, 2017 at 3:48 PM, devrev <devrev@stpete.org> wrote:

Please fill out the attached application and email it back

Our arborist will then inspect the tree to determine if you need a permit or not,

Thanks,

--Liz

From: Michael Hammond [mailto:m.c.hammond@gmail.com]
Sent: Friday, October 20, 2017 3:38 PM
To: devrev
Cc: Trees
Subject: Fwd: Tree Inspection Request

Hello,

Corey D. Malyszka

From: MDee590 <MDee590@protonmail.com>
Sent: Tuesday, October 24, 2017 5:20 PM
To: Corey D. Malyszka
Cc: Tess Chibirka
Subject: Case #: 17-31000007 107 15th Ave SE
Attachments: Old Southeast opposes high and dry_individuals.pdf; Old Southeast opposes high and dry_individuals.pdf; Old Southeast opposes high and dry_paperversion.pdf

Corey,

Please see and include the attached materials regarding Case #: 17-31000007 107 15th Ave SE in the staff report regarding that hearing. We have collected and registered as many as 100 opponents the proposed high and dry in the old southeast representing roughly 1/3 of our community in full opposition to the project. I've included 128 pages of individual responses as well a summary .csv file of the online petition (46 respondents) and a pdf or the written petition (60 respondents) . Each respondent has indicated their individual complaints about the proposed development which I would encourage you and the committee to review.

However, it is clear that the community does not want this development as proposed in their community and the owner has failed to reach out the affected community in a meaningful way.

-Sincerely,
Michael Drexler

Timestamp	What is your name and address?	What is your phone number?	Email or phone number?	Have you attended a meeting?	What are your concerns with the project?
#####	I oppose Michael Dr 236 16th A	mdee590@No			Increased traffic, industrial noise f
#####	I oppose Tess Chibir 145 21st A	tessthefirst	Yes		Mainly the monstrosity of a comm
#####	I oppose Richard B L 266 23rd A	rickwrite@	No		what does this do for our neighbor
#####	I oppose Anna Chetl 222 - 17th	.303-883-3	No		Unsustainable increased traffic, ot
#####	I oppose Simon watl 226, 16th A	Simon.watl	No		As detailed in your summary
#####	I oppose Eugenie Bo 236 17th A	eb@eugen	No		See above letter.
#####	I oppose Pj Nowlan 209 20th A	Pjnowlan1:	No		Environmental and commercial int
#####	I oppose Fred Cormi 126 17th A	astrorealty	No		This will be detrimental to our qua
#####	I oppose Jesse Good 206 29th a	Bumboyott	No		All of the aforementioned.
#####	I oppose Joni Schins 1600 Bay S	jonischinsk	No		Too close to residences, too tall, e
#####	I oppose Becky nicol 310 20th A	Beckynico	No		Increased commercial developmer
#####	I oppose Deborah Hi 165 19th A	connect@k	No		Height and size across from reside
#####	I oppose Angela Sieg 2124 3rd St	ams104@g	No		Proposed building is too tall and w
#####	I oppose J. Pete Oliv 161 19th A	Polivares@	No		As above and additional concerns.
#####	I oppose Michael Ke 1500 Bay S	727-330-4	No		Traffic concerns. Speeding is alrea
#####	I oppose Julia Cumb 109 22nd A	7.28E+09	No		
#####	I oppose olya schae 609 11 th a	ogugel@ya	No		
#####	I oppose Chelsea Hir 210 20th A	310-997-6	No		Destroy quality of environment an
#####	I oppose Elizabeth C 124 17th A	Elizabeth.C	No		Severe
#####	I oppose Daniel Mor 101 21st A	3.03E+09	No		Height and size of structure will ha
#####	I oppose Nat Owen 1725 Bay S	3.04E+09	No		Propert values and increased traffi
#####	I oppose TAYLOR Ov 160 21st A	â€-(303) 9	No		Lack of communication, Increased
#####	I oppose Allison Cru: 155 21st A	Cruse.allisc	No		1. The
#####	I oppose chris kenric chriskenic	727 212 28	No		Size, traffic, environmental impact
#####	I oppose Christophe 301 20th A	813-525-4	No		All the above
#####	I oppose Danielle Dæ 125 18th A	Buttamous	No		I am concerned about the traffic a
#####	I oppose Rebecca M 580 24th A	850-464-9	No		Height of structure, environmenta
#####	I oppose Donna Arlii 1724 First S	8.59E+09	No		disturbance to the neighborhood
#####	I oppose Mindy Bro\ 126 17th A	mindy.kiml	No		My concern is a 54 ft. high and dry
#####	I oppose Michael W: 111 19th A	2.4E+09	No		All the above
#####	I oppose Harris Amb 317 21st a	Ambush09	No		The many negative issues that it w
#####	I oppose Ina Springe 2041 Beach	ina.acct.2@	No		The
#####	I oppose Diane Portæ 224 17th A	qhrbuilds@	No		Height of building, lack of parking,
#####	I oppose Heather Hl 206 20th A	Thehuff19	No		Environmental concerns regarding
#####	I oppose Roger Telsc 1645 Beach	roger@jou	No		Too much industrial development
#####	I oppose Dale Cormi 126 17th A	dayo06@a	No		
#####	I oppose Shannon K: 2020 2nd s	Shannonka	No		Decreased property values, comm
#####	I oppose Joey Wilde 1501 Beach	Jwildes20@	No		Height, size, traffic, environmental
#####	I oppose Briant Mer 1501 Beach	briantm11	No		Increased
#####	I oppose Allison boe 105 17th a	Aboerner2.	No		We need to keep the old southeas
#####	I oppose Lloyd cates 105 17th a	Lloydcates	No		I dont want the construction, we li
#####	I oppose Sheila Cow 128 20th A	sdcowley9	No		Traffic and environmental safety
#####	I oppose mark huntæ 145 20th a	markjhuntæ	No		traffic, property values, crime
#####	I oppose Tira Myers 2621 Florid	Tiramyers@	No		We bought in Driftwood because
#####	I oppose Erin Hurley 117 25th a	4.08E+09	No		Ruining our neighborhood with nc
#####	I oppose Frances Ga 1645 Beach	frances@e	No		No community input... project lool

