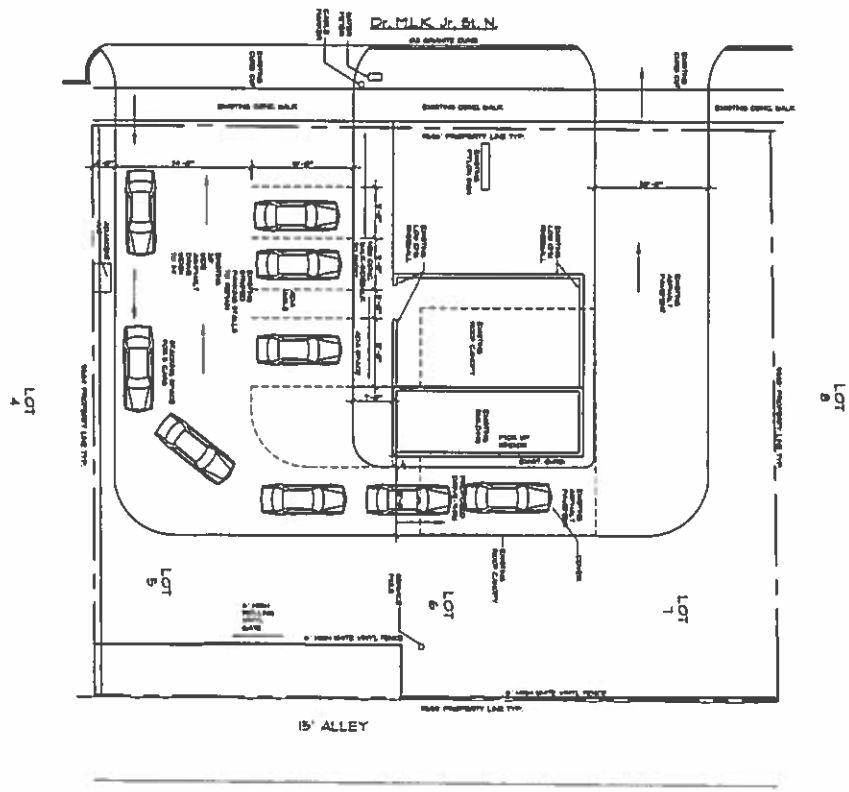
CASE #18-32000001

ADDITIONAL CORRESPONDENCE



SITE PLAN

sp1.1	Site Plan Project No. 2018-071C Date: April 25, 2018	3045 Dr. M.L.K. Jr. St. N. St. Petersburg, Florida	ARCHITECTONICS architects • planners

Corey D. Malyszka

From: mtutt@tampabay.rr.com
Sent: Saturday, April 21, 2018 12:22 PM
To: Corey D. Malyszka
Cc: viceandvirtuegroup@gmail.com
Subject: Approve

This is a no brainer... I APPROVE of the reinstatement of the drive thru at the Vice & Virtue. I was born and raised in this city... this is my neighborhood. V&V would be a welcomed addition to all the other locally owned business in MLK/ 9th Street N ... From Neighborhood Joe's, Rollin oats, The Birth Center of St. Pete, Dairy Inn, Hooks, The Flamingo Bar, and The Banyan Tree Cafe just to name a few...
It's wonderful to see homegrown business thrive here in our wonderful city. Keep St Pete Local!

Sent from my iPhone

Corey D. Malyszka

From: Sandy Glunz <kentsandyw@icloud.com>
Sent: Wednesday, April 18, 2018 7:02 PM
To: Corey D. Malyszka
Subject: V & V

Hello,

I live on 48th Ave. N a few blocks off of MLK. I am in favor of reinstating the drive through for this new business. We could use healthy drive thru options in this neighborhood and would be a welcome addition!

Thank you,
Sandy Glunz
520 48th Ave. N
St Petersburg

Sent from my iPad

Corey D. Malyszka

From: Nancy Corporon <nancycorporon@gmail.com>
Sent: Wednesday, April 18, 2018 3:38 PM
To: Corey D. Malyszka
Subject: Vice & Virtue on MLK

I'm writing in support of Vice & Virtue opening on MLK between 30th and 32nd Avenue North, complete with reinstating the drive-thru that was there for the Farm Store.

This new local business will be a great addition to the area, as they plan to provide healthy and locally sourced food.

Please approve the special exemption that will be required to help this business serve our community.

Thank you.

--
Nancy Corporon
Cell: (443) 285-3179
www.linkedin.com/in/nancycorporon/
724 Allendale Court North, 33704

Corey D. Malyszka

From: Kathy Arsenault <kathy.arsenault@gmail.com>
Sent: Friday, April 13, 2018 12:30 PM
To: Corey D. Malyszka
Subject: Vice&Virtue

I definitely support this local business's request for a drive-thru on MLK N. This is just the kind of business that our neighborhood needs.

Kathleen Arsenault
767 36th ave N
33704

Sent from my iPhone

Corey D. Malyszka

From: Ariana <ariana.wittgenstein@gmail.com>
Sent: Friday, April 13, 2018 6:44 PM
To: Corey D. Malyszka
Subject: Approval for Drive-Thru for V&V

Good afternoon,

I am writing in support of Vice & Virtue and to ask that the city approves reinstating the drive-thru in order for them to open on MLK. I live nearby and I am in full support of this drive-thru. Thank you!

Ariana Wittgenstein, Psy.D.
Licensed Psychologist
ariana.wittgenstein@gmail.com

Corey D. Malyszka

From: Meriam Senoussi <meriamsenoussi@gmail.com>
Sent: Saturday, April 14, 2018 10:45 AM
To: Corey D. Malyszka
Subject: V&V

Hello Corey,
I'm all about the Burg and supporting local businesses so I am writing in support of Vice & Virtue opening on MLK complete with reinstating the drive-thru.
Thank you for your time and service,
Meriam Senoussi

st.petersburg
www.stpete.org

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 **May 2, 2018**, 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.: 18-54000001 PLAT SHEET: M-9

REQUEST: Approval of a variance to the minimum required lot area from 4,500 square feet to 2,852 square feet and 3,500 square feet; and a variance to the minimum required lot width from 50-feet to 40.75-ft for two (2) lots in common ownership in order to construct two (2) new single-family homes.

OWNER: Sunset Enterprises Affiliated
P.O. Box 530626
Saint Petersburg, Florida 33711

AGENT: Susan Donohue
4250 39th Avenue South
Saint Petersburg, Florida 33711

ADDRESS: 4640 Queensboro Avenue South

PARCEL ID NO.: 28-31-16-76374-000-0080

LEGAL DESCRIPTION: On File

ZONING: NT-1

	Required	Requested	Variance	Magnitude
Lot Area	**4,500 SF**	**2,852.5 SF, 3,500 SF**	**1,647.5 SF, 1,000 SF**	**36.6%, 22.2%**
Lot Width	**50-ft**	**40.75-ft (Lot 8)**	**9.25-ft**	**18.5%**

BACKGROUND: The subject property consists of two platted lots of record (Lots 8 and 9 of Roger's Subdivision, J.H.) and is located within the Magnolia Heights Neighborhood Association. The subject subdivision was recorded in 1925 (see attached J.H. Roger's Subdivision). The property was originally developed with one single-family home on Lot 9 and the northern 16.8-ft of Lot 8 in 1948. The lots have been under common ownership since at least 1983. The original home was demolished in 2009 and the land has remained vacant since.

The lots have a zoning designation of Neighborhood Traditional-1 (NT-1). Lot 9 was platted at 50-ft wide, therefore it meets the current minimum lot width requirement of 45-ft. Both lots are deficient to lot area as they are only 70-ft in depth.

The property is located within the South St. Petersburg Community Redevelopment Area (CRA). The South St. Petersburg CRA was first established in June 2013 when City Council approved Res. 2013-247 finding blight in South St. Petersburg pursuant to Florida's Community Redevelopment Act of 1969 (Chapter 163, Part III). The most recent version of the redevelopment plan was adopted by City Council in May of 2015. The plan calls for revitalizing South St. Petersburg by promoting reinvestment in housing and neighborhoods, commercial corridors, business development, education and workforce development and non-profit capacity building. One specific focus of the plan is reinvigorating the housing market through rehabilitation and new construction. The plan identifies housing as potentially the most important issue facing South St. Petersburg. According to the plan, "The community redevelopment area is faced with problems related to housing condition and age, supply and marketability, and affordability that drag on efforts to improve the quality of life and investment conditions in the CRA" (South St. Petersburg Community Redevelopment Plan, pg 24).

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 the minimum dimensional standards in order to construct one new single-family home on each lot. The proposed homes are single-story structures with 1,120 square feet of living space. Proposed structures meet floor area ratio requirements of the NT-1 Zoning District. The maximum base F.A.R. in this district is .50. F.A.R. Bonuses allow for a maximum F.A.R. of .70. The proposed structures would have floor area ratios of .39 (Lot 8) and .32 (Lot 9).

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.*

      Approval of the variance would allow for the redevelopment of a currently vacant site in an area that has been targeted for redevelopment by the City (the South St. Petersburg Community Redevelopment Area).

   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.*

      One of the subject lots is deficient in regards to minimum lot width and area (Lot 8); Lot 9 is deficient only to lot area. Therefore, both lots are 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.*

      The site does not contain historic resources.

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

      There are several existing trees located on the perimeter of the lots, none of which are Grand Trees (see attached photos). The applicant has not indicated which trees will be requested for removal. A total of four shade trees will be required to be provided with the construction of two new single-family homes. If there are existing trees to remain which qualify as shade trees these can be utilized to satisfy the total shade tree requirement.

   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 table below). The study area in this case is unique in comparison to areas analyzed in past non-conforming lot cases in that it consists of five small subdivisions. Overall, the development pattern is mixed in terms of developed lot sizes and consistency with originally platted lot lines.

Approval of the variance would accommodate redevelopment of a currently vacant property and provide needed infill development in a transitioning area of the city. The proposed homes will promote the established development pattern in terms of size and setback requirements.

Table 1: Study Area Lot Width Analysis

Block	Conforming	Substandard	% Substandard
Subject Block*	3	5	62.50%
Block 2 (east)	2	8	80.00%
Block 3 (north)	11	8	42.11%
Block 4 (east)	8	0	0.00%
Overall Average	**24**	**21**	**46.67%**

Table 2: Study Area Lot Area Analysis

Block	Conforming	Non-Conforming	% Substandard
Subject Block*	8	0	0.00%
Block 2 (west)	7	3	30.00%
Block 3 (north)	12	7	36.84%
Block 4 (east)	8	0	0.00%
Overall Average	**35**	**10**	**22.22%**

Table 3: Study Area – One House Per Platted Lot Analysis

Block	One Platted Lot or Less	More Than One Platted Lot	% One per Platted Lot or Less
Subject Block*	1	7	87.50%
Block 2 (west)	4	6	60.00%
Block 3 (north)	7	12	63.16%
Block 4 (east)	8	0	0.00%
Overall Average	**20**	**25**	**44.44%**

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 the development of public facilities.

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

   The lots in the subject subdivision were re-platted in 1925. The platted lot sizes and development pattern are 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 could result in unnecessary hardship. The property may currently be developed with a total of two units in the form of one single-family residence and one accessory dwelling unit. Allowing for the development of two single-family homes would be more in character with the established development pattern and would promote ownership and investment in the South St. Petersburg Community Redevelopment Area.

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 would not provide the applicant with no means for reasonable use of the land as the property could be developed with one single-family home and one accessory dwelling unit in its current configuration. Approval of the variance would allow for a more consistent development pattern which consists largely of single-family homes. There are few, if any, existing accessory dwelling units in the subject study area.

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

   The variance request is reasonable and will be mitigated by the fact that the two proposed single-family homes will meet all setback, design, and landscaping requirements for new construction in the NT-1 zoning district.

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, as well as the goals of the Southside St. Petersburg Redevelopment Area, adopted as Chapter 16.060.050. The following objectives and policies promote redevelopment and infill development in the City in general:

   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.

The City's Comprehensive Plan also references the City's existing Community Redevelopment Areas and notes that "continued implementation of these plans is essential to revitalization of blighted and underutilized areas of the City".

The South St. Petersburg Community Redevelopment Plan identifies housing and neighborhood revitalization as an action strategy. Neighborhood organization and ownership was a topic specifically identified by members of the community at a South St. Petersburg CRA Ad Hoc Planning Committee convened to elicit ideas and information about issues affecting South St. Petersburg in October of 2014. "Physically decrepit, inadequate and unaffordable housing as well as under investment are the final elements that magnify the problems associated with poverty in South St. Petersburg. Vacant and boarded housing is a blighting influence on the neighborhood by inhibiting investment while also removing vital housing supply from the market" (South St. Petersburg Community Redevelopment Plan, pg 23). Approval of the requested variance would support development of a property that has been vacant since 2009.

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

   The granting of the variance will not be injurious to neighboring properties which have been developed in the same manor, and will promote redevelopment in an area that has been identified by the City as needing redevelopment. Proposed structures will meet all setback and design requirements of the Neighborhood Traditional-1 Zoning District.

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

   Staff finds that the reasons set forth in the application justify the granting of 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 property is located within the boundaries of the Child Park Neighborhood Association. No comments have been received from the association or public regarding this request.

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-1 Zoning District at the time of permitting.
2. Design of the two homes shall be varied, such that a substantially similar design will not be replicated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, architectural details (doors, windows, columns, porches).
3. This variance approval shall be valid through May 2nd, 2021. 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. A request for extension must be filed in writing prior to the expiration date.
4. The applicant shall provide a Parcel ID number for the each lot at time of submittal of the building plans for permitting.
5. 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).

Report Prepared By:

Brittany McMullen, AICP, Planner II — Date: 4/25/18
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

Elizabeth Abernethy, AICP, Zoning Official (POD) — Date: 4-25-18
Development Review Services Division
Planning & Economic Development Department

ATTACHMENTS: aerial map, J.H. Roger's Subdivision Plat, study area exhibit, boundary surveys, proposed site plan, floor plans, elevation drawings, applicant's narrative, photographs provided by applicant, signatures of support

st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000001
Address: 4640 Queensboro Avenue South

N↑
(nts)

J.H.ROGER'S SUB^N.

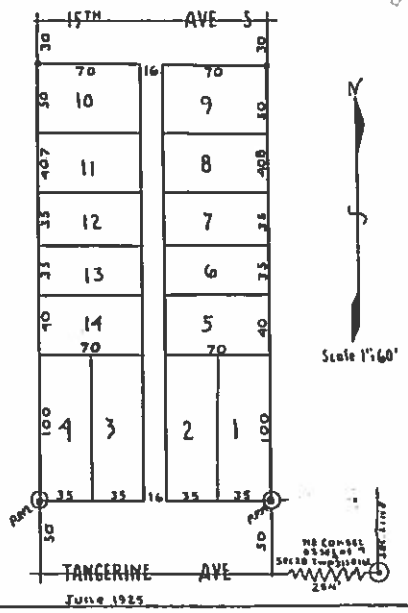
A REPLAT OF LOTS 231-233, BLOCK "H" WEST OAKLAND

SECTION 28 TOWNSHIP 31 S RANGE 16E

ST. PETERSBURG

PINELLAS COUNTY FLORIDA

UNOFFICIAL



We the undersigned hereby certify that we are the owners in fee simple of a tract of land described as being a Replat of lots 231-233 Block "H" West Oakland Subdivision and hereby platted as J.H.ROGER'S SUB^N. and hereby dedicate to public use all avenues and courts as shown on this plat of the same and that a 5' easement is reserved for public utilities from the back of each and every lot. that this subdivision is permanently marked upon the ground by concrete monuments in the locations shown and that the dimensions angles and lengths together with the connections as shown are correct and entirely within the boundaries of said plat as above described

Signed and sealed in the presence of

J. L. Moseley — witness — J.H. Rogers — owner (seal)

[illegible] — witness — Pearl Irene Rodgers — owner (seal)

I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements J.H. Rogers and Pearl Irene Rodgers to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

And I further certify That the said Pearl Irene Rodgers known to be the wife of the said J.H. Rodgers on a separate and private examination taken and made by and before me separately and apart from her said husband did acknowledge that she made herself a party to said instrument for the purpose of renouncing relinquishing and conveying all her right title and interest whether of dower, homestead or of separate property statutory or equitable in and to the lands described therein and that she executed the said instrument freely and voluntarily and without any compulsion, constraint apprehension or fear of or from her said husband.

Witness my hand and official seal this 7th day of Oct AD 1925 [illegible] Notary Public

My comission expires March 9th 1929

I hereby certify that the property shown as platted on this plat has been surveyed and monuments set as indicated and that the dimensions angles and lengths together with connections of monuments are correct

Approved for record this 10 day of Nov. 1925 W. L. Strauss City Planning board — [illegible] Engineers License No 501

FILED AND RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE BOOK AND ON THE PAGES DESIGNATED ABOVE.
E. B. O'QUIN, Clerk Circuit Court
By [illegible] D.C.

Study Area Exhibit
DRC Case 18-54000001
4640 Queensboro Avenue South

Study Area Analysis

Non-Conforming to Lot Area: 46.67%
Non-Conforming to Lot Width: 22.22%
One House per Platted Lot: 44.44%

Subject Property

Non-conforming to Area and/or Width

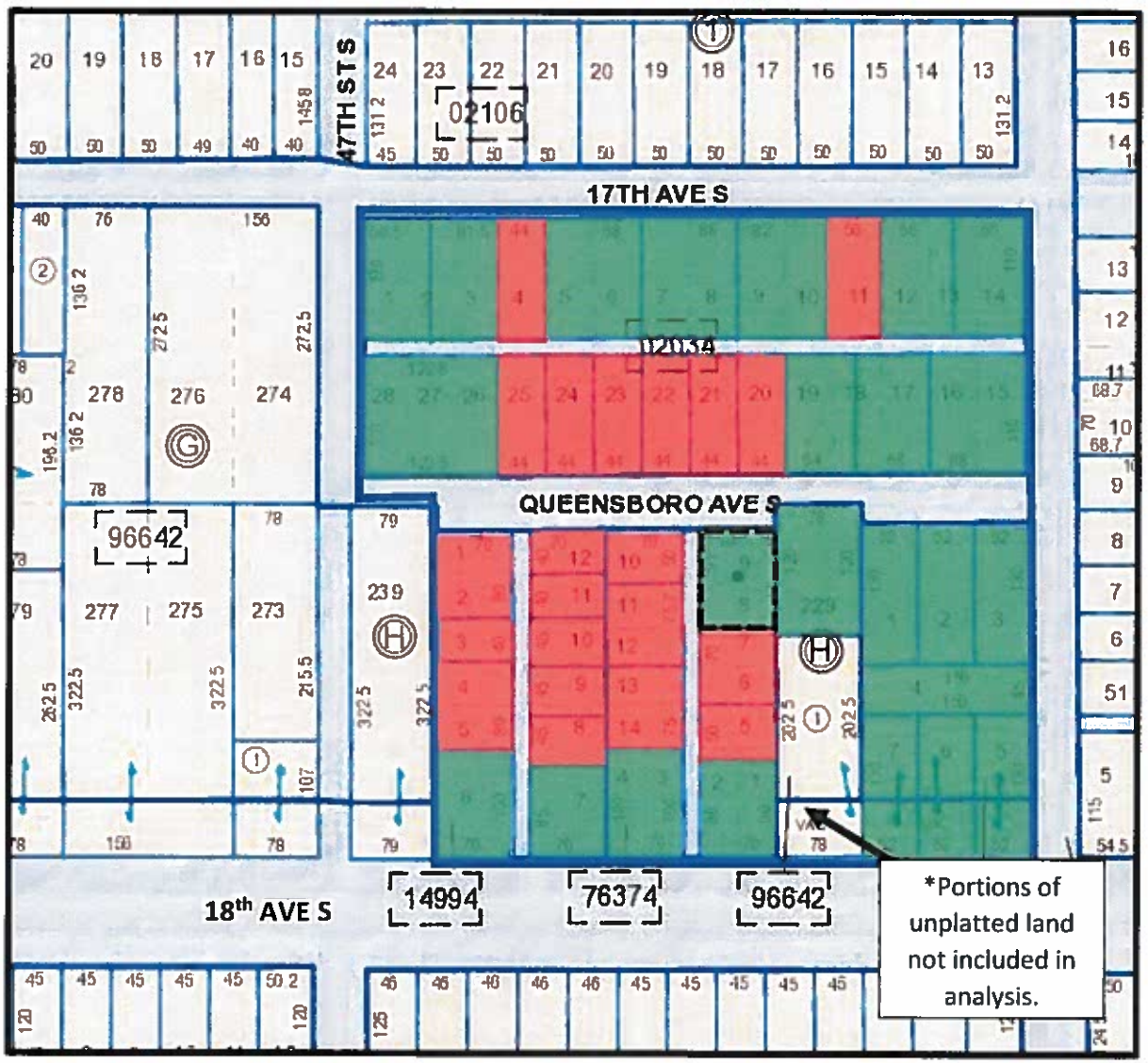
Conforming to Area & Width

Zoning District: NT-1

Minimum Lot Area: 4,500 SF

Minimum Lot Width: 45-ft

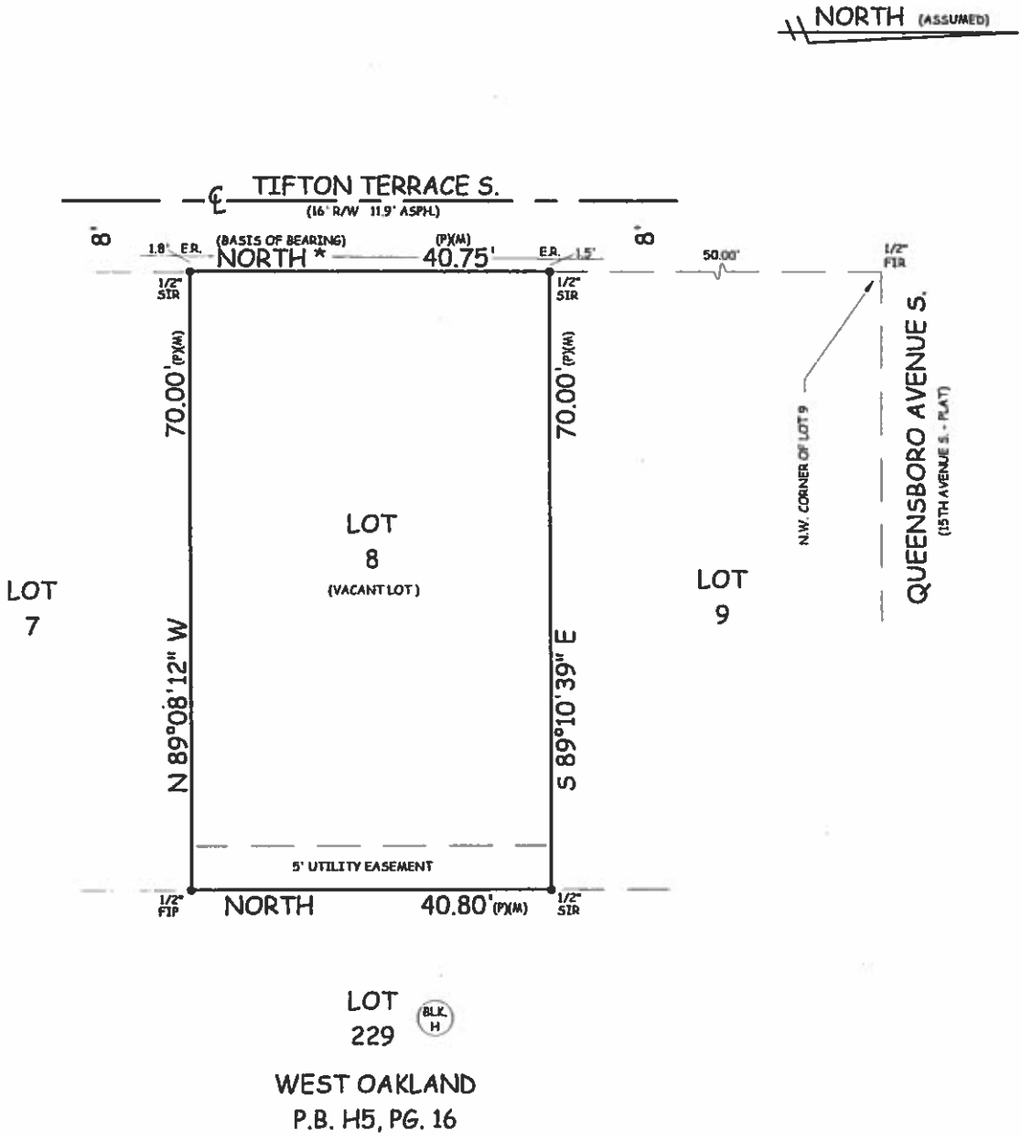
4/13/2018



JOB NO.: 180043		**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY: MCM	CHECKED BY: EDM	PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	PH. (727) 347-8740
DATE OF FIELD WORK: 2/15/18			FAX (727) 344-4640

CERTIFIED TO: Sunset Enterprises Affiliated, LLC

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 28 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 8, J.H. ROGER'S SUBN., as recorded in Plat Book 11, Page 48 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in

Flood zone: X Comm. Panel No. : 125148 0214 G Map Date : 9/03/03 Base Flood Elev : NA

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

★ BEARINGS SHOWN ARE ASSUMED

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

LEGEND:

F.I.P. - FOUND IRON PIPE	FD. - FOUND	R. - RADIUS	M/S - METAL SHED	WW - WING WALL	ESMT. - EASEMENT	O.H. - OVERHANG
F.C.M. - FOUND CONCRETE MONUMENT	N.&D. - NAIL AND DISK	A. - ARC	ALUM. - ALUMINUM	℄ - CENTERLINE	M.H. - MANHOLE	GAR. - GARAGE
F.I.R. - FOUND IRON ROD	P.O.L. - POINT ON LINE	C. - CHORD	W.H. - WATER HEATER	R/W - RIGHT OF WAY	CONC. - CONCRETE	C/ WD. - COVERED WOOD
S.I.R. - SET IRON ROD 1/2" LB #7410	P.C. - POINT OF CURVATURE	Δ - DELTA	P.S. - PATIO STONE	(P) - PLAT	CLR. - CLEAR	C/P.S. - COVERED PATIO STONE
P.R.C. - POINT OF REVERSE CURVATURE	P.T. - POINT OF TANGENCY	R/W - RIGHT OF WAY	C.P. - CARPORT	(C) - CALCULATION	COL. - COLUMN	C/C - COVERED CONCRETE
P.C.C. - POINT OF COMPOUND CURVATURE	P.I. - POINT OF INTERSECTION	# - NUMBER	PL. - PLANTER	(D) - DEED	WD. - WOOD	A/C. - AIR CONDITIONER
FIN. FLR. - FINISHED FLOOR ELEVATION	-X-X-X- - FENCE	MAS. - MASONRY	B.C. - BACK OF CURB	(M) - MEASURED	BLK. - BLOCK	S.P. - SCREENED PORCH
P.R.M. - PERMANENT REFERENCE MONUMENT	FE. - FENCE	FRM. - FRAME	E.P. - EDGE OF PAVEMENT	N. - NORTH	S/W - SEAWALL	-P-P -OVERHEAD POWER LINES
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	C.L.F. - CHAIN LINK FENCE	G.I. - GRATE INLET	E.R. - EDGE OF ROAD	S. - SOUTH	ASPH. - ASPHALT	-T-T -OVERHEAD TELEPHONE LINES
	-#-#- ADJACENT FENCE	C.B. - CATCH BASIN	E.O.W. - EDGE OF WATER	E. - EAST	UTIL. - UTILITY	P.P. - POWER POLE
	ADJ. - ADJACENT	F.H. - FIRE HYDRANT	T.O.B. - TOP OF BANK	W. - WEST	DR. - DRAINAGE	L.P. - LIGHT POLE

JOB NO.: 180044		**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY: MCM	CHECKED BY: EDM	PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	PH. (727) 347-8740
DATE OF FIELD WORK: 2/15/18			FAX (727) 344-4640

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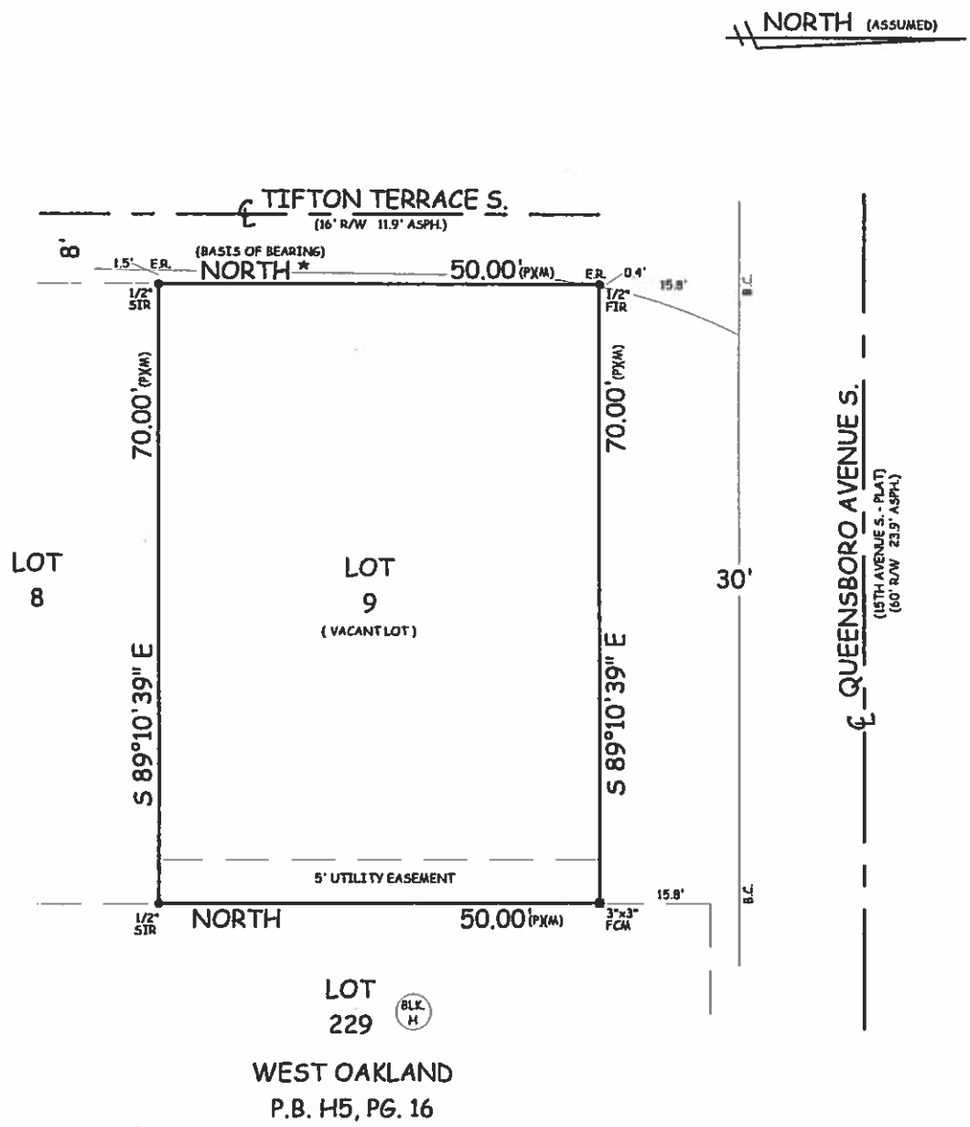

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According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in

Flood zone: X Comm. Panel No. : 125148 0214 G Map Date : 9/03/03 Base Flood Elev : NA

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

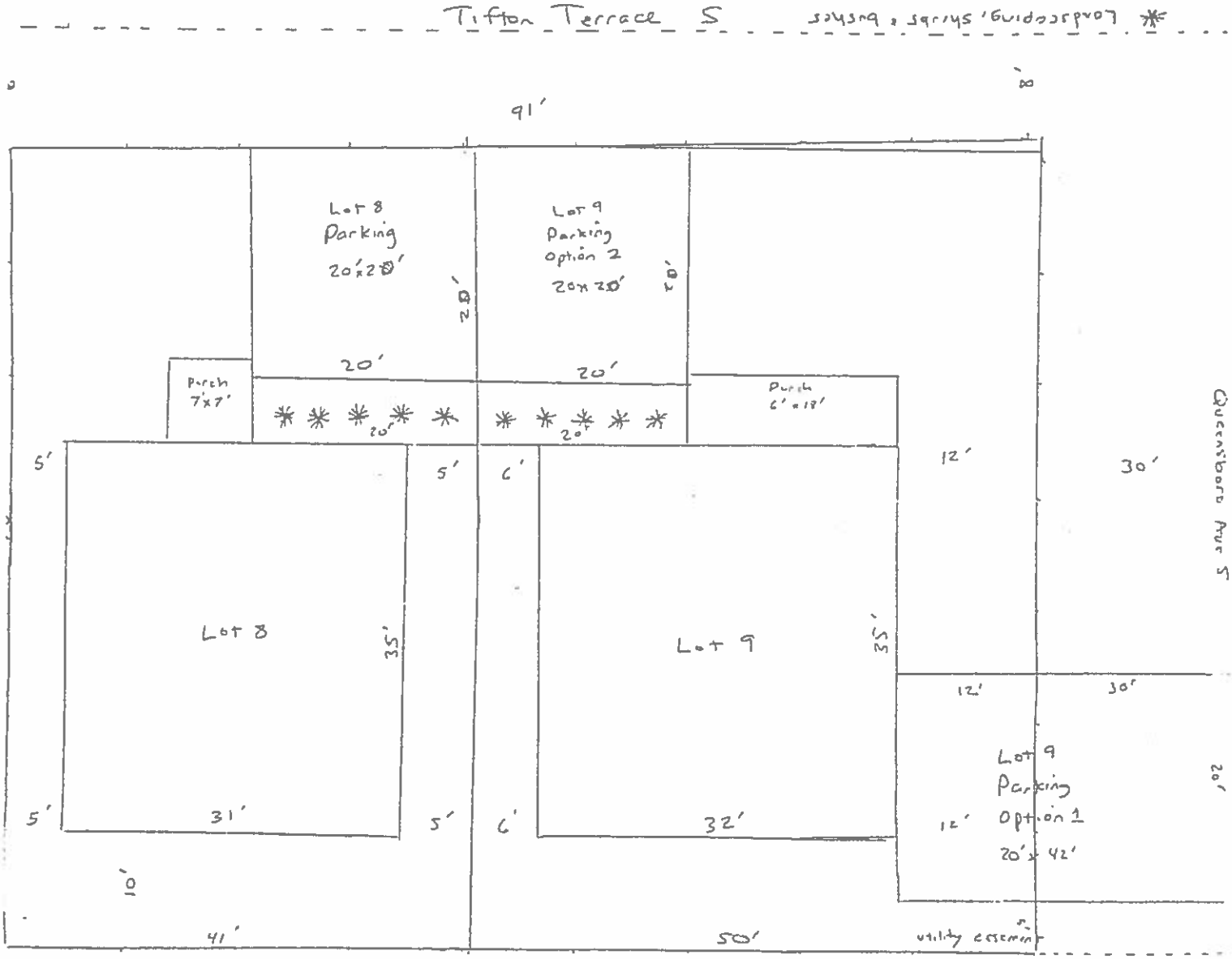
★ BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY REG. P.L.S. #5335

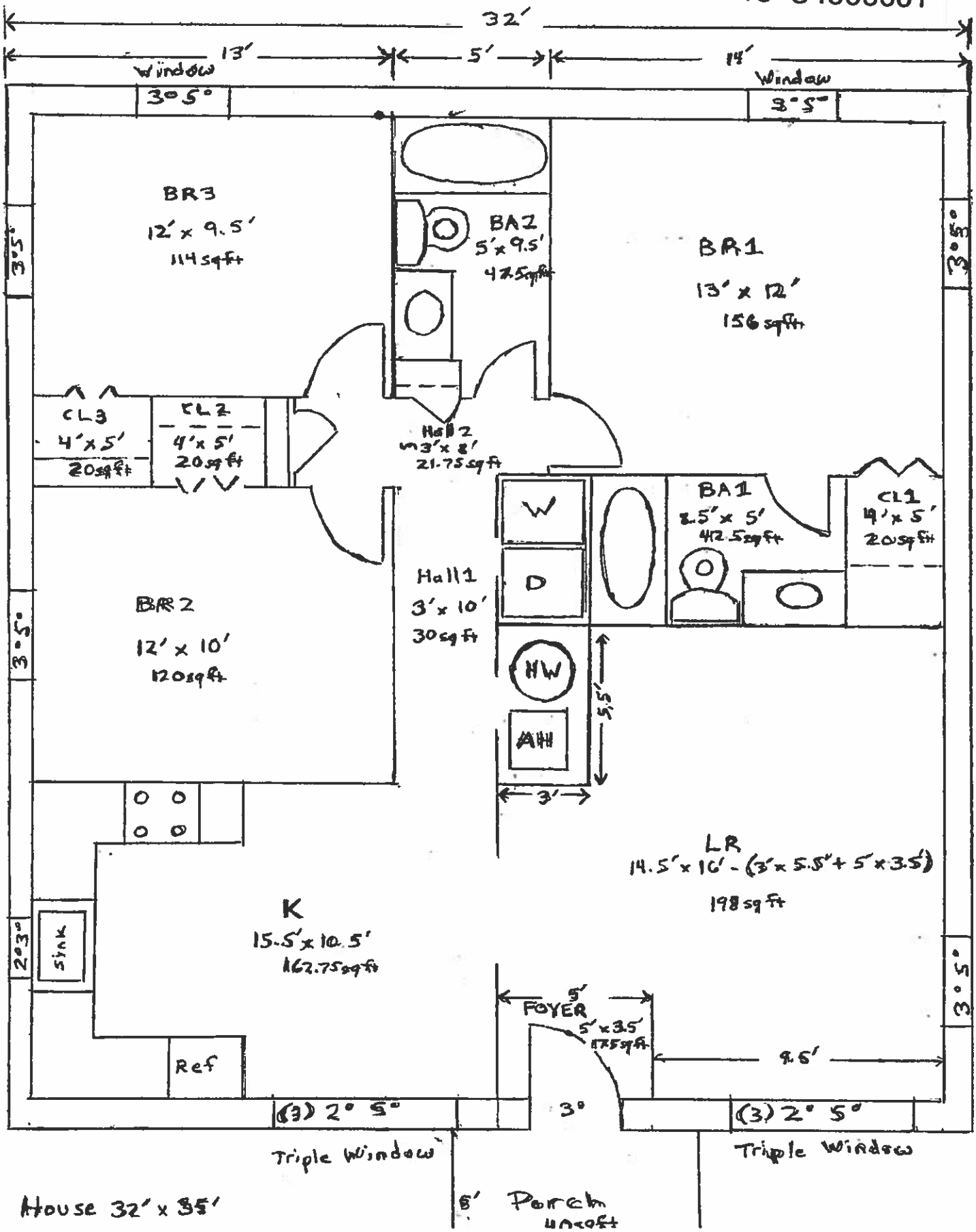
LEGEND:

F.J.P. - FOUND IRON PIPE	FD. - FOUND	R. - RADIUS	M/S - METAL SHED	WW - WING WALL	ESM'T - EASEMENT	O.H. - OVERHANG
F.C.M. - FOUND CONCRETE MONUMENT	N.&D. - NAIL AND DISK	A. - ARC	ALUM. - ALUMINUM	℄ - CENTERLINE	M.H. - MANHOLE	GAR. - GARAGE
F.I.R. - FOUND IRON ROD	P.O.L. - POINT ON LINE	C. - CHORD	W.H. - WATER HEATER	R/W - RIGHT OF WAY	CONC. - CONCRETE	C/ WD. - COVERED WOOD
S.I.R. - SET IRON ROD 1/2" LB #7410	P.C. - POINT OF CURVATURE	Δ - DELTA	P.S. - PATIO STONE	(P) - PLAT	CLR. - CLEAR	C/P.S. - COVERED PATIO STONE
P.R.C. - POINT OF REVERSE CURVATURE	P.T. - POINT OF TANGENCY	R/W - RIGHT OF WAY	C.P. - CARPORT	(C) - CALCULATION	COL. - COLUMN	C/C - COVERED CONCRETE
P.C.C. - POINT OF COMPOUND CURVATURE	P.I. - POINT OF INTERSECTION	# - NUMBER	PL. - PLANTER	(D) - DEED	WD. - WOOD	A/C. - AIR CONDITIONER
FIN. FLR. - FINISHED FLOOR ELEVATION	-X-X-X- - FENCE	MAS. - MASONRY	B.C. - BACK OF CURB	(M) - MEASURED	BLK. - BLOCK	S.P. - SCREENED PORCH
P.R.M. - PERMANENT REFERENCE MONUMENT	FE. - FENCE	FRM. - FRAME	E.P. - EDGE OF PAVEMENT	N. - NORTH	S/W - SEAWALL	-P-P -OVERHEAD POWER LINES
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	C.L.F. - CHAIN LINK FENCE	G.I. - GRATE INLET	E.R. - EDGE OF ROAD	S. - SOUTH	ASPH. - ASPHALT	-T-T -OVERHEAD TELEPHONE LINES
	-#-#- ADJACENT FENCE	C.B. - CATCH BASIN	E.O.W. - EDGE OF WATER	E. - EAST	UTIL. - UTILITY	P.P. - POWER POLE
	ADJ. - ADJACENT	F.H. - FIRE HYDRANT	T.O.B. - TOP OF BANK	W. - WEST	DR. - DRAINAGE	L.P. - LIGHT POLE

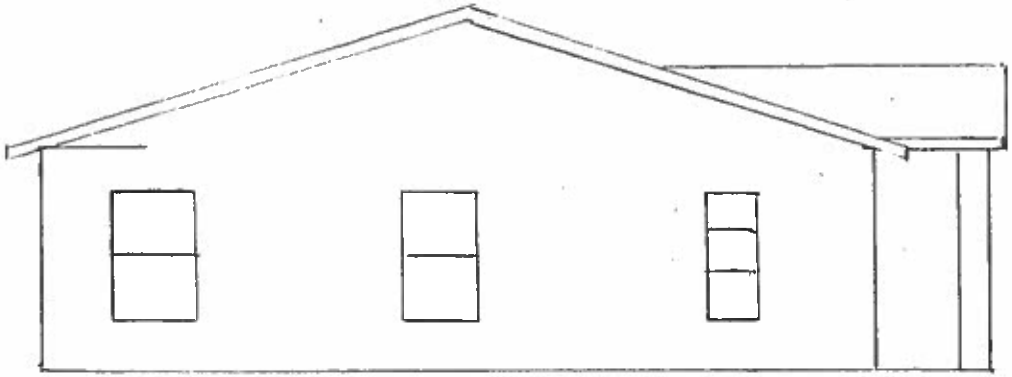
18-54000001


Tifton Terrace S
* Landscaping, shrubs & bushes
91'
Lot 8
Parking
20'x20'
20'
20'
Lot 9
Parking
Option 2
20x20'
20'
20'
Porch
7'x7'
Porch
6'x18'
20'
20'
5'
5'
6'
12'
30'
Lot 8
35'
Lot 9
35'
12'
30'
Lot 9
Parking
Option 1
20'x42'
20'
5'
31'
5'
6'
32'
12'
41'
50'
utility easement
Queensboro Ave S

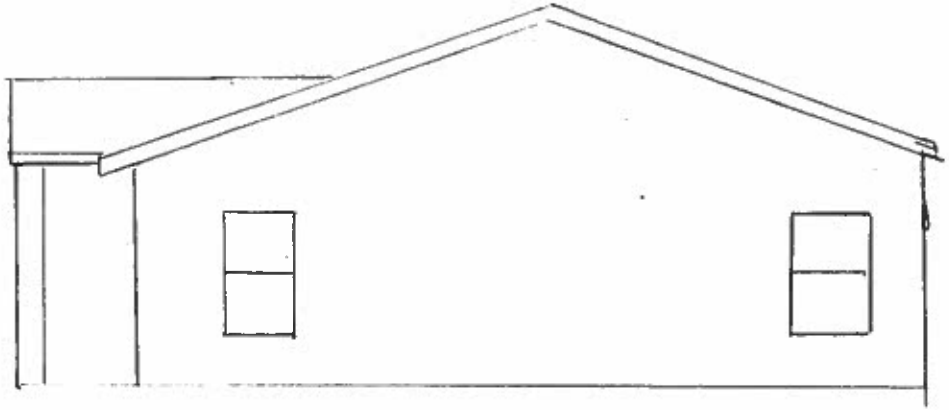
18-54000001


32'
13'
5'
14'
Window
Window
3°5"
3°5"
BR3
12' x 9.5'
114 sq ft
BA2
5' x 9.5'
47.5 sq ft
BR1
13' x 12'
156 sq ft
3°5"
3°5"
CL3
4' x 5'
20 sq ft
CL2
4' x 5'
20 sq ft
Hall 2
3' x 8'
21.75 sq ft
W
D
BA1
8.5' x 5'
42.5 sq ft
CL1
4' x 5'
20 sq ft
Hall 1
3' x 10'
30 sq ft
BR2
12' x 10'
120 sq ft
3°5"
HW
AH
5.5'
3'
LR
14.5' x 16' - (3' x 5.5' + 5' x 3.5')
198 sq ft
K
15.5' x 10.5'
162.75 sq ft
2°3"
sink
3°5"
5'
FOYER
5' x 3.5'
17.5 sq ft
9.5'
Ref
(3) 2° 5°
3°
(3) 2° 5°
Triple Window
Triple Window
House 32' x 35'
8' Porch
40 sq ft

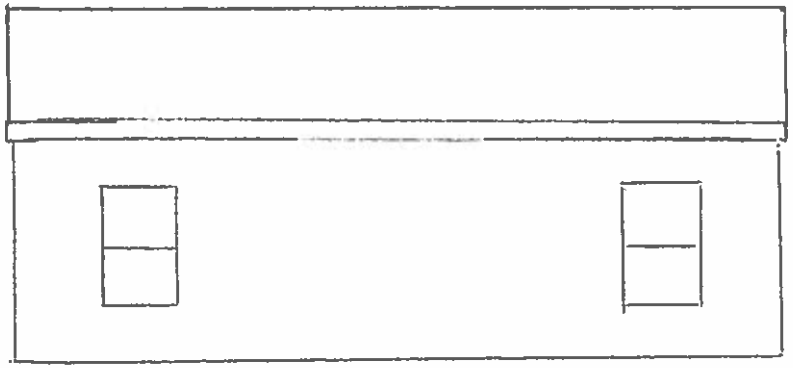
LOT 8



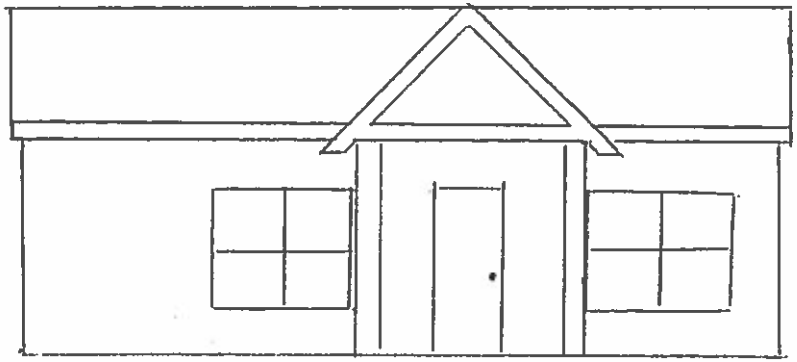
Left Side



Right Side



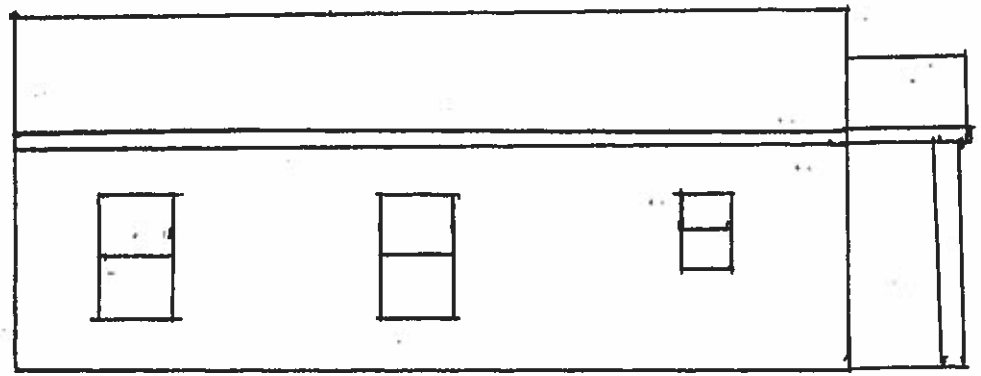
Rear



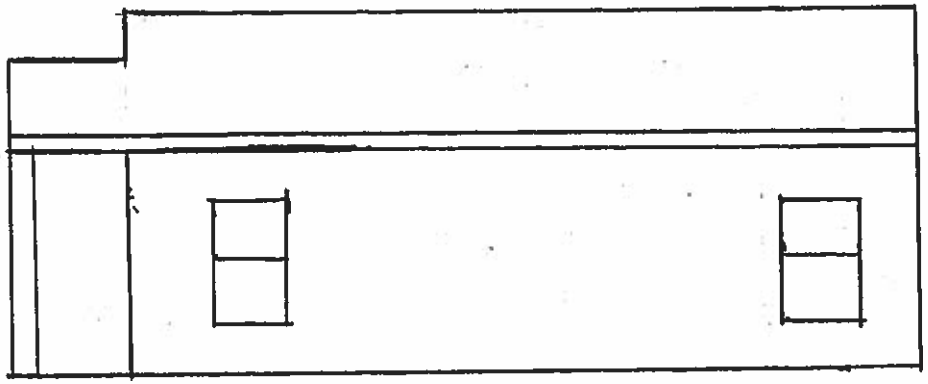
Front

18-54000001

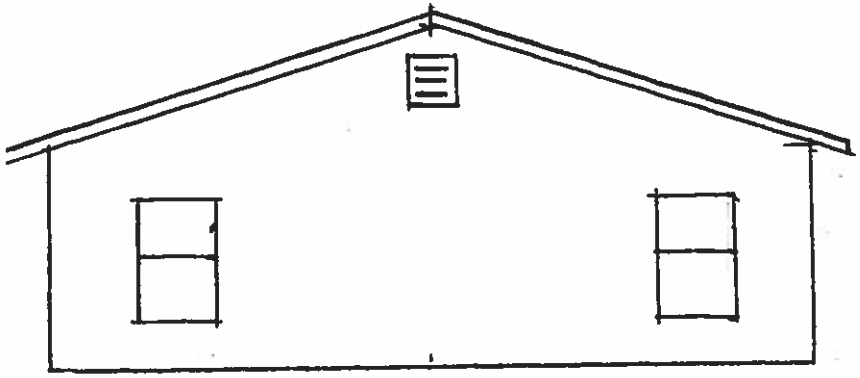
LOT 9



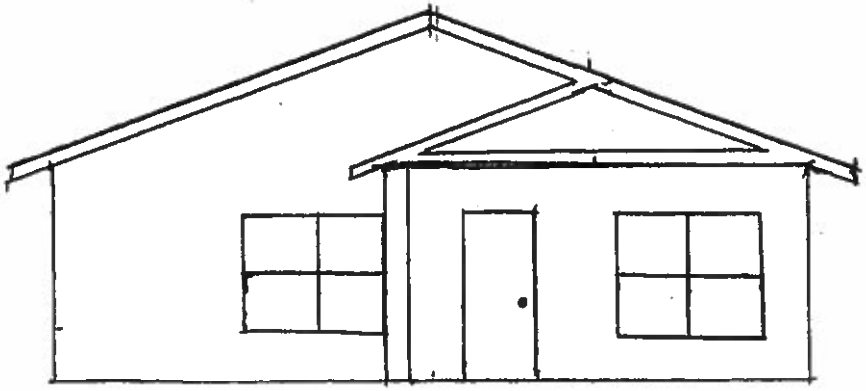
Left Side



Right side



REAR



FRONT

18-54000001

VARIANCE NARRATIVE

Street Address: 4640 Queensboro Ave S Case No:

Detailed Description of Project and Request:

Request to re-split existing vacant corner lot back into two parcels. The parcel on the corner (Lot 9) would be 50'x70' and the second lot (Lot 8) would be 41'x70'. Requesting variance on minimum lot square footages of 3,500sqft for Lot 9 and 2,870sqft for Lot 8 instead of 4,500sqft.

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

There are several unique characteristics about this lot:

a. The property is in St. Petersburg's "South St. Petersburg Community Redevelopment Area (CRA)" district.

b. It is a corner lot which requires a 12' side setback rather than the normal 5' side setback. We are complying with this setback requirement.

c. This lot was originally two lots and is still shown as such on the plat.

d. It is in a community of small houses on small lots such as the lot sizes we are requesting, so the resulting homes will not be out of character or place in this neighborhood.

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.

As mentioned in item 1, yes there are other homes with the same lot sizes, or smaller, as we are requesting on these streets. All of these homes are under the existing square footage requirement of 4,500sqft. They are:

<u>Corner Lots</u> (within a 150 ft radius of the proposed variance):

1750 Temple Terrace S (the matching corner lot one street over) 40' x 70' (2,800 sqft)

1749 Tifton Terrace S (the corner property directly across from the corner lot) 50' x 70' (3,500 sqft)

<u>Inside Lots</u> (within a 200 ft radius of the proposed variance):

Checkerboard Court Lot 11 (1755 Temple Terrace S) vacant lot 40' x 70' (2,800 sqft)

1759 Temple Terrace S 40' x 70' (2,800 sqft)

1760 Temple Terrace S 45' x 70' (3,150 sqft)

1766 Temple Terrace S 45' x 70' (3,150 sqft)

1774 Temple Terrace S 45' x 70' (3,150 sqft)

Please note that the lot sizes of many of these lots listed above (both inside and corner lots) are narrower with the same depth as the two lots we are proposing and many have a smaller total area.

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

The original platting had this property as two lots to match the character of the neighborhood.

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?

The requested variance allows several benefits to both properties and the families that will live there. It leaves a desired 12' setback from the corner lot, a 10' rear yard, a compliant-sized front porch on each house, plus a setback compliant 25' for the front yard. Houses with dimensions of 32' x 35' (Lot 9) and 31' x 35' (Lot 8) provide ample space to provide a 3/2 configuration for a family to live in safely and comfortably.

The lot currently is used by neighborhood kids where they leave their trash. Having two nice houses will help to clean up the neighborhood and improve the character of the neighborhood as is desired by the CRA district initiative.

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

We have considered having a single house on this large lot, but it leaves quite a lot of open space which seems to invite trouble at the current time. Two smaller well-cared-for homes will leave less open space for mischief and help improve the neighborhood, as the neighbors have said they want to have happen.

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

The developed houses will add much needed quality housing for lower income families in a neighborhood that is in the CRA district.

Brittany McMullen

From: Sunset Enterprises, LLC <sunsetenterprisesbound@gmail.com>
Sent: Sunday, April 22, 2018 5:41 PM
To: Brittany McMullen
Subject: Fwd: Southside CRA write up

Brittany,

As requested here is our Southside CRA write-up with the details that we discussed with you previously. Let me know if this is what you need for the May 2nd meeting. And if it's not, can you send me an example of what you need?

The lots that are under review at 4640 Queensboro Ave S are both in the Southside CRA.

Some background: Prior to purchase, the lot was used for drug activity and mischief. We have cleaned it up, cleared out the debris and trash, and trimmed the trees. The neighbors voluntarily call us when there is mischief because they say that they want the neighborhood cleaned up. Our efforts to help the neighborhood has also helped stop the vandalism of the house next door to the lot.

There is a need in the Southside CRA for quality affordable housing. The design/builder for these homes is an award-winning builder who intends to build quality, highly efficient, affordable homes for families with a 3-bedroom, 2-bath design.

In addition, we have purchased a lot that is also in the Southside CRA at 1909 Dr. M.L.K. Jr St S, where it is zoned for a quadplex or below. We intend to build four quality, highly efficient, affordable units there as well.

This is a way for us to help improve our community with your approval.

Susan

Susan Donohue
202-256-612

Two lot photos of
4640 Queesboro Ave S above.

Comparable home on
Temple Terrace S.

Neighborhood Houses/Lots
w/similar or smaller
area/square footage lots

st.petersburg
www.stpete.org

VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET	
Street Address:	**Case No.:**
Description of Request:	
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: 4627 Queenston Ave. S.	
Owner Name (print): Gwendolyn Waites	
Owner Signature: Gwendolyn Waites	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

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

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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 **May 2, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	18-31000006	PLAT SHEET:	G-54, G-56 AND G-58

REQUEST:	Approval of a Site Plan modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment.
OWNER:	City Of St Petersburg 10560 Dr. Martin Luther King Jr. Saint Petersburg, Florida 33716-3718
OWNER:	Jabil, Inc. 10800 Roosevelt Boulevard North Saint Petersburg, Florida 33716-2307
AGENT:	Christopher Johnson 10800 Roosevelt Boulevard North Saint Petersburg, Florida 33716
ADDRESSES AND PARCEL ID NOS.:	10800 Roosevelt Boulevard North; 13-30-16-78384-000-0050 10700 Dr. ML King Jr. Street North; 13-30-16-78384-000-0060 10900 Roosevelt Boulevard North; 13-30-16-78384-000-0040
LEGAL DESCRIPTION:	On File

ZONING:	Employment Center (EC)	
SITE AREA TOTAL:	1,444,321 square feet or 33.16 acres	
GROSS FLOOR AREA:		
Existing:	338,000 square feet	0.24 F.A.R.
Proposed:	395,500 square feet	0.27 F.A.R.
Permitted:	1,978,719 square feet	1.37 F.A.R.
BUILDING COVERAGE:		
Existing:	239,425 square feet	17% of Site MOL
Proposed:	204,692 square feet	14% of Site MOL
Permitted:	N/A	
IMPERVIOUS SURFACE:		
Existing:	952,901 square feet	66% of Site MOL
Proposed:	901,164 square feet	62% of Site MOL
Permitted:	1,182,135 square feet	85% of Site MOL
OPEN GREEN SPACE:		
Existing:	491,420 square feet	34% of Site MOL
Proposed:	543,157 square feet	38% of Site MOL
PAVING COVERAGE:		
Existing:	713,476 square feet	49% of Site MOL
Proposed:	696,472 square feet	48% of Site MOL
PARKING:		
Existing:	1,178; including 24 handicapped spaces	
Proposed:	1,532; including 34 handicapped spaces	
Required	1,319; including 29 handicapped spaces	
BUILDING HEIGHT:		
Existing:	66 feet	
Proposed:	80 feet	
Permitted:	Regulated by FAA	

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 an office and manufacturing use which are permitted uses within the Employment Center (EC) Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a site plan modification to demolish an existing 108,000 square foot building and construct a new 170,000 square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical

equipment. The subject property is located at southwest corner of Roosevelt Boulevard North and Dr. Martin Luther King Jr. Street North.

