

Dr. Ed Carlson, 7691...

Preserve The JUNGLE:

Unique Historic Character.

Lush Tree Shaded Streets.

Small Homes nestled in Canopy of Ancient Live Oak Trees.

70 years ago, I often paid a nickel to ride the Trolley
out to JUNGLE Prada ...

Helped flip the seats over to return.

My love for The JUNGLE developed.

Growing up near Bartlett Park,

I was enthralled with The JUNGLE . . .

I yearned to live there . . .

and I have lived in The JUNGLE for 50 years!!!

We Provide Many Powerful Realities to DENY this Application.

The JUNGLE was here long before St. Petersburg was founded.

Early developers honored the Jungle's uniqueness and history.

In 1916, 105 years ago, **Jungle** Golf Course opened, then **Jungle Hotel**, and **Jungle Prada, Jungle Terrace, Jungle Way, Jungle Avenue, Jungle Prada Narvaez Park**, plus mounds of Tocobaga Indians, who chose The Jungle.

1920s plat by Walter Fuller

Jungle Way and Jungle Terrace



1925 St. Pete TIMES

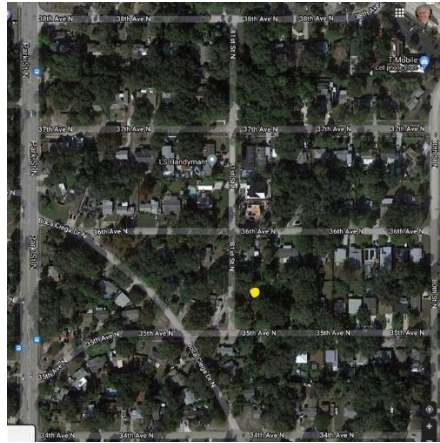
says

**“TREES, BEAUTIFUL TREES ~
Old, old trees
grow through Jungle Terrace.
Thousands of trees . . .”**

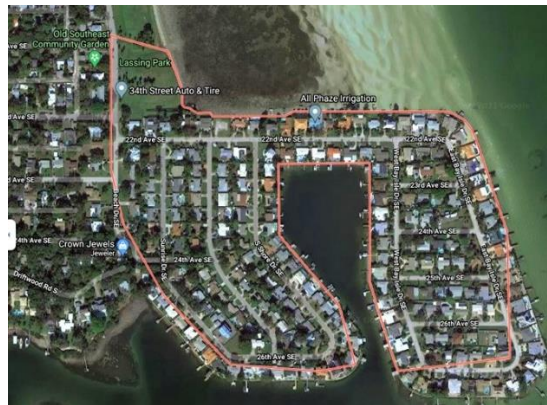


8 Blocks of Dense Tree Canopy

Variance property at yellow dot.



Tropical Shores and Yacht Club Estates 70 Years Ago Very Few Mature Trees



Canopy Streets of JUNGLE Terrace

Standing in one place.

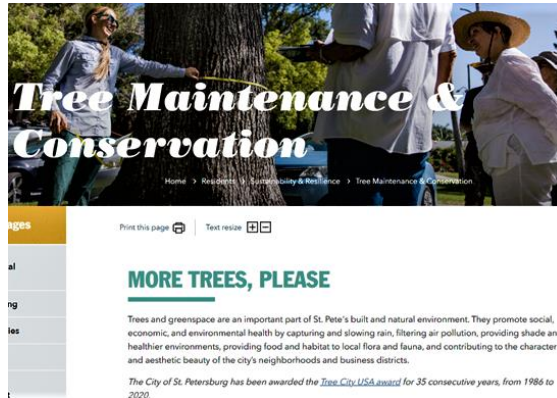


Variance Property Canopy Streets

Standing in one place.



St. Pete “Tree City” ~ 35 Years



“Trees promote social, economic, and environmental Health, and contribute to the character and esthetics of the city’s neighborhoods . . .”

**A Grand Oak stores 10,000 pounds of Carbon ...
26,000 lbs Oxygen every 100 years
Combats climate change.
(Exhibit 2)**

**Real RESULTS of 3 Previous Variances
What we learned . . .**

Denuded all 6 properties –

Wounds and Scars on the Heart of Jungle Terrace!