proposed development?

from boat engines and forklift alarms, height of structure and decreased residential property value from commercial building way beyond the current height restriction and the increased amount of traffic in our residential neighborhood? Nothing. It is most unwelcome.

obliteration of views as this would far exceed height of all structures in our quaint neighborhood, and it w

intrusion into a quiet residential neighborhood.

quiet neighborhood

environmental impact (non-pervious surface)

that does not impact the community in a positive way. The current city plan for the water front from residential homes

will negatively impact views. High traffic with too little access to and from the building is a concern. Noise

is already an issue on this blind corner related to the Coast Guard Base and the Reserve Base. Street parking co

uld be hazardous to human health and our neighborhood as a quaint and local residency not a commercial a

nd has a negative impact on property values. Increased traffic in an already overburdened road

is a concern. We bought this house as second home for family and grandchildren. We love the OSE market and pro commercial activity, property values declining

and sustainability features of the building

and parking on my street which would be the only way to the Marina. There is already another high and c l impact, increased traffic in the neighborhood

er (which is essentially a giant garage for boats) being placed in a historic neighborhood. This project sho

uld directly affect with the surrounding people, animals and habitat.

increased traffic

and oil and gas leakage into the Tampa Bay and smell, noise and traffic pollution in our neighborhood.

in our neighborhood

commercial traffic near the neighborhood and environmental concerns. I may not be able to attend the meeti l concerns, and especially parking.

is a historic and special!

is a peaceful neighborhood and this development doesn't belong in the old southeast

we love the Old Southeast. We don't want an eyesore just blocks from our home.

and noxious fumes and toxic runoff, attracting people we don't have parking for. Opening our neighborhood u ks very negative for our neighborhood

downtown views. I'm currently planning a second story addition which will not be blocked.
residential neighborhood of people who are only here for boats and not for residents.

could add to the hurricane hazards in this residential neighborhood. I oppose this development.

downtown to Lassing would be impacted also. We want our community to have commercial growth that
the pollution. This is a small, quiet neighborhood that could be changed drastically by having such a large p
concerns.

area.

proximity to USF all with great walkability ratings this will increase non neighborhood traffic over Thrill Hill w

dry, we don't need one more. I'm concerned about building such a tall building in our neighborhood, blo

could only be approved 1) if it can be reduced in height AND 2) if it can be aesthetically designed to compl

ing on Nov. 1st but strongly oppose and am willing to discuss via phone or email.

up to more crime with increased traffic and people. This isn't Pinellas Park. We value nature and our solit

at bring benefits to the area, not possible fuel spills, increased car traffic, and a business that doesn't care about the neighborhood. Proposed business in the area. Possible eye sore.- Does any neighbor really want to see a warehouse wh

hich is already dangerous enough. The city has invested in speed humps and cleanup of Lassing parkâ€

cking the nice views, the very reason us property owners bought in this neighborhood in the first place.

ement the historic neighborhood which is directly across the street. Most homes in the Historic Old Sou

tude over big business and it's lack of reverence toward such things.

e about the surrounding communities!

en they walk out the door of their home?