History:
Since 1986, Jabil, Inc. has had an existing manufacturing building, consisting of 108,000 square feet, located at the northern end of the property. In 1996, a site plan was approved to construct a 120,000 square foot light manufacturing facility at the southern end of the campus. In 1997, the applicant was approved for a site plan modification to construct a 62,000 square foot corporate office building located in between the two previously constructed manufacturing buildings. Currently, the applicant is working with the City to acquire a City owned property just north of the existing Jabil campus.

Current Proposal:
The applicant is proposing to demolish the existing 108,000 square foot manufacturing building that was built in 1986 and replace it with a 170,000 square foot building. The City owned property is developed with a 32,000 square foot building, formerly known as Tampa Bay Research Institute (TBRI Building). The building will be renovated and an 8,000 square foot building addition is proposed on the north-east façade.

The TBRI Building will have server rooms and research and development lab functions and activities. The renovations should be complete by October of 2018. The corporate office building will be renovated to provide additional office space. The renovation should be complete by December 2020. The proposed 170,000 square foot building will be completed by 2020. The building will provide office, lab and support space for corporate operations. No proposed renovations or additions are proposed for the existing 120,000 square foot manufacturing building.

The southern portion of the site will not be altered as part of the site plan modification. The applicant will reconfigure the existing parking area and add new pedestrian sidewalks in the parking area that is in front of the new 170,000 square foot building. The applicant will expand the existing parking area in front of the TBRI Building. The expansion of the parking lot requires a variance, since a portion of the parking lot will encroach into the 20-foot exterior green yard. The applicant proposes to eliminate one curb-cut onto Roosevelt Boulevard North. Pedestrian walking paths and outdoor areas will be incorporated in-between the buildings and Blue Heron Lake, which is located west of the subject property. A new loading area will be located on the north-west façade of the existing TBRI Building. The location of the loading area requires a variance to the building design regulations.

The proposed 170,000 square foot building will a modern style of architecture. The building will be four-stories, have a curvilinear floor plan and will have vertically oriented windows, with vertically oriented architectural banding. The front entrance is defined by a large four-story glass entry feature. The rear of the façade that faces the lake will have a large portion of the facade finished with glazing. The existing TBRI Building will be renovated and the proposed addition will match the existing building. The existing 62,000 square foot building will be renovated and the existing 108,000 square foot building will remain as is.

VARIANCE:

1 Loading Area

Required:	**Loading area shall be located behind the front facade line of the building.**
Proposed:	**Loading area is located on the front façade of the building.**

There will be two loading docks incorporated into the 8,000 square foot building addition for the existing TBRI Building. The one loading dock will be a recessed to allow the dock to align with the bed of the truck. The other dock will ramp up to meet the finish floor of the building. Both loading docks will be have roll-up doors.

The applicant has stated that the proposed location of the loading docks is the only feasible location. Placing the loading docks on either the north-west or south-east facades will eliminate parking, which is highly desirable. The applicant is also trying to improve the appearance of the campus and provide amenities for the employees. Having loading docks along the south-west façade would be detrimental to those plans. The proposed loading docks will be set back approximately 80 feet from the Roosevelt Boulevard North right of way and approximately 140 feet from the pavement of Roosevelt Boulevard North. The loading docks will be screened by a hedge and shade trees. Staff finds that having two loading docks along Roosevelt Boulevard North will not have a detrimental impact. Staff is requiring the applicant to install ever-green shade and understory trees in the exterior green yard to shield the roll-up doors and loading area from Roosevelt Boulevard North.

2 Exterior Green Yard

Required:	**20 feet**
Proposed:	**10 feet**
Variance:	**10 feet**

City Code requires a 20-foot exterior green yard along major streets and a 10-foot exterior green yard along all other streets. Roosevelt Boulevard is considered a major street, thus a 20-foot green yard is required. The applicant is proposing to modify the existing parking lot in front of TBRI Building and add a loading area. The applicant is proposing a 10- foot exterior green yard in front of the loading area. The green yard has been designed to allow adequate maneuvering of trucks into and out of the loading area.

There is an existing 60-foot green yard in-between the north-east property line of the subject property and the asphalt of the abutting Roosevelt Boulevard North right-of-way. Lastly, the property across Roosevelt Boulevard North (Walgreens) is zoned CCS-1 and the code only requires a 10-foot exterior green yard.

3. Screening of Mechanical Equipment

Required:	**Screened mechanical equipment from view**
Proposed:	**Not screen mechanical equipment from view**

The code requires mechanical equipment to be screened from view. The applicant is proposed new mechanical equipment on the roof of the existing TBRI Building. The equipment will be spread around the roof. The applicant provided a section drawing that indicates only a portion of one piece of roof-top mechanical equipment will be visible from the center line of Roosevelt Boulevard North. That piece of equipment is over 130 feet from the front property line and over 230 feet from the center line of Roosevelt Boulevard North. The building is existing and any modifications to the building or to add roof top screening will require additional reinforcement of the existing building. The view of the roof-top equipment will be minimized by the shade trees that are required to be installed in the exterior green yard.

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 loading dock location;**
2. **Variance to exterior green yard;**
3. **Variance to screening of mechanical equipment; and**
4. **The site plan modification, subject to the Special Conditions of Approval.**

B. SPECIAL CONDITIONS OF APPROVAL:

1. **Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.**
2. **Evergreen shade trees shall be installed every 25 feet in the exterior green yard abutting the TBRI building. Evergreen understory trees shall be centered in-between the shade trees.**
3. **Bicycle parking shall comply with Section 16.40.060.**
4. **Exterior lighting shall comply with Section 16.40.070**
5. **All ancillary equipment shall be screened from the abutting rights-of-way.**
6. **The dumpster shall be located in a dumpster enclosure that is finished to match the building.**
7. **Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.**
8. **The site plan shall be modified as necessary to comply with the attached memorandum from the City's Engineering Department's that is dated April 19, 2018.**
9. **This Special Exception/Site Plan approval shall be valid through May 2, 2023. 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.**

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 **within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).

2. The property is **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: **Industrial Limited**

The land uses of the surrounding properties are:

North:	**Industrial Limited and Planned Redevelopment Commercial**
South:	**Industrial Limited and Water**
East	**Industrial Limited, Planned Redevelopment Commercial and Residential Medium**
West:	**Industrial Limited and Water**

REPORT PREPARED BY:

COREY MALYSZKA, Urban Design and Development Coordinator — DATE 4/24/18

REPORT APPROVED BY:

ELIZABETH ABERNETHY, AICP, Zoning Official (POD) — DATE 4-18-18
Planning and Economic Development
Development Review Services Division

st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-31000006
Address: 10800 and 10900 Roosevelt Boulevard North and 10700 Dr. ML King Jr. Street North

N↑
(nts)

LANDSCAPE DATA

PRELIMINARY PLANTING SCHEDULE AND SPECIFICATIONS

TREES AND PALMS

SYM/QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING

SHRUBS/GROUNDCOVER

SYM/QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING

TREE PRESERVATION CALCULATIONS

EXISTING TREE LEGEND

JABIL

JABIL

10800 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG FL 33716

Gensler

JABIL

69.6334.000

DRC LANDSCAPE PLAN
OVERALL

L1.0

1. SITE DATA TABLE

(THE NUMBERS SHOWN BELOW ARE FROM DRC APPLICATION DATA SHEET)

1. ZONE
   EC

2. EXISTING USE (CURRENTLY EXISTING ON SITE)
   COMMERCIAL, MANUFACTURING, GOVERNMENT, GENERAL OFFICE

3. PROPOSED USE (EXISTING + PROPOSED, IF DIFFERENT)
   COMMERCIAL, MANUFACTURING

4. SITE AREA
   1,444,321 S F 33 16 ACRES

5. VARIANCES REQUESTED

6. GROSS FLOOR AREA (TOTAL S F BUILDING)
   EXISTING 338,000 S.F
   PROPOSED 395,500 S.F
   MAX PERMITTED 1,978,719 S F

7. FLOOR AREA RATIO (TOTAL S F BUILDING / BY TOTAL S F OF SITE)
   EXISTING 0 24
   PROPOSED 0 27
   MAX PERMITTED 1.37

8. BUILDING COVERAGE (1st FLOOR S.F. OF BUILDING) *
   EXISTING 239,425 S.F. (16 6% OF SITE)
   JIC 32,000 S F
   ROOSEVELT 92,915 S F
   GSB 13,607 S F
   JDAS 100,903 S F

   PROPOSED 204,692 S F (14 2% OF SITE)
   JIC 39,500 S F
   ROOSEVELT 50,682 S F
   GSB 13,607 S F
   JDAS 100,903 S F

   *BUILDING COVERAGE + PAVING + GREEN SPACE = 100% OF SITE

9. OPEN GREEN SPACE (INCLUDE ALL GREEN SPACE ON SITE, DO NOT INCLUDE ANY PAVED AREAS)

   EXISTING 491,420 S F (34 0% OF SITE)
   PROPOSED 543,157 S F (44 4% OF SITE)

10. INTERIOR GREEN SPACE OF VEHICULAR USE AREA (INCLUDE ALL GREEN SPACE WITHIN THE PARKING LOT AND DRIVE LANES)
    EXISTING
    PROPOSED 60,500 S F (10% OF VEHICULAR USE AREA)

11. PAVING COVERAGE (INCLUDING SIDEWALKS, DO NOT INCLUDE BUILDING FOOTPRINTS)
    EXISTING 713,476 S F (49 4% OF SITE)
    PROPOSED 696,472 S F (48 2% OF SITE)

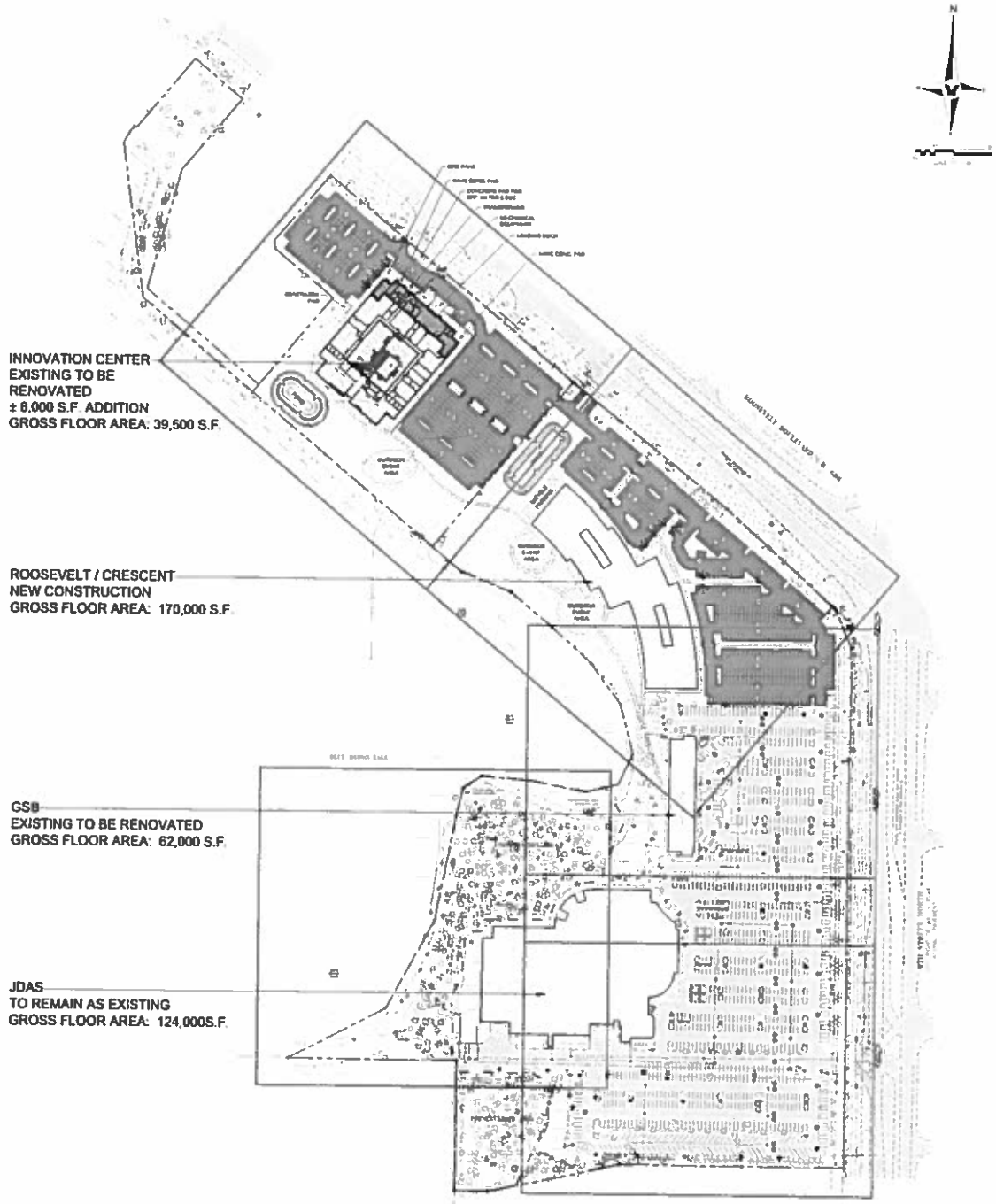
12. IMPERVIOUS SURFACE (TOTAL S F PAVING, WALKS, AND OTHER HARD SURFACED AREAS, PLUS BUILDING COVERAGE)
    EXISTING 952,901 S F (66 0% OF SITE)
    PROPOSED 901,164 S.F. (62 4% OF SITE)
    MAX PERMITTED 1,182,135 S F (85 0% OF SITE)

13. PARKING (VEHICLE) SPACES
    EXISTING 1,178 (INCLUDES 24 HANDICAPPED)
    PROPOSED 1,529 (INCLUDES 36 HANDICAPPED)
    MIN REQ : 1,265 (INCLUDES 26 HANDICAPPED)

14. BICYCLE PARKING SPACES.
    EXISTING 0
    PROPOSED 54 3.5% OF VEHICULAR PARKING
    MIN REQ 54 3.5% OF VEHICULAR PARKING

15. BUILDING HEIGHT
    EXISTING 56'-6" (ROOF),66'-0" (MECHANICAL SCREEN)
    PROPOSED 65'-00" (ROOF), 80'-0" (MECHANICAL SCREEN)

16. CONSTRUCTION VALUE $49,000,000 00



JABIL

JABIL

10800 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG FL 33716

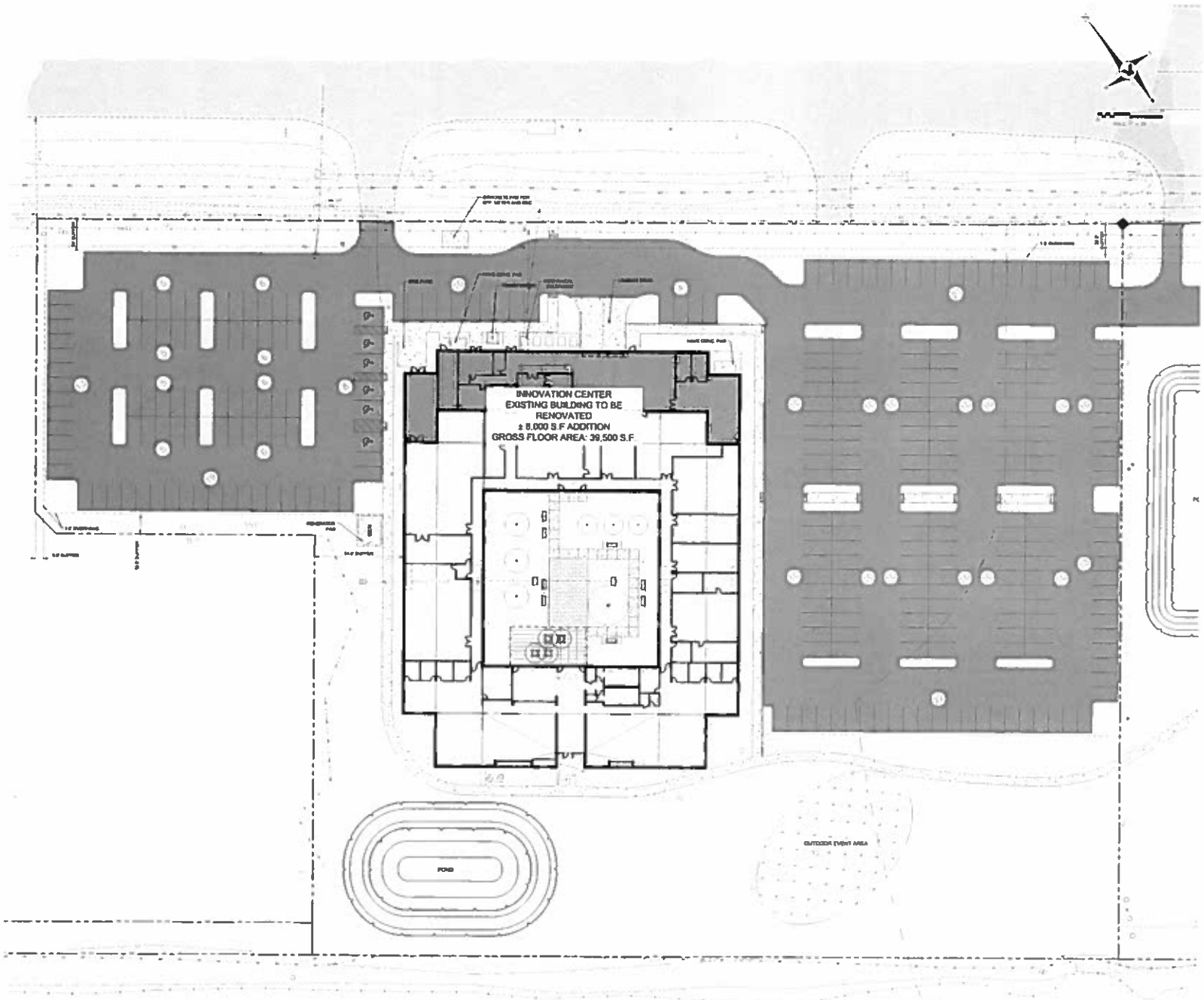
Gensler

JABIL

69 6334 000

SITE PLAN - OVERALL

C1



JABIL

JABIL

10800 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG, FL 33716

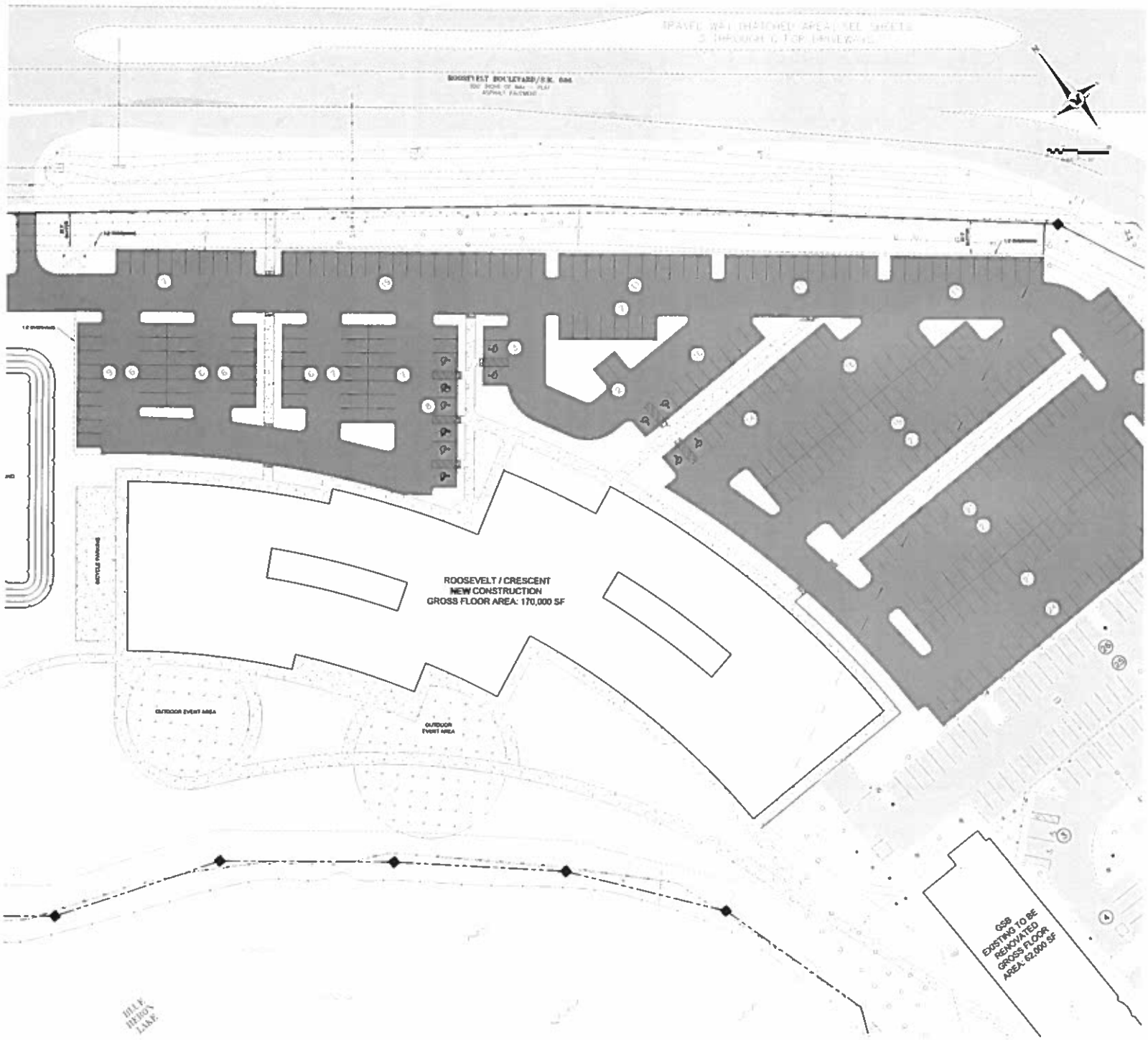
Gensler

JABIL

69 6334 000

PRELIMINARY SITE PLAN I

C1.1



JABIL

JABIL

10800 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG FL 33716

Gensler

Project Name
JABIL

Project Number
69 6334 000

Description
PRELIMINARY SITE PLAN 2

Scale

C1.2

Roosevelt Elevation

Lake Elevation

NOTE: RENDERING DOES NOT SHOW VISIBLE PORTION OF ROOFTOP EQUIPMENT

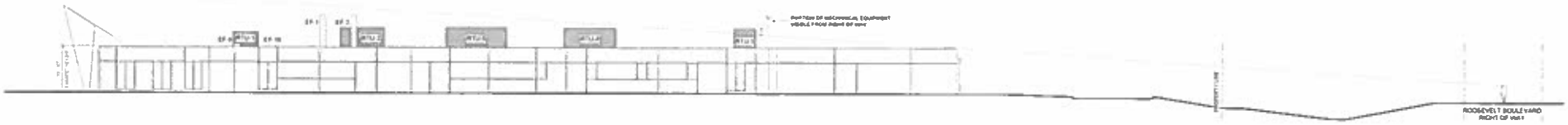
CONTINUOUS LANDSCAPING SCREEN AT EDGE OF PAVING

OPAQUE FENCING SCREENS WITH OPERABLE DOORS AT GROUND LEVEL UTILITY EQUIPMENT

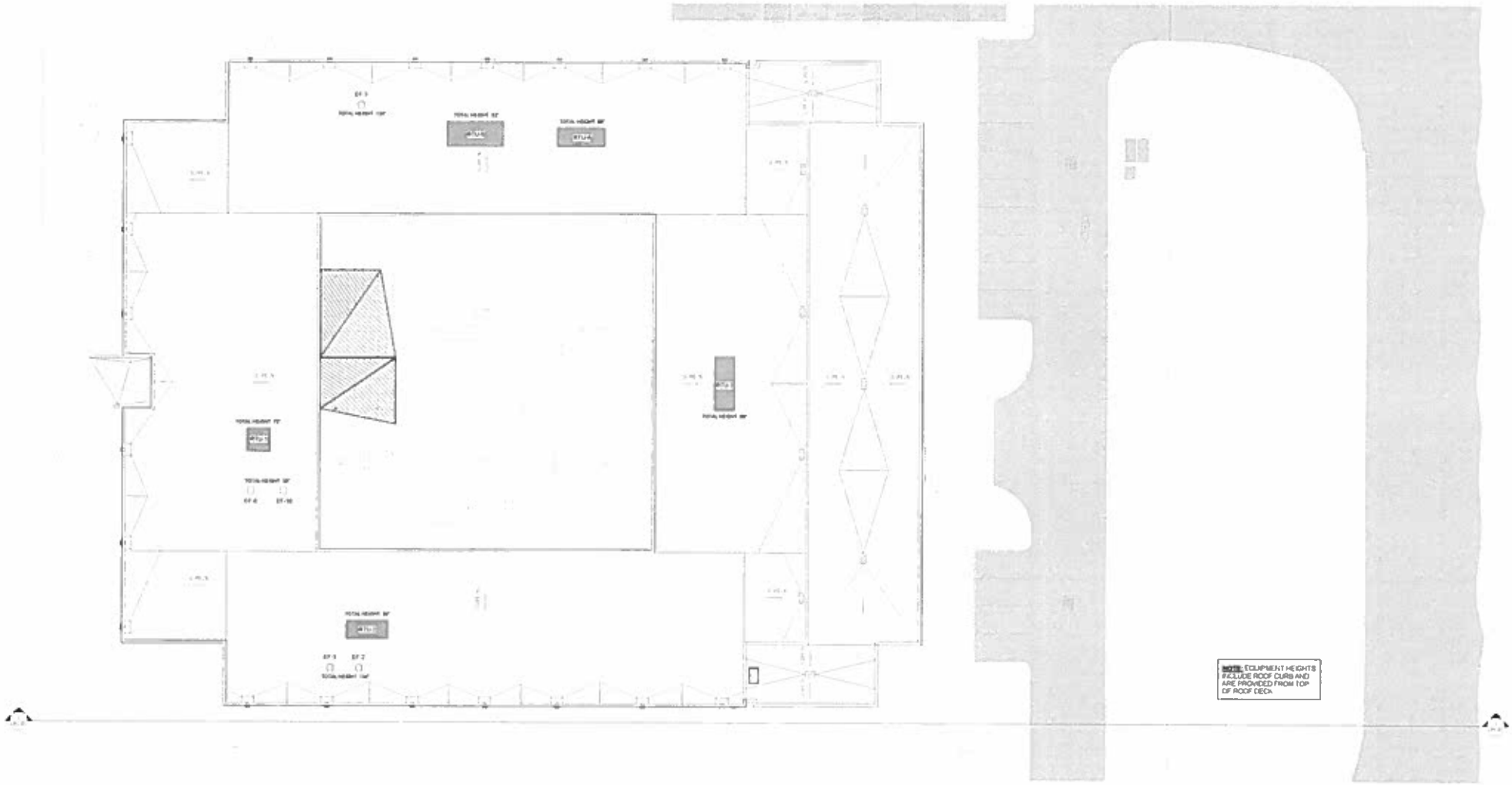
JIC LOADING AREA EXHIBIT

10900 ROOSEVELT BLVD NORTH
ST. PETERSBURG, FL 33716 | March 30, 2018 | DRC-02

Gensler



1 ROOFTOP EQUIPMENT - SITE SECTION



2 ROOFTOP EQUIPMENT - ROOF PLAN

EXHIBIT B
JABIL CORPORATE CAMPUS PROJECT
PROJECT NARRATIVE AND VARIANCE REQUESTS
03-19-2018

PROJECT SITE:

The project site consists of the area in the southwest corner of the intersection of Roosevelt Blvd. N. and 9th St. N. Jabil owns approximately 33.16 acres which is currently being used as a research, operations and logistics facility and is comprised of the four buildings, sidewalks, a tennis court, lakefront rest areas, parking lots and dry and wet detention ponds.

CURRENT PROJECT SCOPE:

The proposed building exceeds 50,000 square feet thus necessitates the DRC application as a Site Plan approval. The project includes the demolition of the existing 108,000+/-Roosevelt Building and construction of a new 170,000 s.f. +/- Building (New Roosevelt Building). The adjacent 7.23 acre parcel previously occupied by Tampa Bay Research Institute is being added to the Jabil Campus Site plan. The proposed improvements to this parcel include the renovation of the existing building and an 8,000 sf+/- building addition. Post development also includes addition of two wet detention ponds, redesign of the parking layout, islands, and drive aisles, and an outdoor gathering area. The existing four-story General Service Building located just south of the proposed new building will also be renovated.

1. New Corporate Building (aka New Roosevelt Building) --- approximately 170,000 sq. foot building to be located on a separate parcel (No. 13-30-16-78384-000-0050), 10560 Dr. Martin Luther King Jr. Street North, St. Petersburg, FL 33716 to be substantially completed by August 2020. The building will provide office and support space for the corporate operations of Jabil's global operations. The building will include lab space, customer engagement space and the support functions.

2. Innovation Center Building located at 10900 Roosevelt Boulevard North, St. Petersburg, FL 33716, an approximately 39,500 sq. foot building, to which server rooms located in the current Roosevelt Building will be relocated, together with refurbishing and equipping for expanded and consolidated research and development lab functions and activities. The Innovation Center Building addition and improvements will be substantially completed by October 2018. Parcel number 13-30-16-78384-000-0040.

3. GSB Building located at 10560 Dr. Martin Luther King Jr. Street North, St. Petersburg, FL 33716, an approximately 62,000 sq. foot building. The building will be renovated to provide space for additional corporate office functions. The building will be refurbished and equipped. The GSB Building capital improvements will be substantially completed by December 2020. Parcel number 13-30-16-78384-000-0050.

REQUESTED VARIANCES:

Loading Dock Location
The existing Jabil Innovation Center loading/service area for the building is located in the rear of the building (facing Roosevelt). The building addition is being located on this face of the building and is the only location the loading dock can be added. The loading dock is imperative to the functionality of the building and overall campus function.

EXHIBIT B
JABIL CORPORATE CAMPUS PROJECT
PROJECT NARRATIVE AND VARIANCE REQUESTS
03-19-2018

Greenyards

In the area of the Jabil Innovation Center's proposed loading dock we are requesting a variance to encroach into the required 20' greenyard adjacent to Roosevelt Blvd. The encroachment is to allow for better functionality of the loading dock and to provide better truck access to the loading dock. This encroachment is not depicted on the provided site plan but may be needed. If the loading dock can function properly while staying out of the greenyard then this variance may not be implemented.

Mechanical Equipment Screening

The proposed at grade mechanical equipment will be properly screened but the existing and proposed equipment on the roof of the building will not be screened.

Iris L. Winn

From: Thomas M Whalen
Sent: Monday, April 23, 2018 1:42 PM
To: Iris L. Winn
Cc: Corey D. Malyszka; Kyle Simpson; Michael J. Frederick
Subject: RE: Incoming Case #18-31000006 Site Plan Modification - 10800 and 10900 Roosevelt Boulevard North and 10700 Dr. ML King Jr. Street North

Follow Up Flag: Follow up
Flag Status: Flagged

The Transportation and Parking Management Department has reviewed this case and has several comments. Under Section 16.40.140.4.2 of the City Code, sidewalks along arterial streets are required to be six-feet wide. Roosevelt Boulevard and Dr. ML King Jr. Street are both classified as minor arterial streets on the Future Major Streets map in the City's Comprehensive Plan.

Under Section 16.40.090.4. of the City Code, short-term and long-term bicycle parking spaces must be provided for office developments. The applicant stated that they provided sufficient bicycle parking in the application, but does not differentiate between short-term and long-term bicycle parking. To ensure the fulfillment of the requirements within Section 16.40.090.4, please provide the Transportation and Parking Management Department with the following information:

- the breakdown between short and long-term bicycle parking to be provided as described under 16.40.090.4.1;
- the type of bicycle rack to be used for short-term bicycle parking and their location on the site plan to ensure compliance with 16.40.090.4.2.A; and
- information necessary for the long-term bicycle parking to ensure compliance with 16.40.090.4.2.B.

If you have any questions about the bicycle parking requirements, please contact Kyle Simpson in the Transportation and Parking Management Department at (727) 893-7151 or kyle.simpson@stpete.org.

Tom Whalen, AICP CTP, ENV SP
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: Iris L. Winn
Sent: Thursday, March 29, 2018 3:16 PM
To: Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>; Mark Riedmueller <Mark.Riedmueller@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>; Richard F Kowalczyk <Richard.Kowalczyk@stpete.org>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Bruce E. Grimes <Bruce.Grimes@stpete.org>; Alfred Wendler <Alfred.Wendler@stpete.org>; Timothy R. Collins <Timothy.Collins@stpete.org>
Cc: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: Incoming Case #18-31000006 Site Plan Modification - 10800 and 10900 Roosevelt Boulevard North and 10700 Dr. ML King Jr. Street North

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: April 19, 2018

SUBJECT: Site Plan – 10800 Roosevelt Blvd N

FILE: 18-31000006

LOCATION 10800 Roosevelt Boulevard North; 13/30/16/78384/000/0050
PIN 10900 Roosevelt Boulevard North; 13/30/16/78384/000/0040
10700 Dr. ML King Jr. Street North; 13/30/16/78384/000/0060

ATLAS: G-54, G-56 AND G-58 **ZONING:** EC
PROJECT: Jabil, Inc.

REQUEST: Approval of a Site Plan modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment.

The Engineering Department has no objection to the proposed site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

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. A minimum 6-foot wide public sidewalk is required in the rights-of-way of Roosevelt Blvd. and Dr. ML King Jr. St. N. that are adjacent to the project. 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.

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. 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.

4. 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.

5. 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.

6. Landscaping trees planted on any easement shall maintain a minimum horizontal clearance of 3-feet from any existing public utility. All costs involving repairing of hard surfaces, removal and replacement of trees, shrubbery, and hedges which are placed within a public easement shall be the responsibility of the property owner, should the area be disturbed due to any public excavation or public need.

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.

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.

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.

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.

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.

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.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

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
Correspondence File

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 **May 2, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	18-31000007	PLAT SHEET:	I-5

REQUEST:	Approval of a modification to a previously approved site plan to increase residential units from 237 to 266 and a variance to reduce required parking and provide vehicular access from a primary street.
OWNERS:	St Petersburg Housing Authority 2001 Gandy Boulevard North Saint Petersburg, Florida 33702-2187
AGENTS:	Norstar Development USA Attn: Brian Evjen and Alissa Sieben 3629 Madaca Lane Tampa, Florida 33618
ADDRESSES AND PARCEL ID NOS.:	0 11th Avenue South; 26-31-16-44454-000-0002 2240 9th Avenue South; 26-31-16-44454-001-0000 and 26-31-16-44454-001-0001 1245 Jordan Park Street South; 26-31-16-44454-000-0001
LEGAL DESCRIPTION:	On File
ZONING:	Neighborhood Suburban Multi-Family-1 (NSM-1)
SITE AREA TOTAL:	777,833 square feet or 17.86 acres

GROSS FLOOR AREA:

Existing:	246,652 square feet	0.38 F.A.R.
Proposed:	301,256 square feet	0.46 F.A.R.
Permitted:	421,516 square feet	0.65 F.A.R.

BUILDING COVERAGE:

Existing:	150,168 square feet	23% of Site MOL
Proposed:	157,013 square feet	24% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	256,556 square feet	40% of Site MOL
Proposed:	270,035 square feet	42% of Site MOL
Permitted:	421,750 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	391,930 square feet	60% of Site MOL
Proposed:	385,296 square feet	59% of Site MOL

PAVING COVERAGE:

Existing:	106,388 square feet	16% of Site MOL
Proposed:	113,022 square feet	17% of Site MOL

PARKING:

Existing:	148; including 10 handicapped spaces
Proposed:	187; including 13 handicapped spaces
Required	238; including 7 handicapped spaces

BUILDING HEIGHT:

Existing:	47 feet
Proposed:	47 feet
Permitted:	48 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 multi-family development which is a permitted use within the Neighborhood Suburban Multi-family-1 (NSM-1) Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a site plan modification to a previously approved site plan to increase the number of residential units from 237 to 266 and variances to reduce the required parking and provide vehicular access from a primary street.

History:

In 2000, the applicant was approved to redevelop the existing Jordan Parking Housing Development. The approval included reducing the number of dwelling units from 446 to 237 and granted variances for setbacks, road width and parking. The main portion of the existing

development was demolished and 206 dwelling units were constructed, the existing 31 units on the northern portion of the site were renovated.

Current Proposal:
The applicant is seeking to demolish the existing 31 units on the northern portion of the site and construct 60 dwelling units for senior housing. The main portion of the campus will not be affected as part of the site plan modification.

As illustrated by the site plan, the proposed building is an inverted "L" and will be sited along 9th Avenue North and Jordan Park Street South. A walking path, pickle ball court, gazebo and BBQ area will be located on the east side of the building adjacent to 10th Avenue North. Vehicular parking is located behind the building on the east side of the subject property. Access to the parking lot will be from 9th and 10th Avenues North. Two out of the proposed 52 parking spaces are located in front of the building façade along 10th Avenue North. The Code does not permit parking in front of the building. The applicant has agreed to remove these two spaces. A condition has been added to the report to address this issue. Pedestrian access to the building will come from multiple pedestrian access points on all sides of the building. The pedestrian access points on the north and west sides of the building will connect directly to the public sidewalk. The pedestrian access points on the interior sides of the building will connect to an interior sidewalk network that connects to the public sidewalks. A maintenance building will be located along at the northeast corner of the subject property.

The proposed style of the building is a masonry vernacular style of architecture. The style of the proposed building will complement the portion of the Jordan Park Housing Development that will remain after construction. The applicant has incorporated different materials, recesses and projections in the façade, banding and an alternating parapet and roof design to break down the otherwise long linear building into smaller masses and to create interest in the façade.

VARIANCE:

1 Parking

Required:	**238 spaces**
Proposed:	**187 spaces**
Variance:	**51 spaces**

In 2000, the applicant was approved for a parking variance to reduce the number of spaces to 148 parking spaces or 0.71 spaces per unit. The code required 360 parking spaces or 1.5 spaces per unit. The variances was supported since the Jordan Parking Housing Development was income restricted for low income residents and there are 192 on-street parking spaces. The on-street parking spaces are open to the public.

The applicant proposes to add an additional 39 parking spaces for the increase in 29 dwelling units. A total of 187 parking spaces will be provided for 266 dwelling units or 0.70 spaces per unit. The applicant has stated in the variance narrative that the existing Jordan Park Housing Development is over parked with a major of the parking spaces not being used. The reduction in parking is 0.01 space per unit from the previously approved variance in 2000. City staff does not anticipate any adverse impacts by supporting this variance.

2 Vehicle Access

Required:	**Access from Side Street**
Proposed:	**Access from Primary Street**

City Code requires that vehicle access come from a side street and not a primary street. The proposed vehicle access points are from 9th and 10th Avenues North. These two streets are considered primary streets. The definition of a primary street is a street that is predominately bordered by the front lot lines. The applicant could have provided access from the secondary street, which is Jordan Park Street South. However, to keep the parking located behind the building as required by Code, the applicant would have to build two buildings, one along 9th Avenue North and the second along 10th Avenue North. All three streets that abut the subject property are neighborhood streets. Allowing vehicle access from the primary street in lieu of the side street will not have a visual or a traffic circulation impact on the neighborhood.

Public Comments:
No comments or concerns were expressed to the author at the time this report was prepared. The applicant provided a Public Participation report outlining their outreach efforts, which included hosting two community meetings and emails to area stakeholders. The applicant also provided the Neighborhood Worksheet, which included signatures from four surrounding owners.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. **Variance to parking,**
2. **Variance to vehicle access, and**
3. **Site plan modification, subject to the Special Conditions of Approval.**

B. SPECIAL CONDITIONS OF APPROVAL:

1. **The two parking spaces located in front of the building along 10th Avenue South shall be removed.**
2. **Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.**
3. **The pedestrian entrances into the building that are visible from the abutting rights-of-way shall be designed with decorative door surrounds, porches or stoops or a combination thereof.**
4. **Exterior lighting shall comply with Section 16.40.070.**
5. **Bicycle parking shall be provided as required by Section 16.40.090.**
6. **All ancillary equipment shall be screened from the abutting rights-of-way.**
7. **The dumpster shall be located in a dumpster enclosure that is finished to match the building.**
8. **The maintenance building shall be finished to match the building.**
9. **The site plan shall be modified as necessary to comply with the attached memorandum from the City's Engineering.**
10. **This Site Plan shall be valid through May 2, 2021. 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.**

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: **Residential Medium**

The land uses of the surrounding properties are:

North:	**Residential Medium, Planned Redevelopment-Residential and Institutional**
South:	**Planned Redevelopment-Residential**
East	**Planned Redevelopment-Mixed-use**
West:	**Planned Redevelopment-Residential**

REPORT PREPARED BY:

Corey Malyszka 4-24-18

COREY MALYSZKA, Urban Design and Development Coordinator DATE

REPORT APPROVED BY:

Elizabeth Abernethy 4-18-18

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

Attachments: Location map, Site Plans, Elevations, Applicant's narrative, Engineering Department Memo, Public Participation Report, Neighborhood Worksheet.

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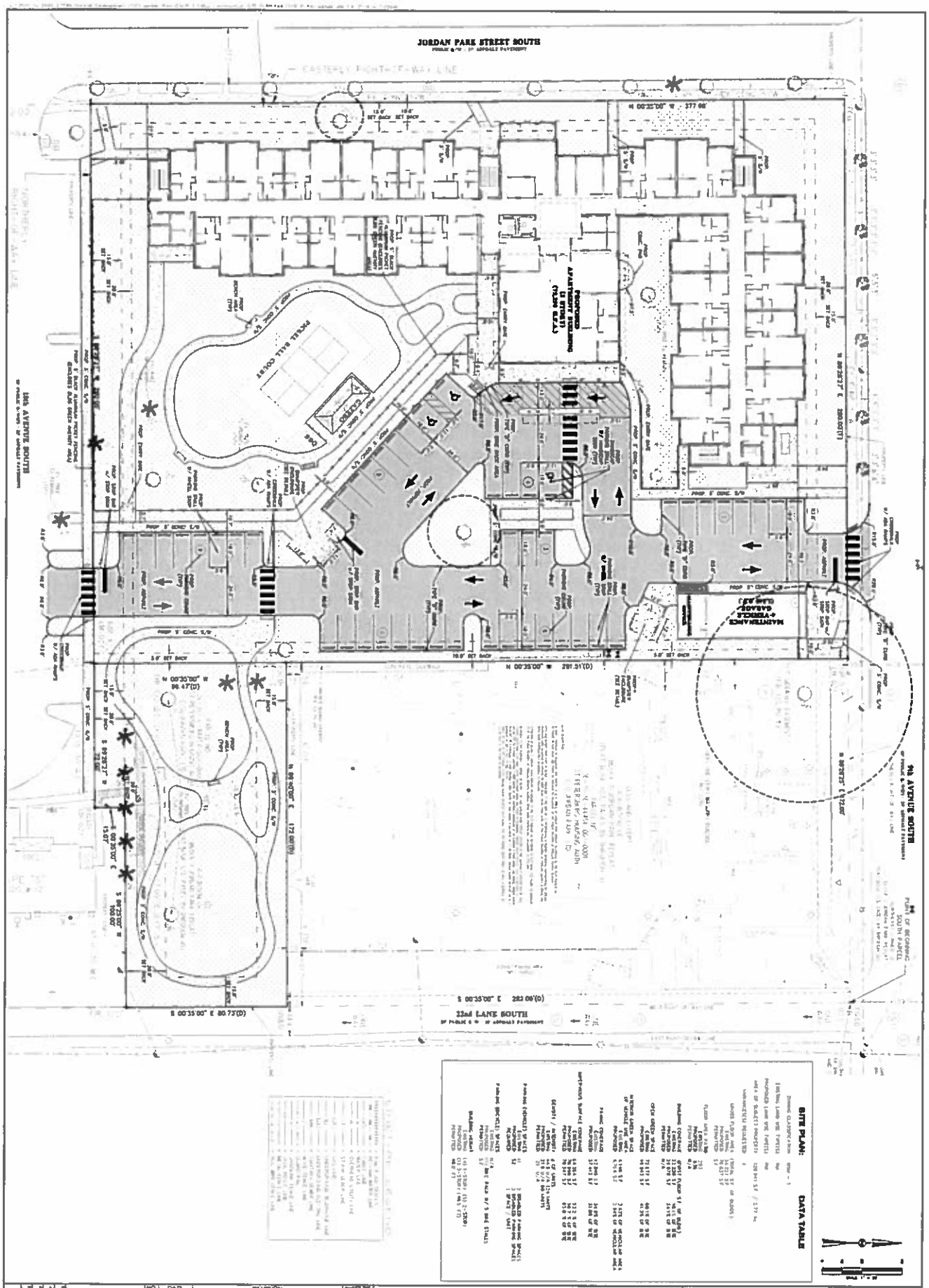
Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-31000007
Address: 0 11th Avenue South, 2240 9th Avenue South and 1245 Jordan Park Street South

N↑
(nts)



NO	DATE	REVISION

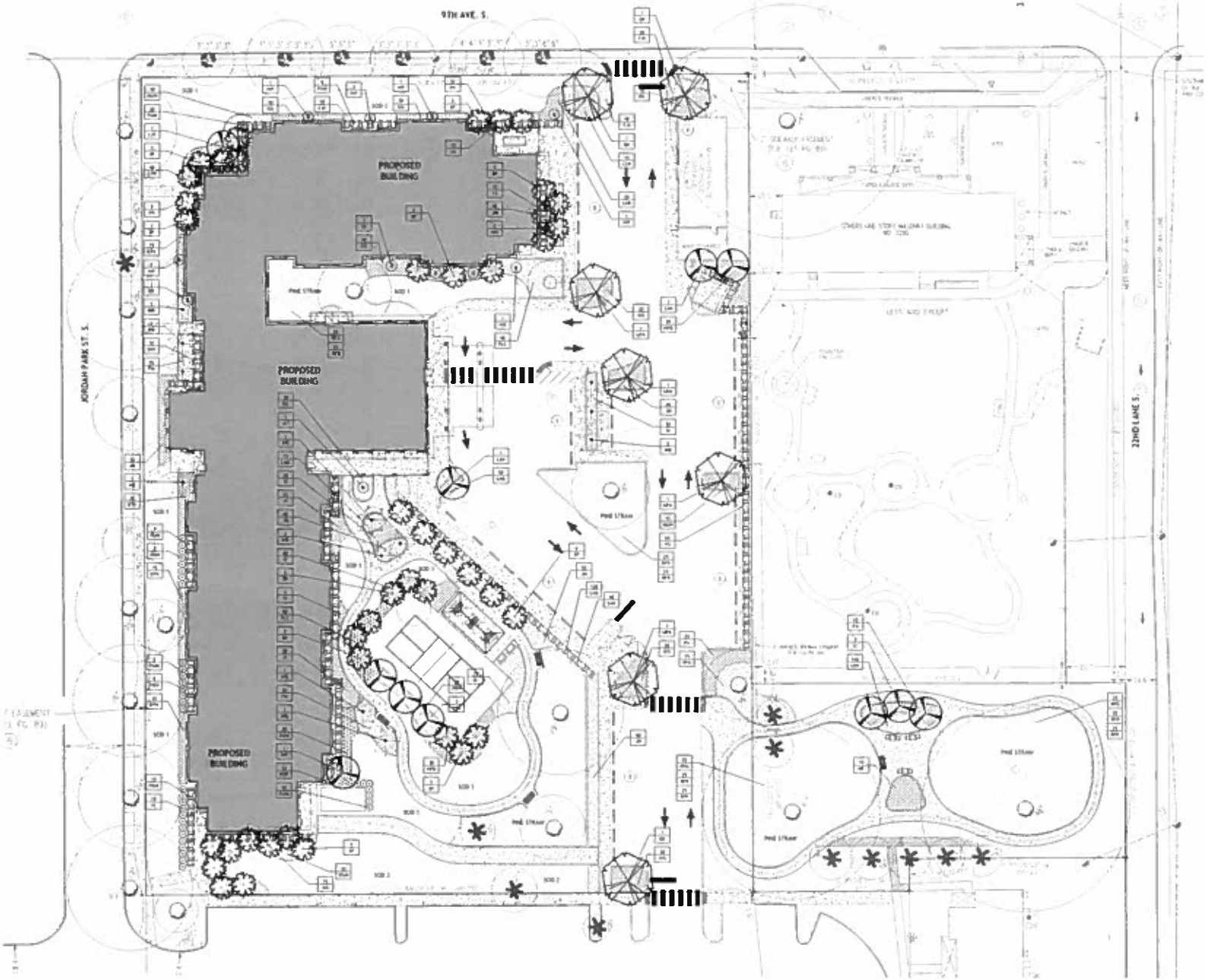
SHEET TITLE

SITE PLAN

JORDAN PARK
2240 9TH AVENUE SOUTH, ST. PETERSBURG
PINELLAS COUNTY, FLORIDA

HAMILTON
ENGINEERING & SURVEYING, INC.

C3.0



BDG
BOOTH DESIGNGROUP
CONSULTANTS

JORDAN PARK APARTMENTS
22nd STREET SOUTH
ST. PETERSBURG | FLORIDA

SIGNATURE & SEAL

CONSTRUCTION DOCS.

ISSUE DATE

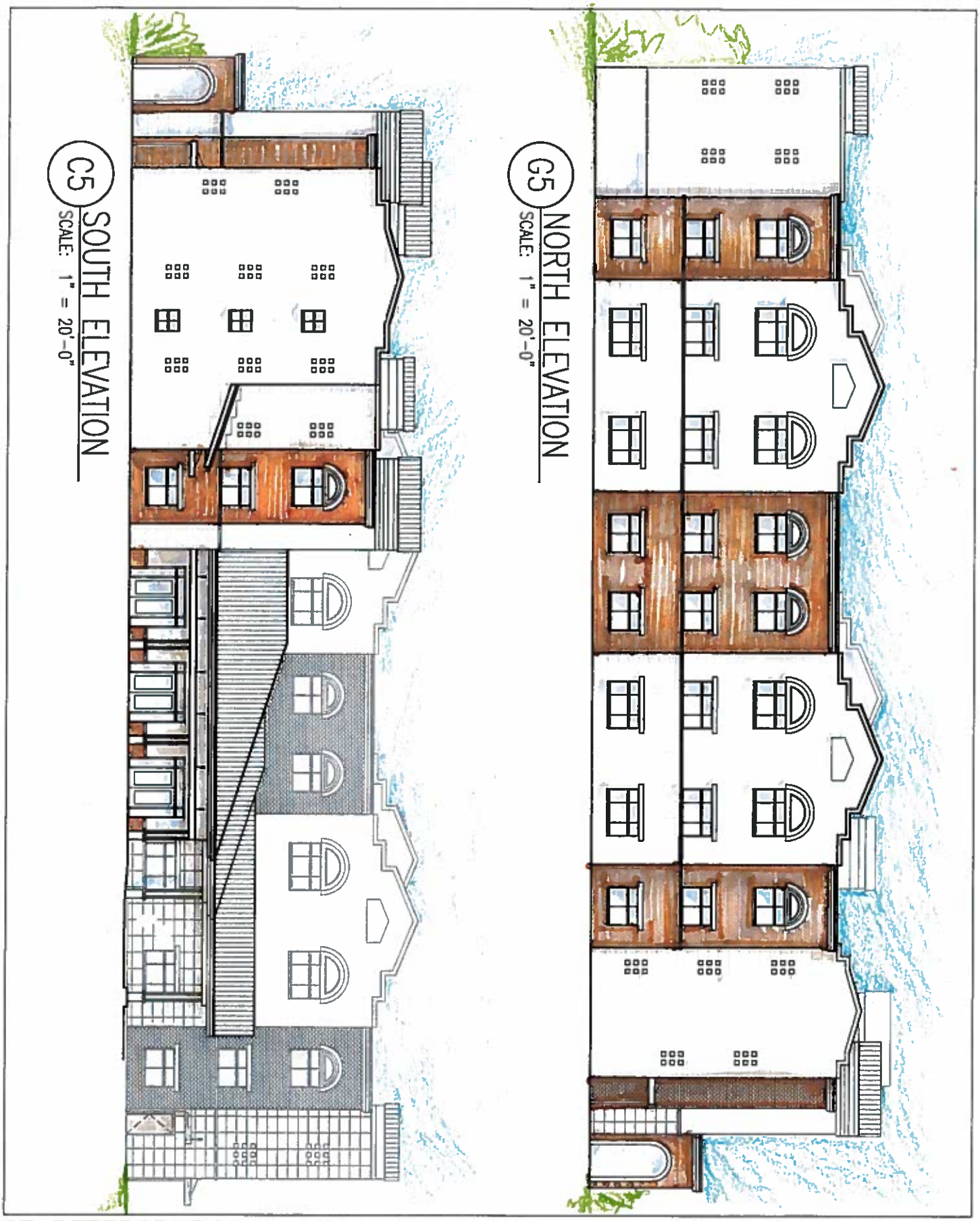
REVISIONS

SHEET INFORMATION
JOB NUMBER
DRAWN BY
CHECKED BY

SCALE: 1"=20'-0"

LANDSCAPE DEVELOPMENT PLAN

L1.00



ST PETERSBURG HOUSING AUTHORITY
JORDAN PARK 60-UNIT SENIOR MIDRISE APARTMENTS

17-045

Robert Reid Wedding
Architects & Planners, AIA, Inc.
4112 Cypress Street - Tampa, Florida 33607 - 813-879-6996
612 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-9361
Florida License #: Architecture/Interior Design: AA-C001123

ENLARGED ENTRY
SCALE: 1"=20'-0"

G3 EAST ELEVATION
SCALE: 1" = 40'-0"

ST PETERSBURG HOUSING AUTHORITY
JORDAN PARK 60-UNIT SENIOR MIDRISE APARTMENTS

17-045

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4112 Cypress Street - Tampa, Florida 33607 - 813-879-6996
612 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-9361
Florida License #: Architecture/Interior Design: AA-C001123

ENLARGED CENTER WEST ELEVATION

SCALE: 1"=20'-0"

G3 WEST ELEVATION

SCALE: 1" = 40'-0"

17-045

ST. PETERSBURG HOUSING AUTHORITY
JORDAN PARK 60-UNIT SENIOR MIDRISE APARTMENTS

Robert Reid Wedding
Architects & Planners, AIA, Inc.
4112 Cypress Street - Tampa, Florida 33607 - 813-879-6996
512 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-0361
Florida License #: Architecture/Interior Design: AA-C001123

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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

1) February 1st, 2018 - Presentation Workshop at St. Pete College

2) February 19th, 2018 - Neighborhood meeting with intereted organizations to be held at Jordan Park

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

1)E-mails sent to approximately 20 neighborhood participants, RISE board members and stakeholders inviting them to review the site plan and associated project presentation and comment and ask questions

2) E-mails sent to interested organizations where e-mail address was available from the City; additionally, all three (3) interested organizations registered with the City were called and invited to the February 19th meeting. Voicemails were left where calls were unanswered. Additional communication occurred as a result of verbal Housing Authority outreach

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

Throughout the City of St. Pete and Pinellas County. Many currently reside in and around Jordan Park

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

1) Questions about financial structure of project, discussion of project features and amenities, timeline, relocation of residents, look and layout of apartment units and floorplans/elevations

2) TBD

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

Check one: (x) Proposal supported

( ) Do not support the Proposal

( ) Unable to comment on the Proposal at this time

( ) Other comment(s):

Association Name RISE Jordan Park President or Vice-President Signature

***Signature not received at first meeting - Will supplement application with 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.

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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: 2240 9th Avenue South | **Case No.:**

Description of Request: Site plan approval, parking variance

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: 2335 10th AVE South
   Owner Name (print): SHARLENE Gambrell-Davis
   Owner Signature: Sharlene Gambrell-Davis
2. Affected Property Address: 833 22nd St South
   Owner Name (print): Gloria Campbell
   Owner Signature: Gloria D Campbell
3. Affected Property Address: 908 22nd St S
   Owner Name (print): HAKAM QESEM
   Owner Signature:
4. Affected Property Address: 920 22nd St. So.
   Owner Name (print): Anne Tyrell.
   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:

Iris L. Winn

From: Kyle Simpson
Sent: Wednesday, April 25, 2018 1:01 PM
To: Iris L. Winn
Cc: Thomas M Whalen
Subject: RE: 18-31000007 - Modification to Site Plan to Increase Parking - 2240 9th Avenue South - Comments Due 4/25

The Transportation and Parking Management Department has reviewed the case and has the following comments:

The Transportation and Parking Management Department has no objection to the requested automobile parking variance based on the following analysis:

- American Community Survey (ACS) 5-year estimate (2012-2016) data shows that 16-31.99 percent of households surrounding the project do not have a vehicle.
- PSTA Route 7 serves 22nd Street South and 9th Avenue South, with eastbound and westbound stops within 500' of the proposed development.
- Based on studies from the Institute of Transportation Engineers' "Parking Generation (4th Edition)," the average peak period parking demand is 0.59 vehicles per dwelling unit for senior adult housing – attached (Land Use: 252).

Bicycle Parking:

- Transportation and Parking Management Department staff inquired about the proposed short and long-term bicycle parking for the project. The information received regarding the proposed short-term bicycle parking did not meet the standards outlined in Section 16.40.090.4.2.C.1.a:
    - Ground or floor mounted bicycle racks shall be designed to allow contact and support of a bicycle frame in at least two places and shall allow locking of the frame and one or both wheels with a U-shaped lock. The inverted "U" style bicycle rack that can hold two bicycles is the preferred type of rack (also known as a "staple", "hoop", or "U" rack).
    - The required three short-term bicycle parking spaces should be provided for utilizing two "U" bicycle racks.
- The information received regarding long-term bicycle parking indicated that the 60 required long-term bicycle parking spaces would be located within a 10'x16' room, which is not physically possible when following the requirements of Section 16.40.090.4.2.C.2:
    - Each required bicycle parking space shall be accessible without moving another bicycle
    - Each space shall be at least six feet long with a minimum vertical clearance of seven feet
    - An access aisle at least five feet wide shall be provided and maintained beside or between each row of bicycle parking.

The applicant needs to work with the Transportation and Parking Management Department to address the identified code discrepancies for short and long-term bicycle parking and identify a workable solution.

Driveways

- Concrete sidewalks should continue through the driveways within the public right-of-way on 9th Avenue South and 10th Avenue South.