5 ~ NO Specimen, Protected, Signature, Grand, Understory Trees.

1 ~ a single small understory tree on right-of-way.

Allowing this variance = breaks the dike ...

and is a SPEAR in the heart of Jungle Terrace.

Because we made 3 mistakes . . . and learned . . .

is not a “reason” to keep repeating them.



**Slaughtered old stand ancient Grand Oak Tree “remains”
on Weekley property ~ See their Sign!
SYMBOLIC of what they do to property.**

Weekley Homes Scours Lots . . . Now

LOT 15 Weekley



**4 adjacent properties already DENUDED.
13, 14 by Weekley
Lot 15 was densely forested.**



Variance #3 listed by Staff



Variance #1 listed by Staff



Both properties DENUDED!



Variance #2 listed by Staff

Two Monsters next to Classic home.

2,336 sf vs **882 sf**

(This Variance houses are 100s of sf feet larger!)



Denuding lots... Removing all trees



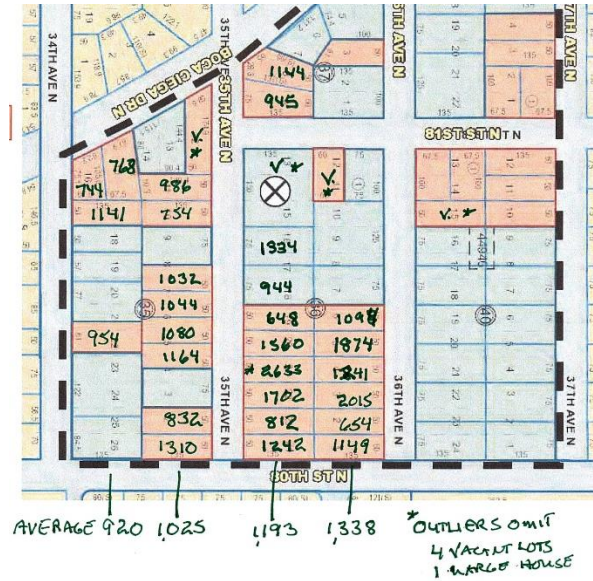
DENUDED Results in 2021 ~ 9, 10, 8



Done RIGHT!



CHARACTER and Existing Scale



Total Living sf. Average:

920sf; 1025sf; 1193sf; 1,338sf

Smallest 648sf (closest on block to Variance prop)

20 No garages.

27 homes on 50' lots are under \$250,000, but 4.

**Variance houses are 2X, 3X, 4X size of neighborhood homes
nestled in canopy of trees.**

Small home across street to west: 945 sf



Homes Across 35th Av: 754 + 986 sf ~ very low roof



4 Homes 2 in, from 80th St on 35 & 36 Av, 50' lots

812



832



654



On 75' lot: 1,304



Closest 50' lot home on same side of street, 648



NS-1

**“Horizontally oriented architecture,
relatively large lots, and frontages.”**

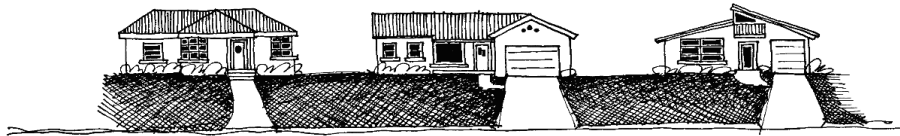
majority of lots having a **minimum width of 75 feet.**
... allowing **gracious front yards and landscaping opportunities.**

Protect the single-family character

... **in keeping with the scale of the neighborhood.**

... **reflect and reinforce their unique character.**

Standards: respecting the **existing development pattern** and the **character** of the neighborhoods.