' all indications of the Desire to encourage residential growth in this area. To allow such a heavy comme

I think building a structure that tall sets a precedent in our neighborhood that is not welcomed.

theast neighborhood are (or are nearing) 100 years old, and a 54 ft. piece of metal looming over the nei

ercial building to be considered without approaching the neighborhood most impacted is short sighted o

ghborhood would be a travesty.

of the zoning review committee



st.petersburg
www.stpete.org

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **November 1, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000026 PLAT SHEET: H-7

REQUEST: Approval of a Special Exception and related site plan to construct a restaurant with a drive-thru, with variances to the building design regulations.

OWNER: S P G Properties II, Llc
18430 Kuka Ln.
Spring Hill, FL 34610-2129

AGENT: Sycamore Engineering, INC.
8370 W. Hillsborough Ave. Suite 205
Tampa, FL 33615

ADDRESS: 1401 16th Street North

PARCEL ID NO: 25-31-16-37152-000-0280
25-31-16-37152-000-0290

LEGAL DESCRIPTION: On-File

ZONING: Commercial Corridor Traditional-1 (CCT-1)

SITE AREA TOTAL: 17,097 square feet or 0.39 acres

GROSS FLOOR AREA:

Existing:	1,037 square feet	0.06 F.A.R.
Proposed:	2,460 square feet	0.14 F.A.R.
Permitted:	17,097 square feet	1.0 F.A.R.

BUILDING COVERAGE:

Existing:	1,037 square feet	6% of Site MOL
Proposed:	2,460 square feet	14% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	10,664 square feet	62% of Site MOL
Proposed:	12,440 square feet	72% of Site MOL
Permitted:	16,240 square feet	95% of Site MOL

OPEN GREEN SPACE:

Existing:	6,340 square feet	37% of Site MOL
Proposed:	4,757 square feet	28% of Site MOL

PAVING COVERAGE:

Existing:	9,626 square feet	56% of Site MOL
Proposed:	9,880 square feet	58% of Site MOL

PARKING:

Existing:	8; including 0 handicapped spaces
Proposed:	14 vehicle spaces and 12 bicycle spaces; including 1 handicapped spaces
Required	14 vehicle spaces and 12 bicycle spaces; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	25 feet
Proposed:	25 feet
Permitted:	42 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a drive-thru which is a Special Exception use within the CCT-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception and related site plan to construct a 2,460 square foot restaurant with a drive-thru. The applicant is requesting a variance to the building design regulations for 1) building placement and 2) parking location. The subject property is located at the southwest corner of 16th Street South and 14th Avenue South.

Current Proposal:

The applicant will demolish the existing commercial building and construct a restaurant with a drive-thru. The proposed building will be located in the center of the site situated close to 16th Street South. Parking will be to the north and south sides of the proposed building and ingress will be from 16th Street South. Egress from the site will be from 16th Street South and 14th Avenue South. The drive-thru lane will wrap around the north, west and south sides of the building. The drive-thru pick-up window and speaker box will be located on the south side of the building. A by-pass lane is proposed adjacent to the drive-thru lane. Pedestrian access to the site will be from 16th Street South. The dumpster will be located in the southwest corner of the subject property.

The proposed building will be a traditional style of architecture. The building will have recesses and projections in the façade and changes in the roof line. The exterior of the building will also have an ample amount of glazing.

Special Exception:

The proposed drive-thru facility is a Special Exception uses in the CCT-1 zoning district. The DRC is required to review the project for any possible adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility.

A drive-thru facility can cause a variety of adverse impacts for adjoining residential neighborhoods, such as noise generated by stacking of vehicles and outdoor loud speakers. City Code requires that the speaker box not be oriented towards a residential use. The proposed drive-thru window will be located on the south side of the building and the menu board and speaker box will also be located on the south side of the subject property. The location of the speaker box complies with code. The drive-thru complies with the required number of stacking spaces. Since the drive-thru facility abuts a residential use, the drive-thru is limited to the hours it can operate. The drive-thru can operate between 6 a.m. and midnight, weekdays and between 6 a.m. and 1:00 a.m. on Saturday and Sunday.

VARIANCE:**1 Building placement**

Required:	60 percent of the building's linear frontage, per street face, shall be on the building setback line.
Proposed:	The building will not be on the setback line.