From: Iris L. Winn
Sent: Wednesday, April 25, 2018 9:44 AM
To: Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson

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

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DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

SPECIAL EXCEPTION
PUBLIC HEARING

According to Planning & Economic Development Department records, **Commissioner Samuel** 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 **May 2, 2108, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	18-32000006	PLAT SHEET:
REQUEST:	Approval of a Special Exception and related Site Plan to construct a 39,106 square foot mixed-use building.	
OWNER:	W J B B Mirror Lake Development, LLC 180 Mirror Lake Drive North Saint Petersburg, Florida 33701	
OWNER:	Mirror Lake BW, LLC 176 4th Avenue Northeast, Unit 1602 Saint Petersburg, Florida 33701	
AGENT:	Wannamacher Jensen Architect 180 Mirror Lake Drive North Saint Petersburg, Florida 33701	
ADDRESSES AND PARCEL ID NOS.:	132 Mirror Lake Drive North; 19-31-17-48654-004-0010 180 Mirror Lake Drive North; 19-31-17-48654-004-0011	
LEGAL DESCRIPTION:	On File	
ZONING:	Downtown Center-2 (DC-2)	
SITE AREA TOTAL:	12,497 square feet or 0.29 acres	

GROSS FLOOR AREA:

Existing:	4,110 square feet	0.3 F.A.R.
Proposed:	39,106 square feet	3.13 F.A.R.
Proposed w/exemption:	32,857 square feet	2.63 F.A.R.
Permitted:	37,491 square feet	3.0 F.A.R.

BUILDING COVERAGE:

Existing:	1,685 square feet	13% of Site MOL
Proposed:	5,986 square feet	61% of Site MOL
Permitted:	11,872 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	2,831 square feet	23% of Site MOL
Proposed:	10,714 square feet	86% of Site MOL
Permitted:	N/A square feet	

OPEN GREEN SPACE:

Existing:	8,932 square feet	72% of Site MOL
Proposed:	1,491 square feet	12% of Site MOL

PAVING COVERAGE:

Existing:	1,042 square feet	8% of Site MOL
Proposed:	1,857 square feet	15% of Site MOL

PARKING:

Existing:	4; including 1 handicapped spaces
Proposed:	14; including 1 handicapped spaces
Required	56; including 3 handicapped spaces

BUILDING HEIGHT:

Existing:	33 feet
Proposed:	65 feet
Permitted:	125 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.20.120.5.2 of the City Code for a modification of an existing Special Exception use to develop an additional non-residential use on a site where the existing and proposed gross floor area consist of more than 25-percent non-residential use. Non-residential uses consisting of more than 25-percent of the gross floor area are Special Exception uses within the DC-2 district.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:
The applicant seeks approval of a modification to an existing Special Exception (SE) and related site plan to construct a 6-story, 34,996 square foot mixed use building. The subject property is located at the southwest corner of Mirror Lake Drive North and 2nd Avenue North.

Current Proposal:

The applicant has owned the northern half of lot 1 since 1998 and has recently purchased the southern half of lot 1 from the Unitarian Universalist Church of St. Petersburg. The northern half of lot 1 is currently developed with a 3-story, 4,110 square foot office building with four parking spaces. The southern half of the lot is developed with a temporary grass parking lot. The church owns the property south of the alley that is developed with a church use and two lots west of the applicant's property. The lots west of the subject property has been used as temporary grass parking lots. City Code requires that the existing temporary grass parking lot cease operation on April 2, 2019.

The applicant is seeking to construct a 34,996 square foot mixed-use building consisting of 21,226 square feet of office space and 10 dwelling units. The existing 3-story office building is located at the northeast corner of the subject property. The existing parking area for the existing office is located west of the existing building. Existing vehicular access is from 2nd Avenue North. As illustrated by the site plan, the applicant proposes to construct the new 6-story building south of the existing 3-story office building. The first three floors of the proposed building will be office space and three top floors will be 10 residential units. The applicant will construct an 11 space surface parking lot and provide 32 short-term bicycle parking spaces on the subject property. An additional 35 surface parking spaces will be constructed on the church property that is west of the subject property. The surface parking lot will be accessed from 2nd Avenue North and the existing alley. The applicant is proposing to construct the parking lot for the church so that they can use the parking to meet code requirements. The applicant has already secured a private parking easement with the church. As a condition of the approval, the applicant will be required to record in public records a parking agreement that ties the 35 space surface parking lot together with the proposed office building. Pedestrian access to the proposed building will be from an entryway along the east side of the building to the public sidewalk along Mirror lake Drive North.

Architecture

The proposed building will be of a modern style of architecture. The building is broken down into small pieces by utilizing recesses and projections in the façade, changes in the roof line and roof height, changes in material and an ample amount of glazing. The building is sited and designed to enhance the pedestrian environment.

Special Exception:

The DC-2 zoning district provides for intense residential development while still allowing a mix of uses that enhance and support the downtown core. The intent of requiring Special Exception approval for a development project proposing more than 25-percent non-residential use is to insure that development proposals consisting of a minimal amount of residential units within the DC-2 district are properly located. In this case, the existing and proposed buildings will consist of 63% non-residential. The proposed project is located on the west side of Mirror Lake Drive North. The Mirror Lake area of downtown has historically been developed with non-residential commercial and government uses. Further, the City has seen an ample amount of new residential development in the past few years, with some of this development occurring within the downtown core. The proposed development will bring in needed office space. Staff finds that the proposed building and use are appropriate for the Mirror Lake area and staff does not anticipate any adverse impacts or detrimental effects to neighboring property or the downtown core as a result of approval of the application.

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 Special Exception and related site plan, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. **The public sidewalks in the abutting rights-of-way shall be 10-feet wide. Public sidewalks where they intersect with the proposed tree planters can be 8-feet wide.**
2. **Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.**
3. **Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.**
4. **Exterior lighting shall comply with Section 16.40.070.**
5. **Bicycle parking shall be provided as required by Section 16.40.090.**
6. **All ancillary equipment shall be screened from the abutting rights-of-way.**
7. **The dumpster shall be located in a dumpster enclosure that is finished to match the building.**
8. **Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.**
9. **The site plan shall be modified as necessary to comply with the attached memorandum from the City's Engineering Department's that is dated April 10, 2018.**
10. **This Special Exception shall be valid through May 2, 2021. 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.**

(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: **Central Business District**

The land uses of the surrounding properties are:

North:	**Central Business District**
South:	**Central Business District**
East	**Central Business District**
West:	**Central Business District**

REPORT PREPARED BY:

Corey Malyszka 4/24/18

COREY MALYSZKA, Urban Design and Development Coordinator DATE

REPORT APPROVED BY:

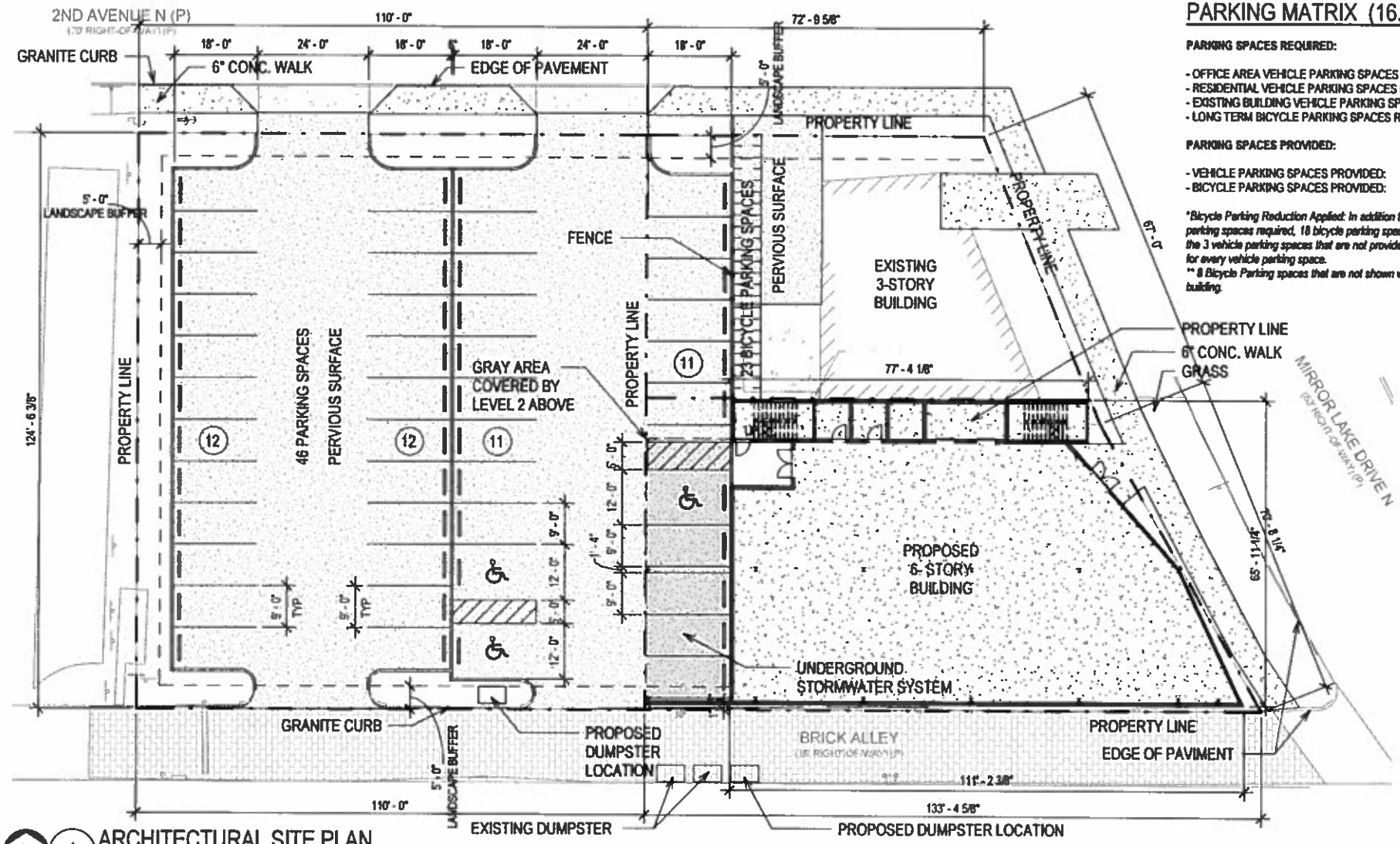
Elizabeth Abernethy 4-18-18

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

st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-32000006
Address: 132 and 180 Mirror Lake Drive North

N↑
(nts)



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

PARKING MATRIX (16.10.020.1)

PARKING SPACES REQUIRED:

- OFFICE AREA VEHICLE PARKING SPACES REQUIRED:	36
- RESIDENTIAL VEHICLE PARKING SPACES REQUIRED:	10
- EXISTING BUILDING VEHICLE PARKING SPACES REQUIRED:	3
- LONG TERM BICYCLE PARKING SPACES REQUIRED:	13

PARKING SPACES PROVIDED:

- VEHICLE PARKING SPACES PROVIDED:	46
- BICYCLE PARKING SPACES PROVIDED:	31*

**Bicycle Parking Reduction Applied: In addition to the 13 long term bicycle parking spaces required, 18 bicycle parking spaces are provided substituting the 3 vehicle parking spaces that are not provided (6 bicycle parking spaces for every vehicle parking space.*

*** 8 Bicycle Parking spaces that are not shown will be provided inside of the building.*

SITE PLAN 8.5 x 11

MARCH 12, 2018
DRC APPLICATION

MIRROR LAKE DEVELOPMENT

ST PETERSBURG, FL 33701
WJBB, LLC

Wannemacher Jensen Architects, Inc.
180 Mirror Lake Drive North
St. Petersburg, Florida 33701-3214
(727) 822-4368 fax (727) 822-4475
www.wjarc.com
AA0002277
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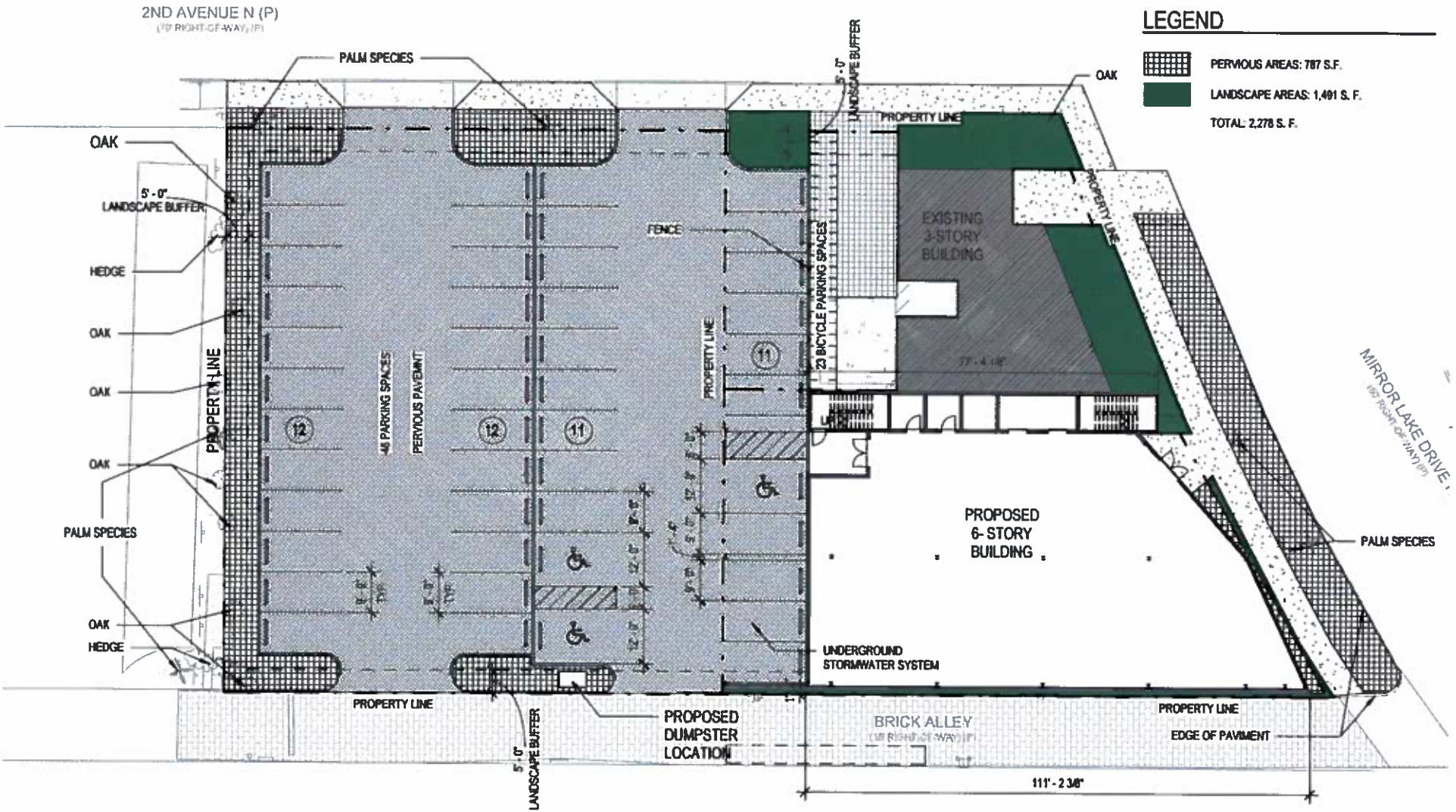

1 LANDSCAPE PLAN

1" = 40'-0"

LANDSCAPE PLAN 8.5 x 11

MARCH 12, 2018
DRC APPLICATION

MIRROR LAKE DEVELOPMENT

ST PETERSBURG, FL 33701
WJBB, LLC

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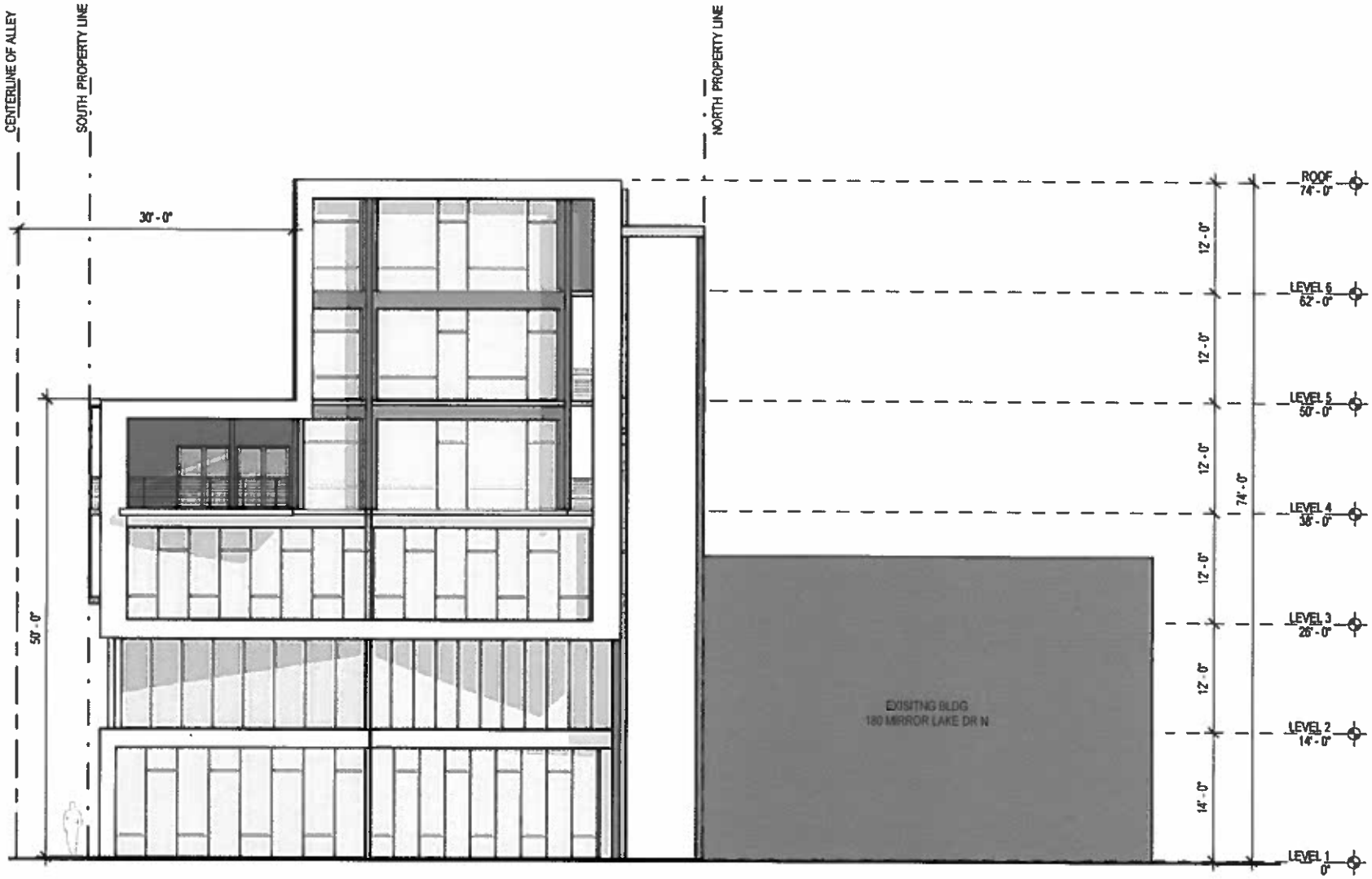

EAST ELEVATION VIEW

MARCH 12, 2018
DRC APPLICATION

SCALE: 3/64" = 1'-0"

MIRROR LAKE DEVELOPMENT

ST PETERSBURG, FL 33701
WJBB, LLC

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NORTH ELEVATION VIEW

MARCH 12, 2018
DRC APPLICATION

SCALE: 3/64" = 1'-0"

MIRROR LAKE DEVELOPMENT

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SOUTH ELEVATION VIEW

MARCH 12, 2018 SCALE: 3/64" = 1'-0"
DRC APPLICATION

MIRROR LAKE DEVELOPMENT

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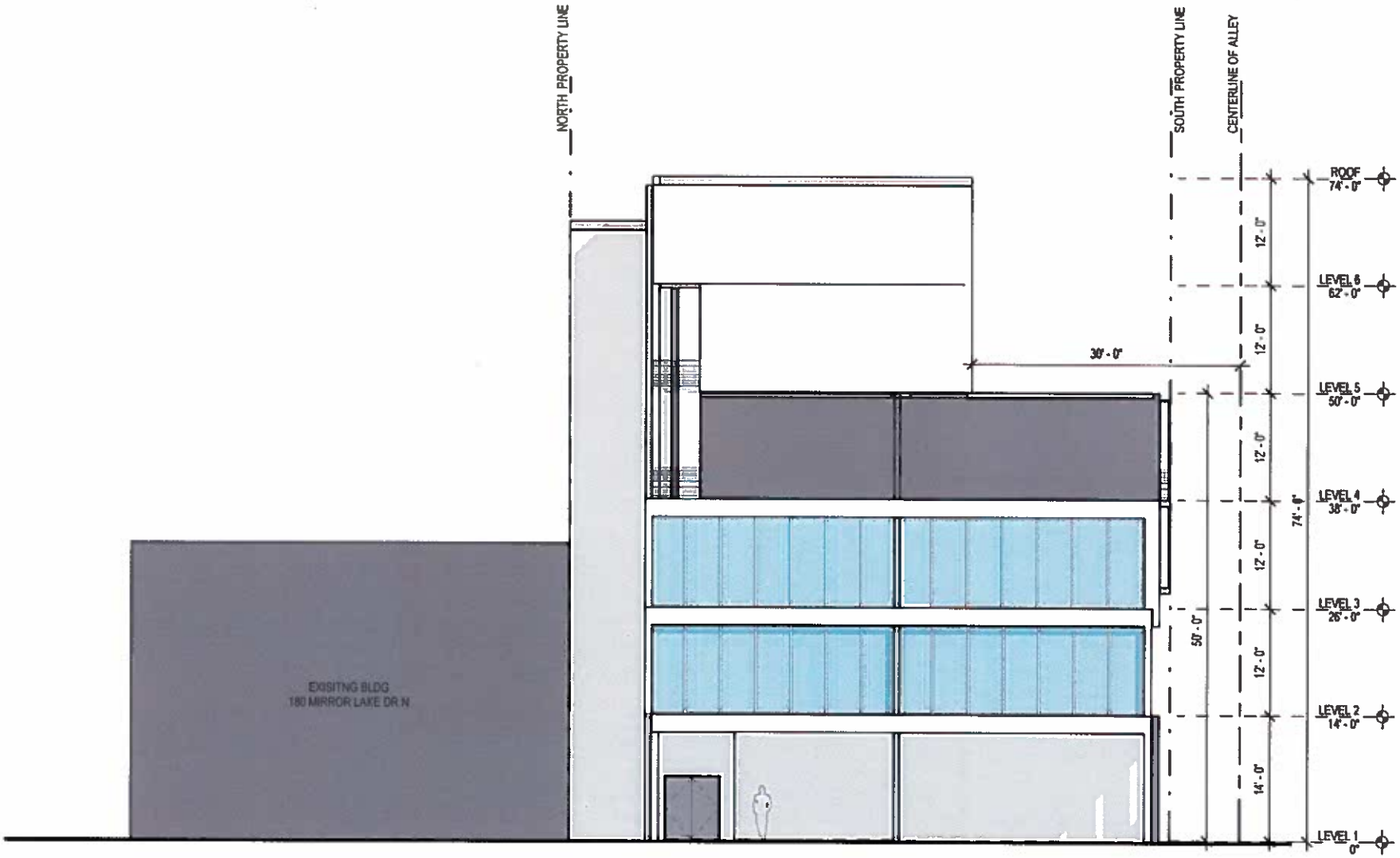

WEST ELEVATION VIEW

MARCH 12, 2018
DRC APPLICATION

SCALE: 3/64" = 1'-0"

MIRROR LAKE DEVELOPMENT

ST PETERSBURG, FL 33701
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Architects, Inc.

Mirror Lake Development
Attachment A - Narrative
March 12, 2018

SPECIAL EXCEPTION:

Wannemacher Jensen Architects has been located on Mirror lake since 1998. Our company has grown from three to twenty three staff and have added a construction arm WJC. We have outgrown our current building and have purchased the lot referenced in this report to build a corporate headquarters that can grow with us for the next 50 years. We are synonymous with St. Petersburg and want to ensure our future downtown. This particular variance is in reference to the percentage of office versus residential square footage in a mixed use development. DC-2 suggests 75% residential and 25% commercial/office.

DC-2 however does not recognize the difference between Mirror lake Drive and secondary east west connecting avenues. Most of the parcels facing Mirror lake are either institutional or commercial including the Tomlinson Center Lyceum, Shuffle Board Court, Library, Florida Department of Corrections Building, Pinellas County Human Services Department, Pinellas County Clerk of Court, Weidner Law Firm, The Unitarian Universalist Church, and the current Wannemacher Jensen Architects. We believe that it would be more conforming to Mirror Lake Drive to have a building which has a majority of office space rather than residential.

Additional rational includes the overall need for new office space downtown. There has been a disproportionate number of residential units added to downtown without the supporting office and commercial. Our proposal will contribute to the office stock downtown and allow Wannemacher Jensen Architects to maintain location continuity Downtown on Mirror Lake Drive.

Finally this proposal is made possible by a shared parking agreement and easement with the adjacent property owned by the Unitarian Universalist church. The Church predominately uses this parking in the evenings and weekends making it available for office usage during office hours. Shared parking could not be used towards residential development which requires designated parking therefore this project is not possible if the predominate usage isn't office.

The proposed project has 36% residential and 64% commercial/office.

FAR EXEMPTION:

The existing building that is accounted for in this FAR calculation consists of 4,110 square feet of office building. The new project consists of a 6-story mixed-use building that has a total of 34,996 square feet. Levels 1 through 3 are 21,226 square feet of business/office use. Levels 4 through 6 are 13,770 square feet of residential units (we propose a total of 10 units).

For FAR calculation purposes, the proposed project has 39,106 square feet for a FAR of 3.13. The base allowable FAR within DC-2 is 3.0 FAR. As designed the project qualifies for the FAR exemption of 0.5 FAR: **"Neighborhood scale retail, neighborhood scale cafe or office uses located on ground level."**

~~Therefore the project is allowed a maximum FAR of 3.5 and the proposed design is 3.13 FAR~~.

Exempt 6,249 ✓

CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: April 10, 2018

SUBJECT: Special Exception

FILE: 18-32000006

LOCATION: 132 Mirror Lake Drive North; 19/31/17/48654/004/0010
AND PIN: 180 Mirror Lake Drive North; 19/31/17/48654/004/0011
ATLAS: F-2
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to construct a 39,106 square foot mixed-use building.

The Engineering Department has no objection to the proposed special exception and related site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

SPECIAL CONDITIONS:

1. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as 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. 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.

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.

4. Public sidewalks may be required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district, 10-foot wide public sidewalks are required on all right of way frontages. 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 and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

5. Per City Council Resolution, public hexagon block sidewalks are to be preserved in the Downtown National Register district. It is noted that a portion of the existing public sidewalk within the 2nd Avenue North frontage is hexagon block. All hexagon block pavers which exist within road or alley right of ways shall remain the property of the City of St. Petersburg.

The property owner shall not be permitted to install any other sidewalk material in existing right of way areas where hexagon block sidewalks currently exist. It is suggested that the applicant work with the City's Zoning division to assure that the existing hexblock will be appropriately incorporated into the streetscape design for this project.

The applicant/developer/contractor must assure that extreme care is taken to protect existing hexagon block sidewalks from damage by construction or other activities. Hexagon block sidewalks should not be traversed by vehicles or equipment and should not be used as locations for material storage. Hexagon block sidewalks shall be temporarily removed and replaced when required to allow equipment or vehicular access to the site. It is the responsibility of the property owner to protect and keep safe from theft and/or damage all hexagon blocks, granite curbing and/or street or alley brick which may be temporarily removed and to provide for adequate traffic and pedestrian control while any portion of a public travel path is adversely affected.

6. Within ALL public right-of-way within the City of St. Petersburg, existing street and alley brick and granite curbing shall be preserved (not removed). All brick and granite curbing which exist within road or alley right of ways shall remain the property of the City of St. Petersburg.

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.

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.

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.

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.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

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/meh
pc: Kelly Donnelly
Correspondence File

st.petersburg
www.stpete.org

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 **May 2, 2018** 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.: 18-54000012 PLAT SHEET: F-7

REQUEST: Approval of a variance to the required minimum lot area from 5,800 square feet to 4,500 square feet and 4,950 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: Kevin Farrow
302 Harbour Place Drive, Apartment 3420
Tampa, Florida 33602

ADDRESSES
And PARCEL ID NOS.: 501 13th Avenue South; 30-31-17-77400-000-0400
1223 5th Street South; 30-31-17-77400-003-0390

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

Development Standard	Required	Requested	Variance	Magnitude
Lot Area (1223 5th St S)	**5,800 sq. ft.**	**4,500 sq. ft.**	**1,300 sq. ft.**	**22%**
Lot Area (501 13th Ave S)	**5,800 sq. ft.**	**4,950 sq. ft.**	**850 sq. ft.**	**15%**

BACKGROUND: The subject property consists of two properties, 501 13th Avenue South and 1223 5th Street South, under common ownership, located in the Bartlett Park Neighborhood, see Exhibit 1 for Project Location Map. According to City property card records, see Exhibit 1, both properties were originally developed separately with one single-family residence on each property thereby establishing each of these properties as a lot of record. The property cards also show that both residences were demolished in the year 2000. As per the Pinellas County Property Appraiser records the current property owner purchased these properties in 2018.

The property has a zoning designation of Neighborhood Traditional, Single-Family (NT-2). The minimum lot width in NT-2 districts is 50-feet and the minimum lot area is 5,800 square feet. The property located at 1223 5th Street South has a lot width of 60-feet and a lot area of 4,500 square feet. The property located at 501 13th Avenue South has a lot width of 66-feet and a lot area of 4,950 square feet. Therefore, they are considered to be substandard in lot area only.

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 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 would be required to determine if such development would be consistent with the surrounding neighborhood pattern. 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 lot of record in an area that has historically developed on more than one lot of record could be detrimental to the neighbors and the overall character of the neighborhood. The subject block and the majority of the surrounding neighborhood are not an example of this situation, see Exhibit 2, Neighborhood Lot Analysis. Staff has determined that this request includes two (2) parcels that have historically been separate buildable lots, as established by their property cards, until they became lots in common ownership and is consistent with the neighborhood development pattern and the Variance criteria.

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 development of a single-family residence on each of the vacant properties that have historically existed as two (2) separate buildable lots of record according to the City's property card records.

   b. *Substandard Lots. 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.*

      Both parcels are deficient in terms of the minimum lot area required for properties zoned NT-2 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.*

There exist several trees that may be of significance on the property. The only tree that the applicant may not be able preserve is a 32" Grand Live Oak located on the northern lot that is in decline. Photographs of the subject property are provided in Exhibit 1.

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 Neighborhood Analyses provided in Exhibit 2 and study area tables below. The portion of the Bartlett Park Neighborhood that was included in this study area includes 5 blocks platted among 3 different subdivisions. The subject property is located within the Royal Poinciana Subdivision which was platted in 1911.

Staff's development pattern analysis included review of 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 tables below, show that 67% of the properties are substandard in terms of lot area. Staff found that 78% of the properties in the study area consist of one house per platted lot. Based on the analysis, staff finds that the proposal is consistent with the prevailing development pattern in the area.

Table 1: Lot Area Analysis

Block	Location	Conforming Area	Substandard Area	% Substandard to Area
Subject Block		8	1	11.11%
Block 2	South	4	25	86.21%
Block 3	West	5	13	72.22%
Block 4	Northwest	2	2	50.00%
Block 5	North	2	2	50.00%
Average		**21**	**43**	**67.19%**

Table 2: Platted Lot Development Pattern

Block	Location	One House per Platted Lot	One House on Multiple Lots	% One House Per Platted Lot
Subject Block		6	3	66.67%
Block 2	South	23	6	79.31%
Block 3	West	17	1	94.44%
Block 4	Northwest	1	3	25.00%
Block 5	North	3	1	75.00%
Average		**50**	**14**	**78.13%**

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 lots within the Royal Poinciana Subdivision were platted in 1911. As shown in the analysis provided above within criteria 1.f., 67% of the lots analyzed are substandard in lot area and 78% 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 Variance to lot area allows for the construction of two single-family homes without accessory dwelling units. The proposed lots are 4,500 square feet and 4,950 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 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 5,800 square feet of required lot area to 4,500 square feet for 1223 5th Street South, and 4,950 square feet in area for 501 13th Avenue South, constitutes a 22% and 15% reduction, respectively.

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."

This application is located within the South St. Petersburg Community Redevelopment Area which is a special district that was established on June 20, 2013 to remedy blighting conditions within the area, pursuant to the authority provided by the Florida Community Redevelopment Act of 1969. The blight study that was conducted by the City found that declining property values and deteriorated sites have contributed to the area's economic underperformance. Specifically, the study cites a large concentration of demolished and vacant sites. The redevelopment program for South St. Petersburg centers on reinvigorating the housing market through rehabilitation and new construction. This application will contribute to the desired redevelopment of the area by providing new housing on land that is currently vacant as a result of demolition of the two single-family residences that previously existed at this site.

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.*

   No nonconforming uses, buildings or structures have been utilized in Staff's analysis.

PUBLIC COMMENTS: The subject property is within the boundaries of the Bartlett Park Neighborhood Association and the Downtown Residents Civic Association. Staff received one comment in opposition to the applicant's request for a variance, see Exhibit 6: Public Comments.

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 maximum development potential, setback and design requirements of the Neighborhood Traditional-2 Zoning District at the time of permitting.
2. Site plans submitted for permitting, and any future development, must show the location of all protected and grand trees. Any application to remove the trees shall comply with Section 16.40.060.5.4 at the time of permitting, including submittal of any necessary reports. Separate tree removal permits are required.
3. The design of the new homes shall be varied from each other as well as the 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. This variance approval shall be valid through May 2, 2021. 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.
5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

List of Exhibits:
Exhibit 1: Project Location Map, Survey, Photographs and Property Card Records
Exhibit 2: Neighborhood Lot Analysis and Neighborhood Lot Area Analysis
Exhibit 3: Site Plan, Rendering and Elevations
Exhibit 4: Application and Variance Narrative
Exhibit 5: Public Comments

Report Prepared By:

Scot Bolyard, AICP, Planner I — Date 4/25/18
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

Elizabeth Abernethy, AICP, Zoning Official (POD) — Date 4-25-18
Development Review Services Division
Planning & Economic Development Department

EXHIBIT 1

Project Location Map, Survey,
Photographs and Property Card Records

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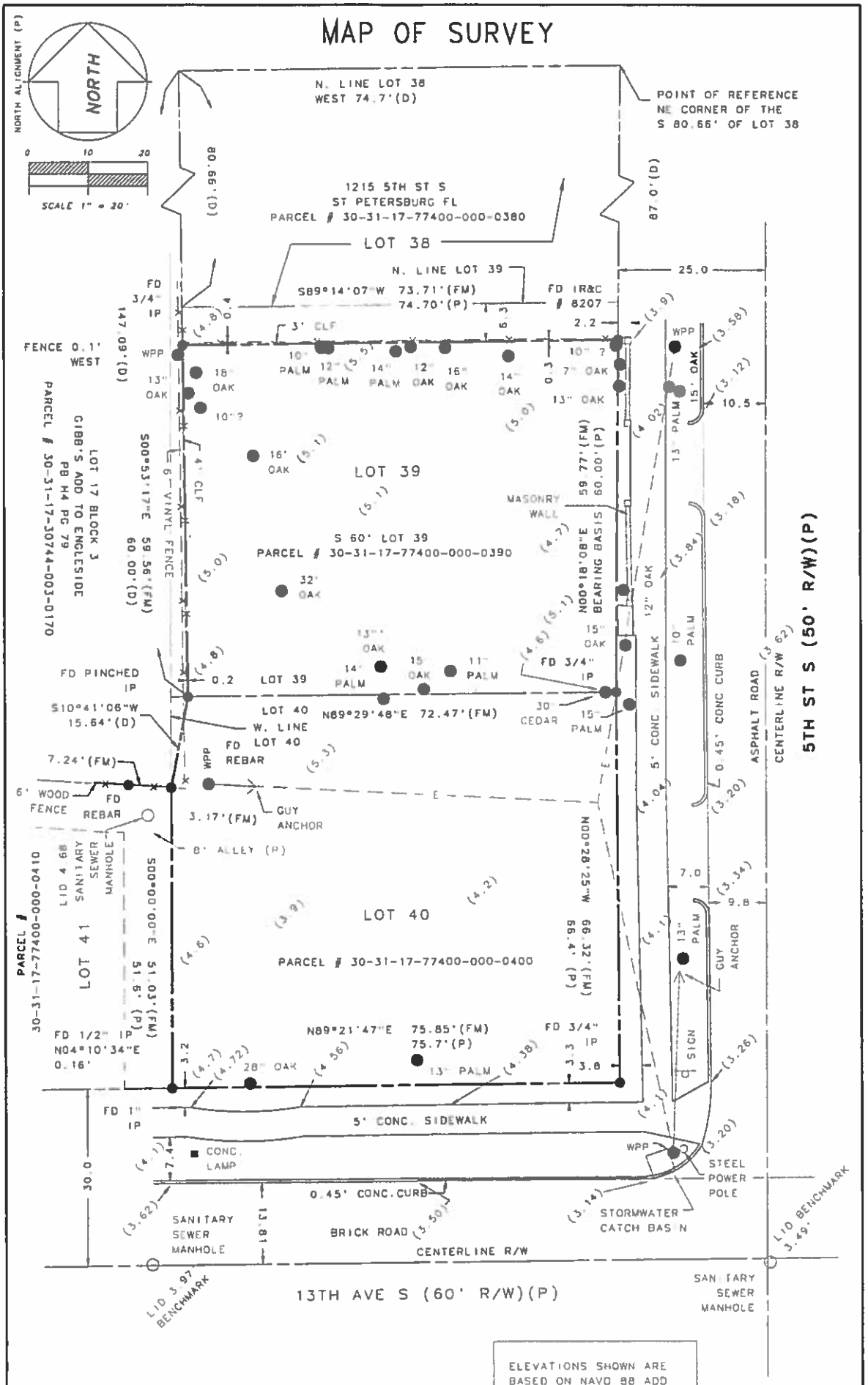
Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000012
Address: 501 13th Avenue South and 1223 5th Street South

N↑
(nts)

MAP OF SURVEY



ELEVATIONS SHOWN ARE BASED ON NAVD 88 ADD 97.88' FOR CITY DATUM AND 0.88' FOR NGVD 29

AS-BUILT SURVEY
PREPARED BY: LAWRENCE E. POWERS LS # 5505
PO BOX 48026, ST PETERSBURG, FL 33743
P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM DATE: FEB. 14, 2018 PROJECT #: 5TH13TH

Corner of 13th Avenue South and 5th Street South

Corner of 13th Avenue South and 5th Street South

View from 13th Avenue South Looking North

View from 5th Street South Looking West

501 13th Avenue South

1223 5th Street South

32” Grand Live Oak

28" Oak Tree

SUBDIVISION Royal Poincianna Sub. LOT ✓ BLOCK

F-7

PERMIT NO. DATE	ELECTRICAL PER. NO. 3616F DATE 10/24/55	PLUMBING PER. NO. [illegible] DATE 4/12/54
LOCATION 1223 - 5 St. So.	OWNER Mrs. L. Serufert	OWNER Ludwig Seufert
OWNER	CONTRACTOR Keesler Elec.	CONTRACTOR J.H.Savery
CONTRACTOR	OPENINGS— 3ws 60 Amp. 1-meter	FIXTURES— replace c-l-s-b
ARCHITECT	Remodel service outside	#6731H - 4/26/60 - Ludwig Seufert
KIND BLDG. F Cottage + shed ROOMS 4	#211D - 6/1/60 - Sewfert	Savery Inc. - 1-washer
SIZE	Safe Way Elec. - 4c 3sw 6p 3ws 100	
CU. FT. RATE PER CU. FT.	amp #3 RH 1 meter	O. K. DATE
COST		
OCCUPANCY	FIXTURE PER. NO. DATE	
FOUNDATION ROOF	OWNER	
FLOORS PARTITIONS	CONTRACTOR	
#90289-E - 1/9/52 - $1000	CERTIFICATE NO. DATE	00-07000805
Owner Luding Seupert - Erect	ISSUED TO—	
8' addition to two existing	DETTO	
rooms of residence (8' x 34')		
(Type D)		
#5192A-E - 4/8/54 - $1000		
Owner Ludwig Seufert - Re-	GAS PERMIT NO. DATE	SEWER PER. NO. 349I DATE 3/27/34
locate bathroom, remodel kit-	OWNER	OWNER Mrs Rolf
chen (Type VI)	CONTRACTOR	CONTRACTOR P L Roberts
#26310A-E - 11/13/56 - $200	FIXTURES—	O. K. DATE 3/30/34
Owner Lamar F. Sevfert - Reside	INSTALLATION	
residence	#2280 - 10/28/55 - L.Siefert	
	St.Pete Fuel Co. - 50,000	
(Over)	BTU Kresky floor furnace	
SIGN PERMIT NO. DATE	M5468B - 10/22/74 - Seufert	SEPTIC TANK PER. NO. DATE
	Pinellas Htg. serv. Inc. oil-	OWNER
	CERTIFICATE NO. Floor heater DATE	CONTRACTOR
	ISSUED TO—	O. K. DATE

PERMIT No. 44779 DATE 3/20/40
LOCATION 501 13th Avenue, South
OWNER Ella E. Roy
CONTRACTOR Owner
ARCHITECT
KIND BLDG. Res. ROOMS 3
SIZE 18' x 24'
CU. FT. RATE PER CU. FT.
COST $1200.00
OCCUPANCY
FOUNDATION ROOF
FLOORS PARTITIONS

ELECTRICAL PER. No. 34386 DATE 4/9/40
OWNER William E. Taylor
CONTRACTOR Hayes
OPENINGS 1c-4s-7p-1b-3ws-OK 5/14/
#45160 - 6/27/51 - Ed Taylor
Hayes - 1-meter 1-w.heater
M-H-
#2066J - 5/24/66 - Grace Taylor
Hayes Elec. - 2p 60 amp 3ws MH
FIXTURE PER. No. DATE
OWNER
CONTRACTOR
CERTIFICATE No. DATE
ISSUED TO—

PLUMBING PER. No. 15537 DATE 3/22/40
OWNER Ella E. Roy
CONTRACTOR O'Hare & McNulty
FIXTURES—c-L-s-b-OK 5/23/40
#17024 - 6/20/51 - W.Taylor
Owner - 1-ewh
O. K. DATE

DEMO 00-07000803

GAS PERMIT No. DATE
OWNER
CONTRACTOR
FIXTURES—

SEWER PER. No. 6963 DATE 5/18/40
OWNER Ella E. Roy
CONTRACTOR O'Hare & McNulty
O. K. DATE 5/24/40

SIGN PERMIT No. DATE

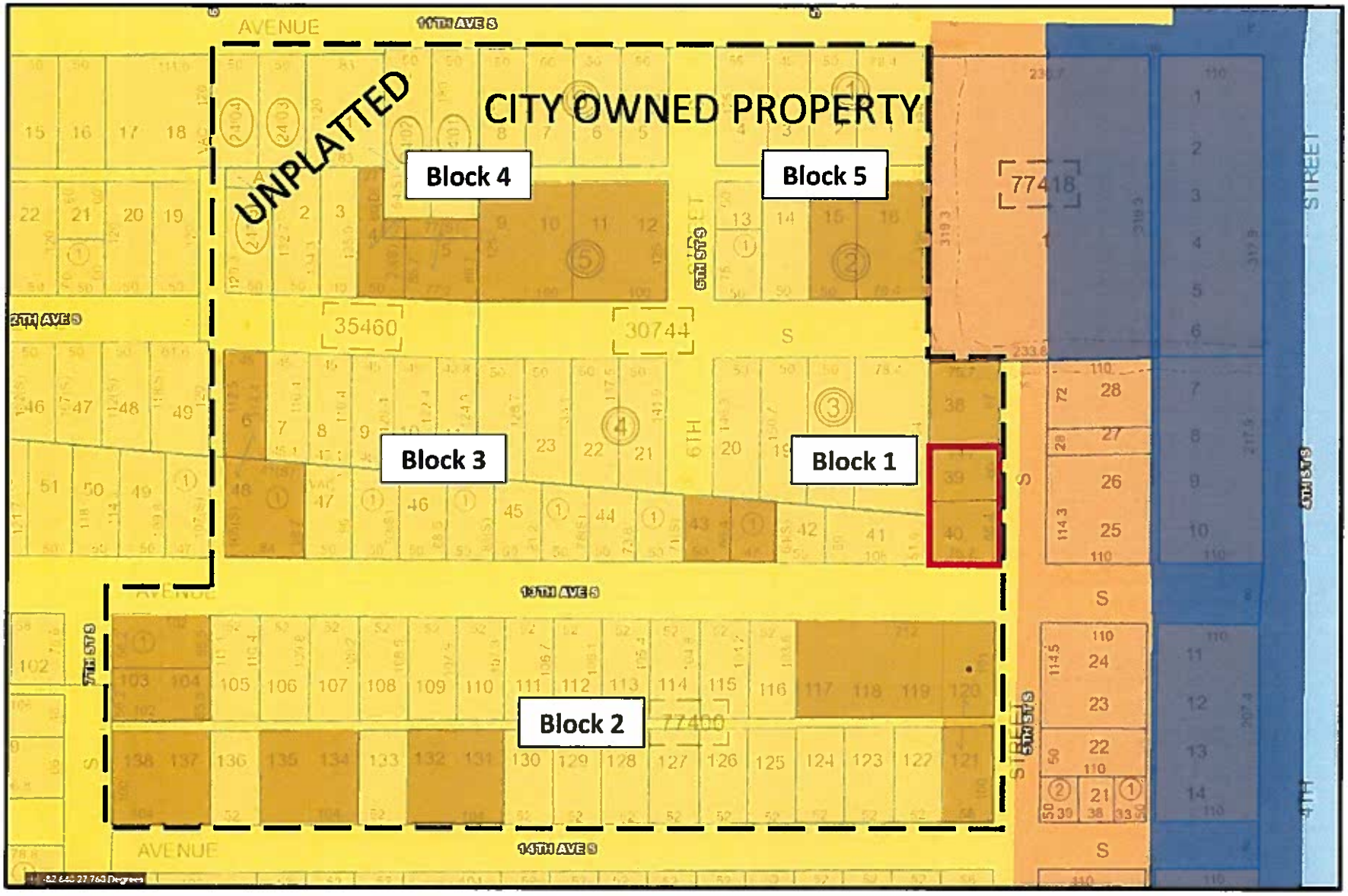
CERTIFICATE No. DATE
ISSUED TO—

SEPTIC TANK PER. No. DATE
OWNER
CONTRACTOR
O. K. DATE

EXHIBIT 2

Neighborhood Lot Analysis and
Neighborhood Lot Area Analysis

Neighborhood Lot Analysis



Subject Property

Study Area

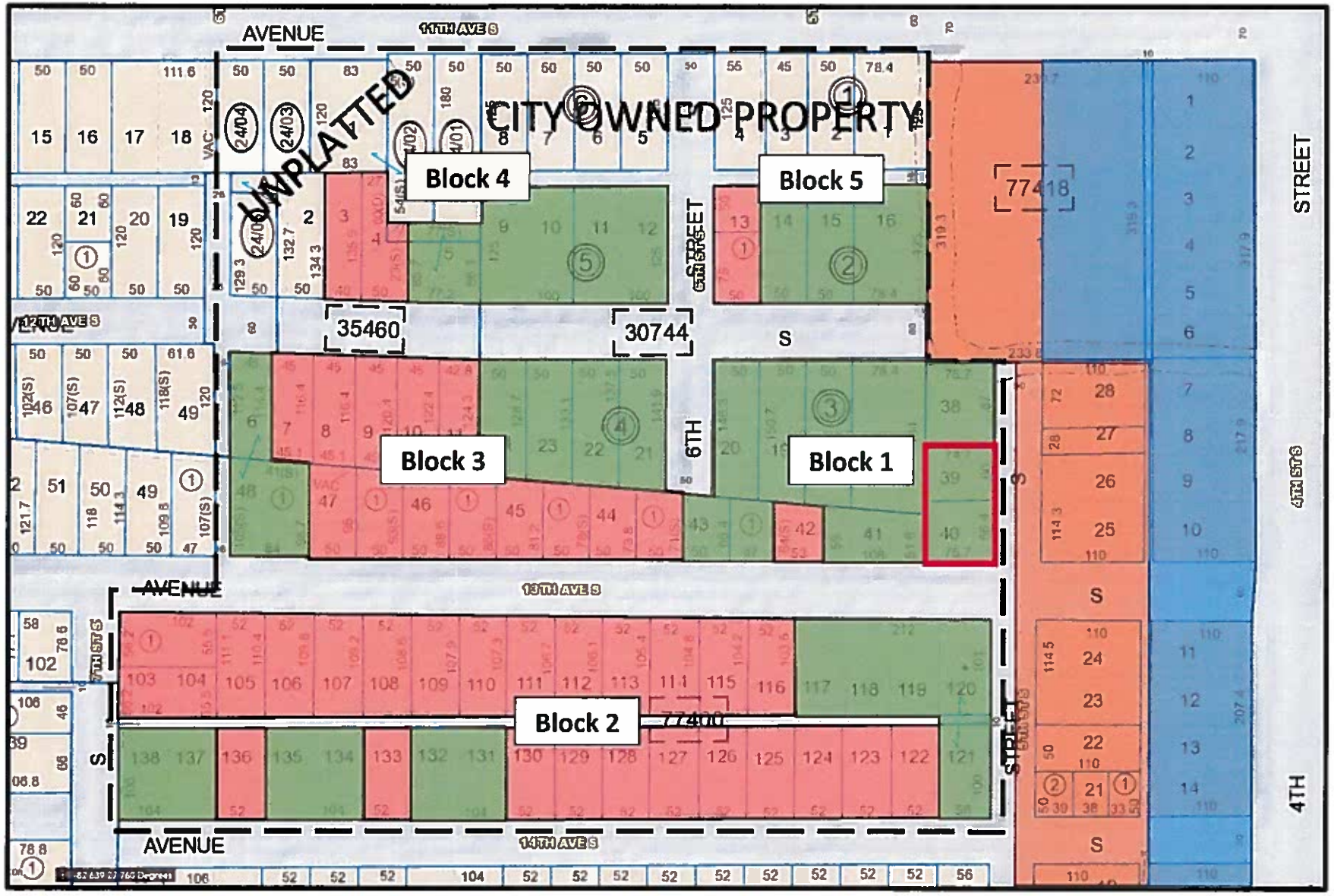
78% of Properties contain One House per Platted Lot

One House on One Platted Lot or More

Multi-Family/Not Included

Commercial/Not Included

Neighborhood Lot Area Analysis



Subject Property

Conforming to Lot Area

Non-conforming to Lot Area

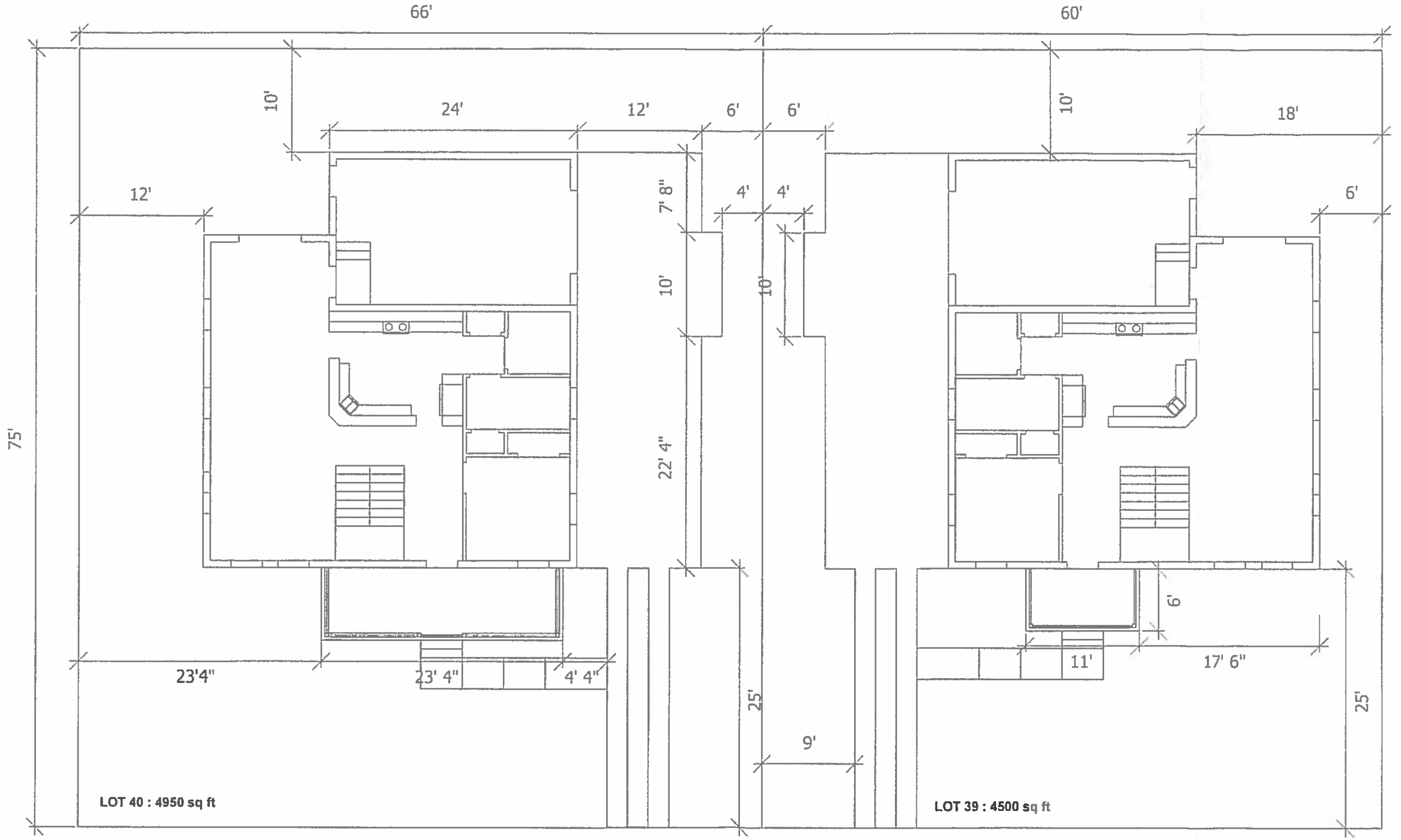
Multi-Family/Not Included

Commercial/Not Included

67% of Properties are Non-conforming to Lot Area

EXHIBIT 3

Site Plan, Rendering and Elevations



Ground Floor: 996 sq ft
Garage: 347 sq ft
Drives & Walks: 661 sq ft
Porch: 163 sq ft

Total Impervious : 2167 sq ft

Ground Floor: 996 sq ft
Garage: 347 sq ft
Drives & Walks: 661 sq ft
Porch: 66 sq ft

Total Impervious : 2070 sq ft

North

CE

Green Construction & Engineering
107 N 11th Street
#455
Tampa, FL 33602

CLIENT
Kevin Farrow
302 Harbour Place
Tampa, FL 33602

PROJECT
St. Pete Affordable

PROJECT NO.