**Typical Homes in NS-1 District
{HORIZONTAL}
75' Lots**



**Typical Homes in NS-2 District
100' Lots**

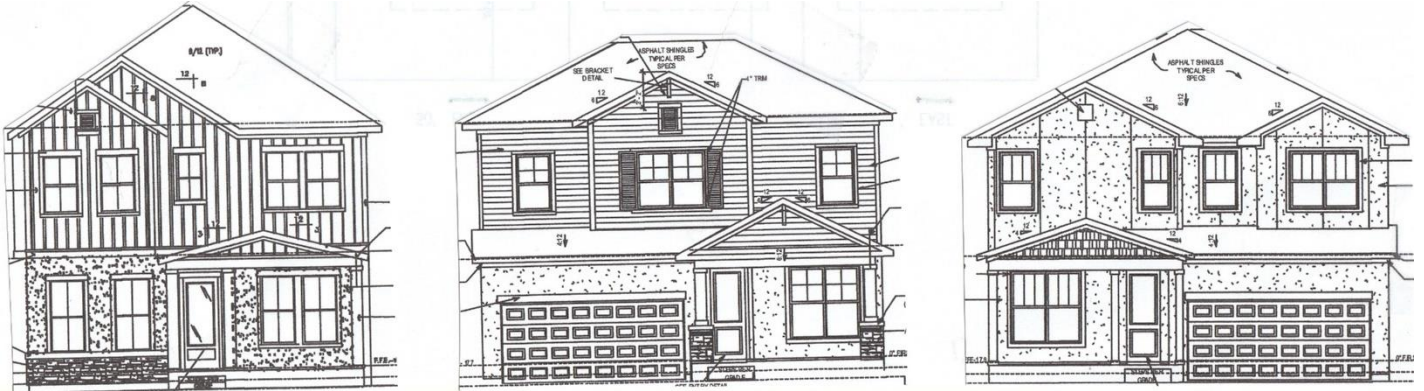
SCALE ~ 3 x Height



3 in a Row, Side by Side

Massive 2 story, high roof.

Nothing this big in Jungle Terrace.



“Substantially similar design cannot be replicated. There shall be a minimum separation of three parcels ...

16.20.020.12. - Building and site design.

16.20.020.7 - Minimum setbacks.

*******Building height is **over 24 feet**, requires:

Front yard 35' + Rear Yard 30' from 135' = 70' buildable

Lot 13 design is 82' in length! Front setback now is 20'.

Side yard 15' x 2 = 30' from 50' is 20' buildable. Now is 7.5'.

Street Side 20'+15' = 35' from 50' = 15' buildable. Now 17.5'.

Not long enough or wide enough to build on!

Building Setbacks		
		If building height is over 24 ft.
Front Yard	Stoop	35 ft.
	Open Porch ⁽¹⁾	35 ft.
	Building	35 ft.
Interior Side Yard		15 ft.
Street Side Yard		20 ft.
Rear Yard	Principal	30 ft.

“... due regard shall be shown for all natural features such as **large trees** ...

Trees ~ Staff Report ~ Good photos of 19 Trees on Property

“Grand Live Oaks and all other code protected trees not referenced above are anticipated to remain on-site.”

Doubtful even a few will be saved, cramming 3 giant houses on 50’ lots.

If it were legal, I’d offer a \$10,000 bet to Staff or DRC that majority of trees are lost. . .

“**HB 1159**, has been **disastrous for local municipal tree protection efforts.**”

Tree Article: “Put more focus on saving the older trees.”

This is DRC’s chance to preserve trees.

Design ~

Lot 13: Total Gross 2,671sf + Lanai 136 + Garage 411 + Front Porch 158 = **3,378 sf**

16.20.020.6. - Maximum development potential.

Maintain community character ...benefit character of the neighborhood and reduce the appearance of mass and bulk from public view.

		NS-1	NS-2
Minimum lot width	Residential	75 ft.	100 ft.
	Nonresidential	150 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.
	Nonresidential	1.0 acre	1.0 acre

5,800sf / 75’ = 75 foot lot 77.3’ deep.

(Lot 10’ x 580’ = 5,800 sf)

3501 Lot

Was one 1,500 sf home on 2 x 75' lots.
Replacing it with 3 houses over 9,000sf TG area.
6 times as Big.
On same property.
Not congruent!