The building setback in the CCT-1 zoning district is zero and 60 percent of the building linear frontage shall be placed at the property line to meet the design regulation. The proposed building will be placed approximately 45 feet off the north property line and five feet off the east property line. The proposed building will not be located on the property line along the two abutting street frontages. The primary street is 16th Street South; the building is five feet off of the property line to accommodate bicycle parking and provide adequate visibility for vehicles entering and exiting the subject property. By having buildings placed on the property, the edge of building defines the street edge and engages the pedestrian with the building. Even though the building is set back off the property line, the building still engages with the pedestrian and defines the street edge. The request is minimal and will not be noticeable from 16th Street South. The large building setback from 14th Avenue South is to provide adequate circulation for the drive-thru. The setbacks along the north property lines will not create an impact or detract from the streetscape. The abutting street leads into a residential neighborhood. Allowing the

building to be set back from the property line will allow the applicant to install more landscaping. The applicant will also be required to construct a low wall along the north and east property lines to hide the parking lot and drive-thru lane.

2 Parking location

- Required:** Parking shall be located behind the principal building to the rear of the property.
- Proposed:** Parking is located behind the front façade of the building and is not to the rear of the property.

The design regulations in the CCT-1 zoning district require that parking be located behind the principal building to the rear of the property. The proposed parking lot will be located to the north and south sides of the proposed building. The location and circulation pattern of the drive-thru is required by code. The proposed drive-thru lane makes it more difficult to construct the parking to the rear of the site. The proposed site plan still meets the intent of the Code, which again is to design sites and buildings that engage the pedestrian and define the street edge.

Public Comments:

No comments or concerns were expressed to the author at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

- 1. Variance to the design regulations for 1) building placement and 2) parking location; and**
- 2. Special exception and related site plan for a restaurant with a drive-thru.**

B. SPECIAL CONDITIONS OF APPROVAL:

- 1. The drive-thru services shall be prohibited between the hours of 12:00 a.m. and 6:00 a.m. weekdays and between 1:00 a.m. and 6:00 a.m. on Saturday and Sunday.**
- 2. A three (3) foot high concrete masonry wall finished to match the building shall be installed along the northern and eastern property lines to buffer the parking lot and drive-thru lane from 16th Street South and 14th Avenue South.**
- 3. The dumpster enclosure shall match the design of the building and the enclosure gates shall be opaque, chain link with slats shall not be permitted.**
- 4. The applicant shall coordinate the size and location of the dumpster enclosure with the City's Sanitation Department.**
- 5. The site plan submitted for permitting shall be revised to comply with the minimum bicycle parking requirement per Code Section 16.40.090.4.**
- 6. The site plan shall be modified as necessary to comply with the Transportation and Parking Management Department's correspondence dated October 17, 2017, and is attached to this report.**
- 7. The site plan shall be modified as necessary to comply with the Engineering Department's memorandum dated October 11, 2017, and is attached to this report.**

B. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of

Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).

- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrence by complying with the adopted levels of service for:
- a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Planned Redevelopment Mixed-use**

The land uses of the surrounding properties are:

North: **Planned Redevelopment Mixed-use**
 South: **Planned Redevelopment Mixed-use**
 East: **Planned Redevelopment Mixed-use**
 West: **Planned Redevelopment Residential**

REPORT PREPARED BY:



 COREY MALYSZKA, Urban Design and Development Coordinator DATE 10/25/17

REPORT APPROVED BY:



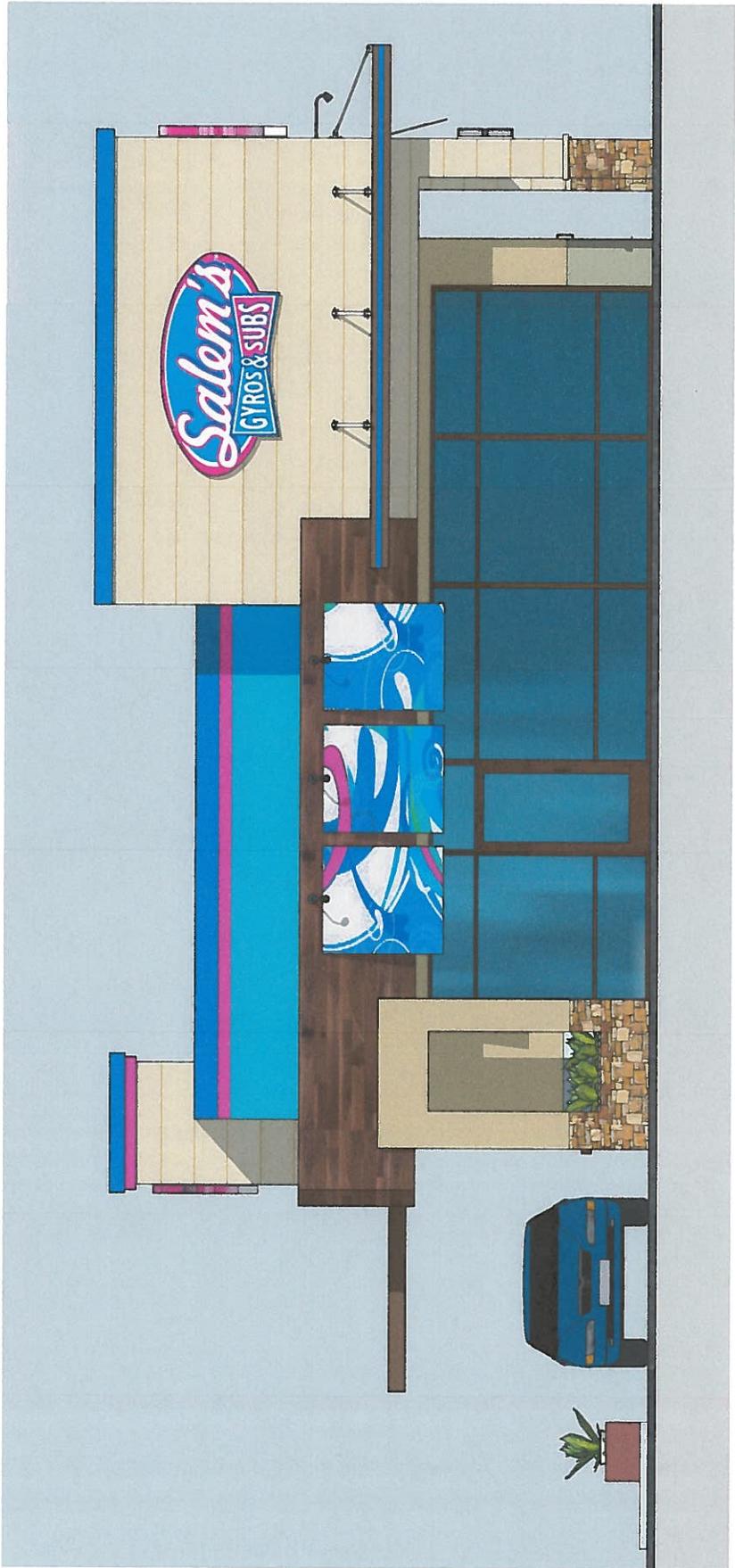
 ELIZABETH ABERNETHY, AICP, Zoning Official (POD) DATE 10-25-17
 Planning and Economic Development
 Development Review Services Division

Attachments: Site plan, elevations, narrative, Engineering Department memorandum, Transportation and Parking Department correspondence and emails.



City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-32000026
Address: 1401 16th St. S.











Corey D. Malyszka

From: Thomas M Whalen
Sent: Tuesday, October 17, 2017 2:34 PM
To: Elizabeth Abernethy
Cc: Corey D. Malyszka
Subject: RE: comments requested by October

The Transportation and Parking Management Department has reviewed Case 17-32000026, which is a request for approval of a Special Exception and related site plan to construct a restaurant with a drive-thru at 1401 16th Street South. Our department has the following comments:

- The sidewalks need to be continuous through the two driveways on 16th Street.
- The sidewalks on 16th Street and 14th Avenue South should meet the width requirement in Section 16.40.140.4.2 of the City Code. The applicant may already be meeting the width requirement, but it is difficult to be certain due to the scale of the site plan.
- The ADA ramp on 16th Street south of 14th Avenue South should be removed.
- The acorn street light should be relocated north towards 14th Avenue South and away from the driveway.
- The applicant indicated on the site plan that the bus stop sign and bench will be relocated. These transit facilities and the ramp connection to 16th Street should be designed to meet current transit facility design standards.
- The applicant is not meeting the minimum requirement for vehicle parking spaces. They are required to provide 16 spaces and they are proposing 14 spaces. They appear to be providing a significant amount of space for bicycle racks in front of the restaurant. They are required to provide two short-term bicycle parking spaces. Under the City's Code, bicycle parking may substitute for up to 20 percent of required motor vehicle parking. For every six bicycle parking spaces above the minimum number of required spaces that meet the bicycle parking standards, the motor vehicle parking requirement is reduced by one space.
- The applicant will need to provide two long-term bicycle parking spaces.