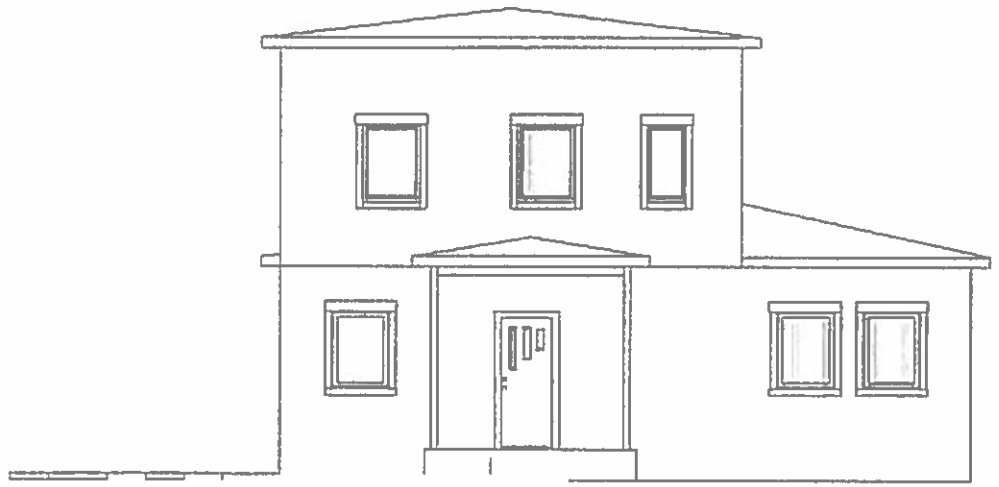
ISSUE

DRAWN BY
TG3

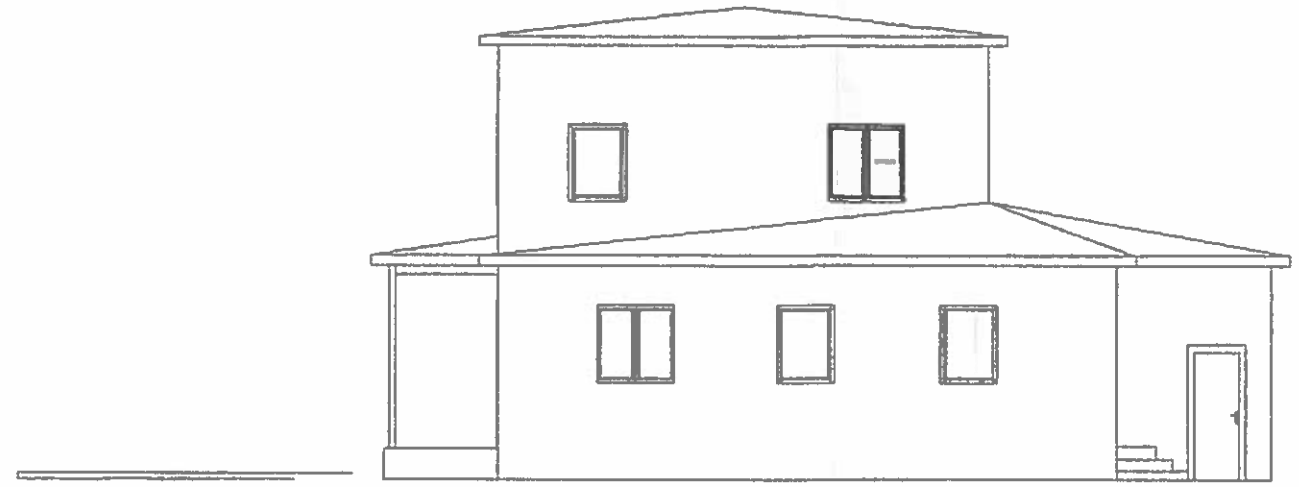
Lot 40/39 5th Street Site Plan

Scale: 1" = 10'

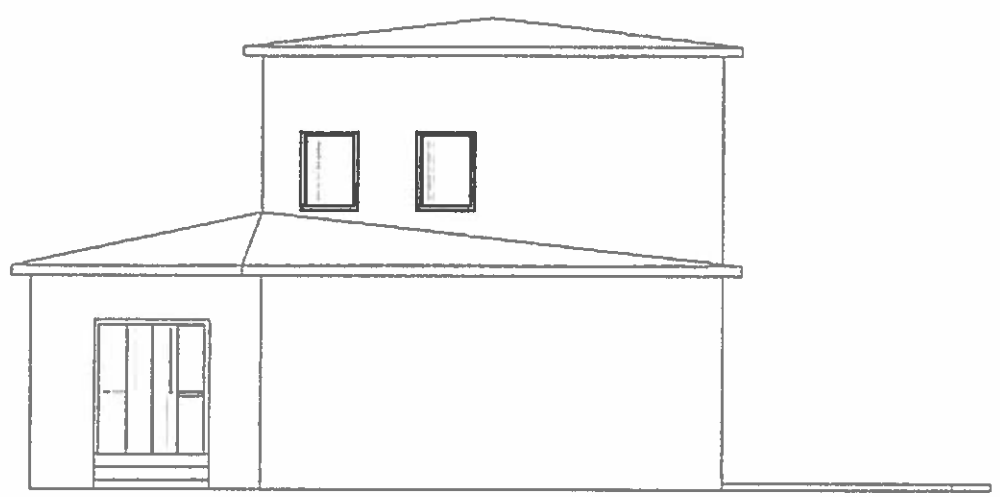
A.01



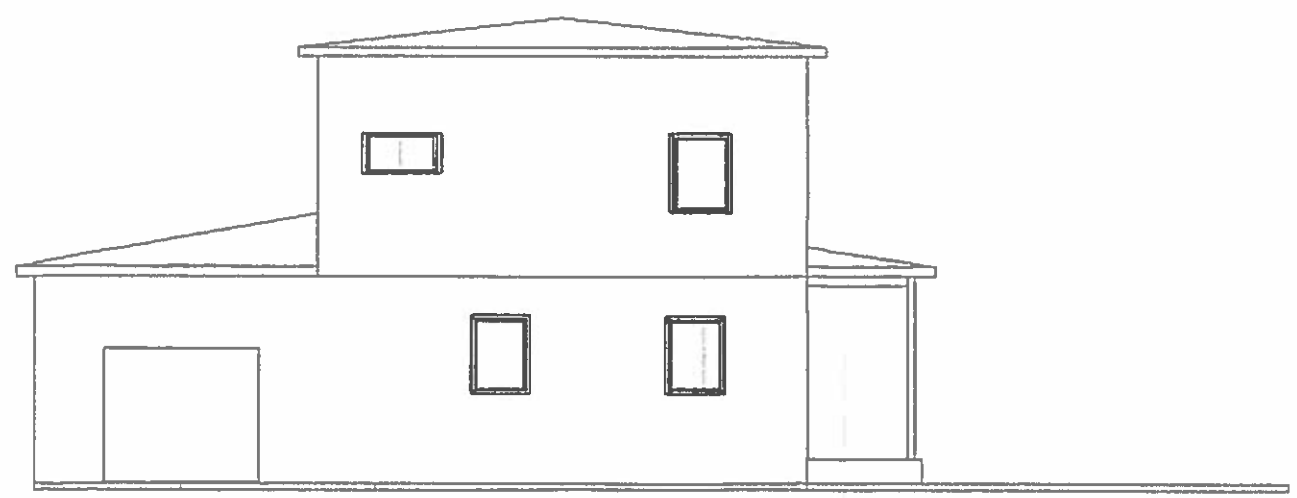
FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

GCE

Green Construction & Engineering
107 N 11th Street
#455
Tampa, FL 33602

CLIENT
Kevin Farrow
302 Harbour Place
Tampa, FL 33602

PROJECT
St. Pete Affordable

PROJECT NO.

ISSUE

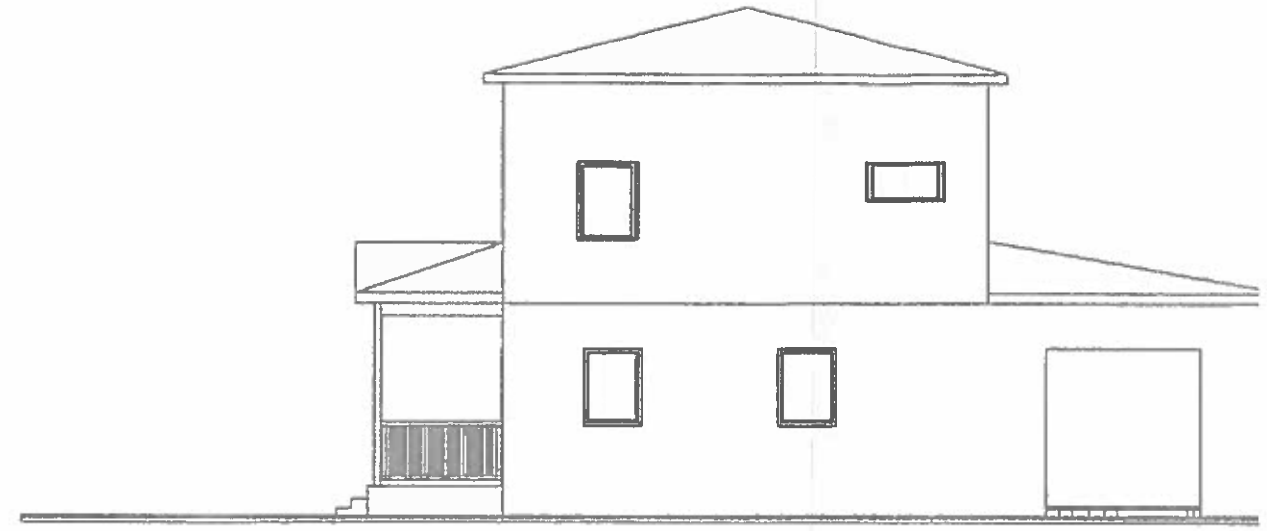
DRAWN BY
TG3

Lot 39
5th Street
Elevations

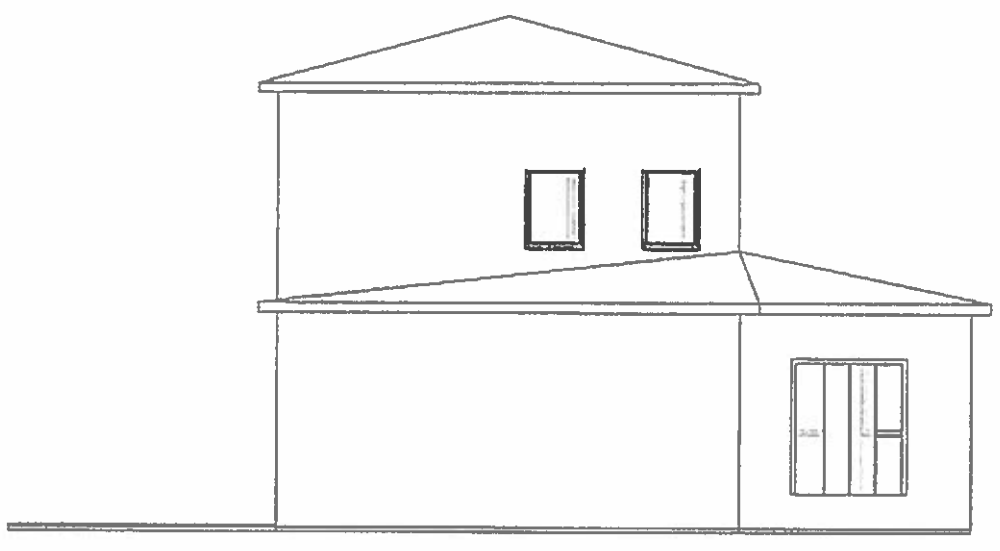
Scale: 1" = 10'

A.02

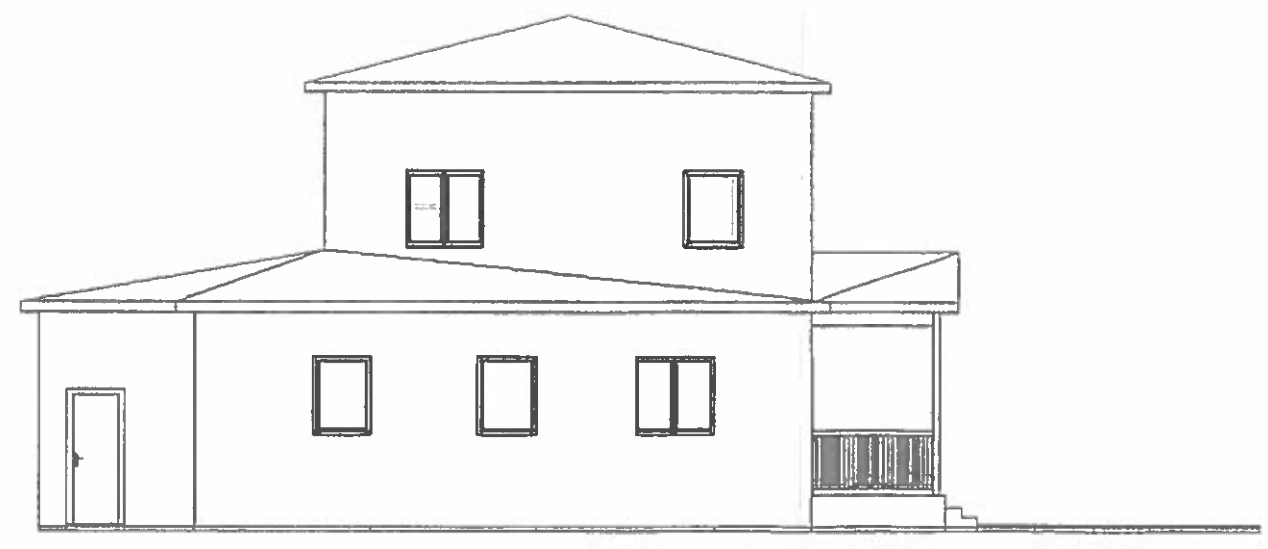
FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

Green Construction & Engineering
107 N 11th Street
#455
Tampa, FL 33602

CLIENT
Kevin Farrow
302 Harbour Place
Tampa, FL 33602

PROJECT
St. Pete Affordable

PROJECT NO.

ISSUE

DRAWN BY
TG3

Lot 40
5th Street
Elevations

Scale: 1" = 10'

A.03

EXHIBIT 4

Application and Variance Narrative

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RECEIVED
FEB 05 2018
DEVELOPMENT REVIEW SERVICES

VARIANCE

Application No. 18-54000012

All applications are to be filed 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): Kevin Farrow	
Street Address: 302 Harbour Place	
City, State, Zip: Tampa, Florida 33602	
Telephone No: 407.375.8242	Email Address: Kfarrow00@gmail.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 5th Street South & 13th Ave South	
Parcel ID#(s): Lot 39: 303117774000000390, Lot 40: 303117774000000400	
DESCRIPTION OF REQUEST: Variance from lot minimum size and area (NT-2) for Lots of Record considered non-conforming lots.	
PRE-APPLICATION DATE:	**PLANNER:** Elizabeth Abernethy

FEE SCHEDULE

1 & 2 Unit, Residential – 1st Variance	$300.00	Each Additional Variance	$100.00
3 or more Units & Non-Residential – 1st Variance	$300.00	After-the-Fact	$500.00
		Docks	$400.00
		Flood Elevation	$300.00

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

AUTHORIZATION

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

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

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

Signature of Owner / Agent*: _____ Date: 02/01/2018

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

Typed Name of Signatory: Kevin Farrow

UPDATED 09-30-16

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VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 5th Street S & 13th Avenue S | **Case No.:**

Detailed Description of Project and Request: The variance requested is for the construction of new single family residences on non-conforming lots. The variance being requested is from the minimum lot size and area specified by the NT-2 Zoning District. Lot 39 is 60'x75' (4500 sq ft) and Lot 40 is 66'x75' (4950 sq ft). The minimum required is 5800 sq ft. Both lots are lots of record and platted as part of the Bartlett Park Neighborhood Association. As such they are legal lots of record.

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

The Lots face 5th Street South within the City of St. Petersburg. The vast majority of the housing stock in the eight (8) block area that surround the property were constructed prior to 1954. As such the housing stock is aging and has exceed or near to exceed its useful life-cycle and requiring replacement. The lots in the area are mostly non-conforming due to size, dimension, area or a combination of these items based on the requirements by the NT-2 zoning district. The neighborhood is a mix of older homes and some newly constructed homes that significantly increase the investment necessary to move into this area. I intend to construct a 1,672 SF home on each lot providing entry level housing opportunities within this neighborhood of aging housing stock.

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.

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

Yes, Since the City's amended the Zoning Code, the lots are now considered non-conforming lots of record under common ownership. 16.60.030.2. B

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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

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

The Homes that will be constructed will meet all of the other height, area and bulk requirements in the NT-2 Zoning District (except the area; since they are non-conforming lots of record).
The proposed FAR will be below the maximum allowed of .4. The Design of the proposed homes is consistent with the Character of existing neighborhood and will also as previously stated provide entry level housing opportunities with are needed for home buyers in St. Petersburg, FL.

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

The Lots could be combined. This would allow the construction of a 3,500+ SF Home which would be grossly out of character in this neighborhood.

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

Granting the variance would allow the construction of two(2) homes that would be within the character and scale of existing homes in the neighborhood and provide entry level housing opportunities.

EXHIBIT 5

Public Comments

Scot K. Bolyard

From: Elizabeth Abernethy
Sent: Thursday, March 29, 2018 10:46 AM
To: Scot K. Bolyard
Subject: FW: Lots 39 & 40

For your file

Thanks!
--Liz

-----Original Message-----
From: Brad Banks [mailto:secondgenerationproperties@gmail.com]
Sent: Wednesday, March 28, 2018 3:48 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: Lots 39 & 40

Hi Liz. So I've been giving it some thought since you asked me on the phone the other day whether I was for or against the houses being built by Kevin Fallon. First off I tried to get his phone number online and inadvertently discovered that he's got quite a reputation as a flimflam man, having been fired from at least one investment agency for questionable practices ; however I'm sure the city can't consider any of that in their decision.

So this would be my argument why he shouldn't be allowed to do this:

1. He knew those lots were not buildable when he bought them. But he also knew he could get them much cheaper than any of the other lots around here just for that reason. Now he wants the city to bend the rules so that he can make more money than the rest of us who decided to buy buildable lots at the going market rate. This is not fair and I don't think that's what variances are supposed to be for.

2. Or looking at it from a slightly different angle, he bought one big lot , essentially, and wants to be able to subdivide it and put two houses on it. Well then I'm going to ask you to let me divide all of my lots and allow me to build two houses on them!

It seems like a slippery slope for the city to go down giving him a variance for something he knew he couldn't do but he chose to do , so that he can make more money than the rest of us! A variance is meant to be more for hardship cases or unforeseen events. They're not supposed to be used so someone can make more money than those of us who follow the rules. I mean if you're just going to give out variances for no good reason then why have the rule in the first place?!

Those are my thoughts currently...

-brad.

Sent from my iPad

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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 **May 2, 2018** 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.:	18-54000020	PLAT SHEET:	G-28

REQUEST:	Approval of an after-the-fact variance to the NT vehicular connection to allow for the installation of a circular driveway.
OWNER:	Daniel Patterson 5310 10th Street North Saint Petersburg, FL 33703-2710
ADDRESS:	5310 10th Street North
PARCEL ID NO.:	01-31-16-29340-006-0160
LEGAL DESCRIPTION:	On File
ZONING:	Neighborhood Traditional-1 (NT-1)

BACKGROUND: The subject property is an interior lot located on 10th Street North between 53rd and 54th Avenue North in the Euclid Heights Neighborhood. The lot size is 50 feet in width, 131 feet in depth, and 6,550 square feet in area. The subject property was originally developed with a single family residence in 1957. A circular driveway was constructed without a permit and a Codes Compliance case was initiated of May 26, 2017.

Circular driveways are not indicative of the Neighborhood Traditional Single Family development pattern and are only permitted in the NT zoning districts where properties necessitate alternative access accommodations in accordance with the current district regulations.

Prior to the construction, the pre-existing driveway that was present on the subject property was a standard single lane driveway approximating 10-feet in width, 65-feet in depth, and the impervious surface ratio average for the front yard was 36%. The recently constructed circular driveway measures approximately 13-feet in width, 34-feet in length, with an impervious surface ratio of 68%.

The current NT vehicular connections and parking regulations for properties within traditional districts that do not have alleyway access, allows one front loading driveway designed to allow parking behind the front façade of the residence. The regulations permit no more than one driveway for properties that do not front Major Roads identified in the Comprehensive Plan. The subject property is not located on a major road.

REQUEST: The applicant requests a variance to the NT vehicular connections and parking regulations to allow for an after-the-fact circular driveway installation within the front yard and to the impervious surface ratio to allow an increase in the impermeable coverage of the required front yard. The applicant indicated that the installation of the existing circular driveway was intended to facilitate additional off-street parking for the protection of personal vehicles, reduction of on-street parking congestion and to allow for the ease of use of the roadway by sanitation services required for the neighborhood. The granting of this variance would enable the parking on approved surfaces within private property.

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:*

   The subject property fronts a non-major city road. Home owners along 10th Street North have the same ability to utilize on-street parking in front of their properties as do many residents in Neighborhood Traditional zoning districts. City Code Section 16.20.010.11 only allows circular driveways on major streets. 10th street is not a major street on the Future Major Streets Map.

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

   The project involves a developed site. The location of the existing residence does not impede on the site's ability to provide the off-street parking or expand the prior existing concrete surface in front of the residence to become an accessory parking pad, allowed by current regulations. Accessory parking pads do not require a permit when constructed

on private property in compliance with Section 16.40.090.3.3. and Section 16.20.010.5 (Impervious Surface Ratio).

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

This criterion is not applicable.

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.*

The front yard of the subject property contains two Acreca Palm 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.*

The proposed project does not promote the established historic or 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 standard one lane driveways. There are 14 parcels along the subject block face. Ten (10) of those parcels, or 71%, have one lane driveways within the front yard.

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;*

Staff has not identified special conditions applicable to this request.

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

A literal enforcement of this section of the code would not result in an unnecessary hardship, as one standard, single lane driveway is allowed. The site prior to the addition of the circular driveway, provided the required number of parking spaces.

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

Strict application of the Code would not preclude reasonable use of the property as it relates to this applications request.

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

   The applicant has designed the constructed driveway to minimize the magnitude of the requested variance. The existing circular driveway drive width is approximately thirteen feet (13) feet, which is a consistent driveway width otherwise permitted for circular driveways.

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

   The purpose of a variance is to ensure that no property, because of the special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same zone and vicinity. Although the granting of this variance will allow the property owner to continue to enjoy the benefit of additional parking in front of the house, the granting of this variance will not promote the established predominant development pattern for standard single lane driveways that are indicative of the NT zoning district.

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

   The granting of this request may be considered injurious to the neighboring properties as it interrupts the pedestrian experience which is valued in the NT districts.

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

   The applicant has submitted the attached narrative in support of the variance application, however staff does not find the reasons justify the request.

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: There have been no public comments received to date.

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, because the request does not meet the criteria in 16.20.010.11 for vehicle connections and parking.

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 applicant shall obtain an after-the-fact driveway permit for the existing circular driveway by **July 2, 2017**, to reduce the width of the second curb cut to 16-feet and meet the requirements for sidewalks in the NT zoning district.
2. The area within the circular driveway shall be landscaped with shrubs, accent plants, ornamental grasses and ground cover in accordance with Code Section 16.40.060.2.1.6 in order to visually screen the circular driveway.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
4. The applicant is advised that inspections are required; failure to obtain inspections will invalidate the variance and the permits.

ATTACHMENTS: location map, site plan, photos, applicant's narrative.

Report Prepared By:

4/25/2018

Shervon Chambliss, Planner I
Development Review Services Division
Planning & Economic Development Department

Reviewed By:

4-25-18

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

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Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000020
Address: 5310 10th Street North

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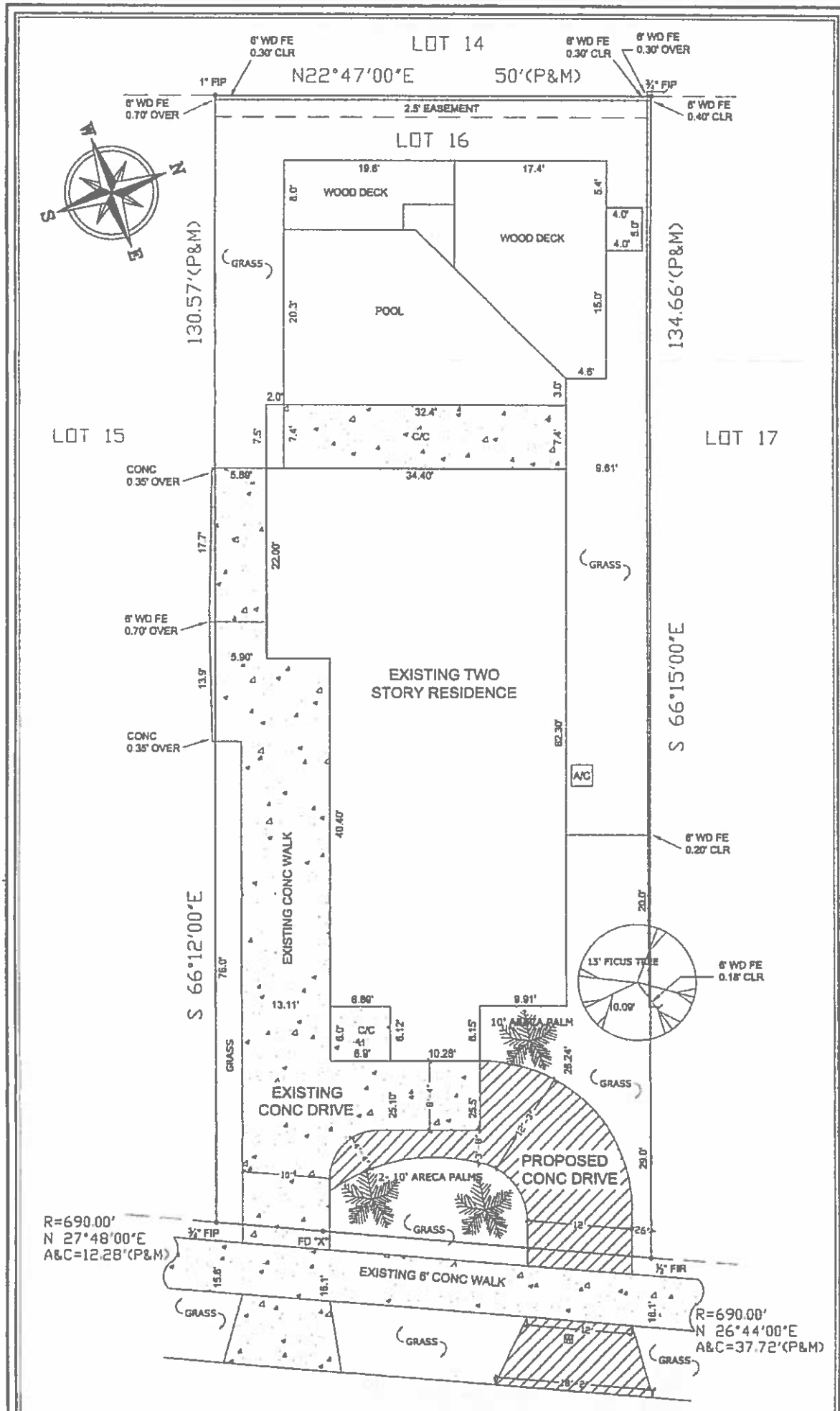
(nts)



SCALE: 1" = 10'

SITE PLAN

RCI DESIGN & CONSTRUCTION INC

IE OWNER: DANIEL PATTERSON

18-54000020
Existing Conditions

18-54000020
Existing Conditions

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VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 5310 10th St. St. Pete, FL 33703 | **Case No.:**

Detailed Description of Project and Request:

modification/continuation of circular driveway to alleviate street parking; requesting approval for driveway modification

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

Modifying the circular driveway on my property by lengthening it will ~~increase~~ offer more space for off-street parking. Modifying my driveway in such a way to offer more off-street parking for my three tenants will help to improve the flow of traffic on the street. Additionally eliminating excess street parking will offer both a safer play area for the hearing impaired child next door and safer area for movement for the permaneinlly ~~disabled~~ 100% disabled neighbor/driver across street. Less cars on street will also city trucks adequate space to get thrue street

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

There is a duplex on this street that also has a circular driveway to help with alleviating excessive street parking.

The address of this duplex is:

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

Eliminating street parking for the entire neighborhood is beyond my control as a resident. However modifying my driveway to allow for more off-street parking for my tenants will assist in alleviating excessive on-street parking.

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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

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

It is the minimum necessary because this small modification will help significantly to alleviate excessive street parking for my three tenants, including their visitors. This requested variance will help to alleviate excessive street parking which, in turn, improve the flow of traffic, increase visibility for drivers on the street, allow for safer driving/recreation conditions for the two disabled residents on the street, as well as improve the aesthetics of the neighborhood roads.

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

The other alternative that does not require a variance is parking on the grass/lawn. However, grass parking, albeit off-street, is unlawful and results in a fine from the city.

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

This requested variance will help to alleviate excessive street parking which, in turn, improve the flow of traffic, increase visibility for drivers on the street, allow for safer driving/recreation conditions for the two disabled residents on the street, as well as improve the overall aesthetics of this neighborhood street.

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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 **May 2, 2018** 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.: 18-54000029 PLAT SHEET: D-8

REQUEST: Approval of setback variances for side yard from 7.5-feet to 5-feet and rear yard from 10-feet to 4.9-feet, to replace single-story detached garage with a 2-story garage and 2nd story accessory living space including a variance for the exterior stairway.

OWNER: Philip Boyle
1030 Beach Drive Northeast
Saint Petersburg, Florida 33701

AGENT: Brett Jacobsen
140 42nd Avenue Northeast
Saint Petersburg, Florida 33703

ADDRESS: 1030 Beach Drive Northeast

PARCEL ID NO.: 17-31-17-03435-008-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Tradtional-3 (NT-3)

Setback	Required	Requested	Variance	Magnitude
Detached Garage with 2nd Story Accessory Living Space				
Interior Side Yard	7.5-feet	5-feet	2.5-feet	33%
Rear Yard	10-feet	4.9-feet	5.1-feet	51%

BACKGROUND: The subject property consists of portions of two platted lots (Lot 1 less the west 50-feet and north 17-feet of Lot 2 less the west 50-feet) and is located in the Historic Old Northeast Neighborhood. According to the information submitted by the applicant the lot is 77-feet wide and consists of approximately 7,392 square feet in site area. The property contains one single-family home and an existing detached two-car garage, both are 1-story structures, constructed in 1938 according to Pinellas County Property Appraiser records.

REQUEST: The applicant is seeking a variance to the minimum setback requirements for the interior side yard from 7.5-feet to 5-feet and for the rear yard from 10-feet to 4.9-feet in order to construct a detached 2-story accessory structure with a garage on the first floor and accessory living space on the second floor. The existing detached two-car garage currently sits at the same location with the same setbacks as the proposed detached two-car garage with accessory living space above; however, the existing garage is only one-story and the proposed accessory structure would be two-stories.

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 site involves the reconstruction of an existing one-story two-car detached garage to be replaced with a detached two-story accessory structure containing a two-car garage on the first floor and accessory living space on the second floor. The one-story single-family residence located on the site was constructed in 1938.

   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.*

      According to the information submitted by the applicant the lot is 77-feet wide and consists of approximately 7,392 square feet in site area. The minimum lot width and area requirements for a property zoned NT-3 are 60-feet and 7,620 square feet, respectively. Therefore, the lot is considered to be substandard to the zoning district's minimum lot size requirements for lot area.

   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.*

The site is not a local landmark, but it is located within the North Shore National Register of Historic Places.

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

The request does not involve significant vegetation or other natural features.

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 two-story detached accessory structure is generally consistent with existing structures in the area.

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;*

When the applicant purchased the property in 2017 it already contained the single-family residence and detached garage. There currently exists a window located on the interior side in the rear of the single-family residence that would be blocked if the garage were to be constructed in compliance with the required rear setback.

The area of the property is substandard for the zoning district, which is not due to the action of the applicant. The property, as it is currently configured, contains approximately 7,392 square feet of site area. Current lot size requirements for properties zoned NT-3 requires a minimum lot area of 7,620 square feet.

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

Holding a substandard lot to the same standard as a lot with sufficient site area would result in an unnecessary hardship on the applicant. Additionally, the applicant is requesting to reconstruct the accessory structure with the same setbacks as the existing accessory structure.

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;*

While a strict application of the required setbacks would not provide the applicant with no means for reasonable use of the land, it would impose a hardship by not allowing the applicant to reconstruct the garage with the same setbacks as the existing garage.

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

   The requested variance is found to be reasonable based on the location of the existing residence, including the location of the window on the residence, and the limited site area which is deficient for the zoning district, available to construct a garage.

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

   The granting of the variance will be consistent with the purpose and intent of the Code to accommodate reasonable use of the property. There is not a compelling public benefit to deny the applicant the requested variance.

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

   The granting of the variance will allow for the reconstruction of the existing garage with the same setbacks. The applicant submitted a signature of support from the property owner of the most affected neighbor abutting the left side of the property to the south; however, the applicant was unable to obtain a signature of support from the abutting neighbor behind the property to the west.

   Staff has included a condition of approval to screen the proposed staircase from view of the adjacent property located to the west.

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

   The applicant's justification for the request is that the existing garage is in disrepair and relocating it inward would block windows on the existing residence and that are no alternatives due to the existing house and the size of the property, which is substandard in area for properties zoned NT-3.

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: The subject property is within the boundaries of the Historic Old Northeast Neighborhood Association and they have provided comments in opposition to the requested variance. Staff received inquiries into the requested variance and one public comment in opposition was received. All comments received are included as attachments.

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

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

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through May 2, 2021. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
4. The proposed staircase along the rear of the property shall be screened from view from the adjacent property owner.

ATTACHMENTS: Project location map, site plan, floor plan, elevation drawings, photographs, applicant's narrative, signatures of support, public comments

Report Prepared By:

Scot Bolyard 4/25/18

Scot Bolyard, AICP, Planner II — Date
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

Elizabeth Abernethy 4-25-18

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

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Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000029
Address: 1030 Beach Drive Northeast

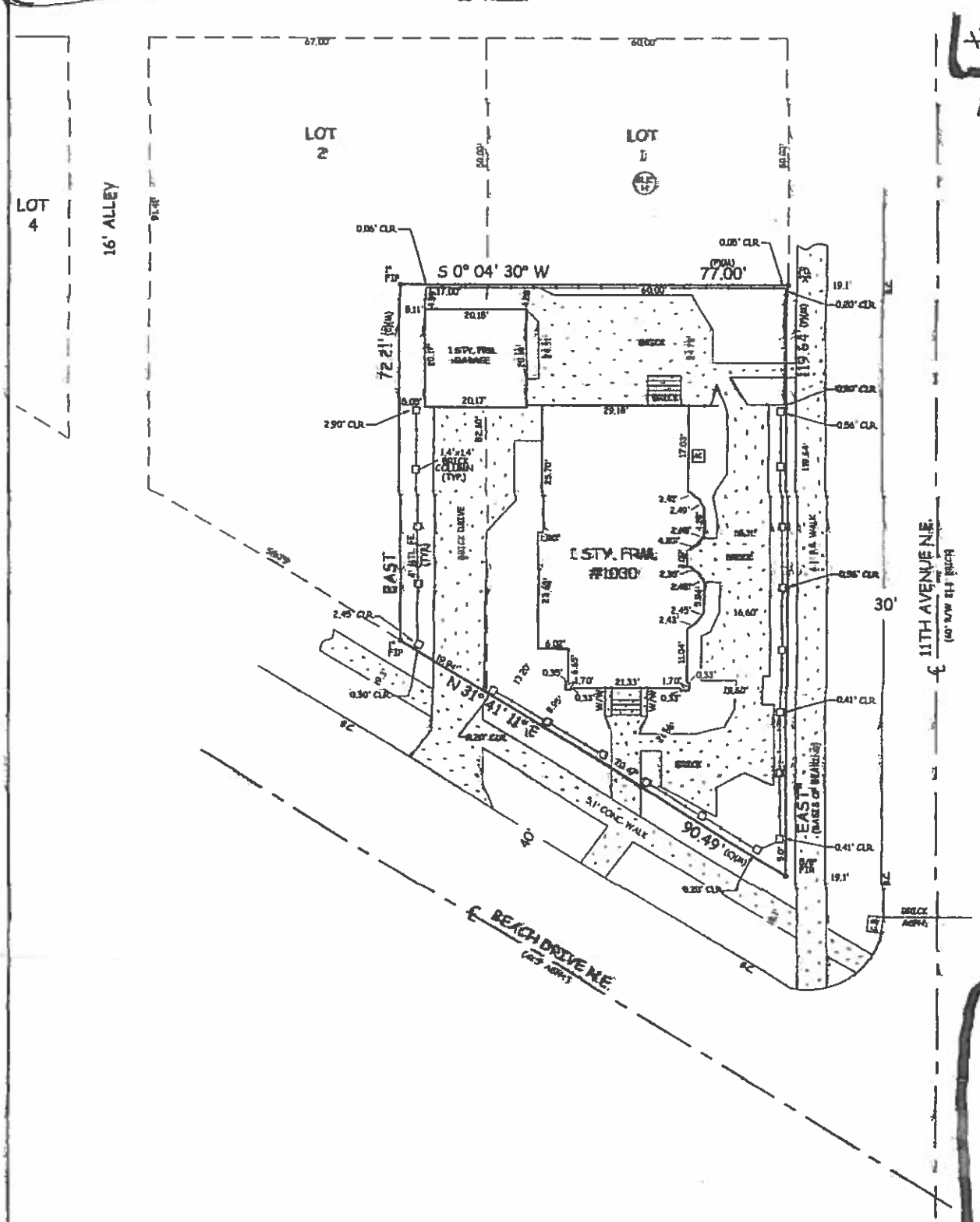
N↑
(nts)

JOB NO.: 022621		MURPHY'S LAND SURVEYING, INC.	L.B. #6960
DRAWN BY: CKL	CHECKED BY: EDM	LAND SURVEYORS	PH. (727) 347-5740
DATE OF FIELD WORK: 12/18/02		5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710	FAX (727) 344-4640

CERTIFIED TO: Thomas R. Lane and Michael J. Buzel
First American Title Insurance Company

SCALE: 1" = 30'

SEC. 17 TWP. 31 S. RGE. 17 E.



Existing

A BOUNDARY SURVEY OF: Lot 1 less the West 50.00 feet thereof and the North 17.00 feet of Lot 2 L
feet thereof, Block H, PLAN OF BAYFRONT SUBDIVISION, as recorded in Plat Book 2, Page 83 of the
Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Housing and Urban Development, this property appear
Flood zone: B & C Comm. Panel No. : 125148 0015 B Map Date : 9/30/83 Base Flood

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE
THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE TO THE
BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS
HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL.
BEARING SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

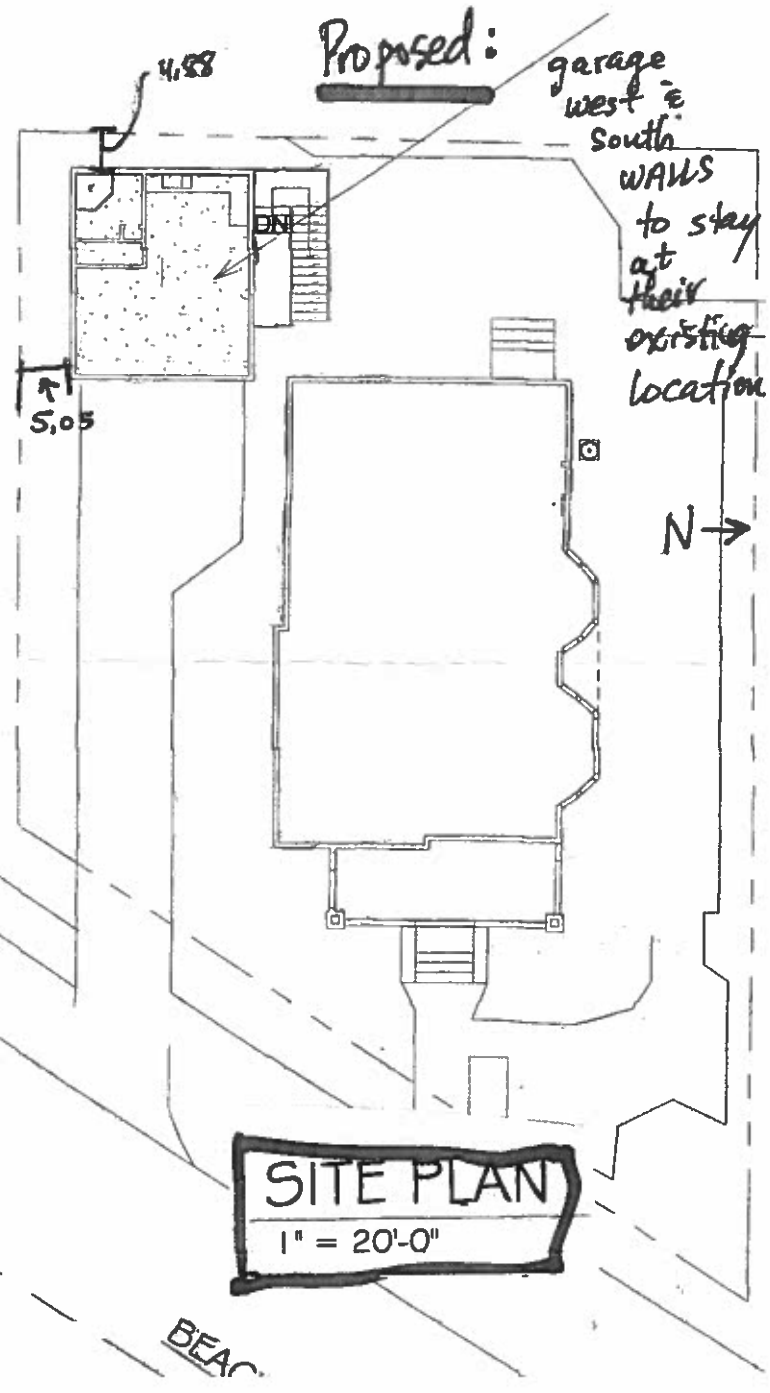
EDWARD

LEGEND:

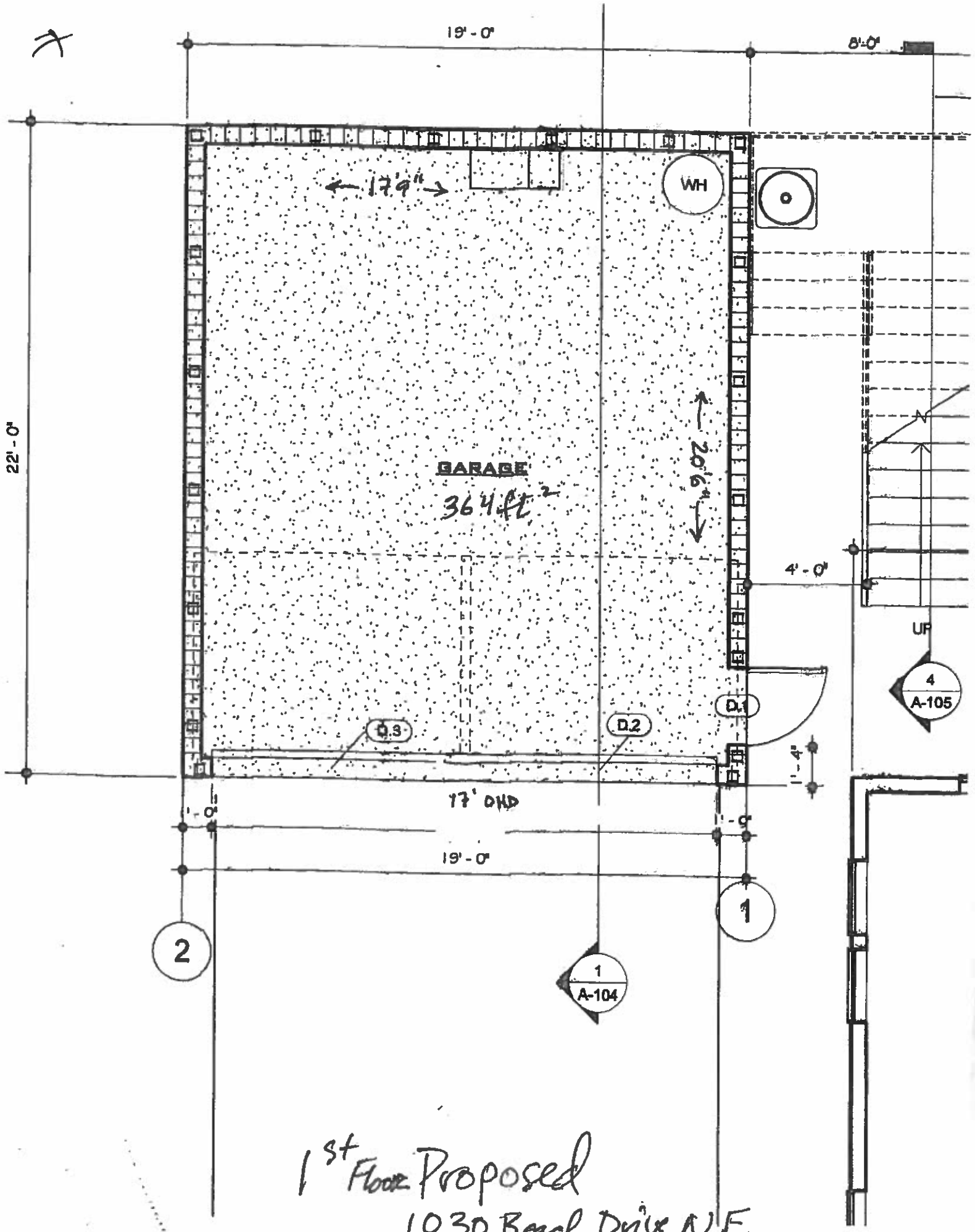
F.I.P. - FOUND IRON PIPE	F.D. - FOUND	R. - RADIUS	MES. - METALSHED	R/W - RIGHT OF WALL	EASMT. - EASEMENT
F.C.M. - FOUND CONCRETE MONUMENT	N.&D. - NAIL AND DISK	A. - ARC	RCDM. - RUDGRUM	℄ - CENTERLINE	BLH. - MANHOLE
F.I.R. - FOUND IRON ROD	P.D.L. - POINT ON LINE	C. - CHORD	W.H. - WATER HEATER	R/W - RIGHT OF WAY	CONC. - CONCRETE
S.I.R. - SET IRON ROD 1/2" LB #6960	P.C. - POINT OF CURVATURE	Δ - DELTA	P.S. - PATIO STONE	(P) - PLAT	CLR. - CLEAR
P.R.C. - POINT OF REVERSE CURVATURE	P.T. - POINT OF TANGENCY	R/W - RIGHT OF WAY	C.P. - CARPORT	(C) - CALCULATION	COL. - COLUMN
P.C.C. - POINT OF COMPOUND CURVATURE	P.I. - POINT OF INTERSECTION	# - NUMBER	PL. - PLANTER	(D) - DEED	WD. - WOOD
FIN. F.L.R. - FINISHED FLOOR ELEVATION	-X-X-X- - FENCE	MAS. - MASONRY	B.C. - BACK OF CURB	(M) - MEASURED	BLK. - BLOCK
P.R.M. - PERMANENT REFERENCE MONUMENT	F.E. - FENCE	FRM. - FRAME	E.P. - EDGE OF PAVEMENT	N. - NORTH	SAW - SEAWALL
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM OF 1929	C.L.F. - CHAIN LINK FENCE	G.I. - GRATE INLET	E.R. - EDGE OF ROAD	S. - SOUTH	ASPH. - ASPHALT
	-#/- ADJACENT FENCE	C.B. - CATCH BASIN	E.O.W. - EDGE OF WATER	E. - EAST	UTIL. - UTILITY
	ADJ. - ADJACENT	W.H. - WATER HEATER	T.O.B. - TOP OF BANK	W. - WEST	DR. - DRAINAGE

Proposed:

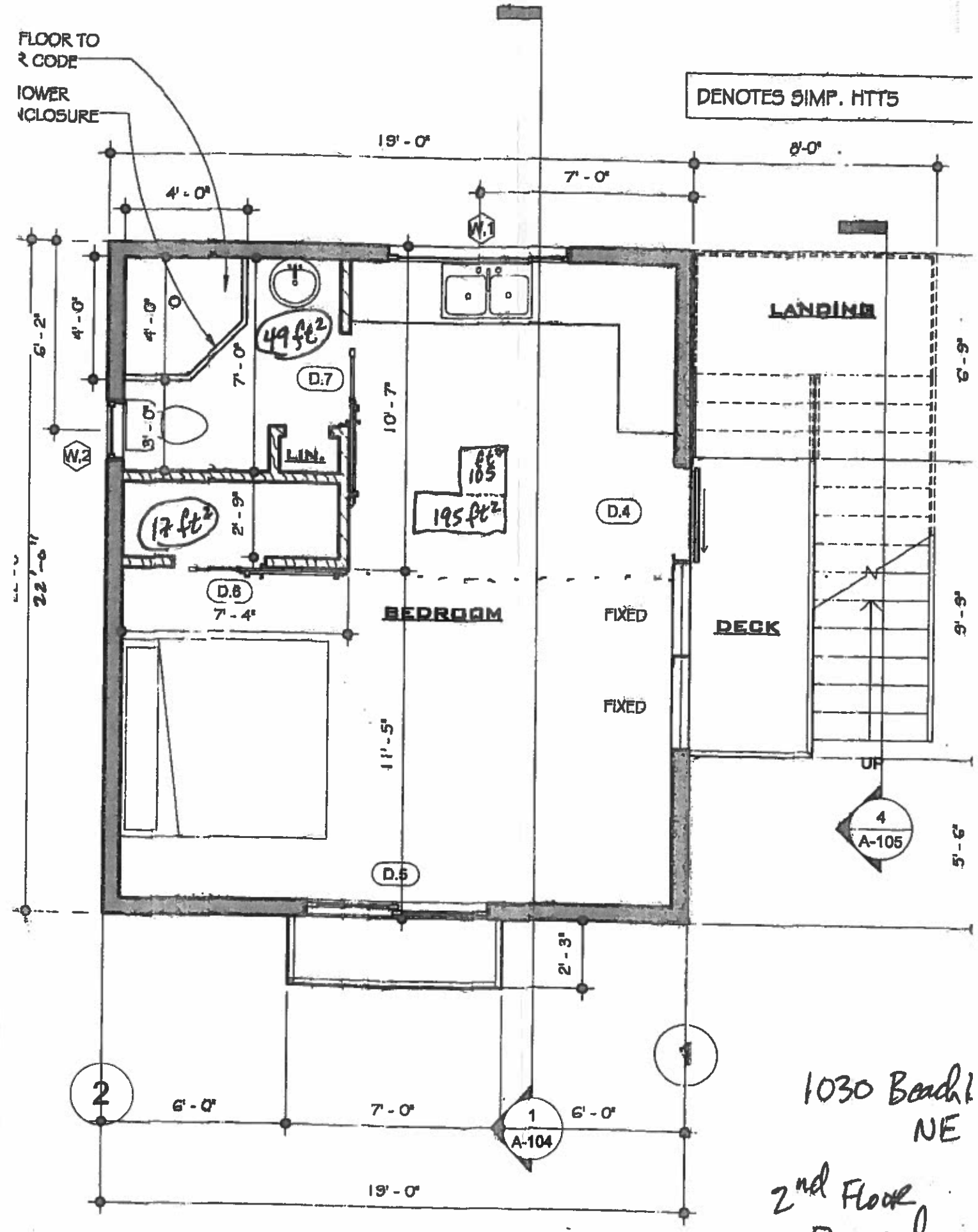
garage west & South WALLS to stay at their existing location



SITE PLAN
1" = 20'-0"

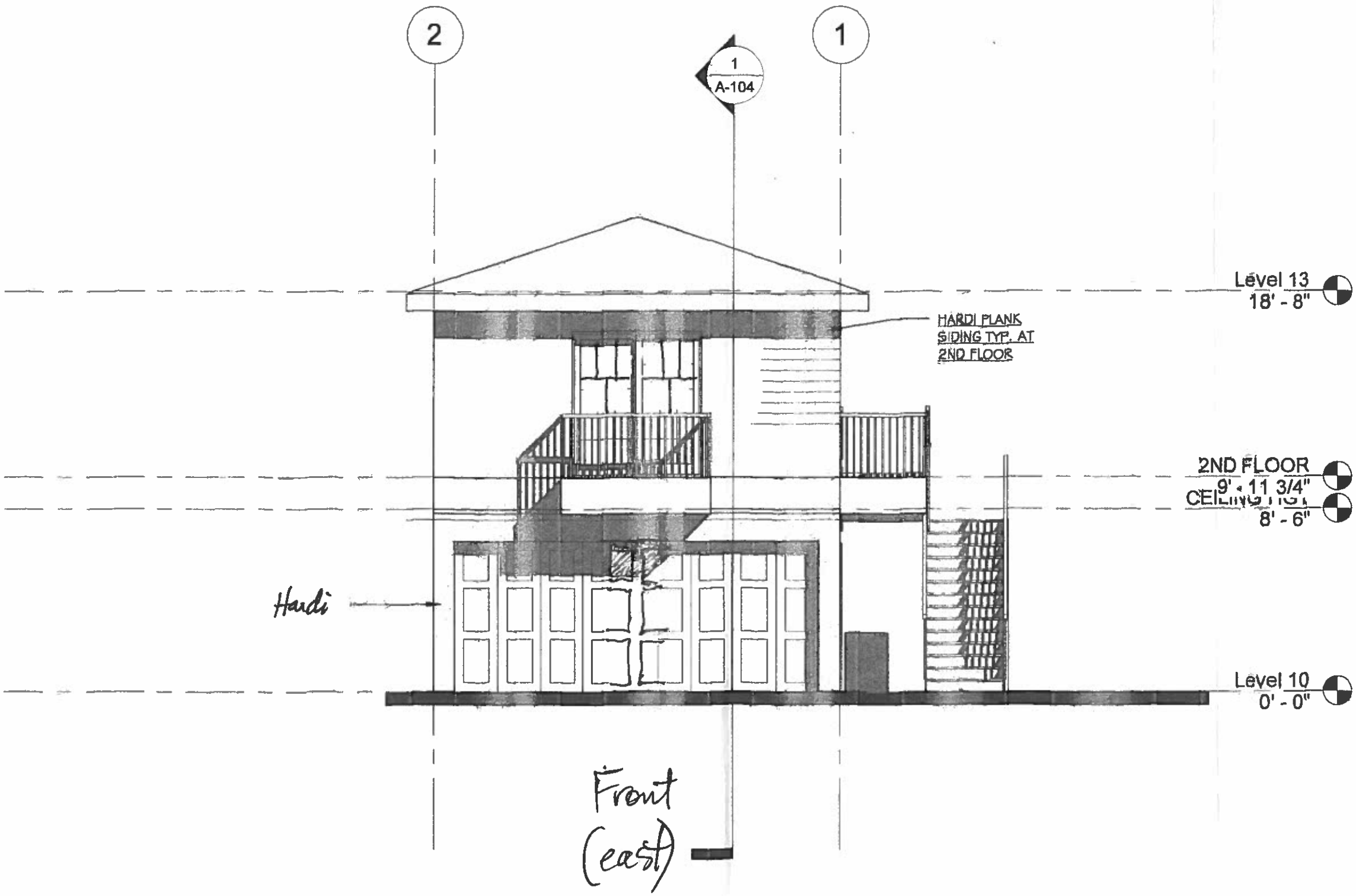


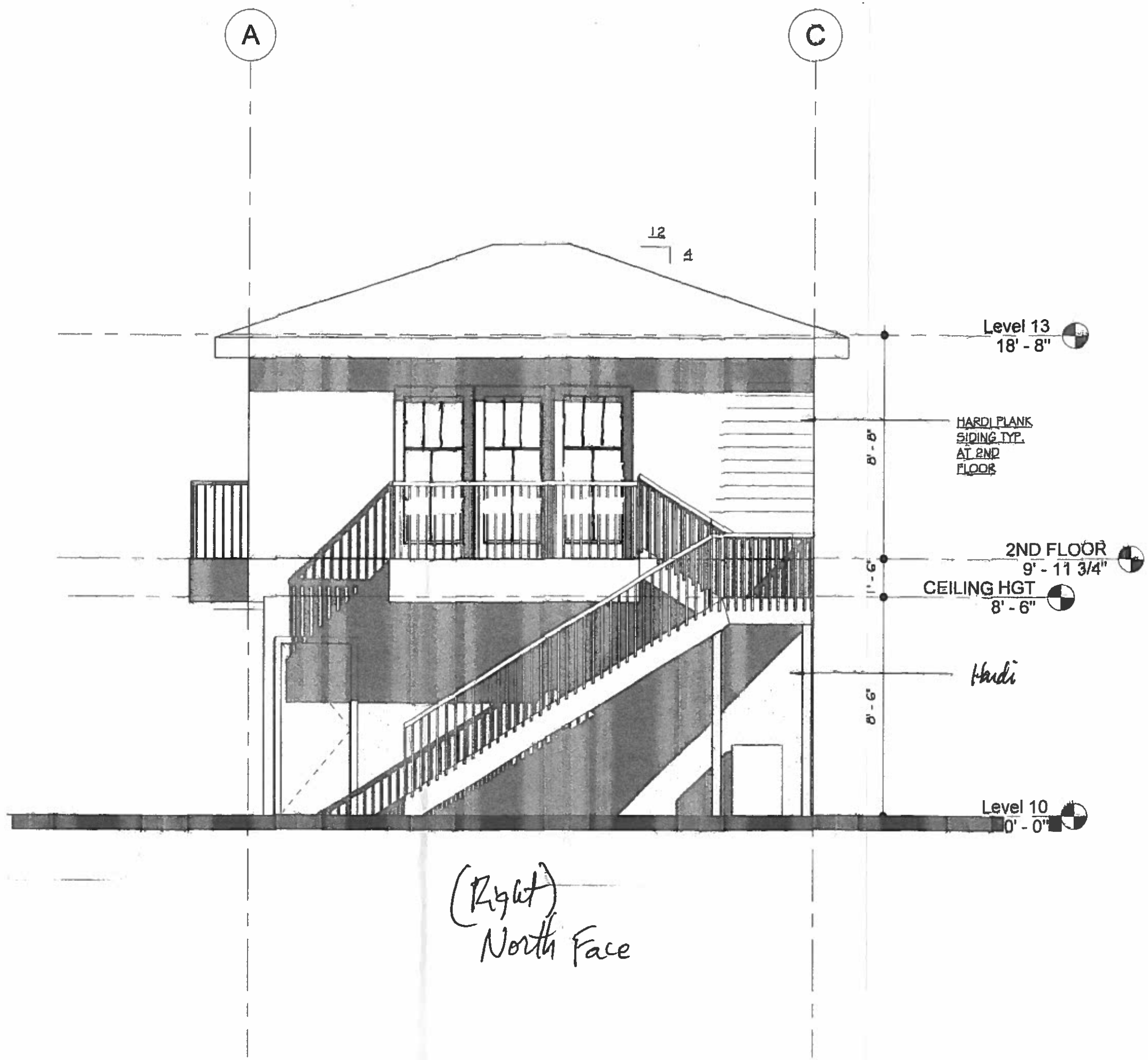
1st Floor Proposed
1030 Beach Drive NE



1030 Beach
NE

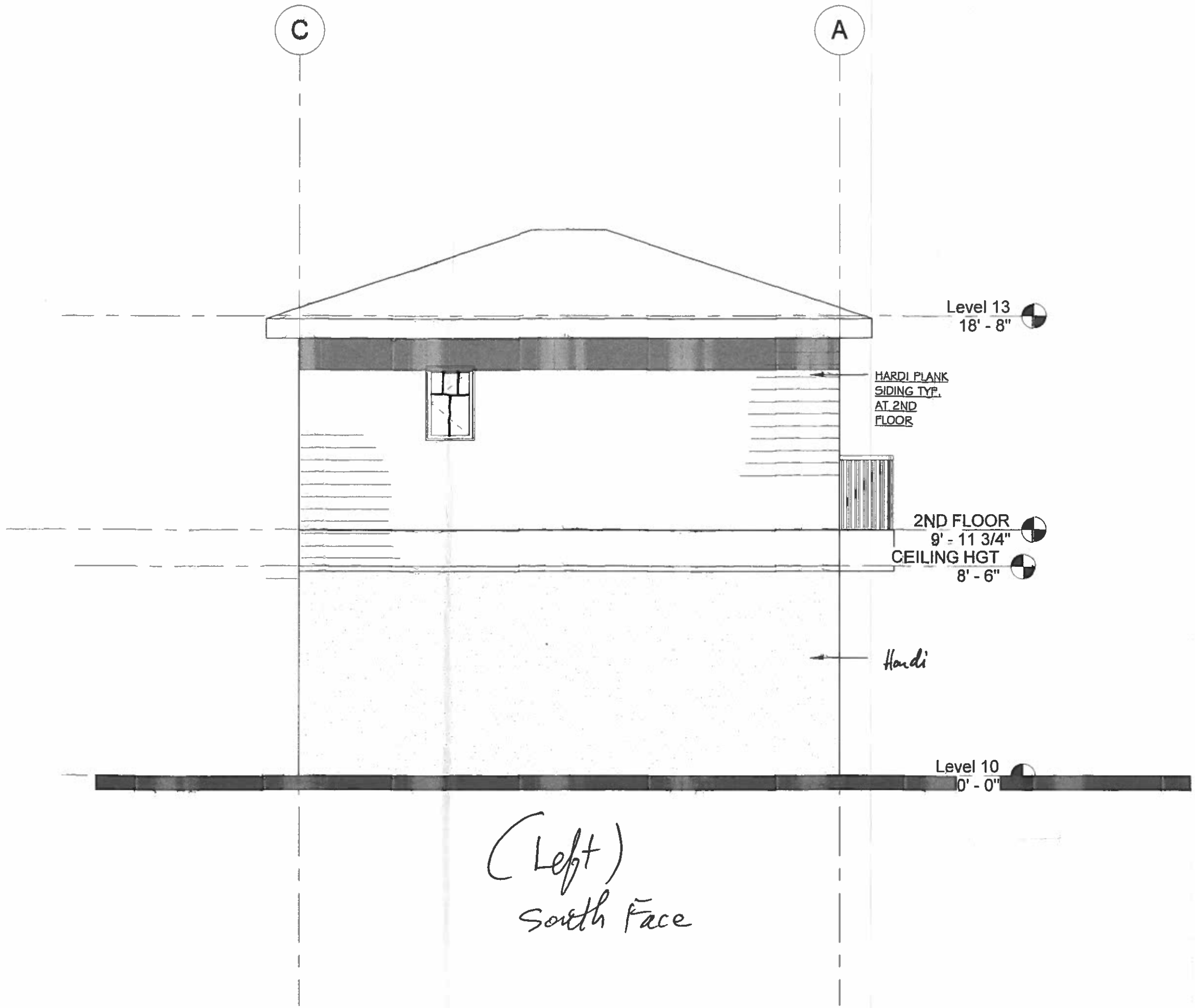
2nd Floor
Proposed


2
1
1
A-104
Level 13
18' - 8"
HARDI PLANK
SIDING TYP. AT
2ND FLOOR
2ND FLOOR
9' - 11 3/4"
8' - 6"
Hardi
Level 10
0' - 0"
Front
(east)

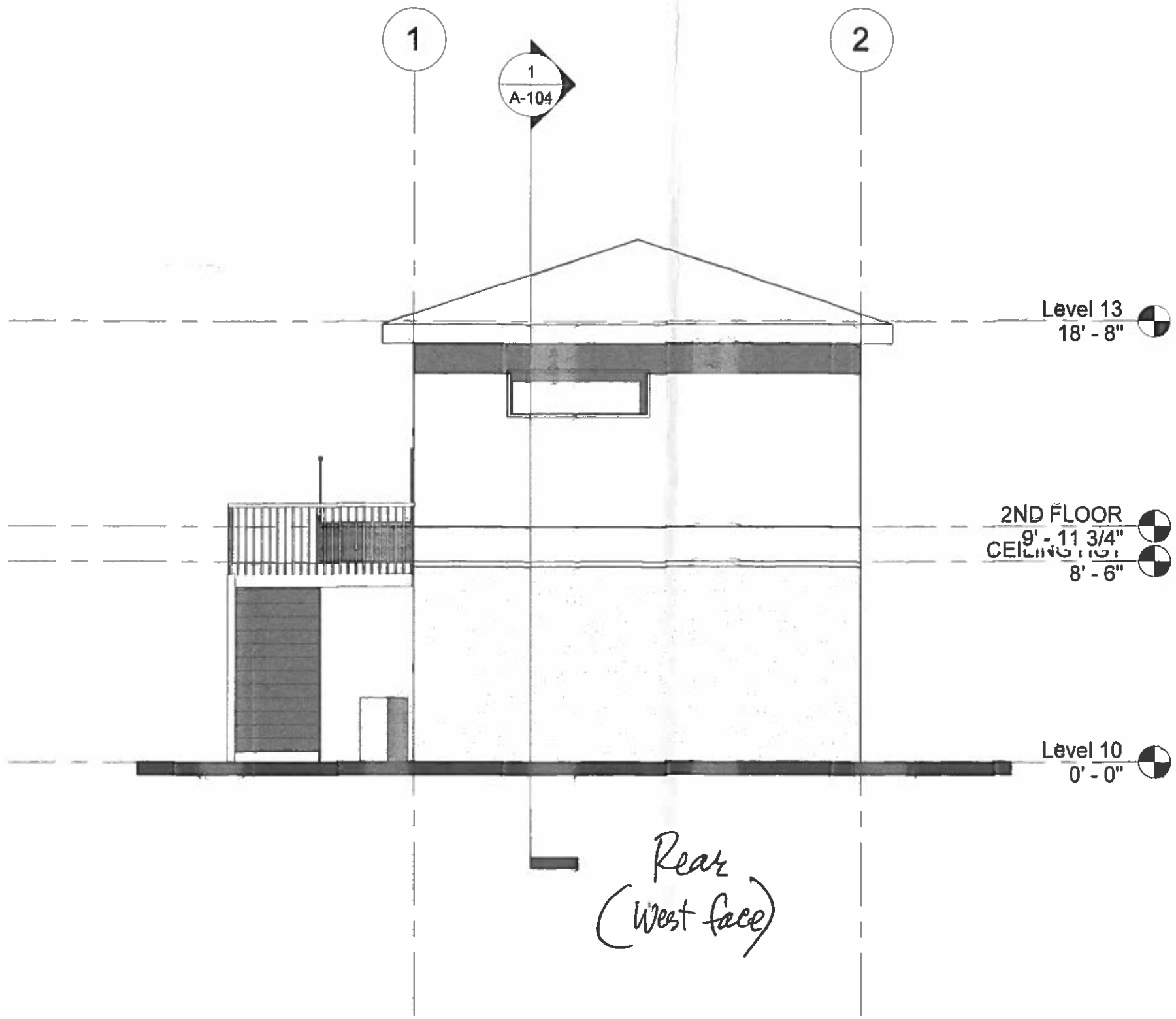


(Right)
North Face

f


C
A
Level 13
18' - 8"
HARDI PLANK
SIDING TYP.
AT 2ND
FLOOR
2ND FLOOR
9' - 11 3/4"
CEILING HGT
8' - 6"
Hardi
Level 10
0' - 0"
(Left)
South Face

X


1
2
1
A-104
Level 13
18' - 8"
2ND FLOOR
9' - 11 3/4"
CEILING TIGHT
8' - 6"
Level 10
0' - 0"
Rear
(West face)

X

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VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 1030 Beach Dr. NE | **Case No.:**

Detailed Description of Project and Request: existing garage sits over setbacks. I would like to build new in exact same location with a loft above it.