Staff Report ~ Nonconforming Lots

“56% of the properties are substandard in terms of lot width.”

a. **80%** or more of the **lots** on the subject block and any **lots** on the surrounding block faces which block faces are **also substandard for width and/or area**,
[56% is far less than 80%] ~ **Fails**

b. The **nonconformity** is **5%** of the required width.
[Way over 5% ... 33% less than required.] ~ **Fails**

**Staff Report mixes non-conforming lots in with 50' lots
and uses as “reason” for variance ... in violation of D. 9.**

Comprehensive Plan intent, purpose and objectives

B. The provisions maintain **the character and stability ...**

16.10.010.4. - Zoning regulations.

D. *Development standards...* to maintain and enhance locally recognized values of community appearance..."

G. *Lot size.* ... promote the type and scale of development

*****K. *Building and site design standards.***

... new construction to respect and reinforce the neighborhood context created by existing development

all new construction should blend with the established development pattern and not challenge it.

Contextual site layout will be the number one priority of the building and site design review process.

Architectural style blends the new construction with the existing neighborhood context.

Design standards permit creative solutions that strengthen the overall contextual setting."

Vision 2050 ~ Growth and Community Character pg 79

Areas for protection include the waterfront, open space, and neighborhoods,

Future redevelopment is best located in the city's centers, corridors, and underused industrial lands."

"1. Protect the character and viability of neighborhoods."

Jungle Terrace has 29 acre "underused" Raytheon site, PLUS 31 acres old Walmart site, on Tyrone Blvd, 38th Av N to Park St. 60 acres of underused [no longer used] land.

16.70.040.1. -**Planning and zoning decisions** **OUTRAGED**

F. Public participation process and report.

1. *Purpose.* a. Encourage **applicants** to pursue early and effective communications with the affected public. **Fail**

b. Provide residents and owners of property in potentially impacted areas with an opportunity to learn about applications. **Fail**

2. *Applicability.* **Policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review.** **Fail**

4. *Documentation.* a. **Applicant shall provide a written report on the results of their public participation effort prior to filing the application.** **Fail**

The report will be attached to the POD's public hearing report. **Fail**

5. *Notice of intent to file.* A minimum of **ten days prior to filing** an application for a decision requiring **streamline** or public hearing approval, the **applicant shall send a copy of the application by email** or certified mail to the Council of Neighborhood Associations (CONA) and to **all neighborhood associations** within 300 feet of the subject property. The applicant **shall file** evidence of such notice with the application to the POD. **Fail**

Considerations for issue of variances ~ Fails

6. **Compatibility** of the proposed use with existing ... development;

7. Relationship to the *Comprehensive Plan*, FIS for the area, and this section;

12. Economic hardship and self-created hardship are not relevant factors and shall not be considered as reasons to grant a **variance.**

16.40.050.7.7. - Considerations for issuance **of variances.**

After consideration of the factors listed above and the purposes **of** this section, **variances** shall be granted by the Commission **only** upon:

1. ...**showing **of** good and sufficient** cause the unique characteristics of the size, configuration, or topography of **site limit compliance** with any provision of this section

2. a. Failure to grant **variance** would result in **exceptional hardship**, due to the **physical characteristics **of** the land that render the lot undevelopable**; increased costs or inconvenience do not constitute hardship;

b. The granting of a **variance** will not result in **victimization **of** the public** or **conflict with existing laws and ordinances**.

16.40.050.7.8. - Conditions for issuance **of variances.**

16.70.040.1.6. - Variances, generally ~ **Fails**

2. *Demonstrate the existing conditions and circumstances...* deprive the applicant of **reasonable use of the land** . . . and the peculiar conditions and circumstances are **not the result of the actions of the applicant**.

Demonstrated: FAILS all 9 Standards, especially

D. Standards for review.

1. Special conditions

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**.

e. *Significant vegetation*

*f. *Neighborhood character* ... project promotes the **established historic or traditional development pattern** of a block face, including **setbacks, building height** ...

*2. The special conditions existing are

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;**

*4. Strict application ... would provide the applicant with no means for **reasonable use of the land,**

5. Variance ... is **minimum variance (for) reasonable use** of the land...

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

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

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

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

* **Primary fails outlined in “Memorandum of Law” ~ Exhibit 1**

1. The hardship cannot have been self-created.

2. Consistency with neighborhood and scheme of regulations.

3. No reasonable legal use can be made of the property without the variance.

Many additional fails have been covered.