Tom Whalen, AICP CTP
Planner III, Transportation and Parking Management
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
727-893-7883 / Fax: 727-551-3326
Tom.Whalen@stpete.org

From: Corey D. Malyszka
Sent: Wednesday, September 20, 2017 2:06 PM
To: Alfred Wendler; Bruce E. Grimes; Jill S. Wells; Kelly A. Donnelly; Kirsten J. Corcoran; Kyle Simpson; Mark Riedmueller; Martha Hegenbarth; Michael J. Frederick; Nancy Davis; Richard F Kowalczyk; Thomas M Whalen
Subject: comments requested by October

Good morning,

Would you all please review the attached and return your comments directly to me by October 13th. The applicant is requesting a Special Exception and related site plan to construct a restaurant with a drive-thru.

Corey Malyszka
Urban Design and Development Coordinator, Planning and Economic Development Department

City of St Petersburg
727.892.5453
corey.malyszka@stpete.org

**CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT**

TO: Corey Malyszka, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: October 11, 2017
SUBJECT: Special Exception
FILE: 17-32000026

LOCATION: 1401 16TH ST N 25/31/16/37152/000/0280
AND PIN: 25/31/16/37152/000/0290
ATLAS: H-7
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related site plan to construct a restaurant with a drive-thru. The applicant is requesting variances to the building design regulations including variances to building set back and parking.

The Engineering Department no objection to the proposed special exception and related site plan with the following special conditions and standard comments:

SPECIAL CONDITIONS:

1. The scope of this project triggers compliance with the Drainage and Surface Water Management Regulations found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.
2. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the CCT zoning district a 6-foot wide sidewalk is required in the western parkway of 9th Street South and a 5-foot wide sidewalk is required in the southern parkway of 14th Avenue South. Existing sidewalks must be upgraded to meet the width requirements of the City's code as may be applicable. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.
3. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per

building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.

5. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from a proposed service or an increase in projected flow) as required to provide connection to a public collection system of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (form available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the proposed civil utility connection plan, 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public conveyance system is found insufficient, the conveyance system must be upgraded to provide adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

6. Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site. This form may be obtained by contacting the Engineering front counter phone 727-893-7238 (email Martha.Hegenbarth@stpete.org).

7. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

8. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

STANDARD COMMENTS: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device

placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

The project Engineer will be required to develop a site specific Maintenance of Traffic plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will be at the discretion of the City's Engineering director pending receipt of adequate justification. The Maintenance of Traffic plan shall be prepared in compliance with City Engineering's "Maintenance of Traffic Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

NED/MJR/meh

pc: Kelly Donnelly
Reading File
Correspondence File
Subdivision File: HARRIS', T.C. & A.H. SUB LOTS 29 AND 30 AND ADJ VAC 5FT ON E



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **November 1, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000027 PLAT SHEET: G-4

REQUEST: Approval of a Special Exception and related site plan to allow a Child Care Facility at an existing office building with a variance to the 35-foot setback for the playground in the rear yard.

OWNER: Mark and Kathleen Norstein
6100 Bahama Shores Dr. S.
Saint Petersburg, Florida 33705

AGENT: Geraldine Butler
1030 62nd Ave S., Apt D-2
Saint Petersburg, Florida 33705

ADDRESS: 1100 62nd Ave S.

PARCEL ID NO.: 12-32-16-47070-000-0060

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban (CRS-1)

SITE AREA TOTAL: 14,580 square feet or 0.33 acres

GROSS FLOOR AREA:

Existing:	1,908 square feet	0.13 F.A.R.
Proposed:	1,908 square feet	0.13 F.A.R.
Permitted:	7,290 square feet	0.50 F.A.R.

BUILDING COVERAGE:

Existing:	1,908 square feet	13 % of Site MOL
Proposed:	1,908 square feet	13 % of Site MOL

IMPERVIOUS SURFACE:

Existing:	9,115 square feet	62.5 % of Site MOL
Proposed:	9,115 square feet	62.5 % of Site MOL
Permitted:	11,138 square feet	75 % of Site MOL

OPEN GREEN SPACE:

Existing:	3,100 square feet	21 % of Site MOL
Proposed:	3,100 square feet	21 % of Site MOL

PAVING COVERAGE:

Existing:	6,940 square feet	47 % of Site MOL
Proposed:	6,940 square feet	47 % of Site MOL

PARKING:

Existing:	15
Proposed:	14
Required	9

BUILDING HEIGHT:

Existing:	1-story
Proposed:	1-story (No change)
Permitted:	36.0 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.5 of the Municipal Code for an active park which is a Special Exception use within the NT Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a Special Exception and related site plan to allow conversion of an existing office building to a Child Care Facility with a variance to the 35-foot setback for the playground in the rear yard.