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

where the home sits in relation to the garage, moving a 2 car garage inward toward the home. Even when reducing garage width by 1' there is not room to move inward. In length the 22'2 garage would block main home windows if moved forward

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. (2 homes AWAY)

Yes. At 1010 Beach Drive NE, there is a garage with a loft above it. sits very close to setbacks or over them

(over 2 homes away)

plenty of other homes blocks away have garages with lofts above

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

Owner did not create this existing garage. He simply wants to keep a 2 car garage & this one is in great disrepair when he purchased last year

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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

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

to create a 2 car garage with loft above, (garage is already there) if moved inward at all it would be too close to home or hitting it.

→ New structure will be far prettier than existing & totally like original home

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

The Size on lot is the issue
Nothing to be done about the size & location related to main home.

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

This structure will be a beautiful compliment to the main home on this property ... and in keeping with architectural designs of the better maintained homes in the neighborhood

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VARIANCE

NEIGHBORHOOD WORKSHEET

3/11/18

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: 1030 Beach Dr. NE | **Case No.:**

Description of Request: Create a loft over the existing garage that sits a little over current rear & side yard setback [interior side yard should be 7.5'; it is 5.8 ft & on rear interior, it is at 5' & should be 10']

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: 1070 Beach drive NE
   Owner Name (print): ED Kidston
   Owner Signature: [signature]
   } stopped by 2 x 1st time talked to hus 2nd time

2. Affected Property Address: 1100 Beach Drive NE
   Owner Name (print): w/ Gordon house apartments
   Owner Signature: owner not there

3. Affected Property Address: 506 11th Ave NE 33704
   Owner Name (print): ~~Ann~~ & Mary Jones
   Owner Signature: [signature]

4. Affected Property Address: 525 11th Ave NE
   Owner Name (print): currently for sale
   Owner Signature:

5. Affected Property Address: 515 11th Ave NE 33701
   Owner Name (print): Catherine Landstra
   Owner Signature: Catherine Landstra

6. Affected Property Address: 526 11th Ave NE
   Owner Name (print): Marco Greco
   Owner Signature:
   } notes: air b&b left business card & info & request for call with tenant

7. Affected Property Address:
   Owner Name (print):
   Owner Signature:

8. Affected Property Address: 1010 Beach Dr NE
   Owner Name (print):
   Owner Signature: stopped by several times (no answer) has garage/loft behind in all

Scot K. Bolyard

From: Elizabeth Abernethy
Sent: Tuesday, April 10, 2018 4:41 PM
To: Scot K. Bolyard
Subject: FW: 1030 Beach Dr. NE

For your case

Thanks!
--Liz

From: Robin Reed [mailto:rlreed@tampabay.rr.com]
Sent: Tuesday, April 10, 2018 2:11 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: 'Charleen McGrath' <cfmcgrath@msn.com>; 'Kim Wolfe' <kimbyflies@yahoo.com>; Guy Keirn <gkeirn@icloud.com>
Subject: Re: 1030 Beach Dr. NE

Re: 1030 Beach Dr. NE

Ms. Abernethy,

The Historic Old NE Neighborhood Association has some concerns about the proposed construction. With new construction, we believe it is important to keep within the established criteria with regard to setbacks.

The existing garage does not appear to be in poor condition as stated in the application. If a loft is the desired result, we would prefer putting a 2nd story on the pre-existing garage.

Regards,
Robin Reed
HONNA Planning and Preservation Committee

Virus-free. www.avast.com

Scot K. Bolyard

From: Cristian I. Arias
Sent: Tuesday, April 10, 2018 1:52 PM
To: Scot K. Bolyard
Subject: FW: Case No. 18-54000029

Follow Up Flag: Follow up
Flag Status: Completed

Here is another inquiry for your case.

From: william evans [mailto:oldbill.evans@gmail.com]
Sent: Tuesday, April 10, 2018 12:12 PM
To: Cristian I. Arias <Cristian.Arias@stpete.org>
Subject: Case No. 18-54000029

Cristian Arias
Case Planner
Planning & Economic Development Dept.
Case No. 18-54000029

Dear Mr. Arias:

As a property owner at the below address within 200 feet of variances requested for 1030 Beach Dr. NE, I object to the setback and, particularly, 2nd story accessory living space variances requested.

My property includes as much or more paved (off-street parking) and green setbacks than both older and newer additions to the neighborhood. The openness of the setbacks I pay for on one side of Beach Dr. should not be diminished for another's benefit on the other side of the street.

However, my particular objection is to the addition of an accessory living space to a single-family property. No parking is added for this living space, and parking is already a problem during the numerous events in the parks and pool a block away across Shore Dr.

Additions of accessory, i.e. non-owner, living spaces introduce occupants without the responsibility of owners, particularly in the age of AirBNB. Police records should verify this in the case of the recently replaced 10-unit property cater corner from 1030 Beach Dr.

It is true that the four townhouses (with off-street parking) replacing that 10-unit property include four accessory living spaces, but these four accessory living spaces still represent a reduction of total living spaces on that property, not an addition as with the requested variances. In addition, the four townhouses were also an up-grade from the 10-unit structure they replaced. There is no corresponding up-grade to 1030 Beach Dr. to set against the variances requested. For these reasons, the addition of accessory living spaces cater corner from 1030 Beach Dr. does not establish a precedent for an accessory living space at 1030 Beach Dr.

Very truly yours,

William R. Evans

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

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STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on May 2, 2018, 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.: 18-54000036 PLAT SHEET: Q-14

REQUEST: Approval of a variance to the maximum allowable wall sign area from 150-square feet to 218.9-square feet.

OWNER: Seritage SRC Finance, LLC
489 5th Avenue, Floor 18
New York, NY 10017

AGENT: Site Enhancement Services
6001 Nimtz Parkway
South Bend, Indiana 46628

ADDRESS: 2200 Tyrone Boulevard North

PARCEL ID NO.: 18-31-16-00000-110-0100

LEGAL DESCRIPTION: On File

ZONING: Retail Center-2 (RC-2)

	Allowed	Requested	Variance	Magnitude
Wall Sign Area	**150 sq. ft.**	**218.9 sq. ft.**	**68.9 sq. ft.**	**46%**

BACKGROUND: The subject property consists of a portion of the Tyrone Square Mall development located west of 66th Street North in between Tyrone Boulevard North and 22nd Avenue North. A Master Sign Plan was approved for the mall property on January 7, 2014, which allowed larger freestanding signs for tenants of the mall. This was part of a redevelopment of the mall which included a new 49,580 square-foot freestanding movie theater

and restaurant outparcel in the northwest quadrant of the mall. In 2016 the Development Review Commission approved a site plan modification to redevelop the site, specifically the easterly parcel of the Tyrone Square mall which is under separate ownership from the remainder of the mall. The approval included variances to parking, impervious surface, 10-foot exterior green yard requirement, and building transparency (DRC Case 16-31000011). Part of this approval included the subject building which is being developed as a restaurant and fronts Tyrone Boulevard North (see attached DRC Case 16-31000011 Site Dimension Plan).

The master sign plan approved in 2014 was further amended on March 12, 2018 to allow for one additional taller and larger freestanding sign for the easterly development in order to accommodate all major tenants within the project (see attached approval letter for DRC Case 18-54000018). A sign permit was approved for wall signage in March of 2018. Three wall signs were approved to be installed on the front and side elevations of the building totaling 150 sq. ft. (see approved sign permit 18-01001653, attached).

REQUEST: The applicant requests a variance to the maximum allowable wall sign area in order to install additional wall signage. Section 16.40.120.9 of the City's Land Development Regulations establishes the maximum amount of wall signage allowable in the RC-1 zoning district as 1.75 sq. ft. per linear front foot up to a maximum of 150 sq. ft. The linear frontage of the subject building is approximately 95'-2". Section 16.40.120.17.2.b allows for additional wall signage for properties with more than one street frontage, allocating additional square footage for each building façade facing an abutting street. The subject property does not front an additional street. The applicant requests additional square footage in order to install an additional wall sign on the western elevation.

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 site involves the redevelopment of a commercial shopping center.

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

      The subject property is not substandard in terms of lot size.

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

      The site is not located within a designated preservation district.

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

The site does not contain historic resources.

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

The site does not contain significant vegetation that is relevant to the request.

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 project does not promote the established development pattern in terms of wall signage that has been allowed per the City's Land Development Regulations.

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 public facilities.

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

There are no special conditions that exist to warrant the granting of the variance.

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

Literal enforcement would not result in an unnecessary hardship. The applicant has received approval for a sign permit for wall signs totaling 150 sq. ft.

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

Strict application of the Sign Code would not provide the applicant with no means for reasonable use of the land or building. 150 sq. ft. of wall signage has been permitted to be installed. Other options exist for displaying additional signage, including window signage which is exempt from being counted toward overall allowable sign area if it is not illuminated and does not cover more than 50 percent of the window pane area.

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

The variance request is not the minimum that would make possible the reasonable use of the property or building. The property is being developed as a restaurant with signage. As previously noted, there have been past approvals granted for sign

variances for the mall to allow taller and larger freestanding signs in order to accommodate all major tenants.

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

   Granting of the variance does not support the purposes identified in Chapter 16.40.120.1 which include establishing a comprehensive system of sign regulation that addresses the full spectrum of principal sign considerations on a uniform basis; and establishing the minimum standards necessary to reduce the visual distraction and safety hazards created by sign proliferation along the public rights-of-way. Approving more wall signage than would be allowed for other commercial projects within the same zoning district without identifying special conditions at the site would not be in harmony with the chapter.

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

   The granting of the variance could be detrimental to the public welfare as it does not support the purposes identified in the Sign Code, referenced in item 6 above.

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

   Staff finds that the reasons set forth in the application do not justify the granting of the variance.

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 criteria is not applicable.

PUBLIC COMMENTS: The subject property is within the boundaries of the Jungle Terrace Civic Association. No comments from the civic association or surrounding neighbors have been received.

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 plans and elevations submitted for permitting shall substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through May 2, 2021. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.

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

Report Prepared By:

4/24/18

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

Report Approved By:

4-25-18

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

ATTACHMENTS: aerial map, DRC Case 16-31000011 Site Dimension Plan, restaurant site plan, approved sign permit drawings permit #18-01001653, DRC Case 18-54000018 approval letter and drawings, applicant's narrative, proposed elevation drawings

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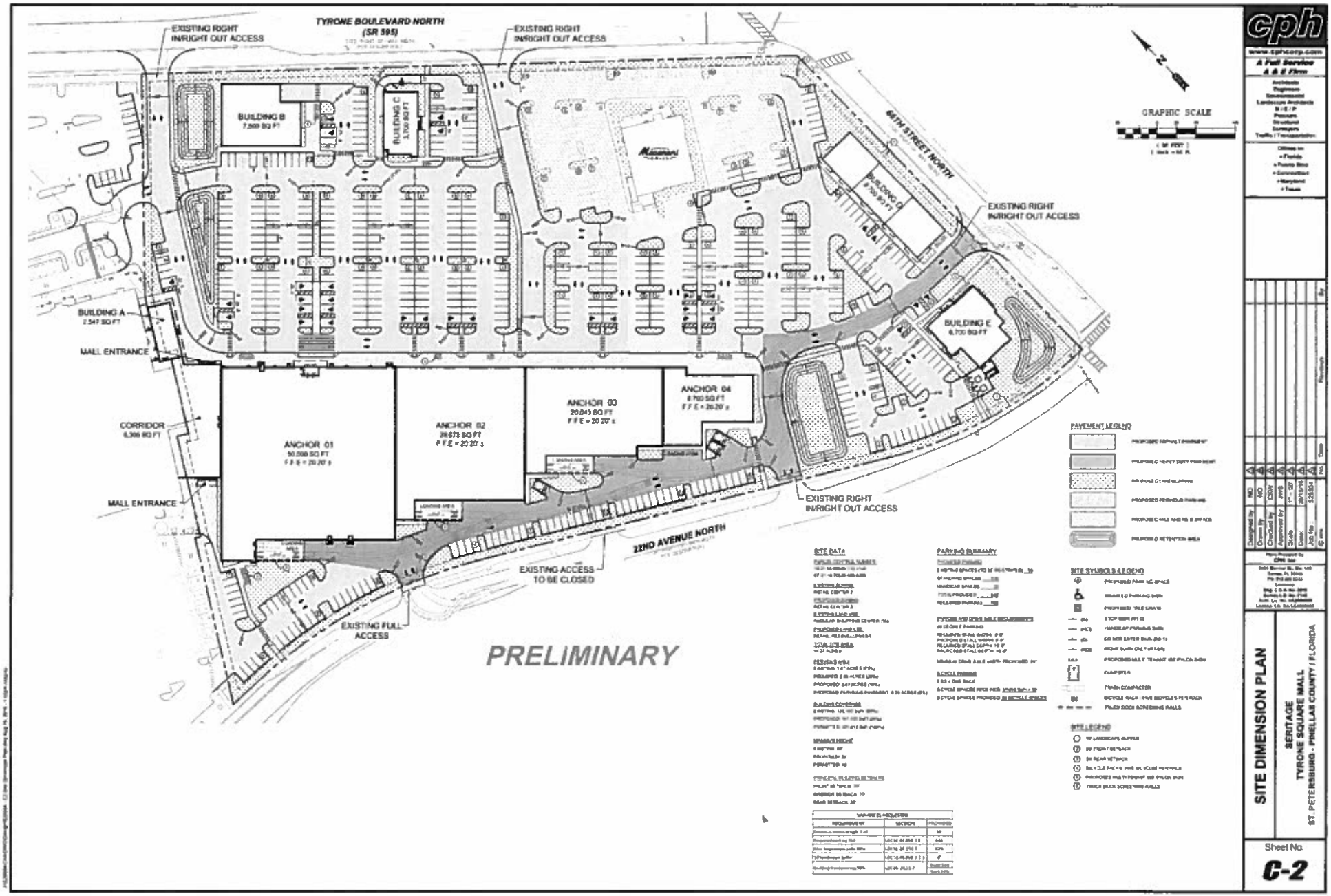
Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000036
Address: 2200 Tyrone Boulevard North

N↑
(nts)



CASE 16-31000011 SITE DIMENSION PLAN

LONGHORN
STEAKHOUSE

BUILDING DIVISION
OFFICE COPY

66th St. N. & 22nd Ave. N.
Saint Petersburg, FL 33710

Store #TBD

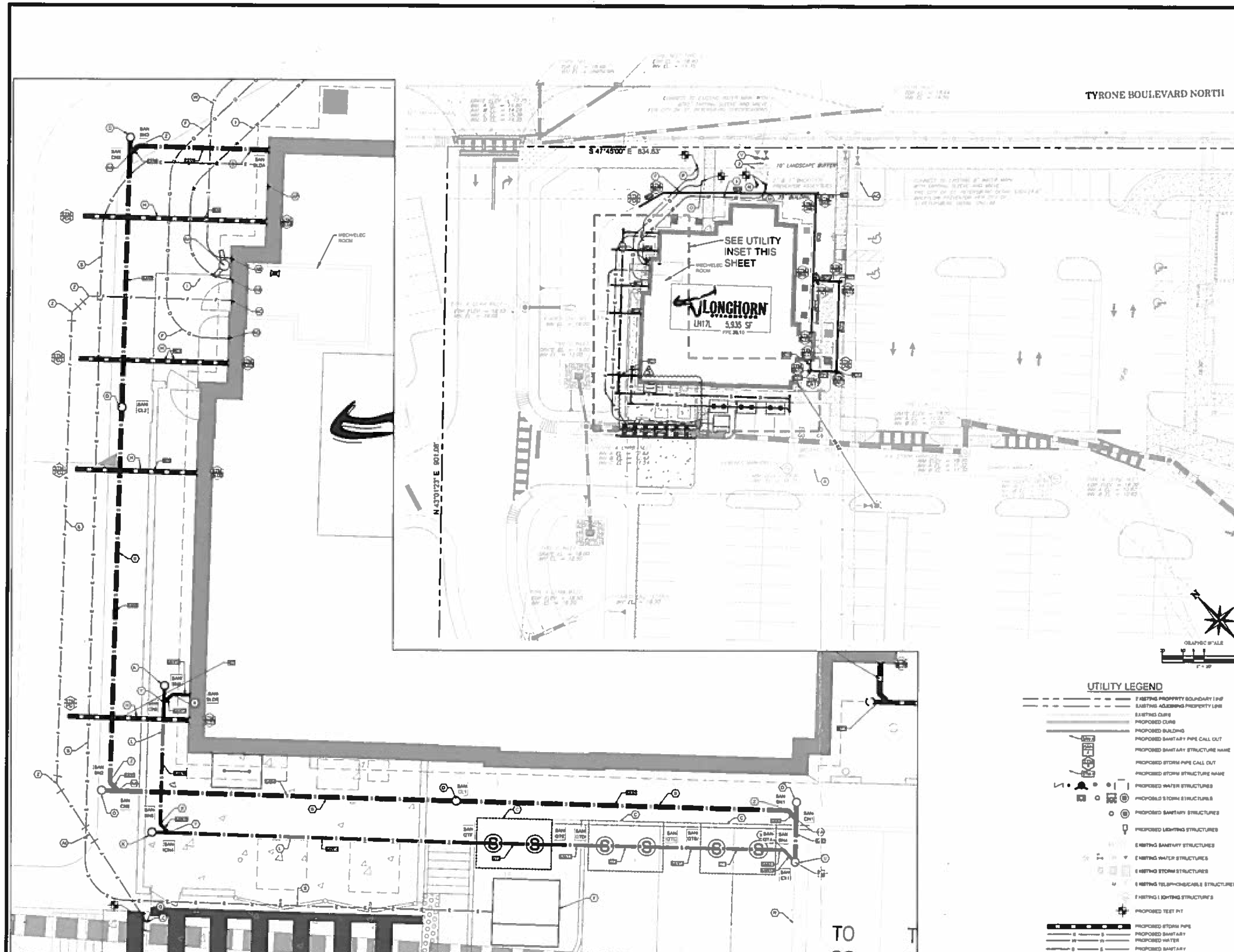
November 30, 2017 - Permit

SES
site enhancements services
Ph: 1.800.593.7696
Fax: 1.574.237.8166
www.siteenhancementsservices.com

APPROVED
DEVELOPMENT REVIEW
MAR 20 2018
By

APPROVED SIGN PERMIT 18-01001653

3 wall signs 1500 max



UTILITY INSET

STRUCTURE NAME	STRUCTURE TYPE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE
GTF	GT3 INFLUENT	15.28'	SAN14	16.07'	GT3	16.07'	5.00'	4" PVC	2.79%
GTE	GT3 EFFLUENT	15.38'	GT3	15.67'	SAN15	15.67'	4.47'	4" PVC	1.12%
GTD	GT2 INFLUENT	15.82'	SAN13	15.77'	GT2	15.77'	5.00'	4" PVC	2.79%
GTC	GT2 EFFLUENT	15.88'	GT2	15.57'	SAN12	15.57'	4.50'	4" PVC	1.10%
GTB	GT1 INFLUENT	15.88'	SAN12	15.47'	GT1	15.47'	5.00'	4" PVC	2.79%
GTA	GT1 EFFLUENT	15.69'	GT1	15.22'	SAN11	15.22'	1.08'	4" PVC	2.05%
EX1	Existing Sanitary Sewer Manhole	15.59'	SAN1 SAN10	15.17' 15.17'					
CH6	6" WYE	15.17'	SAN17	16.83'	SAN16	16.83'	14.82'	4" PVC	1.10%
CH4	6" WYE	16.79'	SAN15	16.64'	SAN14	16.64'	37.16'	4" PVC	1.37%
CH3	6" WYE	15.57'	SAN8	17.07'	SAN7	17.07'	39.40'	6" PVC	1.12%
CH2	6" WYE	15.39'	SAN8	16.13'	SAN6	16.13'	40.77'	6" PVC	1.10%
CH1	6" WYE	15.57'	SAN9	15.22'	SAN1	15.22'	5.10'	6" PVC	1.10%
CL2	6" CLEANOUT	15.88'	SAN7	16.87'	SAN5	16.87'	45.00'	6" PVC	1.13%
CL1	6" CLEANOUT	15.39'	SAN6	15.79'	SAN3	15.79'	48.89'	6" PVC	1.12%
BH8	6" 45-DEG BEND	15.32'	SAN18	16.89'	SAN17	16.89'	1.41'	6" PVC	1.41%
BH6	6" 45-DEG BEND	15.51'	SAN16	16.89'	SAN15	16.89'	1.41'	6" PVC	1.41%
BH4	6" 45-DEG BEND	15.30'	SAN11	15.30'	SAN10	15.30'	2.96'	6" PVC	1.47%
BH3	6" 45-DEG BEND	15.52'	SAN5	17.02'	SAN8	17.00'	1.42'	6" PVC	1.41%
BH2	6" 45-DEG BEND	15.62'	SAN5	16.17'	SAN8	16.17'	1.41'	6" PVC	1.42%
BH1	6" 45-DEG BEND	16.80'	SAN3	15.29'	SAN2	15.29'	1.41'	6" PVC	1.42%
BLDB	BUILDING CONNECTION	15.39'			SAN18	16.80'	2.96'	6" PVC	1.39%
BLDA	BUILDING CONNECTION	20.16'			SAN8	17.27'	15.62'	6" PVC	1.11%

ROOF DRAIN SCHEDULE

PIPE NAME	UPPER STRUCTURE	LOWER STRUCTURE	UPPER INVERT	LOWER INVERT	SIZE	LENGTH	SLOPE	MATERIAL
RD1	BLD1	PD1	17.50'	17.37'	6"	14.68	1.10%	PVC
RD2	BLD2	PD2	16.42'	16.39'	6"	14.80	1.14%	PVC
RD3	BLD3	PD3	16.88'	16.38'	6"	17.64	1.13%	PVC
RD4	BLD4	PD4	16.34'	16.34'	6"	21.89	1.14%	PVC
RD5	BH7	PD5	16.34'	16.37'	6"	13.36	1.10%	PVC
RD6	CH8	BH7	17.84'	16.34'	6"	72.88	1.10%	PVC
RD7	BH8	CH8	17.08'	17.84'	6"	1.43	1.10%	PVC
RD8	BH9	BH8	17.46'	17.08'	6"	35.84	1.10%	PVC
RD9	CH7	BH9	17.57'	17.46'	6"	1.41	1.10%	PVC
RD10	CH8	CH7	17.82'	17.67'	6"	16.62	1.10%	PVC
RD11	BH10	CH8	17.84'	17.82'	6"	1.41	1.10%	PVC
RD12	CH9	BH10	18.10'	17.84'	6"	41.30	1.10%	PVC
RD13	BH11	CH9	18.18'	18.10'	6"	1.41	1.10%	PVC
RD14	CH10	BH11	18.22'	18.18'	6"	16.62	1.10%	PVC
RD15	BH12	CH10	18.38'	18.22'	6"	1.41	1.10%	PVC
RD16	BLD5	BH12	18.38'	18.38'	6"	3.96	1.10%	PVC
RD17	BLD6	BH6	17.77'	17.49'	6"	28.89	1.10%	PVC

GRAPHIC SCALE 1" = 8'

KEY NOTES

- A EXISTING 6" SANITARY LINE
- B PROPOSED 6" SANITARY LINE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING SANITARY LINE FOR CONNECTION
- C PROPOSED 1,250 GALLON GREASE TRAP. REFER TO SHEET C4.2 FOR DETAIL
- D PROPOSED 6" SANITARY CLEAN OUT. REFER TO SHEET C4.2 FOR DETAIL
- E PROPOSED 6" FIRE SERVICE WATER LINE (PVC AWWA C900 DR 18). MAINTAIN MINIMUM 36" OF COVER
- F PROPOSED 4" GAS LINE
- G PROPOSED 6" STORM SEWER CLEAN OUT. REFER TO SHEET C4.2 FOR DETAIL
- H PROPOSED 6" PVC STORM SEWER PIPE (PVC ASTM D3034 SDR 35)
- I PROPOSED 2" DOMESTIC WATER LINE (AWWA C901)
- J PROPOSED 1" IRRIGATION WATER AND 2" POTABLE WATER METERS. EACH METER TO BE INSTALLED IN BELOW GROUND VAULT
- K PROPOSED 6" SANITARY CLEAN OUT. REFER TO SHEET C4.2 FOR DETAIL
- L PROPOSED 6" SANITARY LINE (PVC ASTM D3034 SDR 35). CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING SANITARY LINE FOR CONNECTION
- M PROPOSED CONNECTION TO EXISTING 2" WATER LINE STUB. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING 2" WATER LINE STUB
- N PROPOSED 1" IRRIGATION WATER LINE (AWWA C901)
- O PROPOSED CONNECTION TO EXISTING 4" GAS LINE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING GAS SERVICE STUB
- P PROPOSED CONNECTION TO EXISTING TELEPHONE COMMUNICATIONS STUB. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING TELEPHONE COMMUNICATIONS STUB
- Q PROPOSED CONNECTION TO EXISTING 6" FIRE SERVICE LINE STUB. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING 6" FIRE LINE STUB
- R EXISTING 6" SANITARY LINE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING SANITARY LINE FOR CONNECTION
- S PROPOSED ELECTRIC SECONDARY LINE
- T PROPOSED ELECTRIC TRANSFORMER
- U PROPOSED SAN WYE CONNECTION TO EXISTING SANOUT INVERT
- V EXISTING 1" BACKFLOW PREVENTION (IRRIGATION SYSTEM) & 2" BACKFLOW PREVENTOR (POTABLE WATER SYSTEM). CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING STRUCTURE FOR CONNECTION
- W PROPOSED TELEPHONE COMMUNICATIONS LINE
- X PROPOSED 6" - 45° BEND
- Y PROPOSED 6" - 45° WYE
- Z PROPOSED 6" - 45° BEND
- AA PROPOSED 6" - 90° BEND. REFER TO SHEET C7.1 FOR THRUST BLOCK DETAIL.
- AB PROPOSED 6" - 45° WYE
- AC PROPOSED LOCATION FOR 2" DOMESTIC WATER LINE TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- AD PROPOSED LOCATION FOR 6" FIRE WATER LINE TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- AE PROPOSED LOCATION FOR 4" GAS LINE TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- AF PROPOSED LOCATION FOR TELEPHONE COMMUNICATIONS LINE TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- AG PROPOSED LOCATION FOR ELECTRIC LINE TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- AH PROPOSED BACKFLOW PREVENTOR 2" ON FIRE LINE BY DEVELOPER
- AI PROPOSED FDC CONNECTION (6" STORZ)
- AJ PROPOSED VERTICAL 6" - 22.5° BEND. REFER TO SHEET C7.1 FOR THRUST BLOCK DETAIL.

UTILITY LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CURB
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED SANITARY PIPE CALL OUT
- PROPOSED SANITARY STRUCTURE NAME
- PROPOSED STORM PIPE CALL OUT
- PROPOSED STORM STRUCTURE NAME
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- PROPOSED LIGHTING STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURES
- EXISTING STORM STRUCTURES
- EXISTING TELEPHONE/CABLE STRUCTURES
- EXISTING LIGHTING STRUCTURES
- PROPOSED TEST PIT
- PROPOSED STORM PIPE
- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED DATA/COMMUNICATIONS
- PROPOSED UTILITY EASEMENT
- EXISTING STORM PIPES
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING SANITARY
- EXISTING EASEMENT

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

GRAPHIC SCALE 1" = 30'

UTILITY NOTES:

1. THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
4. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE NOT TO REMAIN. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE CITY UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE. WHERE CONFLICTS EXIST WITH THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
7. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
8. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
9. ALL UTILITIES SHOULD BE KEPT TEN (10) FEET APART (PARALLEL), OR WHEN CROSSING, AT 18 INCHES VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE). PROVIDE 4.0 FEET OF COVER OVER WATER LINES. A MINIMUM OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND STORM LINES OR WATER LINES. IF THE MINIMUM CLEARANCE CAN NOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED.
10. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AT ALL CHANGES IN DIRECTION AND/OR AS DEFINED IN THE SPECIFICATIONS/DETAILS.
11. THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR, OR LICENSED PLUMBER. SEE O.C.G.A. TITLE 25-11-7-(1). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.
12. SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCH. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH THE GRADING AND UTILITY PLAN(S). THE SANITARY CLEAN OUT TOPS SHALL BE RE-INSTALLED IN THE SAME MANNER AS THE ORIGINAL CLEANOUTS.
15. REFER TO THE SITE PLAN FOR ADDITIONAL NOTES.
16. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. THE ENGINEER OF RECORD MUST BE IMMEDIATELY NOTIFIED IN WRITING OF ANY CONFLICTS.
17. THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING D.E.P., ETC.) FOR ALL OFF-SITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
18. UTILITY LOCATIONS SHOWN ON THIS PLAN WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. G.C. SHOULD REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY CONNECTIONS TO BUILDING.
19. CONTRACTOR SHALL NOT OPERATE OR PRESSURE TEST AGAINST ANY CITY OF ST. PETERSBURG INSTALLED VALVE OR FITTINGS.
20. THE CITY OF ST. PETERSBURG WILL MAKE ALL NECESSARY CONNECTION TAPS AND WILL INSTALL THE POTABLE WATER MAIN AND FIRE SERVICE MAIN UP TO AND INCLUDING THE REQUIRED BACKFLOW PREVENTION DEVICE AT THE EXPENSE OF THE DEVELOPER. THE GENERAL CONTRACTOR SHALL SCHEDULE AND MAKE PAYMENT FOR ALL NECESSARY WORK DONE BY THE CITY OF ST. PETERSBURG THROUGH THE CITY OF ST. PETERSBURG WATER RESOURCES DEPARTMENT.

UTILITY CONNECTION NOTES:

WATER SERVICE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: ST. PETERSBURG WATER RESOURCES DEPARTMENT
1650 THIRD AVENUE NORTH
ST. PETERSBURG, FL 33713
CONTACT: KELLY DONNELLY
(727) 892-5614

THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO PROVIDING WATER SERVICE FROM THE EXISTING 8" WATER MAIN WITHIN THE SHOPPING CENTER TO THE NEW LONGHORN FACILITY AS INDICATED ON SHEET C2.1. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING. THE NEW METER SHOULD BE SIZED BASED ON THE 2" DOMESTIC WATER SERVICE, IRRIGATION SERVICE AND 6" FIRE LINE. G.C. SHALL COORDINATE ALL WATER AND FIRE SERVICE LINE CONSTRUCTION WITH ST. PETERSBURG WATER RESOURCES DEPARTMENT REQUIREMENTS AND STANDARD SPECIFICATIONS.

- 6" FIRE LINE CONNECTION
- NEW 2" DOMESTIC WATER LINE CONNECTION
- THE WATER SERVICE LINE(S) ARE TO HAVE FIELD LOCK GASKETS PER LOCAL ORDINANCES

SANITARY SEWER:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: ST. PETERSBURG WATER RESOURCES DEPARTMENT
1650 THIRD AVENUE NORTH
ST. PETERSBURG, FL 33713
CONTACT: KELLY DONNELLY
(727) 892-5614

THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATING TO PROVIDING SANITARY SEWER SERVICE FROM THE EXISTING SANITARY STUB WITHIN THE SHOPPING CENTER TO THE NEW LONGHORN FACILITY AS INDICATED ON SHEET C1.2. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING. ALL PIPE SHALL BE SCHEDULE 40 PVC.

- 4" NON-GREASE SAN. LINE AT MIN. 1.0% SLOPE
- 6" GREASE LADEN SAN. LINE AT 1.0% MIN. SLOPE TO GREASE INTERCEPTOR
- 6" SAN. LINE TO EX. LATERAL AT 1.0% MIN. SLOPE. G.C. TO VERIFY EX. INVERT
- CLEAN OUT: G.C. TO PROVIDE CLEANOUTS PER THIS SHEET AND AS REQUIRED BY CODE. MAX. 75' SPACING ON LINE. C.O.'S SHALL HAVE TRAFFIC RATED COVERS IN PAVEMENT.

GAS SERVICE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: TECO PEOPLES GAS
1920 9TH AVENUE NORTH
ST. PETERSBURG, FL 33713
CONTACT: RANDY BORTORE
(727) 826-3333

THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO PROVIDING GAS SERVICE FROM THE DEVELOPER'S TERMINUS TO THE NEW LONGHORN FACILITY AS INDICATED ON THIS SHEET. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR PIPE SIZING.

- INSPECTIONS AND ALL ITEMS RELATED TO PROVIDING COMPLETE GAS SERVICE
- NEW GAS METER LOCATION BY G.C. UTILITY PROVIDES METER AND G.C. SETS METER. COORDINATE WITH UTILITY
- UTILITY PROVIDES PIPE & MATERIALS. UTILITY TO TRENCH, INSTALL BED AND BACKFILL LINE

ELECTRIC SERVICE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: DUKE ENERGY
1601 WEEDON ISLAND DRIVE
ST. PETERSBURG, FL 33702
CONTACT: LIZ BRIM
(727) 893-9054

THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO PROVIDING ELECTRIC TRANSFORMER AND SECONDARY SERVICE TO THE NEW LONGHORN FACILITY AS INDICATED ON THIS SHEET. DEVELOPER RESPONSIBLE FOR PRIMARY SERVICE TO PROPOSED TRANSFORMER. G.C. RESPONSIBLE FOR SECONDARY. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING.

TELEPHONE SERVICE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: SPECTRUM
233 31ST STREET
ST. PETERSBURG, FL 33713
(877) 432-2307

THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO PROVIDING TELEPHONE SERVICE FROM THE DEVELOPER TERMINUS TO THE NEW LONGHORN FACILITY AS INDICATED ON THIS SHEET. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING.

811 Know what's below. Call before you dig.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.

ARCHITECTS PROJECT Job # 33804

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.

CORE STATES GROUP

DOCUMENTS PREPARED BY CORESTATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS BY OWNER OR BY ANY OTHER PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

LONGHORN STEAKHOUSE

Issue Date: 07-07-17

REVISION	
1	07-21-17
2	08-28-17
3	10-10-17
4	11-15-17

Restaurant #: 5576

LONGHORN LH17L
UPDATED THRU: REV. # *
DD **/****
Tyrone Sq. Mall
Tyrone Blvd N
St. Petersburg
FL, 33710

Drawing: UTILITY PLAN, DETAILS

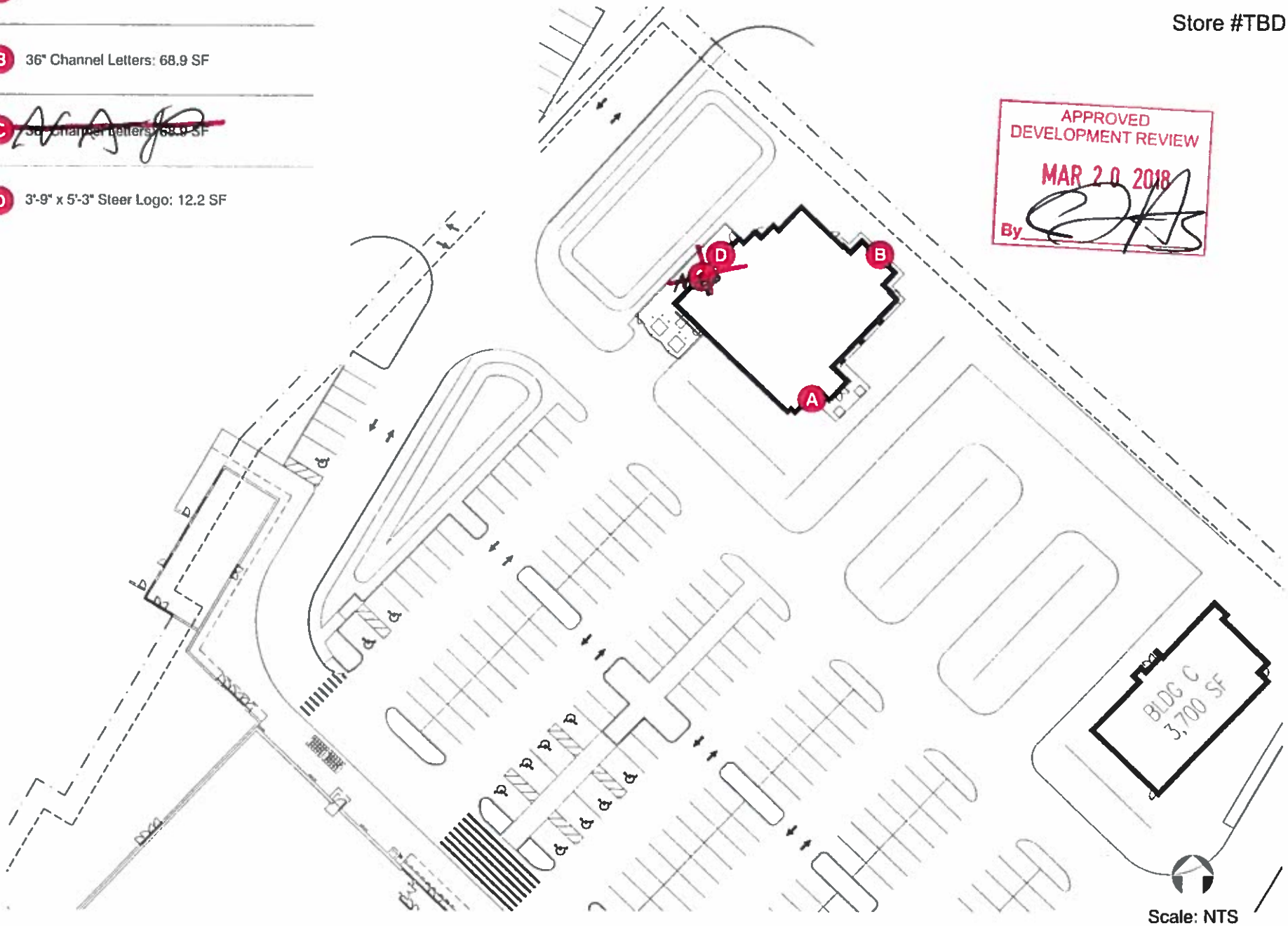
C4.1

Site Plan

Store #TBD

- A 36" Channel Letters: 68.9 SF
- B 36" Channel Letters: 68.9 SF
- ~~C 36" Channel Letters: 68.9 SF~~
- D 3'-9" x 5'-3" Steer Logo: 12.2 SF

APPROVED
DEVELOPMENT REVIEW
MAR 20 2018
By

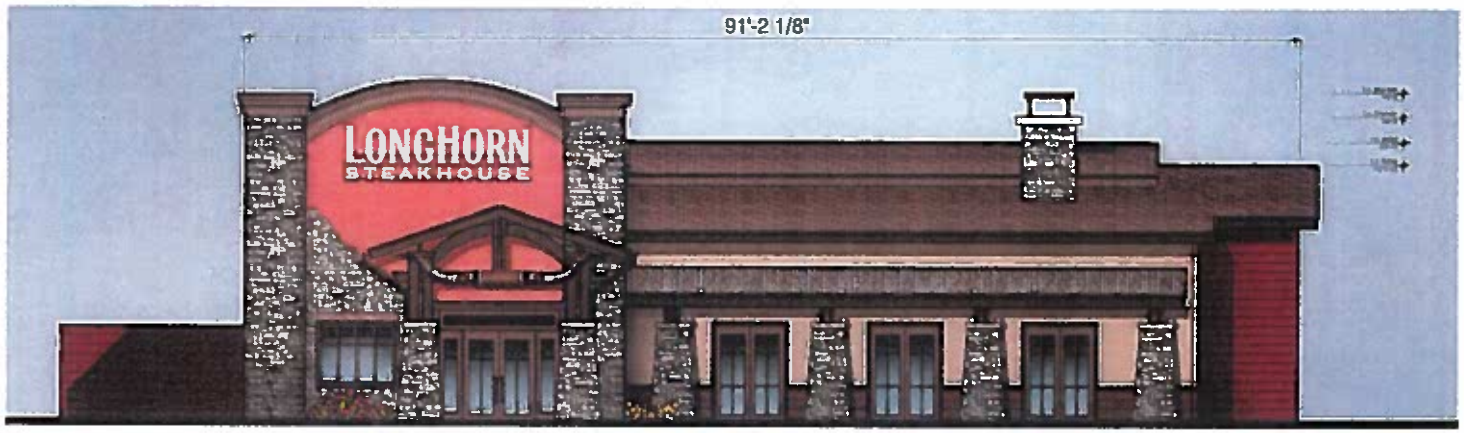


Scale: NTS

APPROVED SIGN PERMIT 18-01001653

Front Elevation

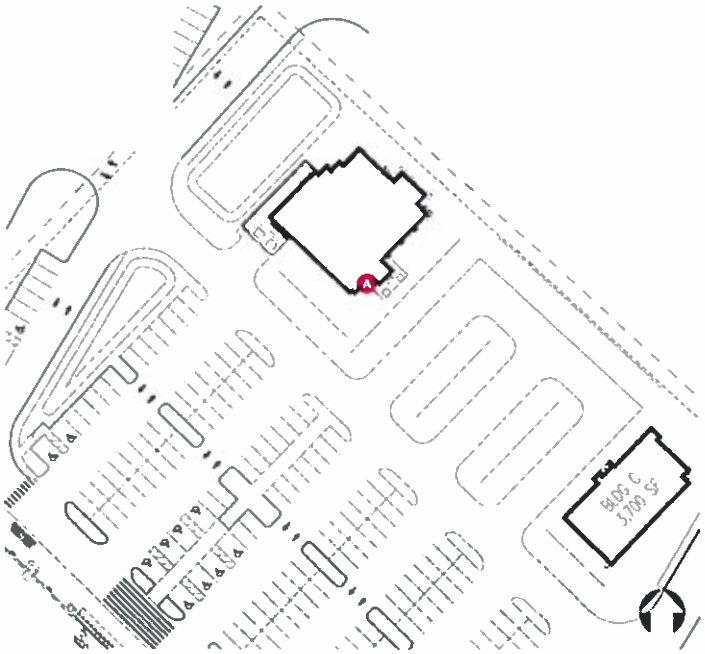
Store #TBD



Scale: 1/16"=1'

APPROVED
DEVELOPMENT REVIEW
MAR 20 2018
By

36" Channel Letters on Raceway *(Internally Illuminated w/LED)*
Utilized Square Footage: 68.9
Scale: 1/4"=1'

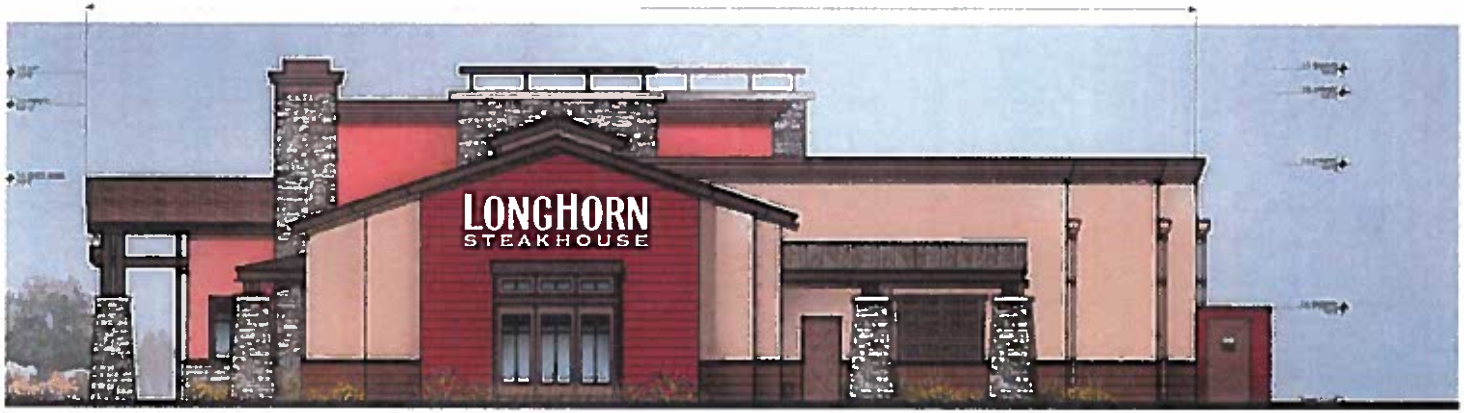


APPROVED SIGN PERMIT 18-01001653

Right Elevation

Store #TBD

95'-8 7/8"



Scale: 1/16"=1'

APPROVED
DEVELOPMENT REVIEW
MAR 20 2018
By

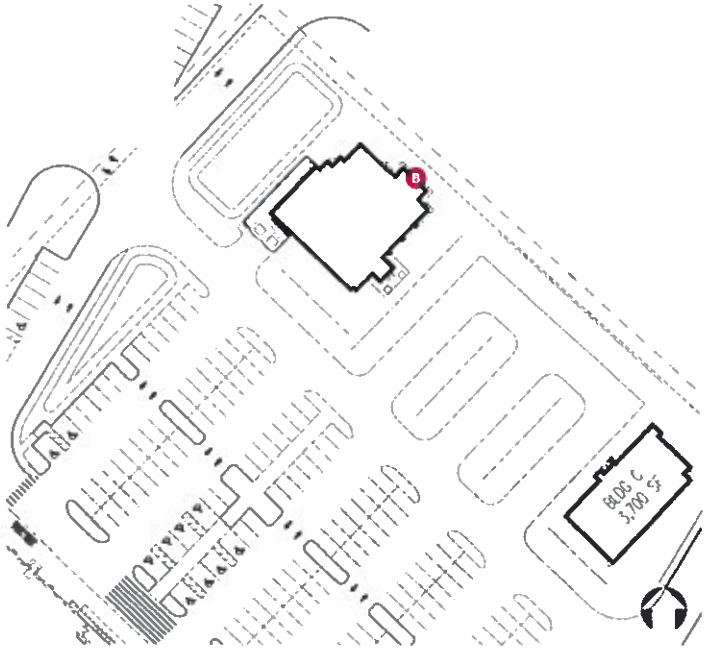
15'-5 3/8"

4'-5 1/2"

36"

12"

36" Channel Letters on Raceway *(Internally Illuminated w/LED)*
Utilized Square Footage: 68.9
Scale: ¼"=1'



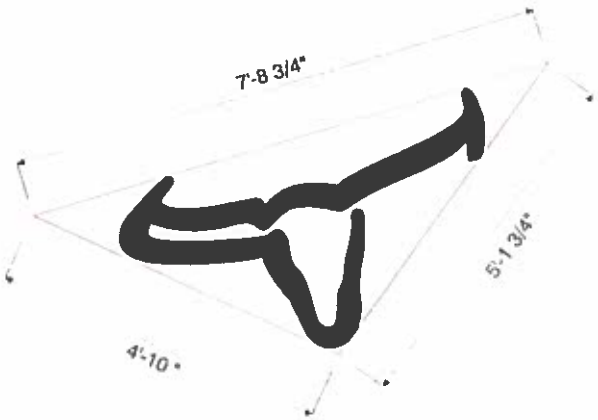
APPROVED SIGN PERMIT 18-01001653

Rear Elevation

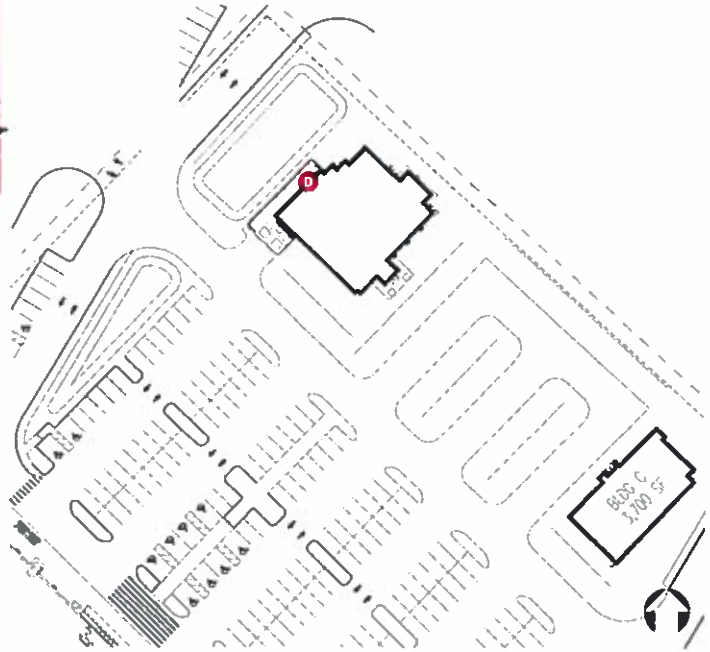
Store #TBD

Scale: 1/16"=1'

APPROVED
DEVELOPMENT REVIEW
MAR 20 2018
By



Steer Logo *(Halo Illuminated w/LED)*
Utilized Square Footage: 12.2
Scale: 3/8"=1'



CFC

APPROVED SIGN PERMIT 18-01001653

st.petersburg
www.stpete.org

March 12, 2018

Seritage Src Finance, LLC
Attn: James Bry
489 5th Avenue -18th Floor
New York, NY 10017-6127

Integrated Sign and Graphic
Attn: Aaron Anderkin
5801 Kingpost Court
Lexington, KY 40509

Re: Case No.: 18-54000018
Address: 2210 Tyrone Boulevard North
Parcel ID No.: 07-31-16-70038-400-6300
Request: Approval of a modification to the previously approved Uniform Sign Plan for Tyrone Square Mall with variances to allow for two (2) additional freestanding signs, with a variance to one (1) sign to allow an increase in the maximum height from 20-feet to 34-feet and an increase in the allowable area from 150 square-feet to 365 square-feet.

Dear Applicant:

This application to the Development Review Commission (DRC) was administratively approved on March 9, 2018. The St. Petersburg City Code permits administrative approval of applications, following the prescribed public notice.

The subject property is part of the Tyrone Square Mall development, located at 2210 Tyrone Boulevard North and is in the RC-1 (Retail Center) zoning district. The applicant is requesting approval to modify the previous approved Uniform Sign Plan (#14-54000055) for the Tyrone Square Mall with variances to allow two additional free standing signs, with a variance to one sign to allow an increase to the maximum height to 34-feet and an increase in the allowable sign area to 365 square feet.

On January 7, 2014, Simon Capital GP filed for a Uniform Sign Program (project #14-54000055) with two variances for the north portion of the Tyrone Square Mall development, for six directional signs and two freestanding sings with a total height of 34 feet. This was part of a redevelopment of the mall which included a new 49,580 square-foot free standing movie theater and a restaurant outparcel in the northwest quadrant of the mall. An application to redevelop the easterly portion of the Tyrone Square mall site was approved by DRC on November 2, 2016 (project #16-31000011). The redevelopment included the demolition of 188,515 square-feet and the construction of 151,952 square-feet multi-tenant commercial building.

The Unified Sign Plan provides for a proper balance of the economic impacts of the City's regional mall with the need to reduce visual distraction and potential safety hazards though an overall reduction in the number of signs and sign area on the property. The proposed uniform

P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7171

design for the freestanding and directional sign program will integrate well into the surrounding urban landscape, enhancing the natural characteristics and visual attractiveness of these highly traveled commercial corridors (Tyrone Boulevard, 22nd Avenue North and 66th Street North). This signage modification to the overall mall signage is in support of the overall redevelopment of the Tyrone Square Mall taking into account the site in its entirety.

Given the following considerations, the request was found to be consistent with the purpose and intent of the Code. **This approval is subject to the Special Conditions of Approval at the end of this letter.**

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, 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 easterly portion of the Tyrone Square mall was redeveloped in 2017, which included the demolition of 188,515 square-feet and the construction of 151,952 square-feet multi-tenant commercial building.

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

      This criterion does not apply, as the lot is not substandard.

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

      There is no preservation zoning on the subject site.

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

      This criterion does not apply. There are no historic resources on the subject site.

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

      There are existing row of trees with a varied height of 10 to 15 feet in height along 22nd Avenue, which restricts visibility on the intersection of 22nd Avenue North and 66th Street North, where the located for the 34 foot free standing sign is being proposed.

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.*

This criterion does not apply.

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

This criterion does not apply.

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

As a regional mall, this site is unique in the City. There are no other regional malls with multiple anchor tenants and a movie theater. Providing adequate signage for the major tenants is necessary for the viability of the businesses and to provide directional information to the traveling public. The recent redevelopment of the easterly portion of the mall is introducing numerous new tenants and providing an additional large freestanding sign is appropriate.

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

As a regional mall with four major anchor tenants and the movie theaters, providing signage within the constraints of the code could be considered a 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;*

Compliance with the 20-foot high height limit does not preclude reasonable use of the land. The applicant could provide for signage by installing freestanding signs around the mall, however, it is preferable to allow the combination of these signs into larger and taller signs, to improve aesthetics and reduce potential distraction to drivers.

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

Compliance with the 20-foot high height limit does not preclude reasonable use of the land. However, combining the allowable six freestanding signs into two freestanding signs with sufficient sign area to provide for identification of the major tenants and the movie theater is reasonable. Total sign area allowed by code is 900 square foot, and the applicant is proposing 730 square feet.

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

A variance of this magnitude will be in harmony, as it will allow reasonable redevelopment of this commercial property. The proposal will have sufficient sign area and height to provide

for identification of the major tenants and the movie theater is in harmony of the intent of code to limit the proliferation of signage.
The Unified Sign Plan provides for a proper balance of the economic impacts of the City's regional mall with the need to reduce visual distraction and potential safety hazards though an overall reduction in the number of signs and sign area on the property. The proposed uniform design for the freestanding and directional sign program will integrate well into the surrounding urban landscape, enhancing the natural characteristics and visual attractiveness of these highly traveled commercial corridors (Tyrone Boulevard, 22nd Avenue North and 66th Street North).

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

   The overall reduction in the number of signs and sign area will be a benefit to the public welfare. All three large freestanding signs are located on arterial roadways, surrounded by commercial uses.

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

   The applicant's responses demonstrate that there is a unique condition.

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 does not apply.

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. As previously noted, the Unified Sign Plan provides for a proper balance of the economic impacts of the City's regional mall with the need to reduce visual distraction and potential safety hazards though an overall reduction in the number of signs and sign area on the property. The proposed uniform design for the freestanding and directional sign program will integrate well into the surrounding urban landscape, enhancing the natural characteristics and visual attractiveness of these highly traveling commercial corridors (Tyrone Boulevard, 22nd Avenue North and 66th Street North).

SPECIAL CONDITIONS OF APPROVAL:

1. This variance approval shall be valid through March 12, 2021. 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. The Uniform Sign plan hereby limits the freestanding signage at the Tyrone Square mall to the two freestanding signs subject to this variance application, located on 66th Street North and 22nd Avenue North and the two freestanding signs on the mall site per previous approval (#14-54000055).
3. The proposed 34-foot tall sign shall have a minimum of 10-foot setback to nearest property lines and shall be installed outside any sight visibility triangles.

4. All freestanding sings shall meet Sign Design Requirements City Section 16.40.120.16.
5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Please feel free to contact Cristian Arias at 727-892-5096 if you should have any questions.

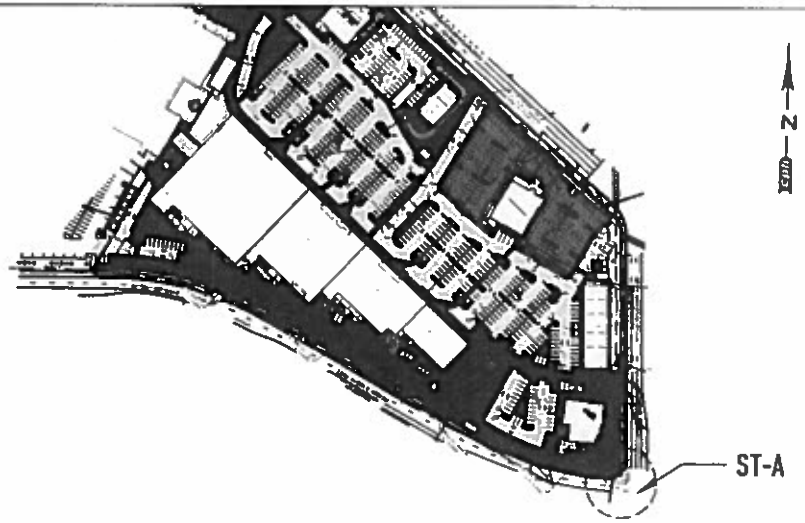
Sincerely,

Elizabeth Abernethy, AICP
Zoning Official (POD)
Development Review Services Division

Attachments: plat map, site plan, elevation plan(s), narrative and staff report (#14-54000055).

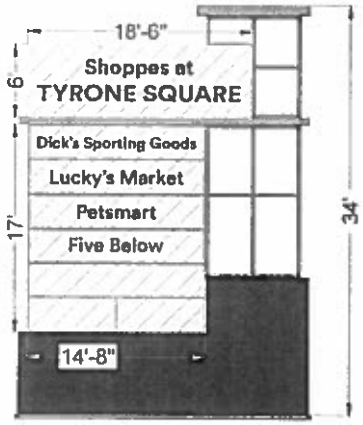
ERA/CIA

ec: Aaron Anderkin: aanderkin@integratedsign.com

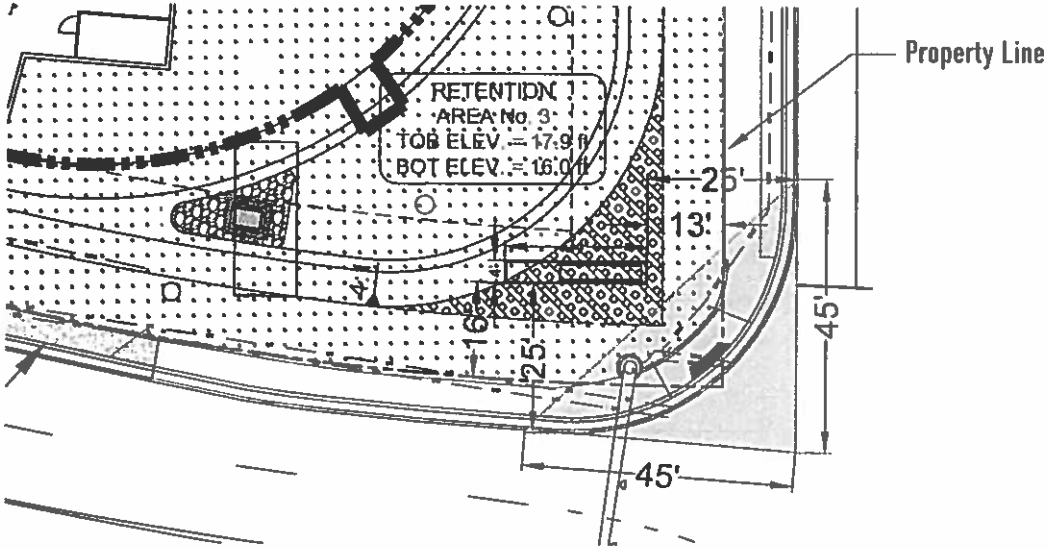


1 Overall Site Map
1"=250'

sq. ft. per side =365



2 Pylon Sign
1"=10'



3 Site Map
1"=20'

Visibility Triangle Requirements

At **street intersections**, a triangle with 45 foot sides starting at the corner where two curbs lines intersect and extending out away from this corner intersection, but still following the curb lines;

Here is another way to describe the measurement at street intersections:
Measure by locating a "point" of intersection formed by extending curb lines toward the intersection until they meet. From that point, the different lengths of 5, 10 or 45 feet are measured away from the intersection along each edge (or leg) of the triangle to create two more "end points". The triangle is closed by connecting the last two end points to each other.

Sign Code Requirements

(3) Setbacks. Minimum setbacks for freestanding signs shall be as follows:

(d) Ten (10) feet for signs that are greater than 15 feet in height.

(4) Intersections. No more than one freestanding sign shall be installed within 25 feet of a street intersection. If the property within 25 feet of an intersection is not under common ownership, the first freestanding sign to be lawfully erected within 25 feet of the intersection shall preclude the erection of a second freestanding sign within 25 feet of the intersection.

ISG

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Lexington, KY 40509
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Office 859.263.2800
Online integratedsign.com

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Name of Project
The Shops at Tyrone Square

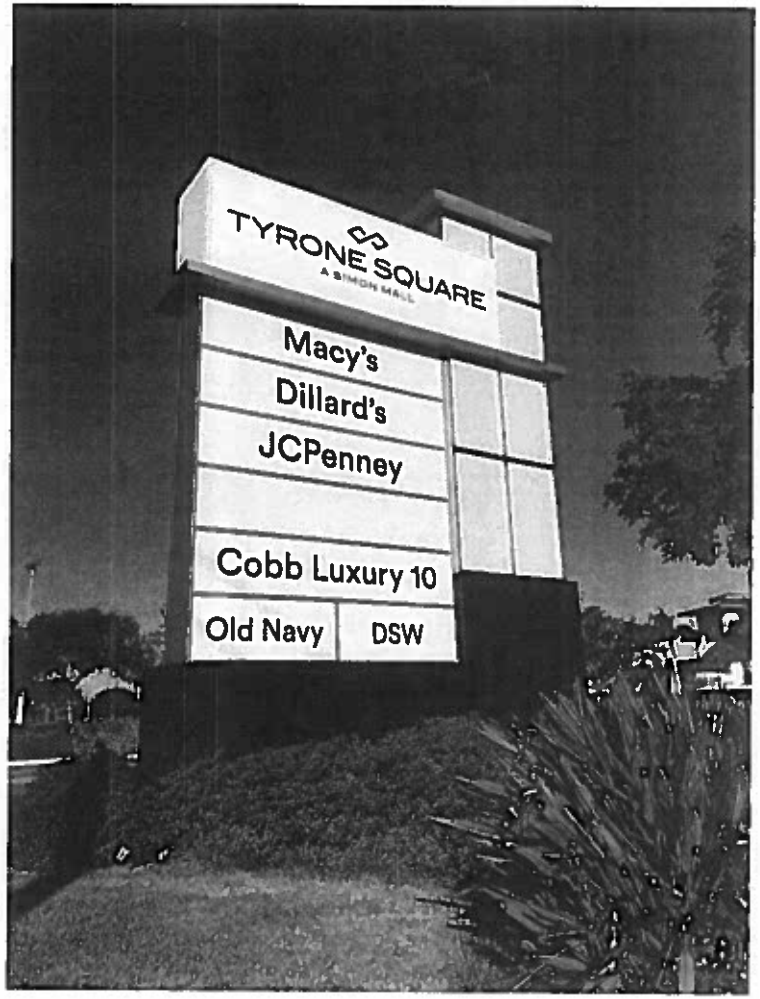
Project Address
6901 22nd Ave N, St.
Petersburg, FL 33710

ISG Project Number
017057

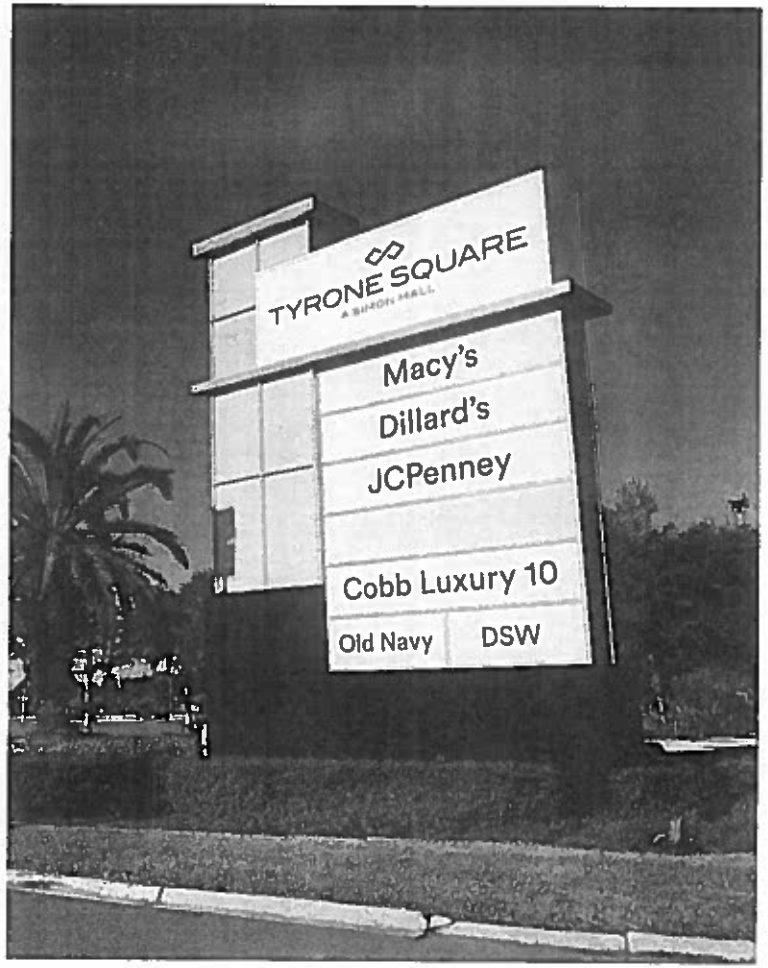
Original Drawing Date
01.30.18

Last Revision Date
11.22.17

Drawing Title
ST-A
PYLON SIGN



1 Existing Pylon 22nd Ave. North
N.T.S.



2 Existing Sign Tyrone Blvd North
N.T.S.

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The Shops at Tyrone Square

Project Address
6901 22nd Ave N, St.
Petersburg, FL 33710

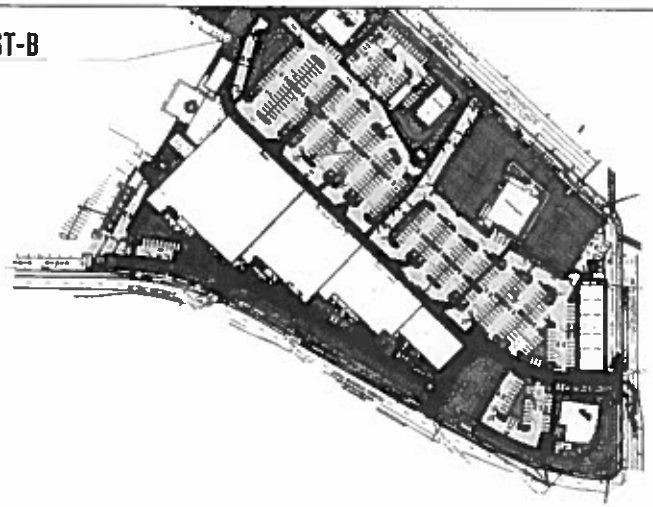
ISG Project Number
017857

Original Drawing Date
01.30.18

Last Revision Date
11.22.17

Drawing Title
ST-A
PYLON SIGN

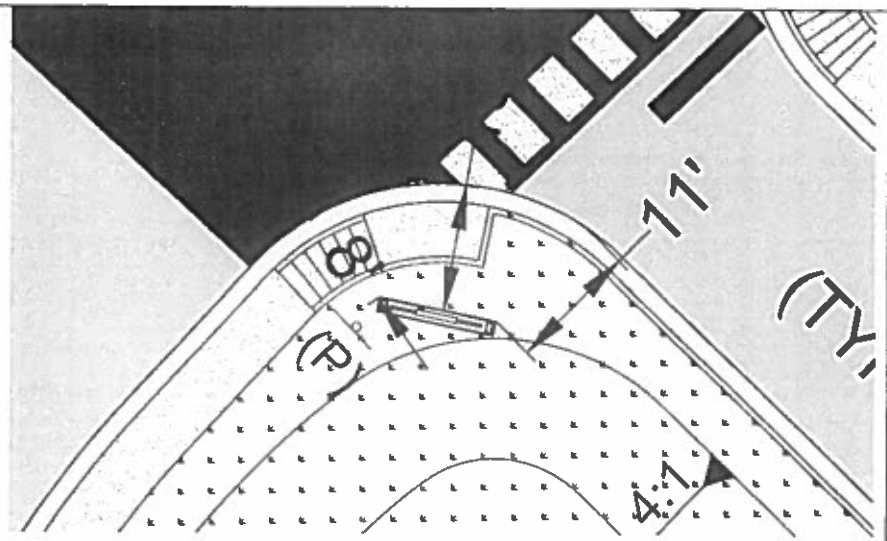
ST-B



N

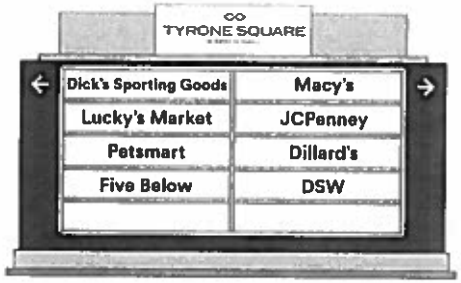
1 Overall Site Plan

1"=250'



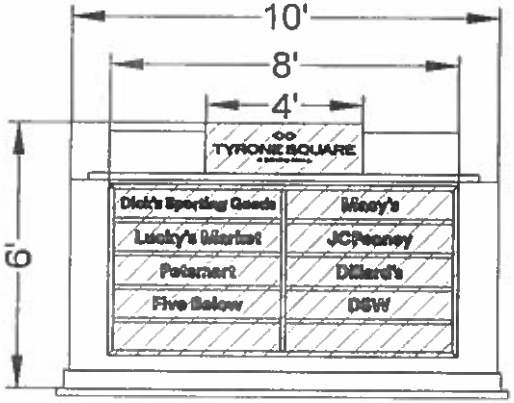
2 ST-B Site Plan

1"=10'



3 ST-B Directional

N.T.S.



4 ST-B Directional

N.T.S.

Single sided sign
sq. ft. =36

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01.30.18

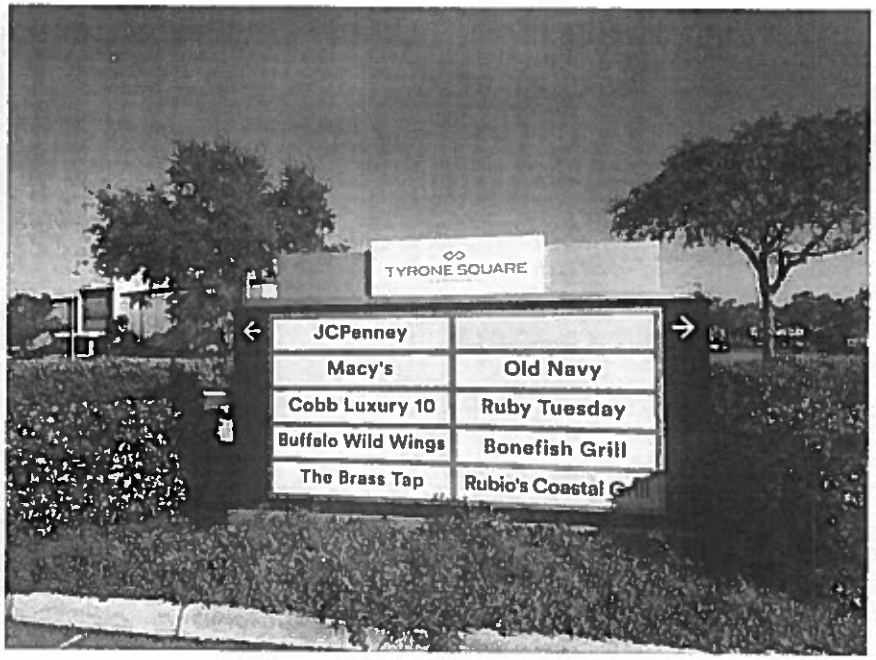
Last Revision Date

11.22.17

Drawing Title

ST-B
DIRECTIONAL
SIGN

1 Existing Directional Signage
N.T.S.



2 Existing Directional Signage
N.T.S.

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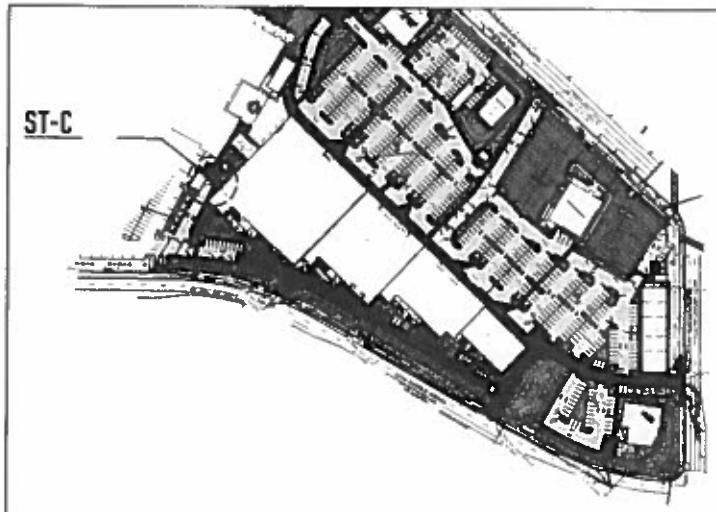
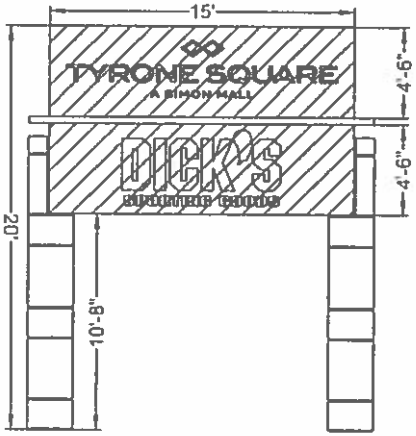
Drawing Title
ST-B
DIRECTIONAL
SIGN

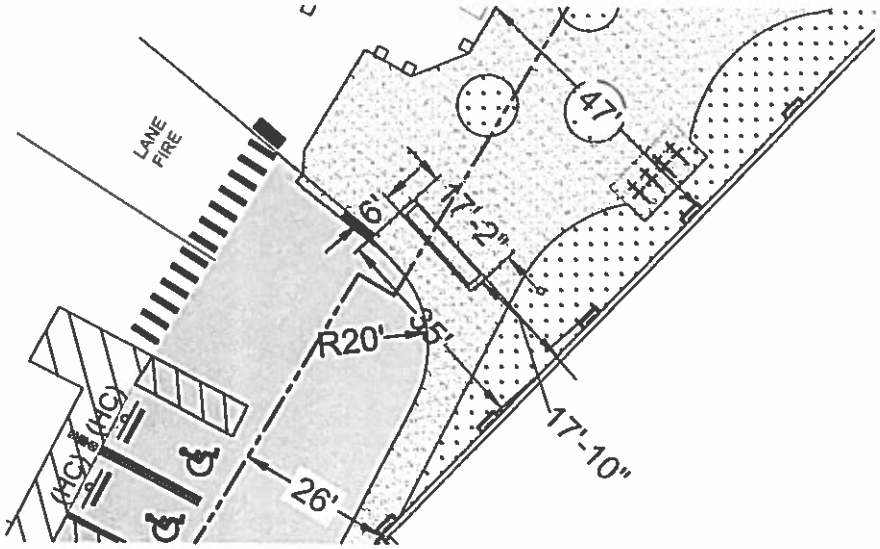


1 Overall Site Map
1"=250'

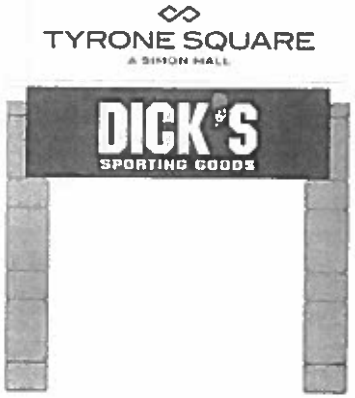
Single sided sign
sq. ft. =135



2 ST-C Portal Sign
1"=6"



3 ST- C Site Plan
1"=20'



4 ST- C Portal Sign
1"=20'

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ISG Project Number
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Last Revision Date
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Drawing Title
ST-C
ENTRY PORTAL
SIGN

1 ST-C PORTAL EXISTING

N.T.S.

2 ST-C PORTAL EXISTING

N.T.S.

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Petersberg, FL 33710

ISG Project Number

017857

Original Drawing Date

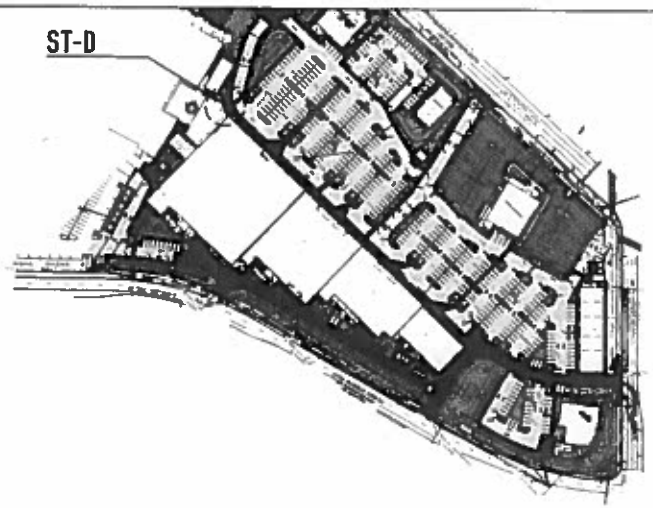
01.30.18

Last Revision Date

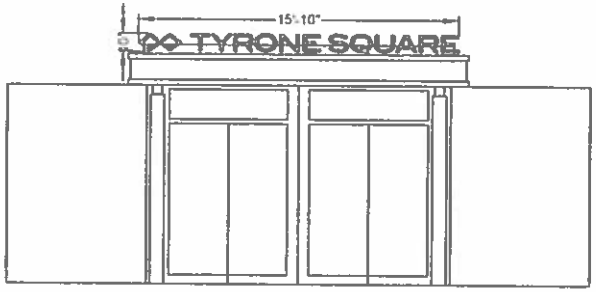
11.22.17

Drawing Title

ST-C
ENTRY PORTAL

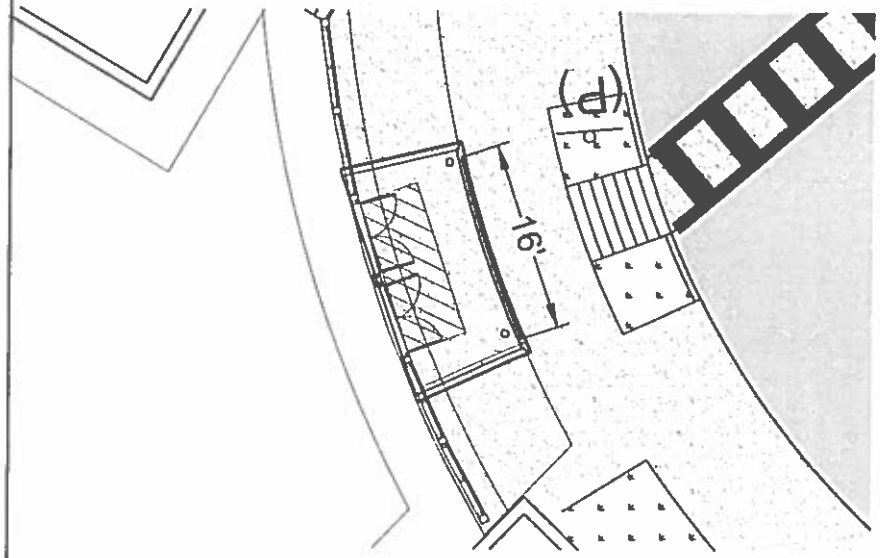


1 Overall Site Map
1"=250'

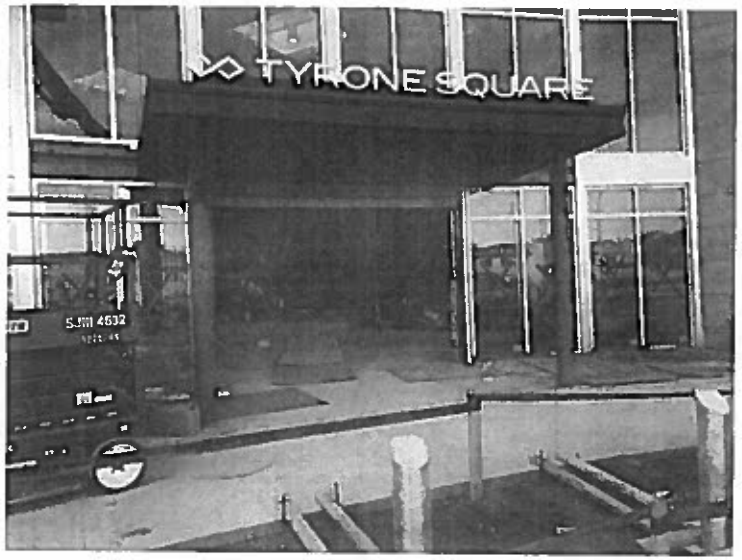


sq. ft. =14

2 Canopy Channel Letters
1"=6"



3 ST-D CANOPY LETTERS
1"=20'



4 ST-D CANOPY LETTERS
N.T.S.

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Drawing Title
ST-D
CANOPY MOUNTED
CHANNEL LETTERS

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SIGN VARIANCE

Applicant Narrative (Page 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 2200 Tyrone Blvd North | **Case No.:**

Detailed Description of Project and Request:

Darden Restaurants would like to formally request relief from the zoning ordinance to allow an additional 68.9 square feet above what is allowed per code. This site is currently allocated 150 square feet of wall signage but Darden Restaurants would like to place another set of channel letters on their rear elevation that would face South-East bound traffic on Tyrone Blvd, the access drive adjacent to the building, and the the shopping center parking lot north-west of the building.

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

The proposed Longhorn Steakhouse would be considered an outparcel tenant to the shopping center which will be highly traveled. The Longhorn Steakhouse has visibility to three (3) major arterial streets (66th St., 22nd Ave., and Tyrone Blvd). Sufficient signage is paramount in creating a safe environment for motorists traveling thru the area. Additionally, the access drive that runs directly adjacent to the rear elevation is an major arterial connector for Tyrone Blvd. and 22nd Ave. and branding will be essential in providing navigation to those motorists utilizing that access road and the motorists in the parking lot just north-west of that access road.

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

There is a significant number of other businesses which have the same number of signs we are requesting on their building. While we do not have access to the dimensions of the existing signs; these businesses have benefited from enough calculated frontage to place multiple wall signs on their elevations. Romano's Macaroni Grill currently has two (2) sets of channel letter signs on their building elevations and a projecting take-away sign along with temporary banners, located at 2303 Tyrone Blvd N. Chick Fil-A, located at 2471 Tyrone Blvd N., currently maintains three sets of channel letters on their building while benefitting from one frontage.

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

The proposed Longhorn Steakhouse abuts a three lane state highway that is heavily traveled with high speeds. Motorists will need sufficient time to see the signage on the building elevations and make safe driving decisions. Motorists that are in the far left lane, South-East bound, will have to cross two lanes of traffic and turn into the access drive that is North-West of the building. The sign that would be placed as a result of an approved variance for 68.9 SF would be oriented toward those specific motorists. As Longhorn Steakhouse is not being granted space on the multi-tenant sign, this sign is paramount to maintaining safe traffic decisions.

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?

The signage proposed is consistent with the existing signage throughout this corridor, specifically to other outparcel tenants in this development. Studies have proven that clear and effective signage improves traffic safety as it allows motorists for positive wayfinding devices. The requested square footage is not egregious in nature and improves the aesthetics of this highly traveled commercial corridor.

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

There have been numerous alternatives that were considered but ultimately none were viable options when considering the negative implications they incurred. We discussed with staff to obtain relief based on the numerous frontages our site has visibility from but additional square footage was not granted. Additionally, alternative measurements were not accepted in reducing the overall square footage. And finally, Longhorn Steakhouse was denied their own freestanding sign which would alleviate the need for additional wall signs.

Continued on Page 5

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SIGN VARIANCE

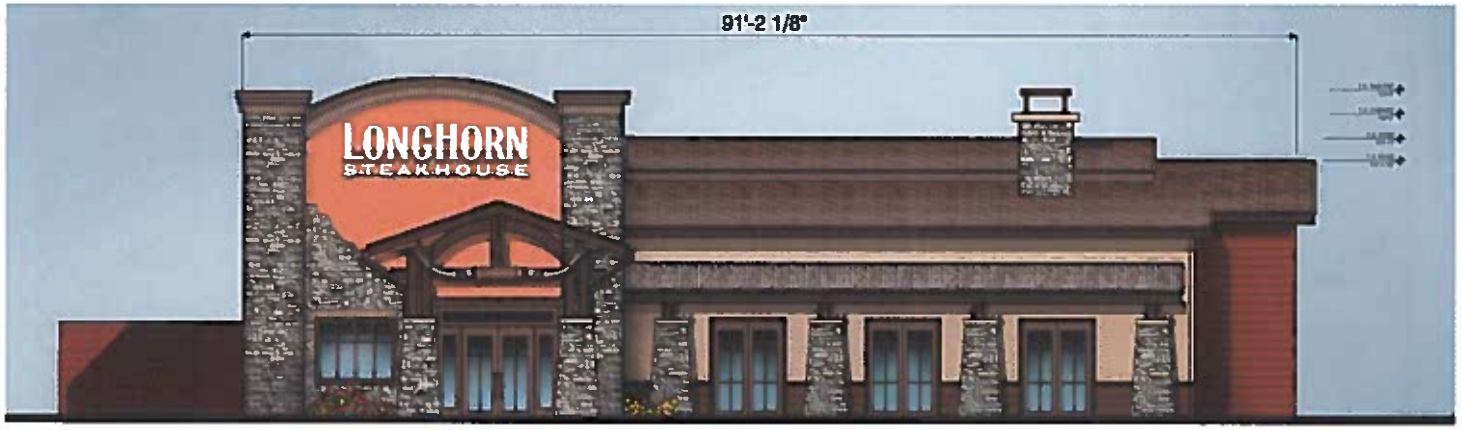
Applicant Narrative (Page 2)

APPLICANT NARRATIVE (Continued)
6. In what ways will granting the requested variance enhance the character of the neighborhood?
The Longhorn Steakhouse proposes signage positively adds to the aesthetics of this commercial corridor. Any commercial corridor benefits when businesses maintain attractive signage. Longhorn Steakhouse intends to maintain such signage. The proposed signage is not intended and would not create "clutter" that would be distracting or harmful to motorists traveling through the area but will help motorists recognize, react, and navigate safely to our site.

SITE DATA		
MAXIMUM AREA, FREE-STANDING SIGNS: None		
Square feet of *proposed* free-standing signs	0 Sq. Ft.	
Square feet of *existing* free-standing signs	0 Sq. Ft.	
Square feet of all *existing* and *proposed* free-standing signs	0 Sq. Ft.	
Maximum square feet allowed by City Code	0 Sq. Ft.	
Variance	0 Sq. Ft.	
MAXIMUM AREA, WALL AND WINDOW SIGNS:		
Square feet of proposed wall and window signs	218.9 Sq. Ft.	
Square feet of existing wall and window signs	0 Sq. Ft.	
Square feet of all existing and proposed wall and window signs	218.9 Sq. Ft.	
Maximum square feet allowed by City Code	150 Sq. Ft.	
Variance	68.9 Sq. Ft.	
MAXIMUM HEIGHT:		
Height of proposed sign (measured from) grade to bottom of sign	14'-5" Sq. Ft.	
Height of proposed sign (measured from) grade to highest point	18'-11" Sq. Ft.	
Maximum sign height allowed by City Code	20'-0" Sq. Ft.	
Variance	N/A Sq. Ft.	
NUMBER OF SIGNS:	Existing	Proposed
Total number of all *existing* and *proposed* free-standing signs	N/A	0
Total number of all *existing* and *proposed* wall and window signs	N/A	4
Maximum number of signs allowed by City Code	No numerical limit. Limited based on allowed square footage.	
Variance	N/A	
LIGHTING:		
Will the sign be illuminated?	☒ Yes	☐ No
If yes, will the sign be lit internally or externally?	☒ Yes Internally	☐ No
Will the sign have lights in motion or animation?	☐ Yes	☒ No

Front Elevation

Store #TBD



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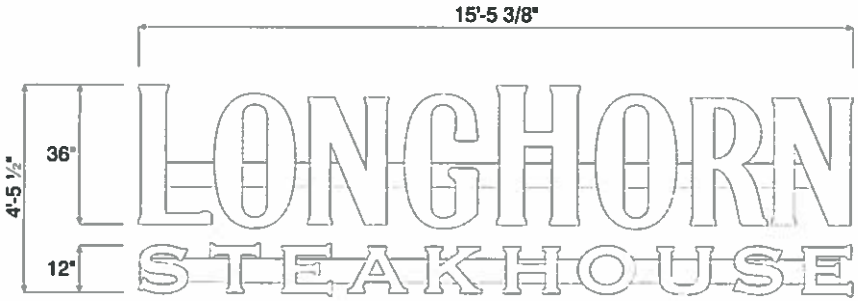
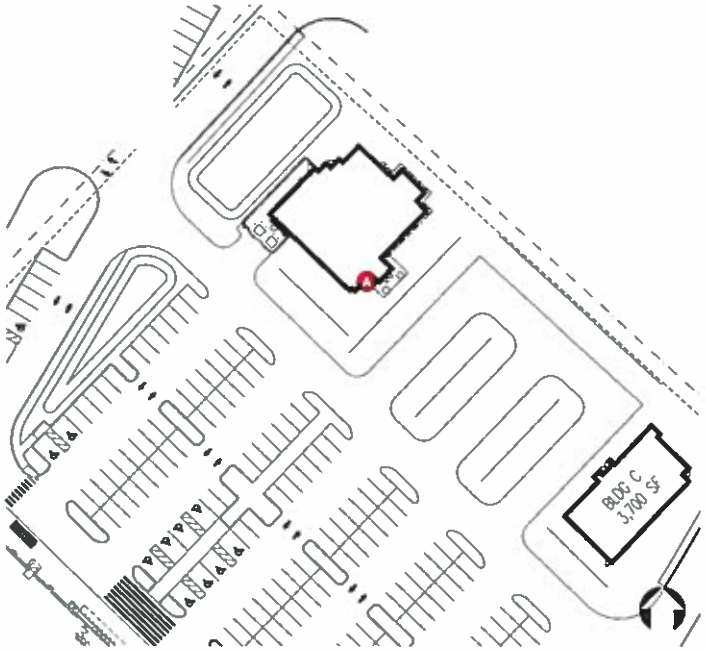
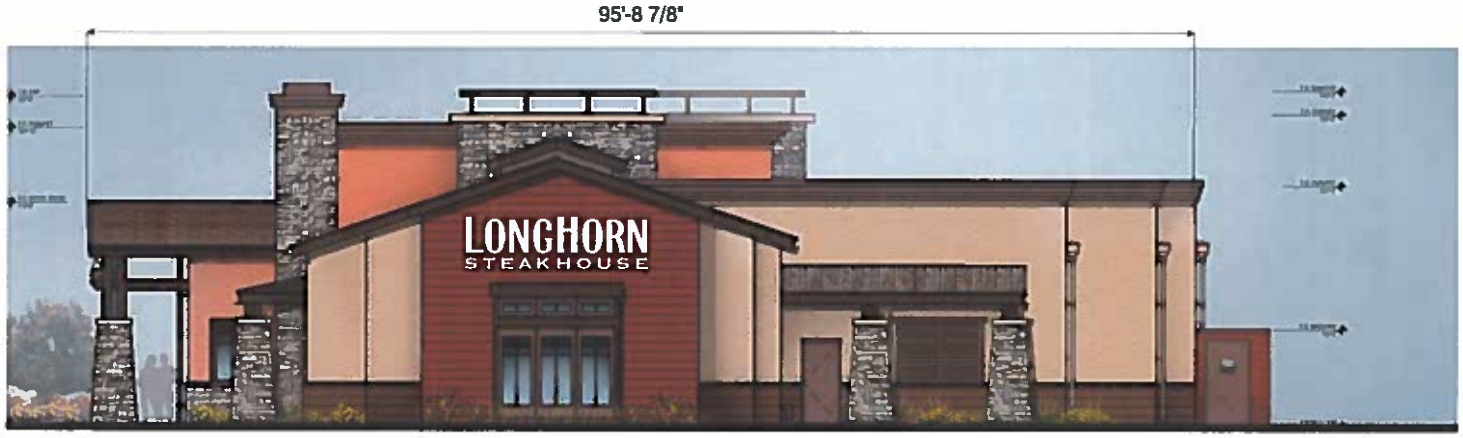


36" Channel Letters on Raceway *(Internally Illuminated w/LED)*
Utilized Square Footage: 68.9
Scale: ¼"=1'



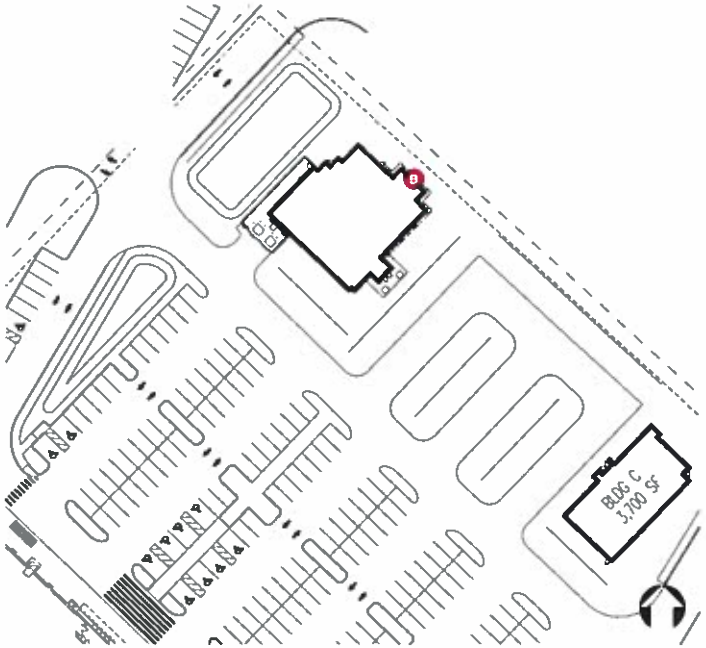
Right Elevation

Store #TBD



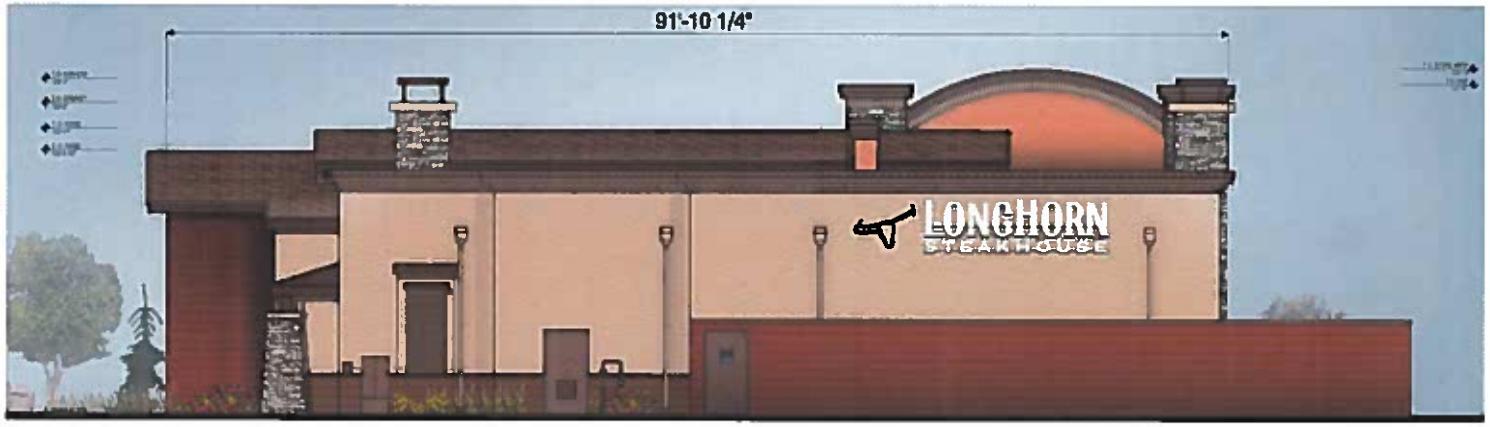
Scale: 1/16"=1'

36" Channel Letters on Raceway ***(Internally Illuminated w/LED)***
Utilized Square Footage: 68.9
Scale: ¼"=1'

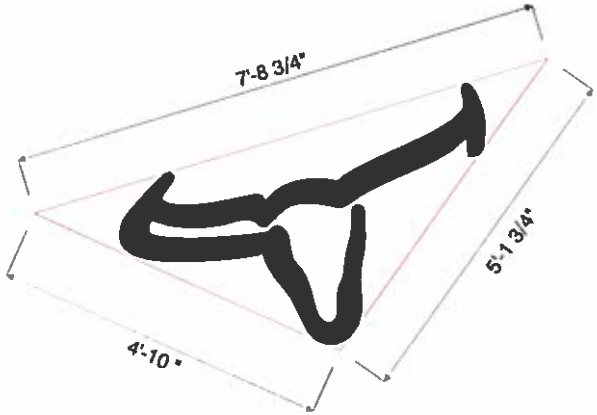


Rear Elevation

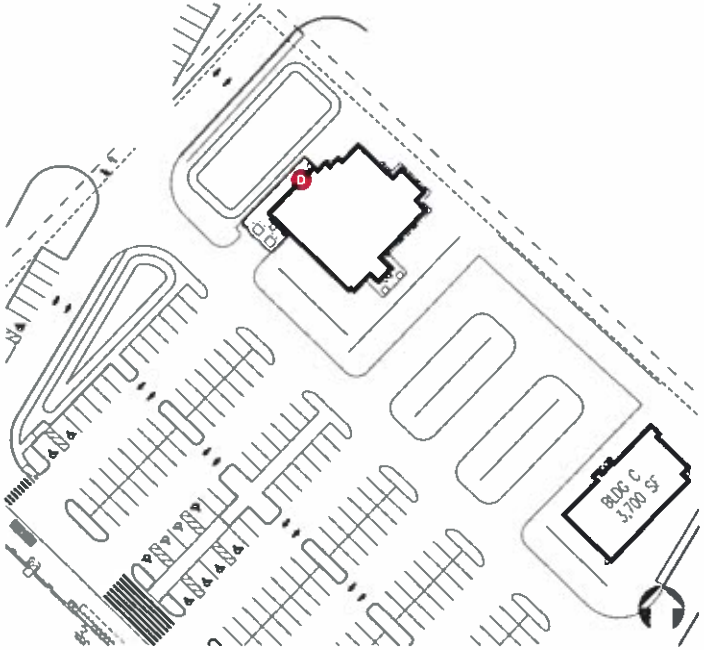
Store #TBD



Scale: 1/16"=1'



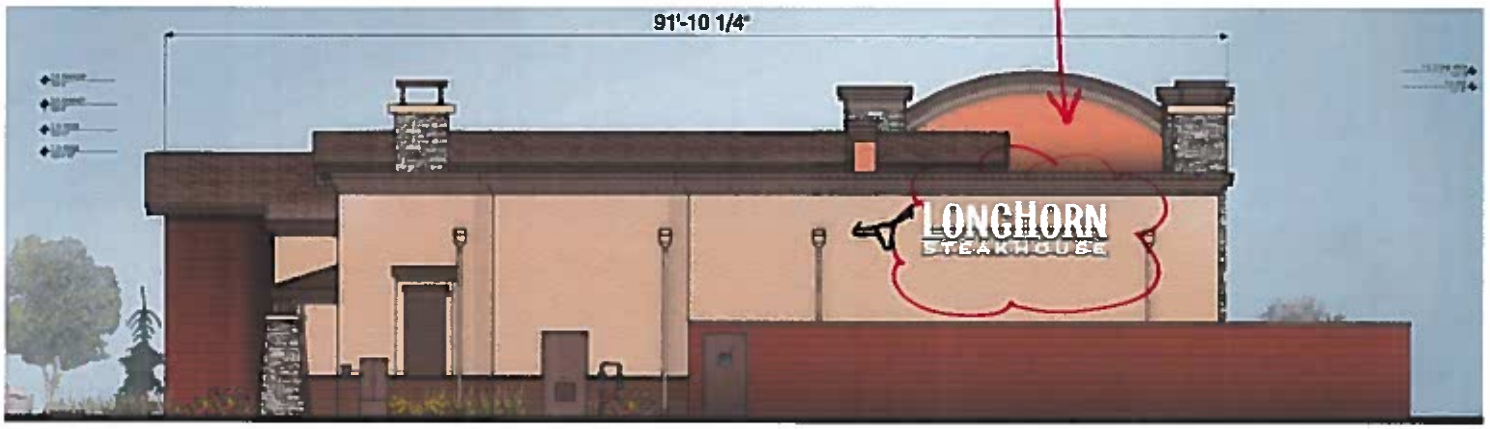
Steer Logo *(Halo Illuminated w/LED)*
Utilized Square Footage: 12.2
Scale: 3/8"=1'



proposed additional sign

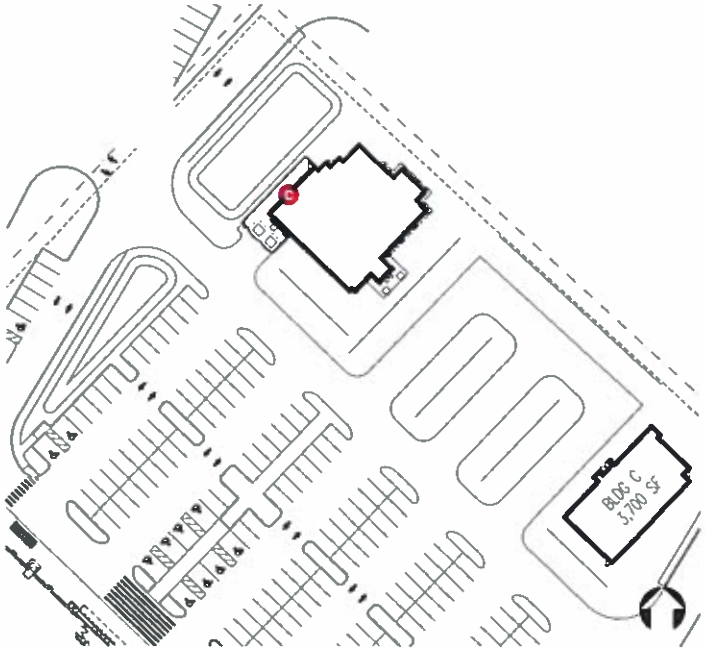
Rear Elevation

Store #TBD



Scale: 1/16"=1'

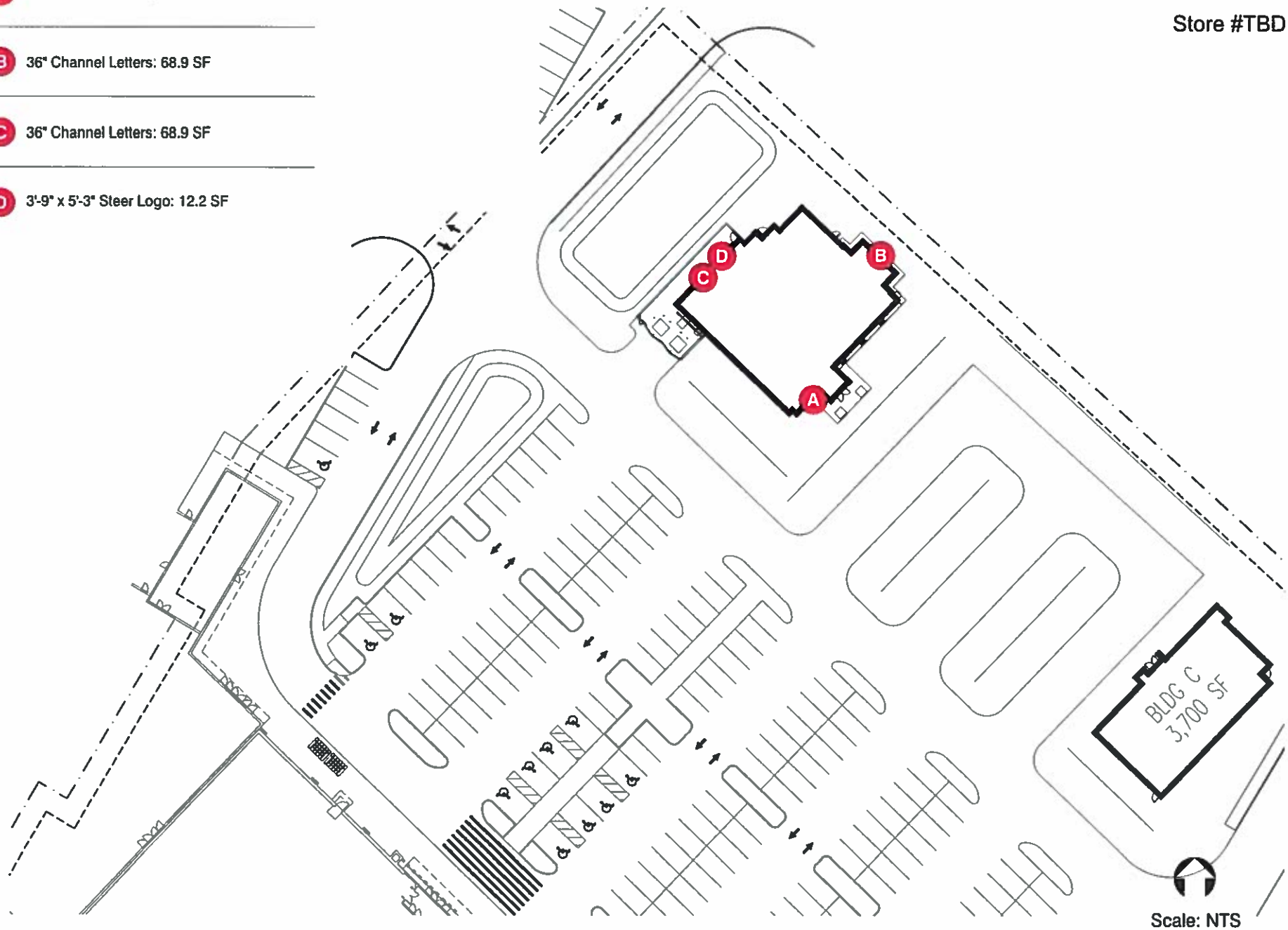
36" Channel Letters on Raceway *(Internally Illuminated w/LED)*
Utilized Square Footage: 68.9
Scale: ¼"=1'



Site Plan

Store #TBD

- A 36" Channel Letters: 68.9 SF
- B 36" Channel Letters: 68.9 SF
- C 36" Channel Letters: 68.9 SF
- D 3'-9" x 5'-3" Steer Logo: 12.2 SF



Scale: NTS

CITY OF ST. PETERSBURG
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

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DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

DOCK VARIANCE
PUBLIC HEARING

According to Development Services Department records, **no Commissioner** 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, DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, for Public Hearing and Executive Action on **May 2, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 18-39000001 PLAT SHEET: B-26

REQUEST: Approval of a variance to the required setback to the right side extended property line to allow for the construction of a dock and boat lift at a single-family property.

OWNER: James M. Dunn
Rebecca F. Held
1400 47th Avenue Northeast
Saint Petersburg, Florida 33703-4114

AGENT: Scott McLellan
1108 44th Avenue Northeast
Saint Petersburg, Florida 33703

ADDRESS: 04-31-17-95184-017-0180

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

VARIANCE DATA:

Type of Structure	Required Setback from the extended right-side Property Line	Requested Setback from the extended right-side Property Line	Variance	Magnitude
Boat Lift	**6.87 feet**	**0 feet**	**6.87 feet**	**100 %**
Dock	**6.87 feet**	**5.5 feet**	**1.37 feet**	**20%**

REQUEST: The request is to construct a dock and boat lift with a variance to the right-side setback requirement. Pursuant to City Code Section *16.50.130.9.1. - Side setbacks (DOCKS),* "for lots with more than 20 feet and less than 50 feet of waterfront frontage, all portions of docks shall be located within the middle one-third of the lot." The subject property measures 20.6 feet along the seawall, and is therefore subject to 6.87-foot side setbacks on both sides of the water envelope.

The proposed site plan does not meet setbacks on either side of the water envelope. However, the variance to the required setback from the left-side property line was administratively approved and is not included as part of this request. The dock regulations provide a process for administrative approval of setback variances if notarized signatures of support are submitted from all property owners within 200 feet in the direction of the variance, as measured from the lot line on the side of the encroaching structure along the seawall. The applicant provided notarized signatures of support from all property owners within 200 feet of the left-side property line, as well as a signed statement from the property owner adjacent to the subject property on the left side. The statement acknowledges that the proposed dock and boat lift cross over the left-side extended lot line and sit within the neighbor's water envelope.

The applicant was unable to obtain a signature of support from the adjacent neighbor at 4695 14th Street NE, on the right side of the subject property. This neighbor is a registered opponent to the variance request. The applicant provided notarized signatures of support from all other property owners within 200 feet on the right side.

DISCUSSION: The subject property is located within the Shore Acres Neighborhood, in a single-family suburban zoning district, NS-1. The property is one platted lot of record in the Waterway Estates Subdivision. The platted lot measures 153.2 feet wide at the front, 20.6 feet wide in the rear along the seawall, 105.5 feet deep on the east property line, and 173.2 feet on the west property line. This shape of the lot is standard for corner waterfront lots in this neighborhood. The subject property is at the end of a canal, creating a small pie-shaped area for riparian development rights. The majority of the properties in this neighborhood have both a dock and a boat lift. The canal accessed by the subject property is a functional canal used by property owners with watercrafts to access Tampa Bay via Placido Bayou and Smacks Bayou. Access to the water is a reasonable use of the property, but the small amount of frontage on the subject property poses a challenge for mooring and storing watercraft.

Variance requests to construct docks and boat lifts on waterfront lots at the ends of canals are common due to the minimal water frontage and the shape of the pie-shaped water envelope. The neighboring property at 4695 14th Street NE constructed their boat lift and catwalks in 2004 with variances approved administratively by providing signatures from all parties. The neighboring property at 1412 47th Avenue NE constructed their dock in 2005 without variances. The property at 4601 14th Street NE (two properties to the south from the subject property) constructed their dock in 2005 with variances approved administratively by providing signatures from all parties.

The existing dock at the subject property is proposed for demolition to accommodate the proposed dock and boat lift. The proposed site plan extends over the left-side extended lot line into the neighbor's water envelope at 1412 47th Avenue NE. The owner of the subject property created a site plan which is amenable to both parties. A signed letter was submitted by this property owner acknowledging support for the proposed dock and boat lift. With all other applicable signatures of support submitted, the left side variance was approved administratively.

The proposed dock measures 8 feet wide at the seawall and narrows to a 2.5-foot wide catwalk, adjacent to an 11-foot wide boat lift. The dock and boat lift are proposed to extend out from the seawall a total of 22 feet. The boat lift is proposed to be installed immediately inside the water envelop on the right side, with a 0-foot setback, and the dock is proposed to be 5.5 feet from the extended right-side property line. A standard boat lift is 10-15 feet wide when measured from the outside of the pilings. The proposed boat lift measures 11 feet wide from piling to piling in an effort to request the minimum amount necessary to accommodate a 20-foot boat.

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 after-the-fact dock 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.*

      This criterion is not applicable. The existing dock is proposed to be demolished.

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

      This criterion is not applicable. There is no minimum linear measurement for water frontage on contiguous upland properties, however 30 feet is the recognized minimum width for noncontiguous water lots (commonly found along Coffee Pot Bayou).

   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.*

      The property is located on the waterfront. No mangroves or other relevant natural features exist within the subject property's water envelope.

   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 Shore Acres Neighborhood is characterized by waterfront suburban style ranch homes. The subject property is located at the head of a canal and has a pie-shaped water envelope, which is a standard style of development in this neighborhood and throughout the city. See attached "Exhibit A - Neighborhood Character". The subject property is unique in that it was platted with the least amount of water frontage in this canal by at least 13 feet. It is common for properties at the head of canals to utilize the variance process in order to adequately and safely access the water with watercrafts.

The majority of the properties on this canal have both a dock and a boat lift. See attached "*Exhibit B - Docks and Lifts on Subject Canal*". Of the 24 properties with waterfronts along the same canal as the subject property (Canal A), 21 properties or 88% have both a dock and a lift or davits, one property or 4% has a dock only, one property or 4% has davits only, and one property or 4% has tie poles only.