History: The subject property is an existing medical office building, located in the Greater Pinellas Point Neighborhood, see Exhibit 1, aerial location map. The existing 1,908 square foot building was constructed in 1967.

Current Proposal: The applicant seeks approval to convert the existing medical office to a child care facility. The facility will accommodate up to 32 children and have 6 employees. The proposed playground will be located to the rear of the existing building, between the building and the rear (southerly) property line, see proposed site plan, Exhibit 2. Due to the configuration of the parcel, and the location of the existing building, the only location available to accommodate a playground is

VARIANCE:

1 Special Exception Setback

Required:	35-feet
Proposed:	0-feet
Variance:	35-feet

Public Comments:

As of the date of this report, staff has not received any calls or emails. The applicant did provide signatures from the two single-family residential property owners abutting the proposed playground to the south, which are included in Exhibit 2.

RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

- A. The use is consistent with the Comprehensive Plan.
Staff finds that the proposed modification is consistent with the Comprehensive Plan policies and objectives.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
The Future Land Use classification is R/OG Residential/Office General, and the CRS zoning allows a Child Care facility as a Special Exception use.
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
The change of use to a Child Care facility will not affect the intensity of use on the overall parcel, there will be no new demand for additional public services and there will be no change to ingress/egress.
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
The change of use to a Child Care facility will not affect the existing vehicular drives or traffic patterns at the facility. There is adequate on-site parking to accommodate the employees and parent drop-off/pick-up. The proposed Child Care facility requires 9 spaces and there will be 14 spaces provided. Bicycle parking will be required and a special condition of approval has been included.
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
As previously noted, the change of use to a Child Care facility will not add any additional vehicular trips to the site and there will be no change to the access drives. The previous medical office building was required to have 10 parking spaces and the proposed Child Care facility requires 9 spaces.

- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

Based on the memorandum provided by the Engineering Department dated October 11, 2017, the propose playground does not appear to trigger compliance with drainage regulations, see attached.

- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

All proposed signage will need to meet the provisions of the sign code.

- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

The proposed playground will be located along the rear of the property, which abuts single-family residential homes. A proposed condition of approval will require a new 6-foot high solid fence and require any playground equipment to be setback at least 10-feet from the rear property line.

- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

There are no such resources within the vicinity of the site.

- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

There are no other Child Care facilities in the immediate vicinity. The closest one is about ½ mile to the west, and therefore there is no concentration of similar uses.

- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

Staff finds that the proposed Child Care facility will not create a substantial detrimental effect on living or working conditions in the neighborhood, as there is not a concentration of similar uses. This facility will serve neighborhood residents and provide a needed service.

- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

The proposed playground is adjacent to single-family residences on the south, and a 6-foot high solid fence will be provided to screen the playground from view. A special condition of approval includes this requirement, and a requirement to setback any playground equipment at least 10-feet from the rear property line. There will be no change to site lighting.

- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

As shown on the site plan, there is ample area to place the proposed playground improvements and the existing parking and building can accommodate the proposed child care use.

- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

The area where the playground will be placed has no natural features to preserve.

- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070)
2. The property **is not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050). Equipment and enclosures will be designed as required by the Florida Building Code.

- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

The proposed change of use does not impact demand for hurricane facilities.

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service.

The proposed change of use will not add demand for additional public services.

The future land use classification of the subject property is: Planned Redevelopment-Residential (PR-R)

The land uses of the surrounding properties are:

North:	Commercial
South:	Residential
East:	Office
West:	Office

In conclusion, staff finds that the proposed Special Exception and related site plan are consistent with the standards for review as listed above, with the recommended special conditions.

RECOMMENDATION:**A. SPECIAL CONDITIONS OF APPROVAL:**

1. This Special Exception/Site Plan approval shall be valid through November 1, 2020. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
2. A 6-foot high solid fence shall be provided around the proposed playground and playground equipment shall be setback at least 10-feet from the rear property line
3. Bicycle parking shall be provided as noted in the correspondence from the Transportation Division and any future improvements shall comply with the City's Engineering Department memorandum dated October 11, 2017.

B. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
3. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
4. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
5. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The

applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

REPORT APPROVED BY:



Elizabeth Abernethy, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

10-24-17
DATE

List of Exhibits:

- Exhibit 1: Aerial Location Map
- Exhibit 2: Applicant's Narrative, Public Participation Report, Neighborhood Worksheet
Site Plan, Photos
- Exhibit 3: Engineering Memo dated October 11, 2017;
Transportation Department correspondence

Exhibit 1

Case #17-32000027

Project Location Map



City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-32000027
Address: 6100 62nd Ave S.