The majority of the properties on pie shapes lots within the study area have both a dock and a boat lift. See attached "*Exhibit C - Docks and Lifts on Pie Shaped Lots*". Of the 42 properties in the study area with pie-shaped lots at the heads of canals, 33 or 79% have both a dock and a lift or davits, three properties or 7% have a dock only, two properties or 4.7% have davits only, two properties or 4.7% have tie poles only, and two properties or 4.7% have nothing in their water envelope.

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 small amount of linear water frontage is a special condition of the platted pattern of the streets and lots within this subdivision. This is not the result of the actions of the applicant.

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

The setback requirements for docks and boat lifts are relative to the amount of linear water frontage of a property. The subject property has 20.6 feet of water frontage. The code requires that properties with 20 feet of water frontage or less meet 5-foot setbacks for all improvements constructed within the water envelope. For properties with more than 20 and less than 50 feet of water frontage, all improvements are required to be located within the middle one-third of the water envelope. The subject property falls into this threshold, and therefore is subject to 6.87-foot side setback requirements. When these setback requirements are applied to pie-shaped lots rather than lots which extend straight out, an extremely small water envelope remains to provide access the water. Variances are typical on lots with these pie-shaped conditions, but variances are dependent upon the cooperation of neighbors to come to an agreeable site plan.

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

   The code requires that all portions of the dock be located within the middle one-third of the water envelope. In this case, the water envelope is 6.87 wide at the seawall and narrows to a point in a pie-shape, which provides roughly 50 square feet of developable area without variances. A standard boat lift ranges from 10-15 feet in width and length, depending on the weight capacity. A boat lift could not fit within the water envelope as described without variances, but a small dock and/or personal watercraft lift could meet these requirements.

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

   Alternative dock and boat lift configurations are possible to further reduce the magnitude of the variance on the right side, but there is no possibility of adding a boat lift which would not require a variance to the side setbacks. The applicant worked with the neighbor on the left side of their property to agree upon a site plan that was amenable to both parties. The proposed dock is 8 feet wide along the seawall, narrowing to a 2.5-foot wide catwalk along the side of the boat lift, which measures 11 feet from piling to piling. The request is minimal in order to accommodate a boat lift, however a dock and/or personal watercraft lift can fit within the water envelope without variances. In terms of safety and navigation, the applicant has provided a reasonable site plan to provide boat access to the water for the subject property.

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

   The granting of the variance to allow for the construction of the dock and boat lift would be in harmony with the general purpose and intent of the Code as it would allow a dock and lift consistent with the surrounding pattern of waterfront development.

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

   The variance process for docks and boat lifts on pie-shaped waterfront properties is an opportunity for neighbors to come to an agreeable site plan that allows reasonable waterfront access. The proposed dock and boat lift are not anticipated to create an adverse effect on the abutting docks. The variance does not restrict the access to the docks and lifts on the adjacent properties.

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

   Staff determined that the reasons set forth in the application did justify the granting of a variance. Please see the attached narrative from the applicant.

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 neighbor on the right side of the subject property met with staff to express their disapproval of the variance. This neighbor filed as a Registered Opponent against the variance request. Staff spoke with another neighbor who received the public notice, requested more information, and is in opposition of the variance due to the following concerns: (1) the navigational hazard it represents, (2) its adverse impacts upon sightlines at 4695 14th St. NE, (3) past precedent at the property, and (4) my concerns over the precedent that approval of this variance would create for other similarly configured plots in the area. Please see attached Exhibit D – Letter from Opposing Neighbor. This neighbor wished to remain anonymous.

Staff received a phone call from one neighbor in support of the variance. The Shore Acres Neighborhood Association did not comment on the proposed variance.

STAFF RECOMMENDATION: Based on the stringent standards of approval contained within the City Code, the Development Review Services Division staff recommends APPROVAL of the requested variance, subject to the following conditions of approval:

CONDITIONS OF APPROVAL: If the variance is approved the Planning and Economic Development Department Staff recommends that the approval shall be subject to the following:

1. The dock plan submitted for City approval shall be identical to that approved with this application. Plans shall be submitted to the Development Review Services Division for approval prior to the issuance of permits by the Pinellas County Water and Navigation Control Authority.
2. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
3. This variance approval shall be valid through May 3, 2021. Substantial construction shall commence by this 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.

REPORT PREPARED BY:

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

REPORT APPROVED BY:

4-25-18

Elizabeth Abernethy, AICP
Zoning Official
Development Review Services Division
Planning and Economic Development Dept.

Attachments: Aerial Map; Survey; Site Plan; Applicant's narrative; Neighbor Signatures; Registered Opponent Form, Exhibit A - Neighborhood Character; Exhibit B - Docks and Lifts on Subject Canal; Exhibit C - Docks and Lifts on Pie-Shaped Lots; Exhibit D – Letter from Opposing Neighbor; Pinellas County Dock Application.

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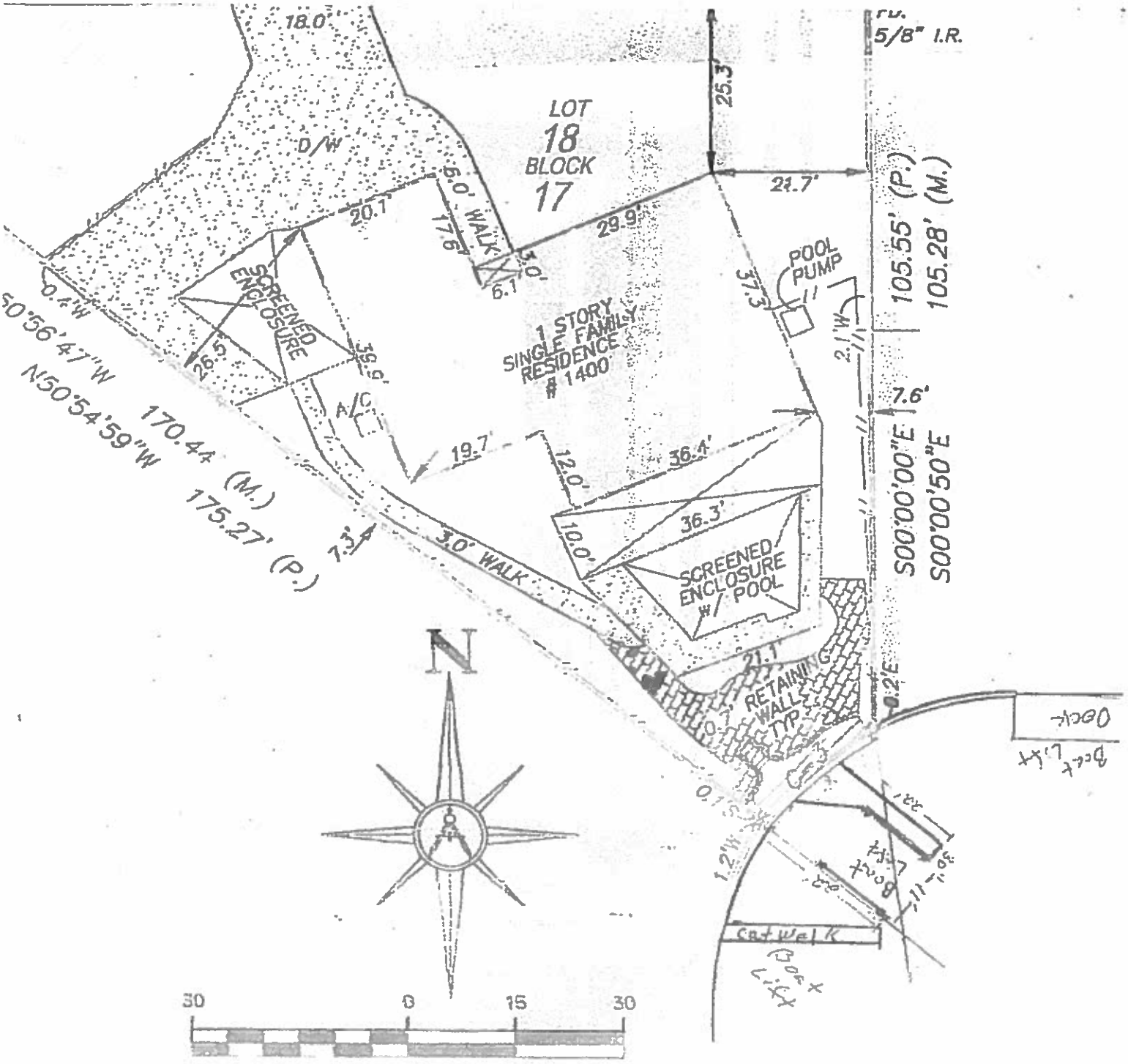
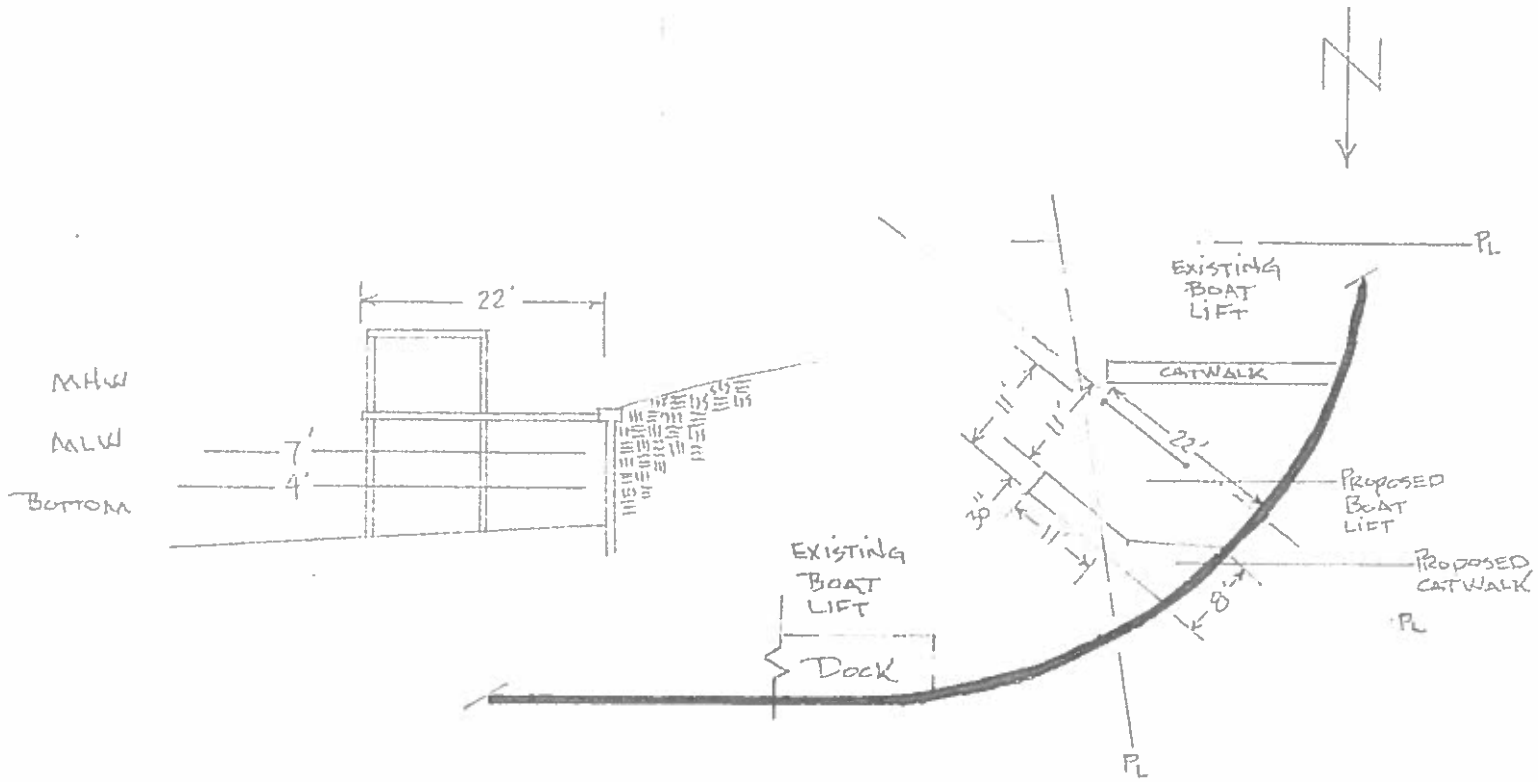
Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-39000001
Address: 1400 47th Avenue Northeast

N↑
(nts)



GRAPHIC SCALE (In Feet)
1 inch = 20 ft.



DUNN HELD PRIVATE DOCK 1400 47TH AVE N ST PETE FL | PLAN VIEW APPLICANT AND ADJACENT DOCK | SCALE 1"=10'

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VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 1400 47th Ave NE, St. Petersburg **Case No.:**

Detailed Description of Project and Request: Build dock and catwalk with boat lift as per drawing. Encroach on south side property line setback. This is only neighbor which has not signed off on project

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? The property is at the end of a canal in a corner with only 20' of seawall. The property lines converge out into the canal leaving very little space for a dock and boat lift. without encroaching on the property lines. Neighbor on NE side of property has signed off on the proposed dock & boat lift drawing. Neighbor on south side will not sign off on the lift poles encroaching on his property line set back.

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.

4695 14 ST NE St Pete 33703 Dock encroaches on property line setback
4601 14 ST NE St. Pete 33703 Boat lift + walkway encroaches property line setback
4797 14 ST NE St. Pete 33703 Dock encroaches on property line setback
4690 14 ST NE St. Pete 33703 Dock encroaches on property line setback
1400 46th Ave NE St Pete 33703 Boat lift encroaches on setback
4561 14th St NE St Pete 33703 Boat lift encroaches on setback
1362 46th Ave NE St Pete 33703 Boat lift encroaches on setback
1390 49th Ave NE St Pete 33703 Dock encroaches on setback
1400 49th Ave NE St Pete 33703 Boat lift encroaches on setback
5053 14th St NE St Pete 33703 Boat lift encroaches on setback

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

The waterfront on the property is too small to build a small dock and boat lift within the setbacks

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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

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

We have made the dock walkway minimum size to allow a boat lift to be constructed next to it. The boat lift poles on South side have been drawn at the property line which encroaches on setback. Other side of property encroachment has been signed off by that homeowner

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

We have not been able to design an option that would work within the required set backs

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

Homeowners boat floating at the seawall would be much a much improved appearance if a boat lift was installed. Also improving the property by adding a dock and boat lift will increase property values

To whom it may concern
I own the property at 1412 47th Ave NE, St. Petersburg, FL and I have been asked to allow my neighbor, James Dunn, who resides at 1400 47th Ave NE, to build a dock and boat lift encroaching over my property line as per the drawing submitted. This letter is a confirmation of my approval of the proposed project as it has been drawn up.

Vincent
Peterson
Date

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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: 1400 47th Ave. NE 33703 | **Case No.:**
Description of Request: Proposed boat lift will encroach on south side property line set back

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: 1412 47th Ave NE St. Petersburg FL 33703
   Owner Name (print): Vincent Peterson
   Owner Signature:

2. Affected Property Address: 1424 47th Ave NE St Petersburg FL 33703
   Owner Name (print): Margaret Guenveur
   Owner Signature:

3. Affected Property Address: 1436 47th Ave NE St. Petersburg FL 33703
   Owner Name (print): Christine Bourgeois AND ANDY MOORE
   Owner Signature:

4. Affected Property Address: 4601 14th St. NE St. Petersburg FL 33703
   Owner Name (print): Joseph Colledge
   Owner Signature:

5. Affected Property Address: 1401 46th Ave NE St Petersburg FL 33703
   Owner Name (print): Sandra Clenney
   Owner Signature:

6. Affected Property Address: 1405 46th Ave NE St Petersburg FL 33703
   Owner Name (print): Naresh Singh
   Owner Signature:

7. Affected Property Address: 1409 46th Ave NE St. Petersburg FL 33703
   Owner Name (print): Janet Ondina
   Owner Signature:

8. Affected Property Address:
   Owner Name (print):
   Owner Signature:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION

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REGISTERED OPPONENT FORM

Contact Information

Name	Ellen + Paul Tyner
Street Address	4695 14th ST NE
City ST ZIP Code	St Petersburg Fl 33703
Telephone	727-365-7175
Email Address	ellETyre gmail.com
Signature	Ellen Tyner Date 4/9/2018

Date of Hearing

Date of Hearing	May 2, 2018

Case No.

Case No.	18-39000001

Case Address

Case Address	1400 47th Ave NE

Special Requirements

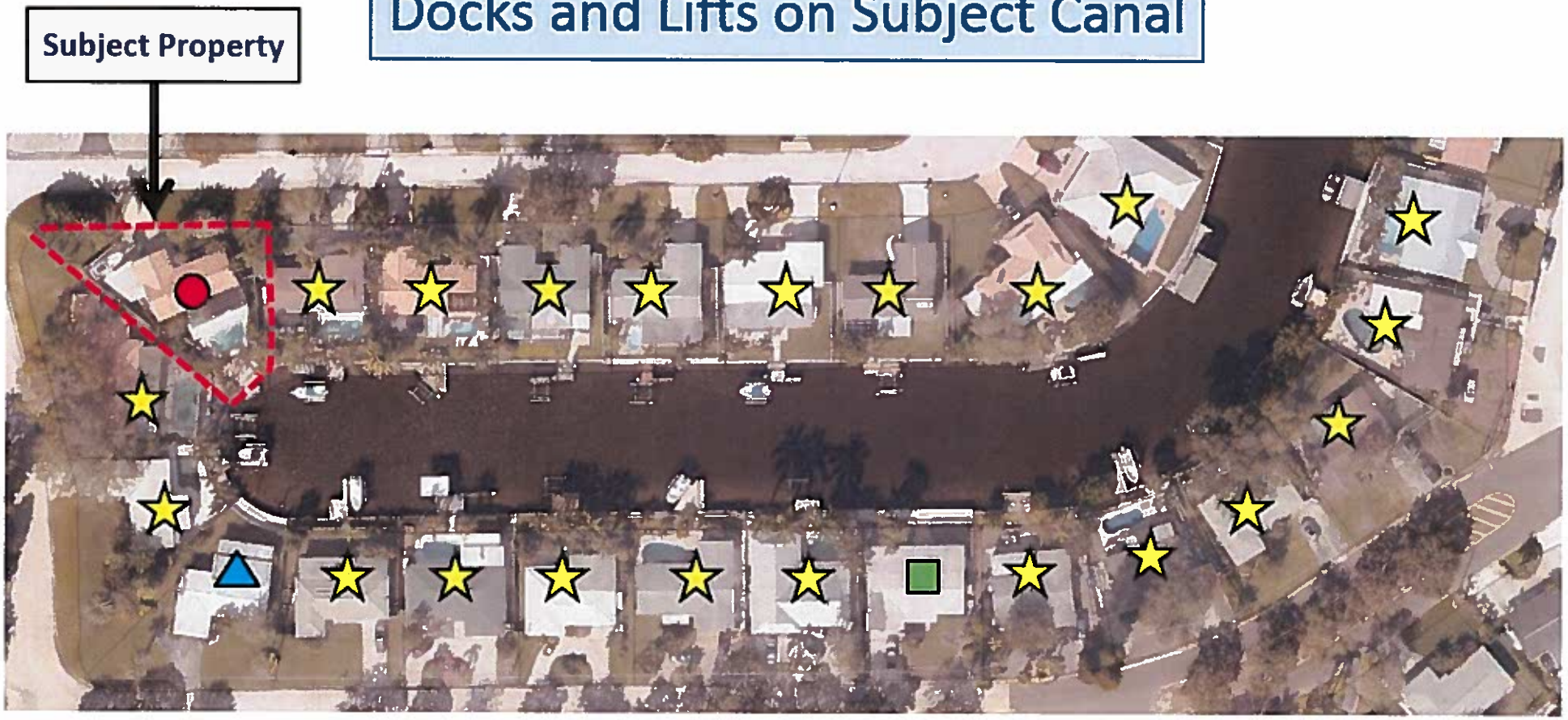
Information on Procedures for Hearing

1) Staff, applicant, and, registered opponent will have a total of ten (10) minutes each to present their case.
2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, ~~pamela.jones~~ iris.winn@stpete.org, at least one week prior to the hearing.

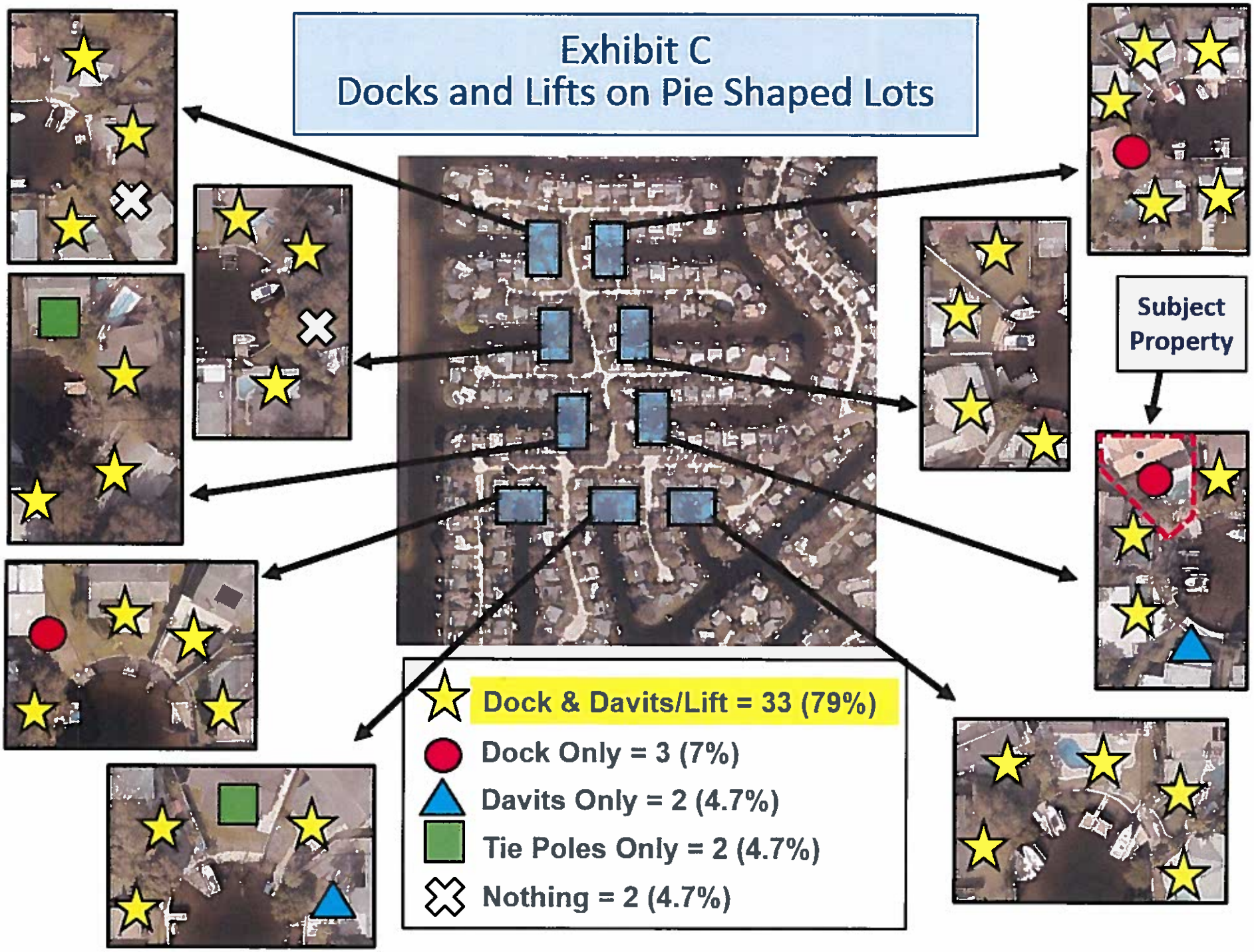
Exhibit A - Neighborhood Character

Exhibit B
Docks and Lifts on Subject Canal



- ★ Dock & Lift/Davits = 21 (88%)
- ● Dock Only = 1 (4%)
- ▲ Davits Only = 1 (4%)
- ■ Tie Poles Only = 1 (4%)

Exhibit C
Docks and Lifts on Pie Shaped Lots



Dear City of St. Petersburg,

I am submitting this comment with regards to Variance Hearing #18-39000001.

I am opposed to the proposed boat lift construction plan. Although I understand the desire by the new owner of 1400 47th Ave NE to have a boat lift in their backyard, at least one of their neighbors whose waterfront views and access would be impacted have opposed the construction. I would prefer that the neighbors work to negotiate a design that has less of an impact and is mutually agreeable to both parties, as opposed to this variance hearing. The new owner of 1400 47th Ave NE was aware of the lack of a boat lift upon purchase, and the previous owner, having lived in the home for decades, had never had one installed due to the limited space available within property lines along with the shallow water depths at the end of the canal. His boat was prominently stored in the front driveway year-round (see picture: https://www.zillow.com/homedetails/1400-47th-Ave-NE-Saint-Petersburg-FL-33703/46979403_zpid/). Many prospective buyers balked at placing an offer on the home due to the lack of space for a boat, and the home stayed on the market much longer than comparables at the time of sale and sold for ~$50K less.

The neighbor opposing the installation of the boat lift (Mr. Paul Tyrell) will be adversely impacted by the lift due to the navigational hazard it creates for his own boating activities due to the tight space at the end of the canal. Additionally, the boat lift will impact his sight lines to the water, which may also adversely impact his property value. The City of St. Petersburg has laws governing landscaping heights that adversely impact water view sight lines. It seems incongruent that the City would not also consider sightlines with this type of proposed construction. Mr. Tyrell's homes was one of the first constructed in the neighborhood and he may be the longest tenured member of the neighborhood.

In summary, I'd prefer to see the neighbors discuss this proposed construction, evaluate some alternative plans, and see if they can reach a settlement. If the City must render a decision at this time, I feel the City should oppose the construction of this boat lift as proposed due to: (1) the navigational hazard it represents, (2) its adverse impacts upon sightlines at 4695 14th St. NE, (3) past precedent at the property, and (4) my concerns over the precedent that approval of this variance would create for other similarly configured plots in the area.

Direct all correspondence to:

Clerk, Water and Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756

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DEC 07 2017
DEVELOPMENT REVIEW SERVICES

Application # _____
(OFFICIAL USE ONLY)

PRIVATE DOCK PERMIT APPLICATION

PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Dunn, James + Held, Rebecca

B. Mailing Address: 1400 47th Ave NE

City: ST Petersburg State: FL Zip: 33703

C. Telephone No: 727 480 8995 E-mail Address: —

II. AGENT INFORMATION:

A. Name: CiScape Construction

B. Address: 1108 44th Ave NE

City: ST Petersburg State: FL Zip: 33703

C. Telephone No: 727-553-9411 E-mail Address: Libbi@CiScapeconstruction.com

III. SITE INFORMATION:

A. Construction Site Address: Same as above

City: _____ State: _____ Zip: _____

B. Parcel ID Number: 04 / 31 / 17 / 95184 / 101 / 0180

C. Incorporated: ☒ Unincorporated: ☐

D. Affected Water Body: Tampa Bay

E. Previous Permits: _____

F. Date applicant assumed property ownership: Dec 2016 (month/year)

G. Obstructions: (Dogs, Fences, etc.) Dog Fence

H. Attach 8 ½" X 11" vicinity map showing specific project location.

I. All other information pursuant to Section 166-328, Pinellas County Code, as needed.

J. For projects requiring a public hearing, attach a copy of the complete legal description.

Application # _____
(OFFICIAL USE ONLY)

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the County be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the County (attach additional sheets if necessary).

A. PROPERTY OWNERS:

Name: Dunn/Held
Address: 1460 4th Ave. NE
St Pete FL 33703

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

B. REPRESENTATIVES:

Name: C. Scope Construction
Address: 4081 44th Ave NE
St Pete FL 33703

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:
Interest is: contingent ☐ absolute ☒

Name: _____ specific interest held: _____

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ☐
If so, the contract is: contingent ☐ absolute ☒

Name of parties to the contract: _____

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ☐
Name of parties to the option: _____

F. OWNER'S SIGNATURE:
I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

X _____ Date _____

Application # _____
(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

A. Nature and Size of Project: Demo exsiting Dock, Install/construct per Drawing and Install one Boat Lift

Square Feet: 82.5

B. Variance: Yes ☐ No ☐
Amount in variance: Length: _____ Width: _____
Setbacks: Left: _____ Right: _____

Other: _____

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of Section 166-291 of the Pinellas County Code. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the project owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, Scott McLellan, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the Pinellas County Code, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: _____ Cert No.: CGC1507702

Company Name: CScape Construction Telephone No: 727 480 8995

City: ST Pete State: FL Zip: 33703

E-mail Address: Libbi@CScapeconstruction.com

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the criteria of the Pinellas County Code for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

_____ Date

_____ Legal Owner's Signature

Dunn-Held

VARIANCE REQUEST FORM 34'

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name Tyrell, Paul & Ellen

Mailing Address 4695 14th Street NE St Pete Zip 33703

I certify that I am the owner of Lot 19 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1400 47th Ave NE St Pete FL 33703

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) ~~and: DO OBJECT~~ X DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: Paul E Tyrell Date 11/16/17
Ellen Tyrell

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Paul Tyrell Ellen Tyrell, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 16th day of November, 20 17

Blake W Duncan
Notary Public

My commission expires: 08/28/2021

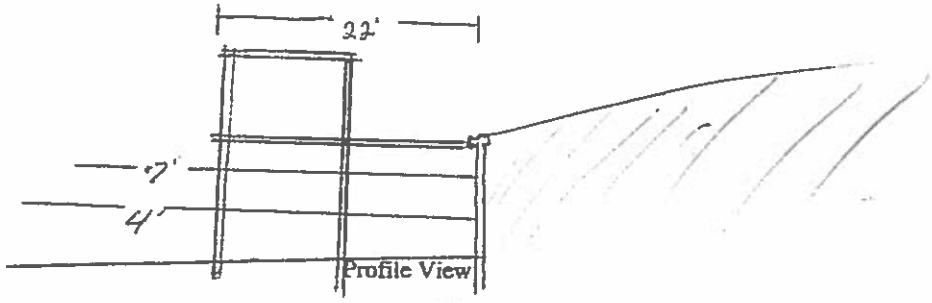
Notary Public State of Florida
Blake W Duncan
My Commission GG 139054
Expires 08/28/2021

1400 47th AVE NE

PRIVATE DOCK

Dunn
Held..

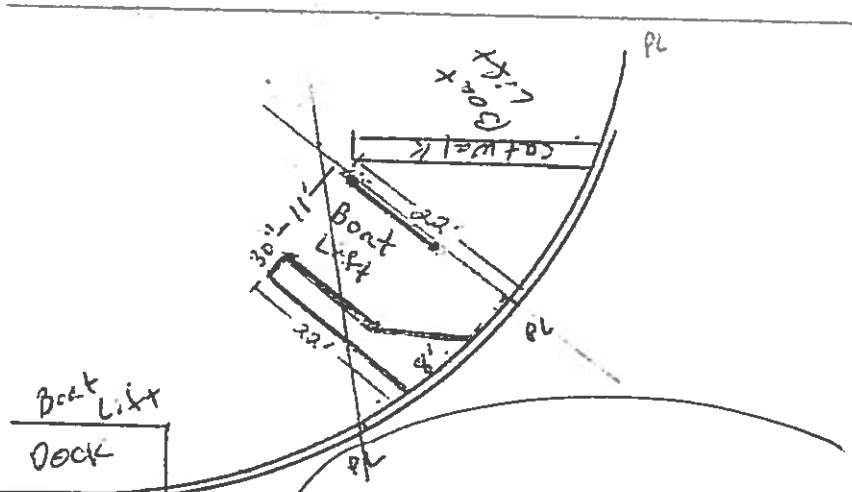
Application # _____
(OFFICIAL USE ONLY)



ENG. SCALE: 1" = 20'

TOTAL SQUARE FEET	82.5'
NEW SQUARE FEET	0
WATERWAY WIDTH	100
WATERFRONT WIDTH	20.6

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature Date	Signature Paul E Tyrell Date 11/16/17
Municipality Approval	**Water and Navigation Approval**
	Ellen Tyrell

[Dunn-Held] 75'

VARIANCE REQUEST FORM

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name Peterson Vincent & Kristina

Mailing Address 1412 47th Ave NE St Pete Zip 33703

I certify that I am the owner of Lot 17 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1400 47th Ave NE St Pete, FL 33703

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date 10/9/17

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Vincent Peterson, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 9th day of October, 2017

KAREN W. HOUNSHELL
MY COMMISSION # FF 065054
EXPIRES: January 29, 2018
Bonded Thru Notary Public Underwriters

Karen W. Hounshell
Notary Public

My commission expires: 1-29-18

Right Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

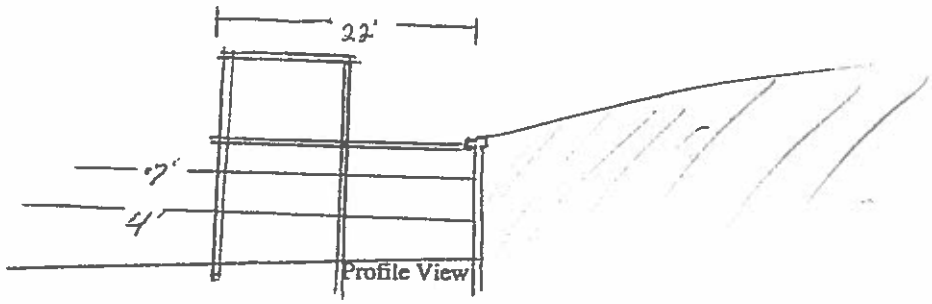
My commission expires: _____

1400 97th Ave NE

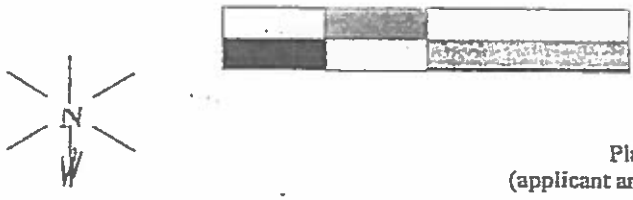
PRIVATE DOCK

Dunn
Held...

Application # _____
(OFFICIAL USE ONLY)

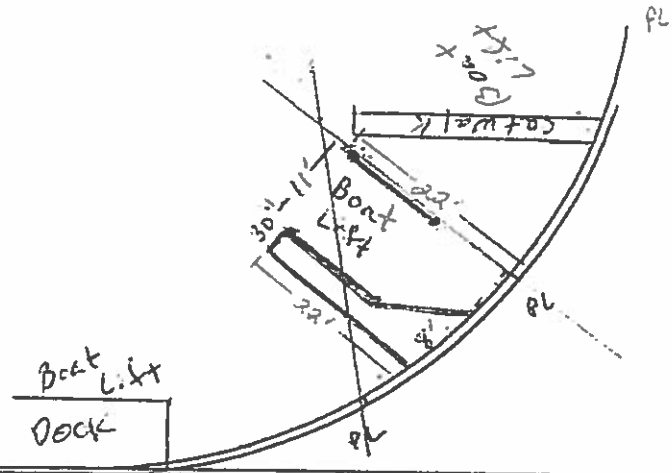


ENG. SCALE: 1" = 20'



TOTAL SQUARE FEET	82.5'
NEW SQUARE FEET	0
WATERWAY WIDTH	100
WATERFRONT WIDTH	20.6

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature _____ Date 10/9/17	Signature _____ Date _____
Municipality Approval	**Water and Navigation Approval**

Dunn-Held

VARIANCE REQUEST FORM

for- 1424 47th Ave NE

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name Guenveur, Margaret & McDonald

Mailing Address 5 Valmar ct., Ocean city, NJ. Zip 08226-2157

I certify that I am the owner of Lot 16 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1400 47th Ave NE ST Pete Fl 33703

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: Margaret Guenveur / Jean McDonald Date 10-17-2017

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Margaret Guenveur, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 17th day of October 20 17

Karen W. Hounshell
Notary Public

KAREN W. HOUNSHELL
MY COMMISSION # FF 065054
EXPIRES: January 29, 2018
Bonded Thru Notary Public Underwriters

My commission expires: 1-29-18

Right Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

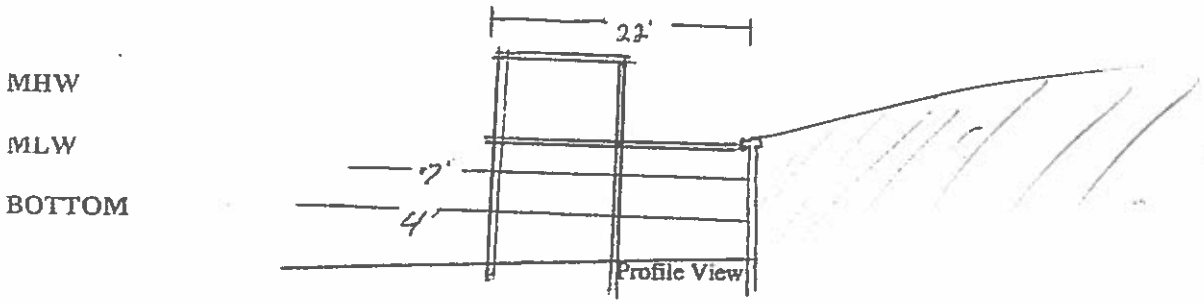
My commission expires: _____

1400 47th Ave NE

PRIVATE DOCK

Dunn
Held

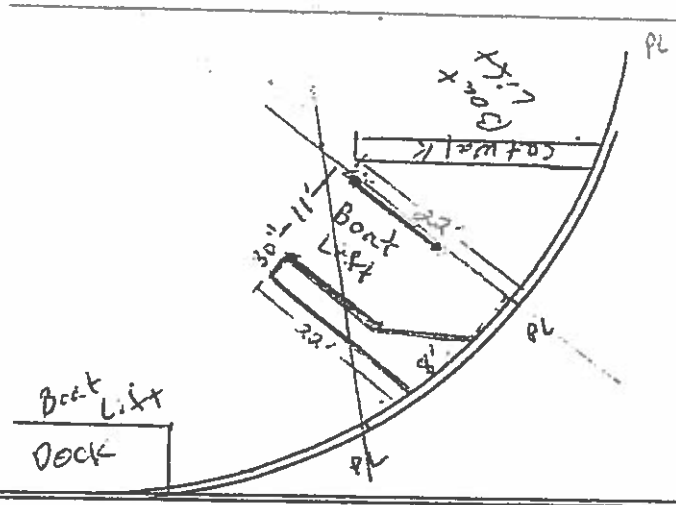
Application # _____
(OFFICIAL USE ONLY)



ENG. SCALE: 1" = 20'

TOTAL SQUARE FEET	82.5'
NEW SQUARE FEET	0
WATERWAY WIDTH	100
WATERFRONT WIDTH	20.6

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature [signature] Date 10/16/17	Signature Date
Municipality Approval	Water and Navigation Approval

(Dunn-Held)

VARIANCE REQUEST FORM 75'

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name Bourgoin, Christine & Moore, Andrew

Mailing Address 1436 47th AVE NE ST Pete Zip 33703

I certify that I am the owner of Lot 15 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1400 47th AVe NE ST Pete FL 33703

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date 10/7/17

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Christine Bourgoin, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 7th day of October, 20 17

Karen W Hounshell
Notary Public

KAREN W. HOUNSHELL
MY COMMISSION # FF 065054
EXPIRES: January 29, 2018
Bonded Thru Notary Public Underwriters

My commission expires: 1-29-18

Right Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

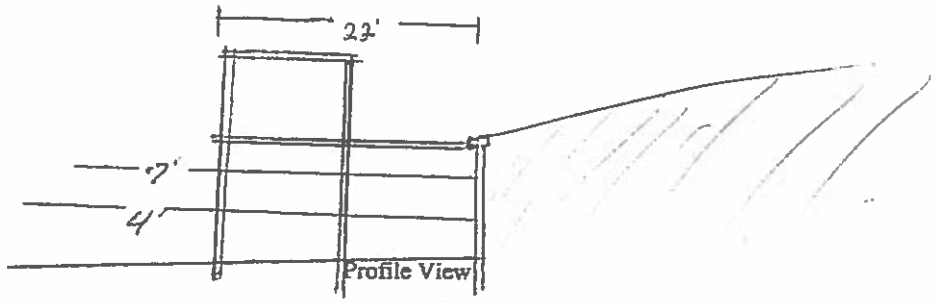
My commission expires: _____

1400 47th Ave NE

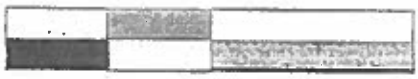
PRIVATE DOCK

Dunn
Held..

Application # _____
(OFFICIAL USE ONLY)

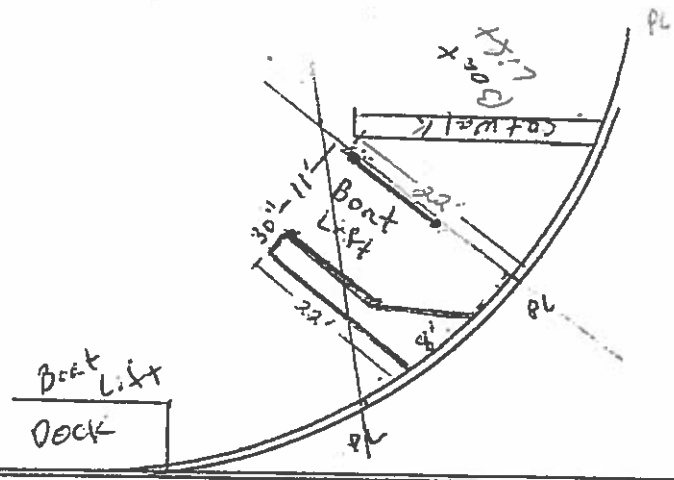


ENG. SCALE: 1" = 20'



TOTAL SQUARE FEET	82.5'
NEW SQUARE FEET	0
WATERWAY WIDTH	100
WATERFRONT WIDTH	20.6

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature [signature] Date 10/7/17	Signature Date
Municipality Approval	Water and Navigation Approval

Dunn - Held

VARIANCE REQUEST FORM

39'

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name Colledge, Joseph & Jill

Mailing Address 4601 14th Street NE St Pete Zip 33703

I certify that I am the owner of Lot 1 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1400 47th AVE NE ST Pete FL 33703

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date 11-5-17

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Rajesh Colledge, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 5th day of November, 20 17

Karen W. Hounshell
Notary Public

My commission expires: 1-29-18

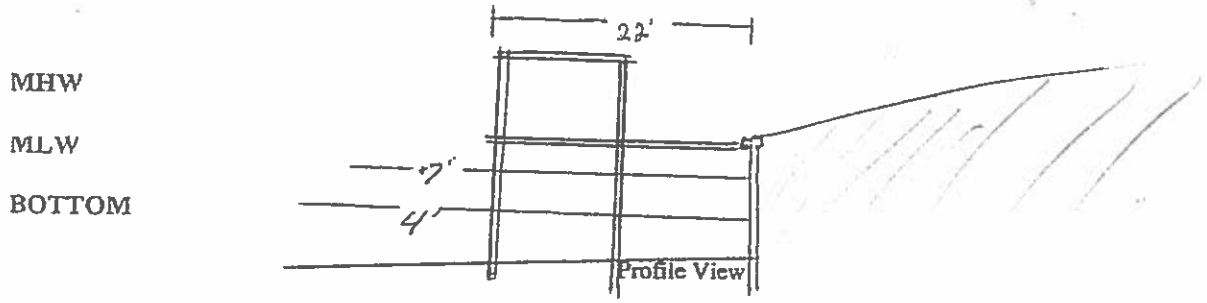
KAREN W. HOUNSHELL
MY COMMISSION # FF 065054
EXPIRES: January 29, 2018
Bonded Thru Notary Public Underwriters

1400 47th Ave NE

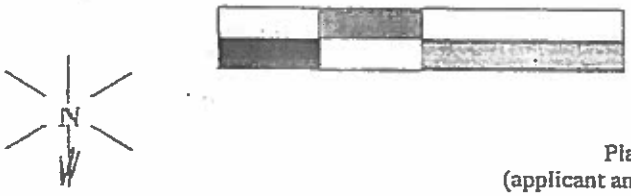
PRIVATE DOCK

Dunn
Held.

Application # _____
(OFFICIAL USE ONLY)

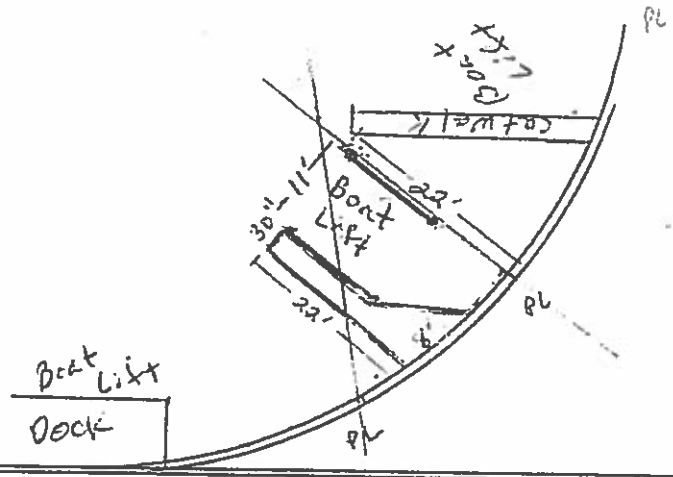


ENG. SCALE: 1" = 20'



Plan View
(applicant and adjacent docks)

TOTAL SQUARE FEET	82.5'
NEW SQUARE FEET	0
WATERWAY WIDTH	100
WATERFRONT WIDTH	20.6



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature Date	Signature Date
Municipality Approval	Water and Navigation Approval

Held Dunn

VARIANCE REQUEST FORM

34'

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name C Lenney, Sandra

Mailing Address 1401 46th Ave NE St Pete Zip 33703

I certify that I am the owner of Lot 2 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1400 47th Ave NE St Pete FL 33703

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: Sandra S. Clenney Date 11/3/17

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Sandra Clenney, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 5th day of November, 20 18

Karen W Hounshell
Notary Public

KAREN W. HOUNSHELL
MY COMMISSION # FF 065054
EXPIRES: January 29, 2018
Bonded Thru Notary Public Underwriters

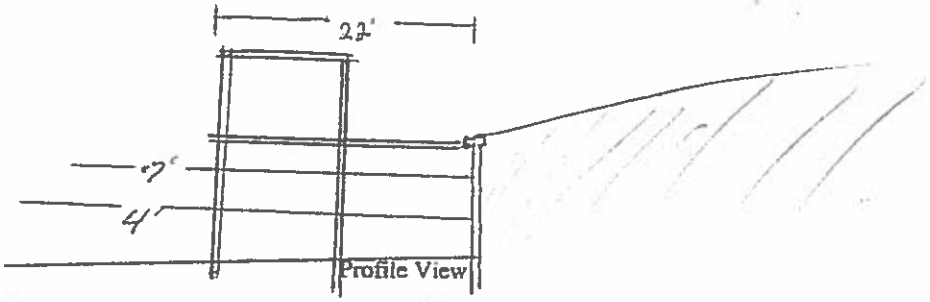
My commission expires: 1-29-18

1400 47th Ave NE

PRIVATE DOCK

Dunn
Held

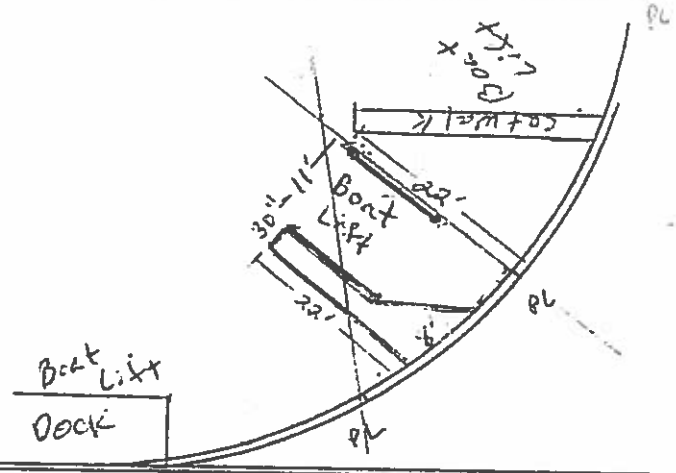
Application # _____
(OFFICIAL USE ONLY)



ENG. SCALE: 1" = 20'

Plan View
(applicant and adjacent docks)

TOTAL SQUARE FEET	82.5
NEW SQUARE FEET	0
WATERWAY WIDTH	100
WATERFRONT WIDTH	20.6



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature Date	Signature [signature] Date 11/5/15
Municipality Approval	Water and Navigation Approval

[Dunn-Held]

VARIANCE REQUEST FORM 72'

Application # _____
(OFFICIAL USE ONLY)

~~Left~~ Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name Singh, Naresh & Trilokekar, Crystal

Mailing Address 1405 46th Ave NE St Pete Zip 33703

I certify that I am the owner of Lot 3 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1400 47th Ave NE St Pete FL 33703

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date 10/18/17

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Naresh Singh, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 18th day of October, 20 17

Karen W. Hounshell
Notary Public

My commission expires: 1-29-18

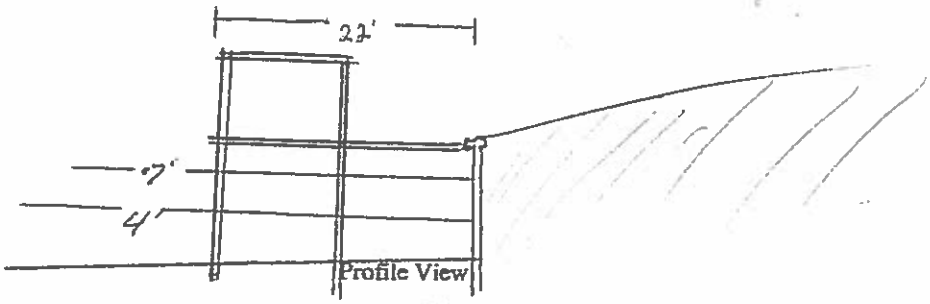
KAREN W. HOUNSHELL
MY COMMISSION # FF 065054
EXPIRES: January 29, 2018
Bonded Thru Notary Public Underwriters

1400 47th Ave NE

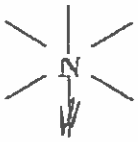
PRIVATE DOCK

Dunn
Held

Application # _____
(OFFICIAL USE ONLY)

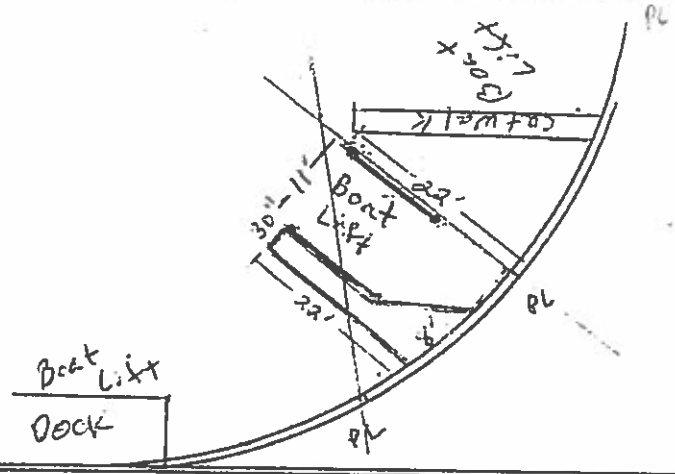


ENG. SCALE: 1" = 20'



TOTAL SQUARE FEET	82.5
NEW SQUARE FEET	0
WATERWAY WIDTH	100
WATERFRONT WIDTH	20.6

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date
Municipality Approval		**Water and Navigation Approval**	

Dunn-Held

VARIANCE REQUEST FORM 75

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name Ondina, Janet

Mailing Address 1409 46th Ave NE St Pete Zip 33703

I certify that I am the owner of Lot 4 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1400 47th Ave NE St Pete FL 33703

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☐ to the proposed construction.

OWNER'S SIGNATURE: Janet Ondina Date 10/18/17

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Janet Ondina, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 18th day of October, 20 17

Karen W. Hounshell
Notary Public

KAREN W. HOUNSHELL
MY COMMISSION # FF 065054
EXPIRES: January 29, 2018
Bonded Thru Notary Public Underwriters

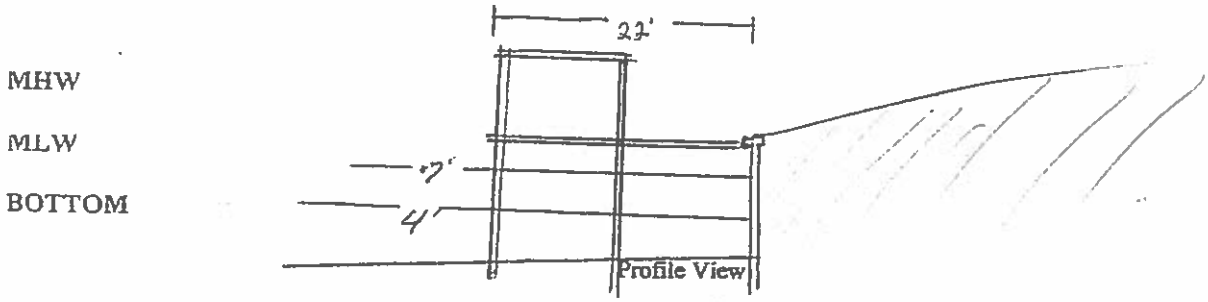
My commission expires: 1-29-18

1400 47th Ave NE

PRIVATE DOCK

Dunn
Held..

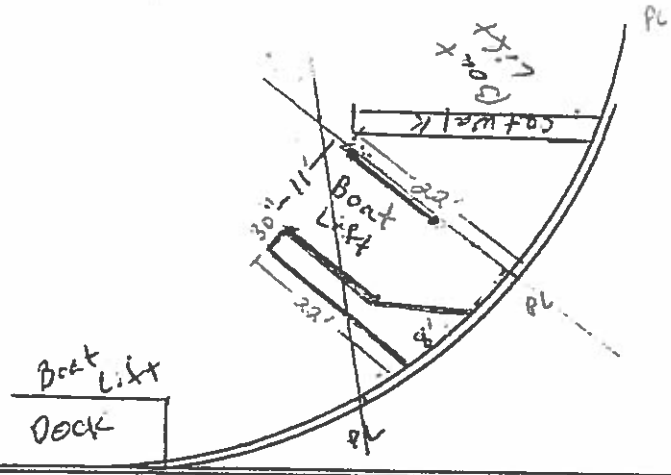
Application # _____
(OFFICIAL USE ONLY)



ENG. SCALE: 1" = 20'

Plan View
(applicant and adjacent docks)

TOTAL SQUARE FEET	82.5'
NEW SQUARE FEET	0
WATERWAY WIDTH	100
WATERFRONT WIDTH	206



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature Date	Signature Date 10/18/17
Municipality Approval	Water and Navigation Approval

st.petersburg
www.stpete.org

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

DOCK VARIANCE
PUBLIC HEARING

According to Development Services Department records, **no Commissioner** 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, DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, for Public Re-Hearing and Executive Action on **May 2, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 18-39000002 PLAT SHEET: T7

REQUEST: Approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain.

OWNER: Cynthia L. Rosario
1220 81st Street South
Saint Petersburg, Florida 33707-2729

ADDRESS: 1220 81ST ST S

PARCEL ID NO.: 25-31-15-84168-008-0520

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single Family-2 (NS-2)

VARIANCE DATA:

Type of Structure	Required Setback from the extended right-side Property Line	Requested Setback from the extended right-side Property Line	Variance	Magnitude
Dock	10 feet	8 feet	2 feet	20 %

REQUEST: The subject application requests a variance to the right-side setback requirement to allow a watercraft lift to remain. The watercraft lift as constructed is two feet from the right extended property line. Section 16.70.030.1.2.E of the City Code states that dock setback variances may be administratively approved if signatures of support are obtained from property owners within 200 feet of that property line. The applicant was unable to obtain a signature from the immediate property owner on the right side.

DISCUSSION: The subject property is located in the Yacht Club Estates Neighborhood, within a single-family suburban zoning district, NS-2. The property is a lot-of-record, legally developed with a single-family residence in 1966. The property is a waterfront lot with 42.3 lineal feet along the seawall. This shape of the lot is standard for corner waterfront lots in this neighborhood. The subject property is waterfront at the end of a canal, creating a small pie-shaped area for riparian rights. The majority of the properties in this neighborhood have both a dock and a boat lift. The canal accessed by the subject property is a functional canal used by property owners with watercrafts to access the Gulf of Mexico and Boca Ciega Bay. Access to the water is a reasonable use of the property, but the small amount of frontage on the subject property poses a challenge for mooring and storing watercraft. Variance requests to construct docks and boat lifts on waterfront lots at the ends of canals are common due to the minimal water frontage and the shape of the pie-shaped water envelope.

The existing dock was constructed by the previous property owner in July 2015 with a variance to the left side extended property line. The attached dock permit shows the dock with a zero setback on the left side. The current property owner purchased the subject property in June 2017, and Enterprise Marine Contractors, Inc. submitted a permit application on her behalf to construct an 8-foot wide lift to accommodate a watercraft on October 11, 2017. The permit was approved by City staff in error on October 16, 2017. Section 16.50.130.9.1.1 requires a minimum ten-foot setback for tie poles and boat lifts. Setbacks for boat lifts may be reduced to eight feet when added to existing docks which are setback 20 feet or more and for which a permit was issued prior to September 10, 2007. The subject dock was built in 2015, with a 16-foot setback from the affected extended property line, and therefore this reduced setback did not apply.

The watercraft lift was constructed in accordance with the approved plan, and subsequently, the City received notification in November 2017 from the adjacent affected property owner, and determined that the lift as constructed was not in compliance with code, thereby requiring the after-the-fact variance to remain.

The dock regulations provide for variances to the setback requirements, provided notarized signatures of support are submitted from all property owners within 200 feet along the waterfront as measured from the side of the encroaching structure(s). The applicant was not able to obtain support from the abutting, right side property owner for the two-foot encroachment of the watercraft lift. This neighbor is a registered opponent to the variance request. Therefore, the applicant seeks approval of the after-the-fact variance to allow the watercraft lift to remain.

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 after-the-fact dock 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.*

      There is an existing single-family residence and dock on the subject site. The lift allows additional water access for motorized watercraft.

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

      This criterion does not apply. There is no minimum linear measurement for water frontage on contiguous upland properties, however 30 feet is the recognized minimum width for noncontiguous water lots (commonly found along Coffee Pot Bayou).

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

      This criterion does not apply.

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

      This criterion does not apply.

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

      The property is located on the waterfront. No mangroves or other relevant natural features exist within the subject property's water envelope.