Exhibit 2

Case #17-32000027

Applicant's Narrative, Site Plan and
Photos



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: 1100 62nd AVE SO.	Case No.:
Detailed Description of Project and Request: PLAY ground area	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? NO UNIQUENESS, Per Pinellas County Licenses A play Area is required for children to run freely for 30 mins per day. The play area will be very close to the building, NO Toys or equipment that will produce loud noise and or sound.	
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. NO NOT to my knowledge	
3. How is the requested variance not the result of actions of the applicant? NA	



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? Being able to give education to younger children within the community which they live. The play area will be all EKO friendly
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable? Play area has to be in rear because of safety. The street is in front of us, so we need our kids to be in rear away from traffic.
6. In what ways will granting the requested variance enhance the character of the neighborhood? Accelerated Learning Center of America intent is for a new face lift when it comes to preschool in America. Our intentions is to become a franchised name and curriculum in the near future with the city of St. Pete help.



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F, "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process.

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
Contact Barbara Ellis by Landline at 727-492-3390, ON Aug 30, 2017, Sept 2, Sept 80 resulting in voicemail which was full and not accepting any message. unknown of meeting location.	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Association Name	President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	



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: 1100 62nd AVE SO	Case No.:
Description of Request: Accelerated Learning Center	
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: 1157 62nd PL S	Owner Name (print): Jazmin A. Strong
	Owner Signature:
2. Affected Property Address: 1149 62nd PLS	Owner Name (print): Catherine Sullivan Booksa
	Owner Signature:
3. Affected Property Address: 1133 62 PLS	Owner Name (print): Patricia Bell
	Owner Signature: Patricia Bell
4. Affected Property Address: 1101 62nd PLS	Owner Name (print): ESme Springer
	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:

1100 62nd Ave S



135

108(S)

Existing Medical
Office - Proposed
Child Care Facility

Playground







Exhibit 3

Case #17-32000027

Engineering Memo dated October 11,
2017;

Transportation Department
correspondence

**CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT**

TO: Elizabeth Abernethy, Zoning Official, Development Review Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: October 11, 2017
SUBJECT: Special Exception
FILE: 17-32000027

LOCATION: 1100 62nd Avenue South
AND PIN: 12/32/16/47070/000/0060
ATLAS: G-4
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related site plan to allow a Child Care Facility at an existing office building.

The Engineering Department has no objection to the proposed special exception and related site plan with the following comments and standard conditions of approval:

1. Note that the record plat book 52, page 18 indicates a 5-foot wide public easement along the southern property line which contains the 8" public sanitary sewer main. This easement must be shown on the playground plan and playground equipment shall be placed outside the public easement boundary.
2. Though the scope of this project *does not appear* to trigger compliance with City drainage regulations, a 3000 sf site modification will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. If applicable, the project Engineer of Record will be required to submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.
3. With the submittal of construction plans, include a completed Stormwater Management Utility Data Form for City Engineering Department files. Form available upon request (email Martha.Hegenbarth@stpete.org).
4. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

STANDARD CONDITIONS OF APPROVAL: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Any water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as may be required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh

pc: Kelly Donnelly
Reading File
Correspondence File

Subdivision File: KORTSCH'S WEDGEWOOD PARK TRACT 'A' PARTIAL REPLAT E 135FT OF LOT 6

Elizabeth Abernethy

From: Thomas M Whalen
Sent: Tuesday, October 17, 2017 2:58 PM
To: Elizabeth Abernethy
Cc: Michael J. Frederick; Kyle Simpson
Subject: RE: Comments due by 10/13 - Case No 17-32000027 - 1100 62nd Ave S SE for Child Care

The Transportation and Parking Management Department has reviewed this case. The applicant is required to provide two short-term and two long-term bicycle parking spaces, which are not indicated in the data table.

Tom Whalen, AICP CTP
Planner III, Transportation and Parking Management
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
727-893-7883 / Fax: 727-551-3326
Tom.Whalen@stpete.org

From: Elizabeth Abernethy
Sent: Thursday, September 21, 2017 5:09 PM
To: Michael J. Frederick; Thomas M Whalen; Kyle Simpson; Kelly A. Donnelly; Kirsten J. Corcoran; Richard F Kowalczyk; Nancy Davis; Jill S. Wells
Subject: Comments due by 10/13 - Case No 17-32000027 - 1100 62nd Ave S SE for Child Care

Please see attached application to convert an existing office building to a Child Care Facility at 1100 62nd Ave S
Please provide comments by October 13th

Thanks,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.