   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.*

      Yacht Club Estates neighborhood is characterized by suburban style ranch homes, fronting the waterfront. The subject property is located at the corner of a waterfront canal and has a pie-shaped water envelope, which is a standard style of development in this neighborhood and throughout the city. The majority of the homes have a both a dock and boat lift to access the water, see attached Neighborhood Character Exhibit. For those homes located in the immediate surrounding area on 81st St., 80th St. Ct. S. and 12th Ave S., 39 out of 52 homes have both a dock and lift, or 75%. 11 homes have a dock only, or 21% (subject parcel counted as dock only), and two homes have no improvements, see attached Dock and Lift Exhibit. It is common for properties at the corners of canals to utilize the variance process in order to adequately and safely access the water with watercraft.

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

This criterion does not apply.

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

The property is irregular in shape, and the irregularity substantially impairs the use of the waterfront and riparian rights. The small amount of linear water frontage is a special condition of the platted pattern of the streets and lots within this subdivision. This is not the result of the actions of the applicant. Due to the location of the home at the corner of the waterway, the allowable water envelope is constrained, see attached Water Envelope Exhibit.

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

The property can still be utilized for a single-family home with a dock, however, it would not allow for any type of lift for watercraft or boats, which is typical of the surrounding neighborhood. When setback requirements are applied to pie-shaped lots rather than lots which extend straight out, an smaller water envelope remains to provide access the water.

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

The applicant had a dock. The watercraft lift accommodates the applicant's watercraft. As noted under the response to the Neighborhood character criterion, the majority of the homes along the waterfront have both docks and lifts, 75%. Therefore, the ability to have a lift for a watercraft would be considered as reasonable.

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

Staff found the requested 2-foot variance was the minimum variance that would make possible reasonable use of the dock with an associated watercraft lift. The applicant chose to install a smaller watercraft lift, 8-feet in width, rather than a larger lift that would accommodate a boat, with the understanding that the smaller watercraft lift could be constructed without a variance. The 8-foot wide watercraft lift is one of the smallest lifts available. A standard boat lift is 10-15 feet wide when measured from the outside of the pilings. Due to the narrowing of the waterfront envelope, and the need keep the navigable area open for the properties to the left, there was no ability to add the lift at the head of the dock.

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

The granting of the variance to allow for the watercraft life to remain would be in harmony with the general purpose and intent of the Code as it would allow a dock and lift consistent with the surrounding pattern of waterfront development.

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

   The lift may not be injurious to the neighborhood or otherwise detrimental to the public welfare, as the variance is determined to be the minimal. The variance does not restrict the access to the docks and lifts on the adjacent properties.

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

   Staff determined that the reasons set forth in the application do justify the granting of a variance. The Applicant's narrative is attached.

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 does not apply.

PUBLIC COMMENTS: The subject property is within the boundaries of the Yacht Club Estates Neighborhood Association. An email was received from the president of the association stating that the association does not make decisions regarding variances, indicating support as a neighbor. The most affected neighbor to the south has registered as an opponent, see attached form. An email was received from one neighbor to the north in opposition, with photos. The applicant has submitted signatures of support from the abutting property to the left and one other neighbor. All correspondence is attached for reference.
STAFF RECOMMENDATION: Based on the stringent standards of approval contained within the City Code, the Development Review Services Division staff recommends **APPROVAL** of the requested after-the-fact dock variance to allow the existing 8-foot wide watercraft lift to remain.

CONDITIONS OF APPROVAL: If the variance is approved the Planning and Economic Development Department Staff recommends that the approval shall be subject to the following:

1. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
2. Development shall comply with the conditions of all necessary regulatory agencies, including Pinellas County Water and Navigation.

Report Prepared By:

4-23-18

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

Attachments: Dock Permit (July 8, 2015); Lift Permit (October 11, 2017); Neighborhood Character Exhibit, Dock and Lift Exhibit, Water Envelope Exhibit, Applicant's narrative; Public Participation Report, Registered Opponent Form, Neighborhood Worksheet; Correspondence

RECEIVED
JUL 08 2015
DEVELOPMENT REVIEW SERVICES

Direct all correspondence to:
Clerk, Water and Navigation, 3rd Floor
315 Court Street
Clearwater, FL 33756

Application #_____
(OFFICAL USE ONLY)

PRIVATE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: **TIMOTHY YEA or PEGGY YEA**
B. Mailing Address: **1220 81ST ST S**
City, State, Zip **ST PETERSBURG FL 33707**
C. Telephone No. **727-743-2963** E-mail Address: **N/A**

II. AGENT INFORMATION:

A. Name: **DOCKS, INC.**
B. Address: **6634 92ND AVE N**
City, State, Zip **PINELLAS PARK, FL 33782**
C. Telephone No. (727) 536-6786 E-mail address: docksinc@tampabay.rr.com
dockssales@tampabay.rr.com
jake@docksincorporated.com

III. SITE INFORMATION:

A. Construction Site Address: **Same As Above**
City **ST. PETERSBURG** State: **FL** Zip 33707

B. Parcel ID Number: 25-31-15-84168-008-0520

C. Incorporated [X] Unincorporated []

D. Affected Water Body: boca ciega bay

E. Previous Permits:

F. Date applicant assumed property ownership: 10 Apr 2015

G. Obstructions: (dogs, fences, etc.) N/A

H. Attach 8-1/2"x11" vicinity map showing specific project location.

I. All other information pursuant to Section 166-329 and 166-330, Pinellas County Code, as

J. For projects requiring a public hearing, attach a copy of the complete legal description.

Application # _____
(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

Remove existing Dock

A. Install 5'X14' walkout 12'X12' head 2.5'X12' lower landing

Square Feet: new

B. Variance: Yes NoX

Amount in variance: Length: _____ Width: _____

Setbacks: Left: _____ Right: _____

Other: _____

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of Section 166-291 of the Pinellas County Code. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the project owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, WILLIAM R. JANSEN/JACOB H. JANSEN, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the Pinellas County Code, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: _____ Cert No.: C-3879; SCC131150932

Company Name: DOCKS, INC. Telephone No: 727 536-6786

Address: 6614 92ND AVE N City: PINELLAS PARK State: FL Zip: 33782

E-mail Address: docksinc@tampabay.rr.com; jake@docksincorporated.com; dockssales@tampabay.rr.com

VI. OWNER'S SIGNATURE:

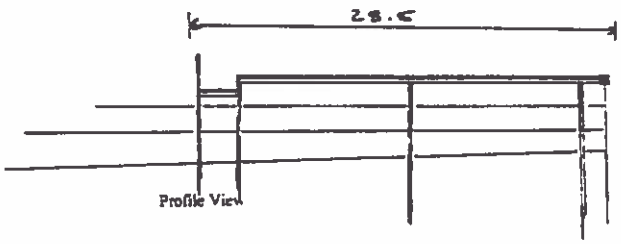
I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the criteria of the Pinellas County Code for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

7-6-15 _____

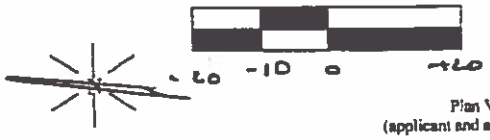
Date Legal Owner's Signature

PRIVATE DOCK

Application # _____
(OFFICIAL USE ONLY)

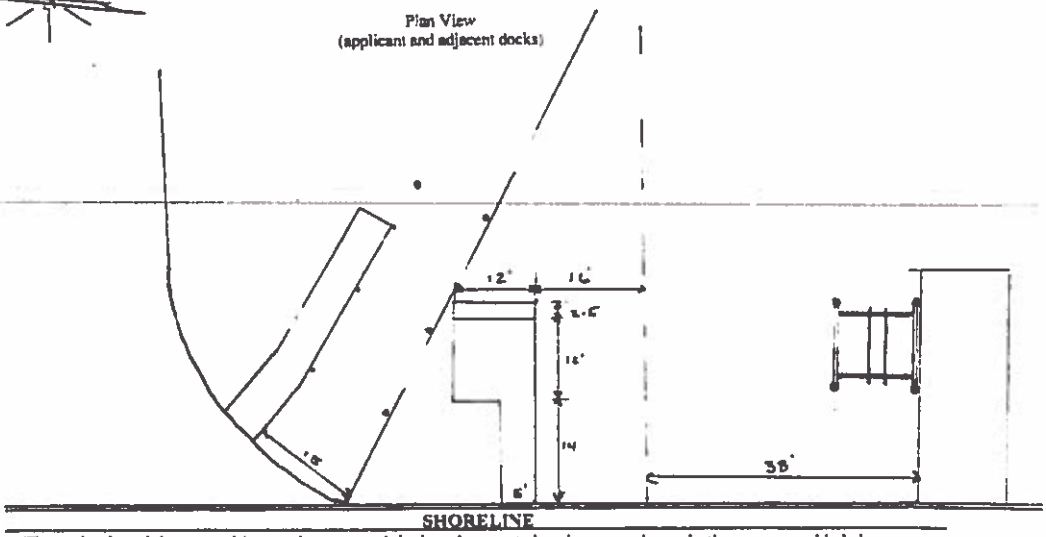


ENG. SCALE: 1" = 10



TOTAL SQUARE FEET	244
NEW SQUARE FEET	76
WATERWAY WIDTH	226
WATERFRONT WIDTH	42.3

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date

Municipality Approval	Water and Navigation Approval

Waterway Width (ft): 226' Waterfront (ft): 42.3' Total Dock Area (sq ft): 244'
Exempt Walkway Area (sq ft): 114' Max Dock Area Allowed (sq ft): [illegible]
*First 50' of 6' wide walkway is exempt from maximum dock area

Scope of Work: Revise existing dock. Install new dock: 5'x14' walkway, 12'x12' head, and 2.5'x12' lower landing. Signatures provided from neighbors, regarding setback variance.

Structure	Setbacks			
	Left		Right	
	Req.	Act.	Req.	Act.
Dock	0	14.1'	10	14.1
Topside/Lift	n/a	10	n/a	18'

Date: 7/10/15 Approved by: [illegible]
City of St. Petersburg Development Review Services Division

Application # _____
(OFFICIAL USE ONLY)

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the County be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the County (attach additional sheets if necessary).

A. PROPERTY OWNERS:

Name: TIMOTHY YEA or PEGGY YEA
1220 81ST ST S
ST PETERSBURG FL 33707

B. REPRESENTATIVES:

Name: DOCKS, INC. Name: _____
Address: 6634 92nd AVE N Address: _____
PINELLAS PARK, FL 33782 _____

Name: _____ Name: _____
Address: _____ Address: _____
_____ _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:
Interest is: _____ contingent ☐ _____ absolute ☐

Name: N/A specific interest held: _____
_____

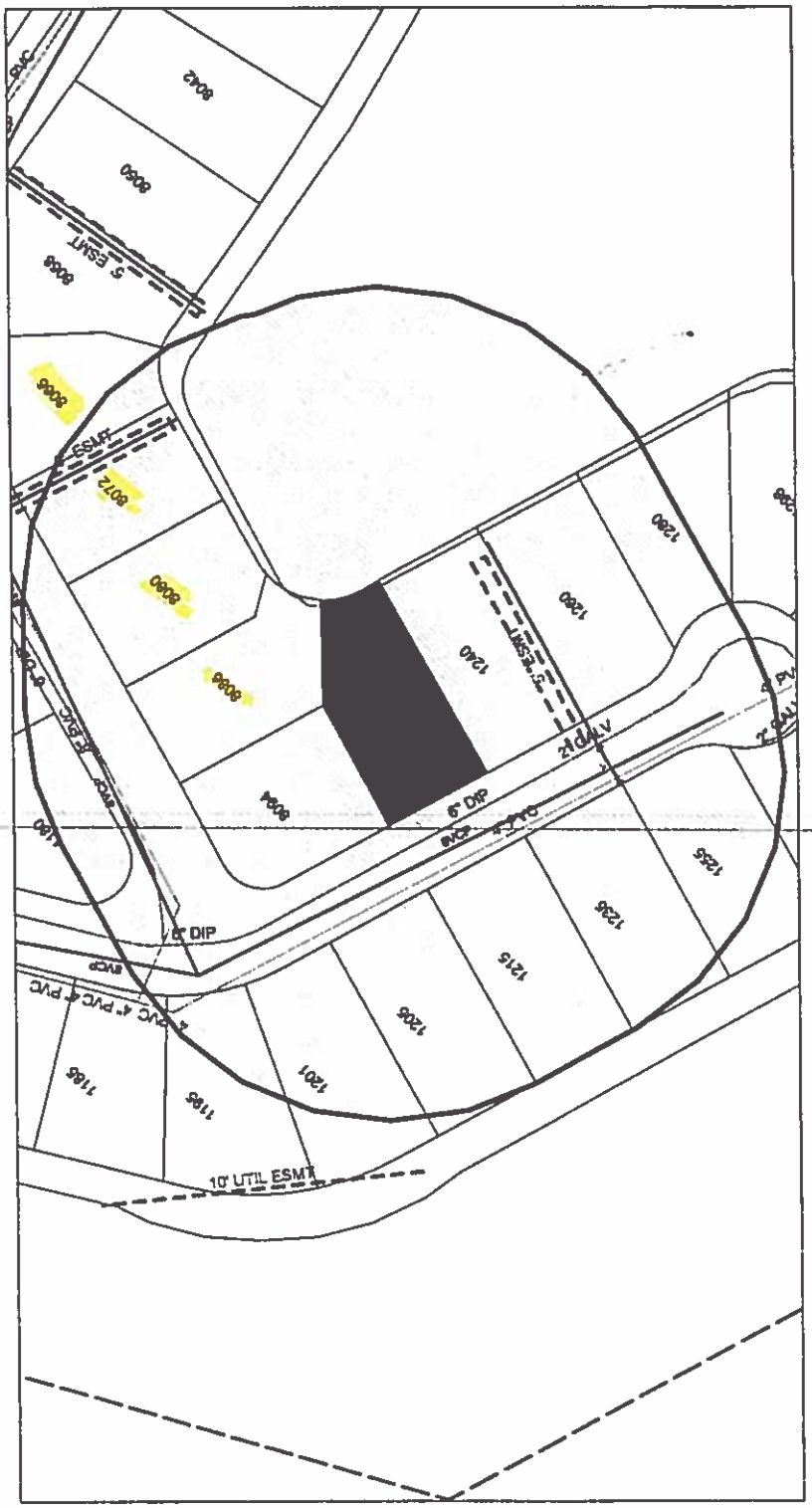
D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ■
If so, the contract is: contingent ☐ absolute ☐

Name of parties to the contract: _____
_____
_____

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ■
Name of parties to the option: _____

F. OWNER'S SIGNATURE:
I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

X Peggy Date 7-10-15



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5' ESMT
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8072
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8094
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1260
1280
5' ESMT
2" GALV
6" DIP
6" DIP
1255
1235
1215
1205
1201
1185
1195
10' UTIL ESMT

VARIANCE REQUEST FORM

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name Terry MACKENZIE

Mailing Address 8086 12th Ave S Zip 33707

I certify that I am the owner of Lot 1 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1220 81st Street S.

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

OWNER'S SIGNATURE: _____ Date June 18/15

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Terry MacKenzie, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 18 day of June, 20 15

PEGGY RAMSEY-YEA
Notary Public - State of Florida
My Comm. Expires Aug 21, 2016
Commission # EE 828844
Bonded Through National Notary Assn.

_____
Notary Public

My commission expires: 8-21-16

Right Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

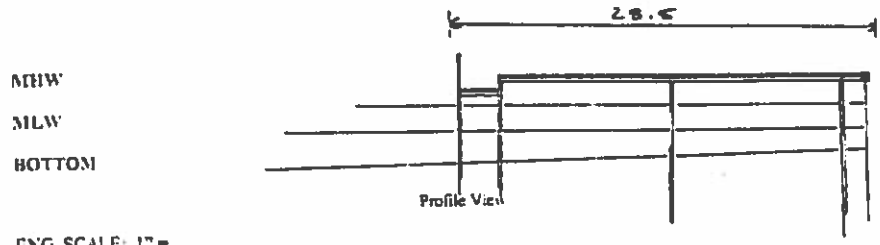
Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

PRIVATE DOCK

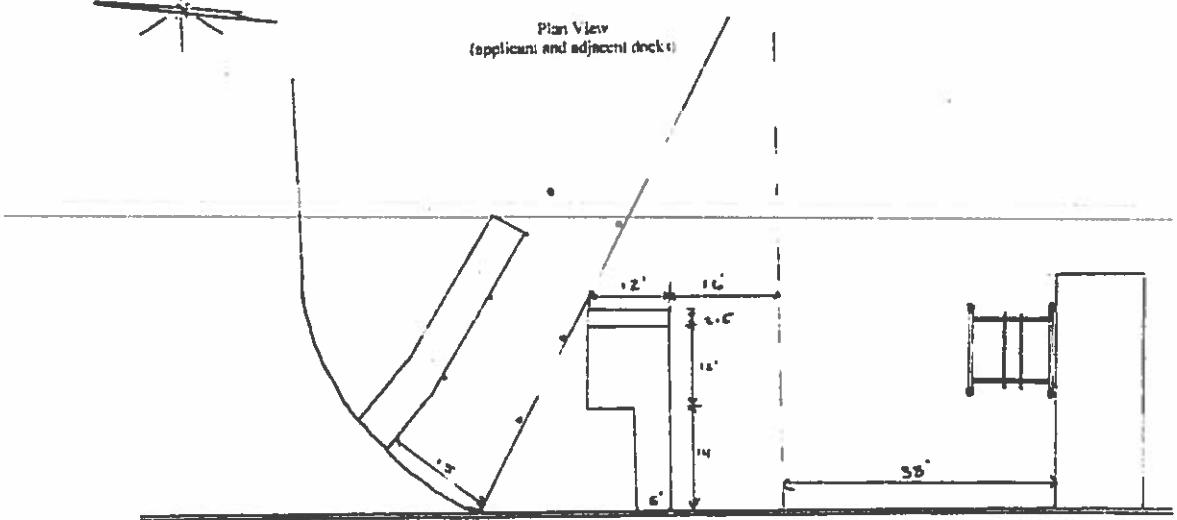
Application # _____
(OFFICIAL USE ONLY)



ENG. SCALE: 1" =

TOTAL SQUARE FEET	244
NEW SQUARE FEET	76
WATERWAY WIDTH	226
WATERFRONT WIDTH	42.3

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature Date June 19/15	Signature Date
Municipality Approval	Water and Navigation Approval

8086 12th AVE S.

VARIANCE REQUEST FORM

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name Michelle Cohen

Mailing Address 8080 12th Ave South Zip 33707

I certify that I am the owner of Lot 2 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1220 81st Street S.

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

OWNER'S SIGNATURE: Michelle Cohen Date 7-1-15

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Michelle Cohen, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 1 day of July, 20 15

PEGGY RAMSEY-YEA
Notary Public - State of Florida
My Comm. Expires Aug 21, 2018
Commission # EE 828844
Bonded Through National Notary Assn.

Peggy
Notary Public

My commission expires: 8-21-18

Right Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

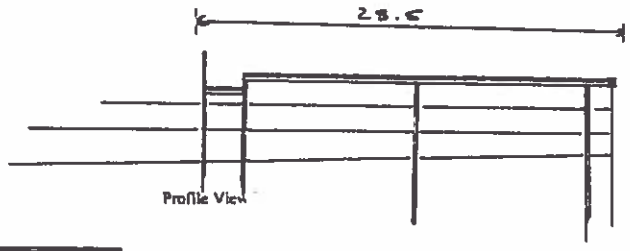
Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

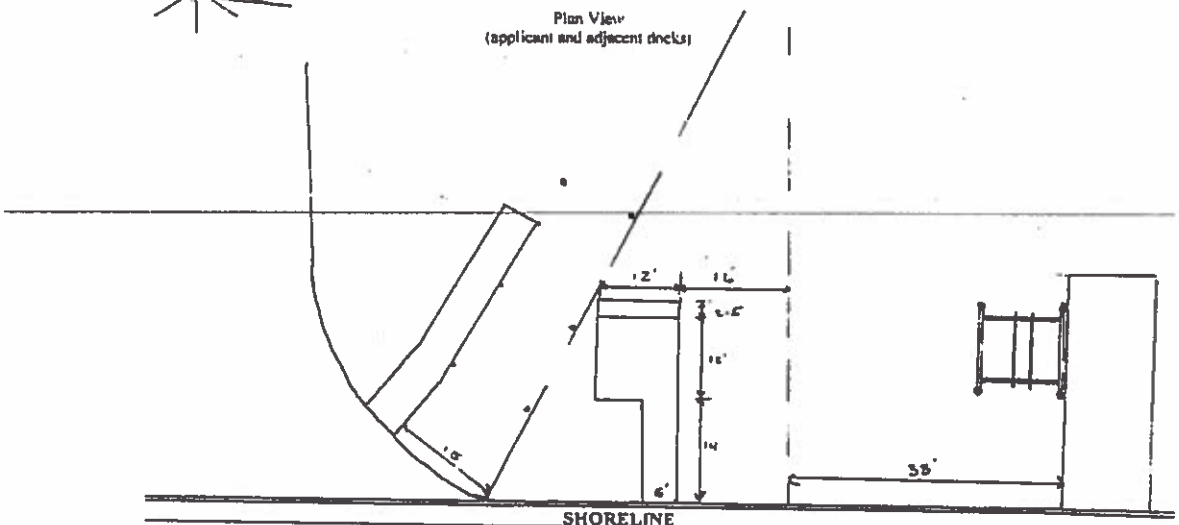
PRIVATE DOCK

Application # _____
(OFFICIAL USE ONLY)



ENG. SCALE: 1" =

TOTAL SQUARE FEET	244
NEW SQUARE FEET	76
WATERWAY WIDTH	226
WATERFRONT WIDTH	42.3



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature [signature] Date 1-7-15	Signature Date
Municipality Approval	Water and Navigation Approval

8080 12th AVE S.

VARIANCE REQUEST FORM

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name Todd R. Sloan

Mailing Address 8072 127th Ave S St Petersburg Zip 33707

I certify that I am the owner of Lot 3 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1220 81st Street S.

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

OWNER'S SIGNATURE: Todd Sloan Date 6/21/15

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Todd Sloan, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 21 day of June, 20 15

PEGGY RAMSEY-YEA
Notary Public - State of Florida
My Comm. Expires Aug 21, 2018
Commission # EE 828844
Bonded Through National Notary Assn.

Notary Public

My commission expires: 8-21-16

Right Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

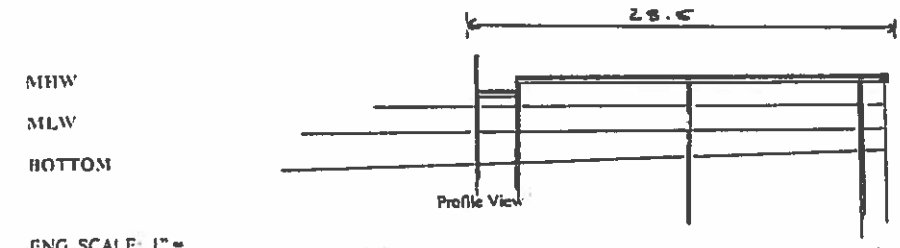
Witness my hand and official seal this _____ day of _____, 20 _____

Notary Public

My commission expires: _____

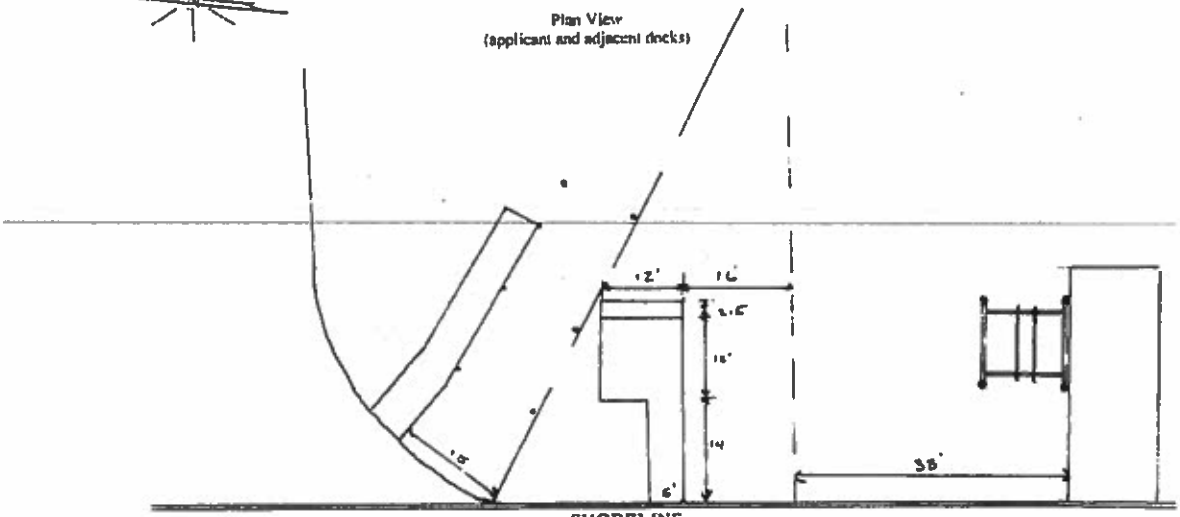
PRIVATE DOCK

Application # _____ (OFFICIAL USE ONLY)



ENG. SCALE: 1" =

TOTAL SQUARE FEET 244
NEW SQUARE FEET 76
WATERWAY WIDTH 226
WATERFRONT WIDTH 42.3



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature [illegible] Date 6/21/15	Signature Date
Municipality Approval	Water and Navigation Approval
8072 12th AVE S.	

VARIANCE REQUEST FORM

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name Kira Sergievsky

Mailing Address 8066 12th Ave S. St. Pete Zip 33707

I certify that I am the owner of Lot 4 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

1220 81st Street S.

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

OWNER'S SIGNATURE: K. Sergievsky Date 6-16-15

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Kira Sergievsky well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 16 day of June, 20 15

PEGGY RAMSEY-YEA
Notary Public - State of Florida
My Comm. Expires Aug 21, 2016
Commission # EE 828844
Bonded Through National Notary Assn.

PRY
Notary Public

My commission expires: 8-21-15

Right Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

_____

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____ well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

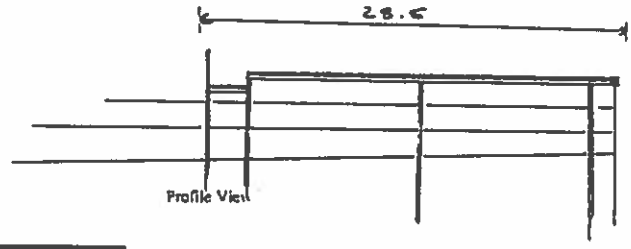
Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

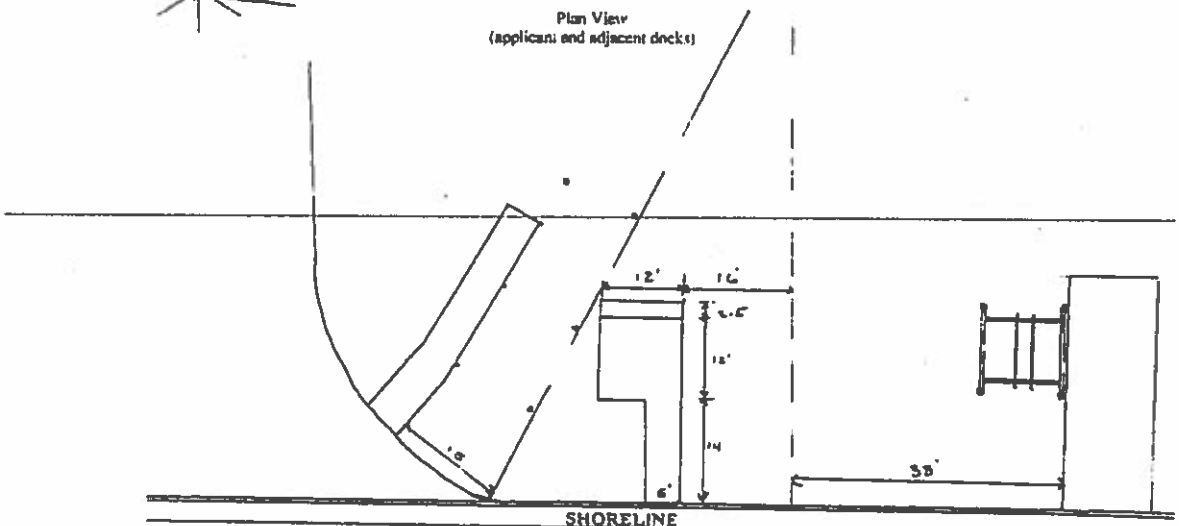
PRIVATE DOCK

Application # _____
(OFFICIAL USE ONLY)



ENG. SCALE: 1" =

TOTAL SQUARE FEET	244
NEW SQUARE FEET	76
WATERWAY WIDTH	226
WATERFRONT WIDTH	42.3



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature K. Sergievsky Date 6-16-15	Signature Date
Municipality Approval	Water and Navigation Approval

8066 12th AVE S.

RECEIVED
OCT 11 2017
DEVELOPMENT REVIEW SERVICES

Direct all correspondence to:
Clerk, water and Navigation Control Authority
315 Court Street
Clearwater, Fl 33756

Application # _____
(Official use only)

PRIVATE DOCK PERMIT APPLICATION
PINELLAS COUNTRY WATER AND NAVIGATION CONTROL AUTHORITY

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Cindy Rosorlo.

B. Mailing Address: 1220 81st Street South

C. City: St. Petersburg State: FL Zip 33707

C. Telephone no. (s): 352/ 988-4350

E-Mail Address: _____

II. AGENT INFORMATION

A. Name: ENTERPRISE MARINE CONTRACTORS INC.

B. Address: 911 Jungle Avenue

City: St. Petersburg State: FL Zip: 33710

C. Telephone No: 727 / 343-7788 E-Mail Address: gary@enterprisemarine.com

III. SITE INFORMATION:

A. Construction Site Address: 1220 81st Street S. T-7

City: St. Petersburg

B. Parcel ID Number 25 , 31 , 15 , 84168 , 008 , 0520

C. Incorporated: [X] Unincorporated: [ ]

D. Affected waterbody: Boca Ciega Bay

E. Previous Permits: P44899-15

F. Date applicant assumed property ownership: June 2017 (month/year)

G. Obstructions: (dogs, fences, etc.) _____

H. Attach 8-1/2"X vicinity map showing specific project location:

I. All other information pursuant to P.C. O. 90-19 (*amended*), Section 10.8, as needed.

J. For projects requiring a public hearing, attach a copy of the complete legal description.

Application # _____
(OFFICAL USE ONLY)

IV. PROJECT DESCRIPTION

A. Nature and size of Project:

Install 4 lift poles and mount owners 6,000# Deco Boat lift.

Square Feet : 0

B. Variance: Yes: (__) No: (✓)

Amount in variance: Length: _____.Width _____.

Setbacks: L _____.: R _____.

Other: _____.

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of the Pinellas Country Water and Navigation Control Authority Regulations. The applicant must submit a written variance request outlining the nature of and need for any variances. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the property owners(s). The granting of the variance must be in the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations; staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, Gerhard Georg Kalke, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the "Rules and Regulations' of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawings which accurately represent all the information required to be furnished, In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: _____ Cert. No. : C- 9714

Company Name: Enterprise Marine Contractors, Inc Telephone No. (727)343-7788
Address: 911 Jungle Avenue, St. Petersburg Fl, 33710

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the "Rules and Regulations: of the Pinellas County Water and Navigation control Authority for such secure approval from said municipality. I further state that construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland form which I herein propose to construct the improvements, and that the above stated agent/ contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this applicable for the proposed activities on either private or sovereign owned submerged land.

10/2/2017
Date

SEE ABOVE
Legal Owner's Signature

VARIANCE REQUEST FORM

Application # _____
(OFFICIAL USE ONLY)

Left lot Owner's Name: _____
Mailing Address: _____ Zip: _____

I certify that I am the owner of Lot: _____ which adjoins the property owned by the applicant who proposes to construct a Commercial (__) Multi-use (__) Private (__) dock at the following address: _____

I have seen the plans of the proposed structure(s) with any requested variances (see Section IVB of Application) and therefore: DO OBJECT (__) DO NOT DO OBJECT(__)to the construction.
OWNERS SIGNATURE

X_____ Date_____,20 ____.
NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME , the undersigned authority, personally appeared _____, well know to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.
Witness my hand and official seal this _____day of _____,20____.

_____ My commission expires:_____
Notary Public _____

Right lot Owner's Name: _____
Mailing Address: _____ Zip: _____

I certify that I am the owner of Lot: _____ which adjoins the property owned by the applicant who proposes to construct a Commercial (__) Multi-use (__) Private (__)
Dock at the following address: _____

I have seen the plans of the proposed structure(s) with any requested variances (see Section IVB of Application) and therefore: DO OBJECT (__) DO NOT DO OBJECT(__)to the construction.

OWNERS SIGNATURE

X_____ Date_____, 20 ____.

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME , the undersigned authority, personally appeared _____, well know to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.
Witness my hand and official seal this _____day of _____,20____.

_____ My commission expires: _____
Notary Public

Application # _____
(OFFICIAL USE ONLY)

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County Staff, it is required that Authority be provide with listings of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decisions rendered by the Authority. (Attach additional sheets if necessary.)

A. PROPERTY OWNERS:

Name: Cynthia Lynn Rosario
Address: 1220 81st St. S.
St. Petersburg, FL 33707

Name: _____
Address: _____

B. REPRESENTATIVES:

Name: Enterprise Marine
Address: 911 Jungle Ave.
St. Petersburg, FL 33710

Name: _____
Address: _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest is: contingent (__) absolute (__)

Name: N/A specific interest held

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY:
Yes (__) No (X) If so, the contract is: contingent (__) absolute (__)

Name of parties to the contract:

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY?
Yes (__) No (X)

Name of parties to the contract:

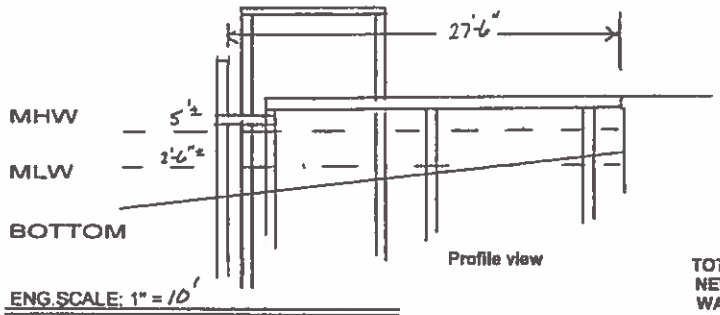
F. OWNER'S SIGNATURE:
I hereby certify that the information started above is complete, accurate, and true to the best of my knowledge.

X Cynthia Rosario Date 10-2-2017

PRIVATE DOCK

by Enterprise Marine Contractors Inc.

APPLICANT # _____
(OFFICIAL USE ONLY)

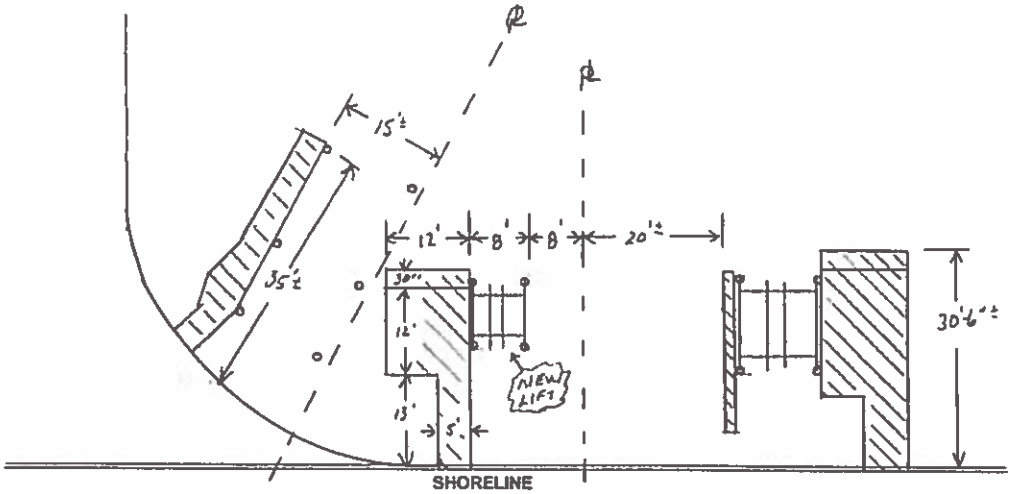


Profile view

ENG.SCALE: 1" = 10'

Plan view
(applicant and adjacent docks)

TOTAL SQUARE FEET 239
NEW SQUARE FEET 0
WATERWAY WIDTH 227'±
WATERFRONT WIDTH 42.3'



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above

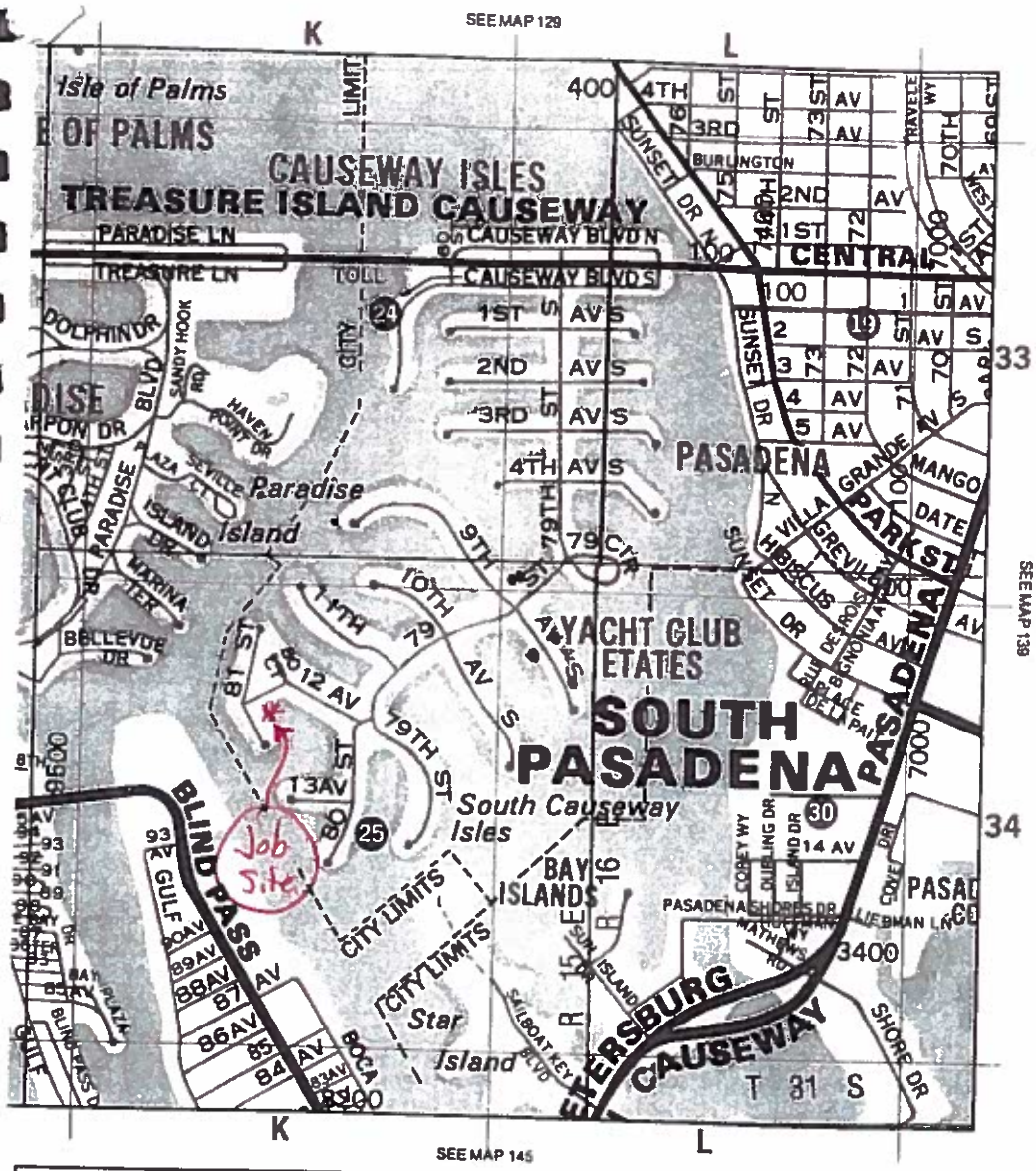
LEFT OWNER		RIGHT OWNER	
SIGNATURE	DATE	SIGNATURE	DATE
MUNICIPALITY APPROVAL		WATER AND NAVIGATION APPROVAL	

Waterway Width (ft) 227 Waterfront (ft) 42.3 Total Dock Area (sq ft) 239
Exempt Walkway Area (sq ft) 110 Max Dock Area Allowed (sq ft) 164.2
*First 50' of 4' wide walkway is exempt from maximum dock area

Scope of Work: Approve boat lift next to existing dock. Previous variance for dock is not affected.

Structure	Setbacks			
	Left		Right	
	Act	Min	Act	Min
Dock	0	9	16	9
Topmost ft	n/a	9	8	9

Date 10/16/17 Approved by: AMH
City of St. Petersburg Development Review Services Division



Customer Addresses and Phone numbers

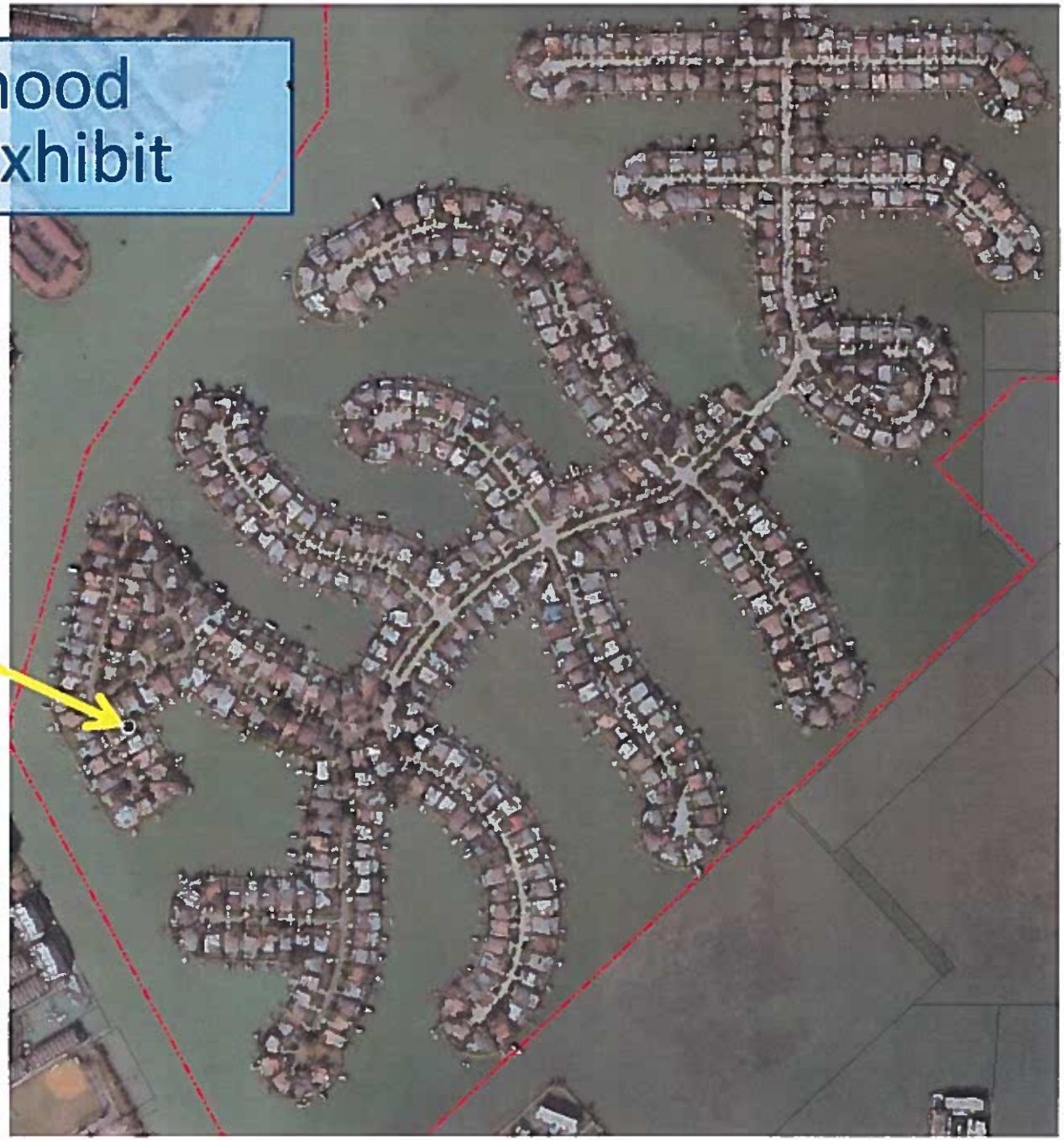
Cynthia Rosario
1220 - 81st Street S.
St. Petersburg, FL 33707

LOCATOR MAP

0 500 1000
SCALE IN FEET
1.6" = 1 MILE

138

Neighborhood Character Exhibit

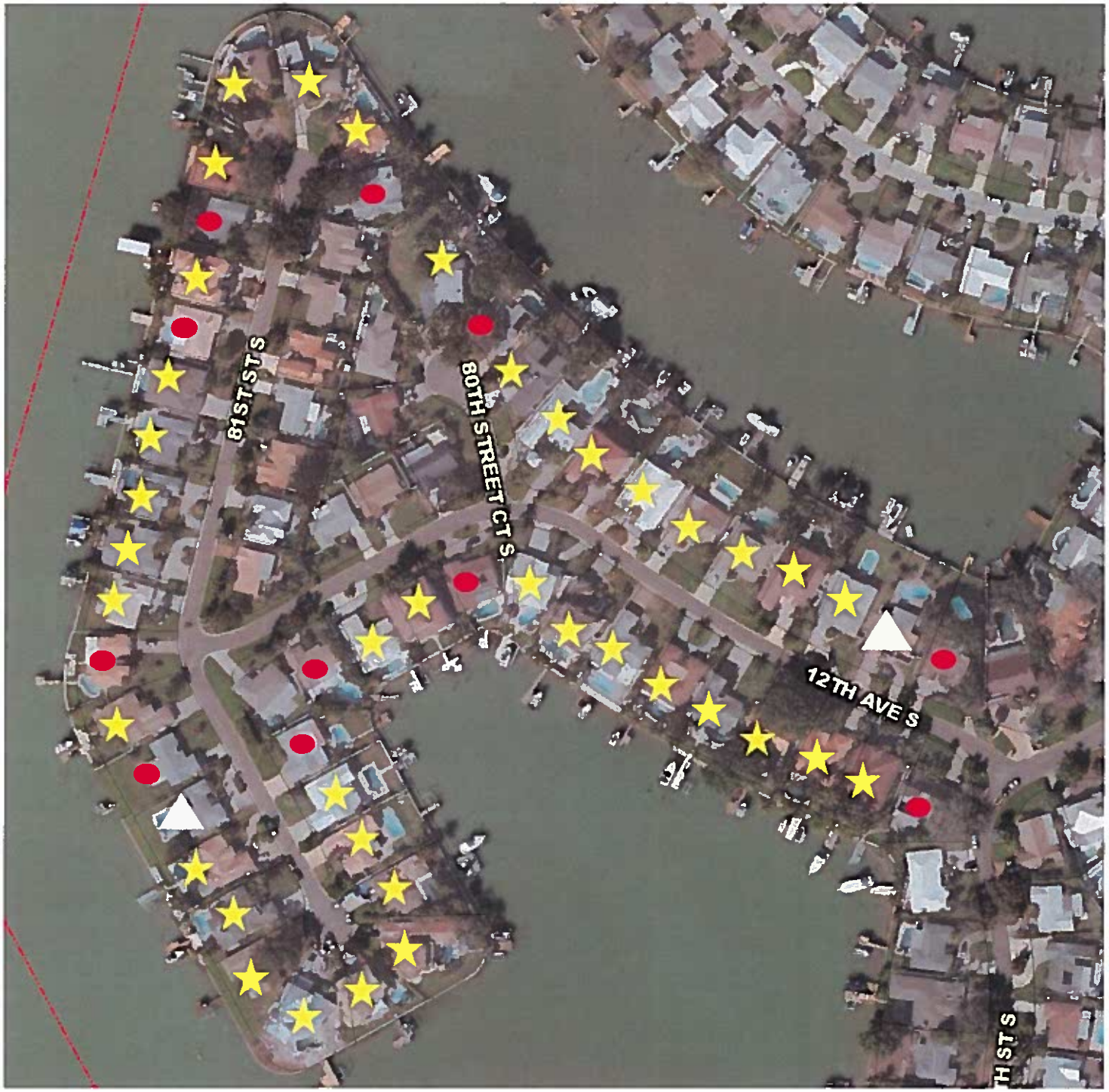


Dock & Lift Exhibit

Dock & Lift = 39

Dock = 11

Neither = 2



st.petersburg
www.stpete.org

VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 1220 81st St. South | **Case No.:**

Detailed Description of Project and Request:

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

Because of the location of my property being located at the end of the finger, my projected property lines result in a constrained water envelope limiting to availability to contruct a dock's lift at the required set back.

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.

Its typical in a waterfront neighborhood to have a dock and lift. as all of my surrounding neighbors do.

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

Lift was installed with intent to follow all codes and regulations. A reputable and licensed dock company was hired.

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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

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

I considered a boat lift but chose to minimum the variance needed by opting for a smaller jet ski lift. Therefore the requested reduction is 2 feet.

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

There is no availability to have a lift without a variance.

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

Its very typically to have a water craft lift while living on a waterfront property. I opted for the smallest lift possible. I will now have what all of my other water front neighbors have.

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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

I have canvased my neighbors and gotten signitures from surrounding neighbors I will continue to do so up until the hearing.

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

N/A

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

N/A

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

I have attempted to speak with my neighbor (Brooke) over the holiday, as to what her concerns are, and unfortunately her regards was that my lift depreciates her property value.

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

Check one: ( ) Proposal supported
( ) Do not support the Proposal
( ) Unable to comment on the Proposal at this time
( ) Other comment(s):

Association Name: Yacht Club Estates 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.

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www.stpete.org

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION

REGISTERED OPPONENT FORM

Contact Information

Name	Richard Dauval & Brooke Dubbeld
Street Address	1240 81st Street South
City ST ZIP Code	Saint Petersburg, FL 33707
Telephone	727-510-3996
Email Address	rdauval@leavenlaw.com
Signature	Richard M. Dauval Digitally signed by Richard M. Dauval Date: 2018.03.29 11:36:37 -04'00' Date 3/29/2018

Date of Hearing

Date of Hearing	5/2/2018

Case No.

Case No.	18-39000002

Case Address

Case Address	1220 81st Street South, Saint Petersburg, FL 33707

Special Requirements

Information on Procedures for Hearing

1) Staff, applicant, and, registered opponent will have a total of ten (10) minutes each to present their case.
2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, iris.winn@stpete.org, at least one week prior to the hearing.

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www.stpete.org

VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET

Street Address: 1220 81st Street S. | **Case No.:**

Description of Request:

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: 2086 12th Ave S
   Owner Name (print): Teresa MacKenzie
   Owner Signature:
2. Affected Property Address: 1260 81st St S
   Owner Name (print): Lisa Sjoberg
   Owner Signature: Lisa Sjoberg
3. Affected Property Address:
   Owner Name (print):
   Owner Signature:
4. Affected Property Address:
   Owner Name (print):
   Owner Signature:
5. Affected Property Address:
   Owner Name (print):
   Owner Signature:
6. Affected Property Address:
   Owner Name (print):
   Owner Signature:
7. Affected Property Address:
   Owner Name (print):
   Owner Signature:
8. Affected Property Address:
   Owner Name (print):
   Owner Signature:

Elizabeth Abernethy

From: Iris L. Winn
Sent: Monday, March 26, 2018 8:08 AM
To: Dana Murphy
Cc: Elizabeth Abernethy
Subject: RE: Incoming Case No. 18-39000002 - After-the-Fact Dock Variance - 1220 81st Street South

Good morning Dana,

Thank you for your feedback.

Thank you,

Iris Winn
Administrative Clerk, Development Review Services
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5498 / Fax: 727-892-5557
Iris.Winn@stpete.org

Please note all emails are subject to public records law.

From: Dana Murphy [mailto:accessparadiserealty@gmail.com]
Sent: Friday, March 23, 2018 5:07 PM
To: Iris L. Winn <Iris.Winn@stpete.org>
Subject: Re: Incoming Case No. 18-39000002 - After-the-Fact Dock Variance - 1220 81st Street South

We are a voluntary home owner's association therefore we do not make decisions regarding variancs or other zoning issues. These decisions are made by the city. I am a real estate broker as well as President of Yacht Club Estates. I actually sold this home to the applicant. Because I am familiar with the property and have spoken to three licensed dock builders who said it should not be difficult to receive a variance for a lift due to it not negatively impacting a neighbor. I am personally in support and know of many homes in the neighborhood that received variances for a lift so I will gladly sign as a neighbor. However this opinion is no way representing the board of Yacht Club Estates.

Dana Tenaglia
President- Yacht Club Estates

On Fri, Mar 23, 2018 at 8:42 AM, Iris L. Winn <Iris.Winn@stpete.org> wrote:

Good morning,

This email is to advise you that our office has received the attached application for a property in your neighborhood.

The applicant is seeking approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain.

This application is currently scheduled to be heard before the Development Review Commission on May 2, 2018, at 2PM. The formal hearing notice letter will be mailed by April 9, 2018. If you should have any questions, please contact Elizabeth Abernethy at 727-892-5344.

Thank you,

Iris Winn

Administrative Clerk, Development Review Services

Planning & Economic Development Department

City of St. Petersburg

P.O. Box 2842, St. Petersburg, FL 33731

727-892-5498 / Fax: 727-892-5557

Iris.Winn@stpete.org

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Your Sunshine City

--
Dana Tenaglia
727-410-3569
Access Paradise Realty

Please review me on zillow:
https://www.zillow.com/reviews/write/?s=X1-ZUzca5itszkqa1_4zss5

Elizabeth Abernethy

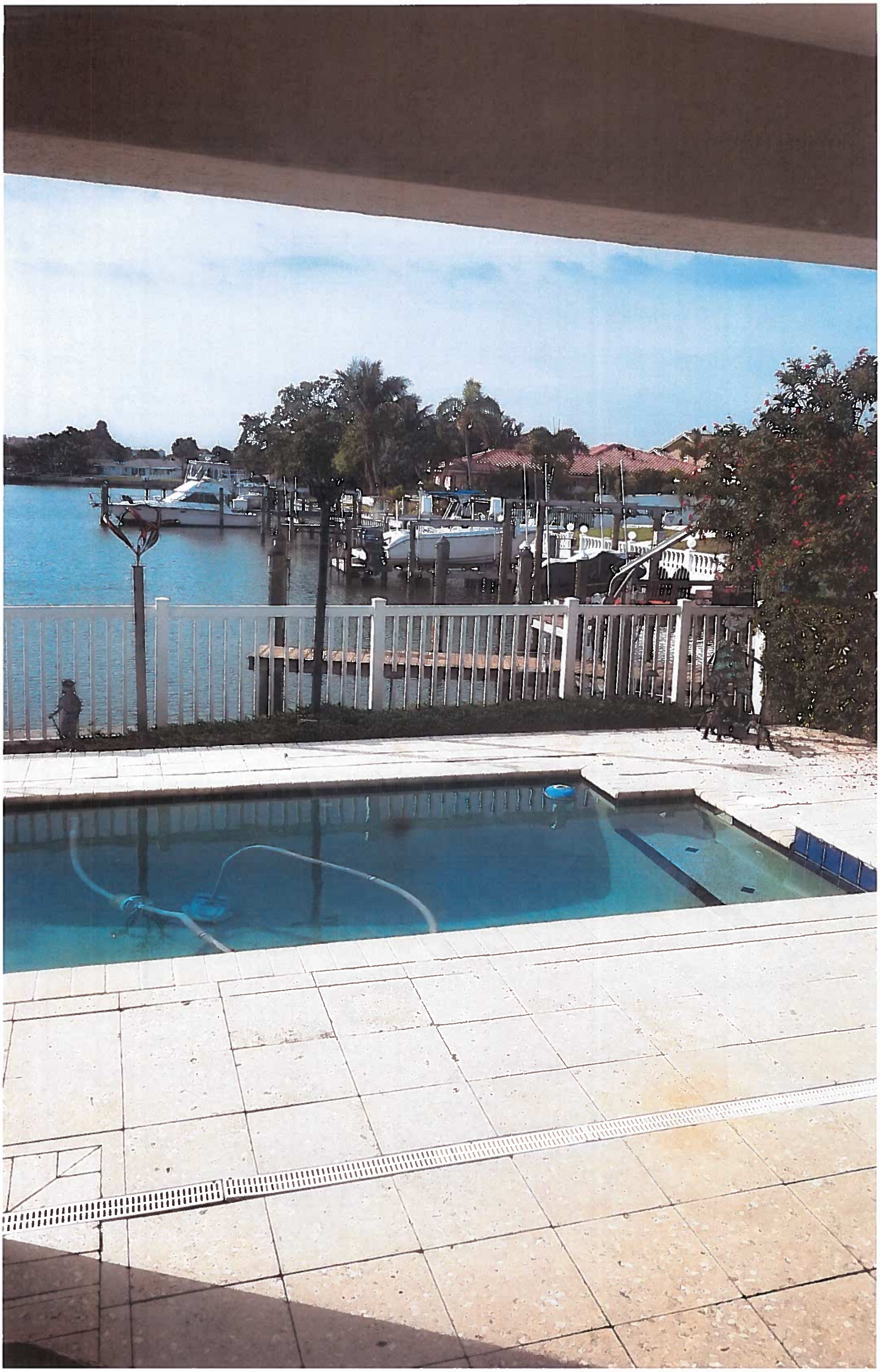
From: MICHELLE COHEN <ship4us@tampabay.rr.com>
Sent: Friday, April 20, 2018 10:58 AM
To: Elizabeth Abernethy
Subject: 1220 81st st south--after the fact dock variance is an eye sore.

Good morning,

Can they scale it down so we don't have to look at this ugly thing as it does alter my view and not in a positive way?
Thank you kindly,

Michelle Cohen

Attract what you expect, reflect what you desire, become what you respect, mirror what you admire....

"Watch your thoughts, for they become words. Choose your words, for they become actions. Understand your actions, for they become habits. Study your habits, for they will become your character. Develop your character, for it becomes your destiny."
-- Anonymous

Michelle Krys Cohen
mkcinsurance@gmail.com
727 512 0909 Cell