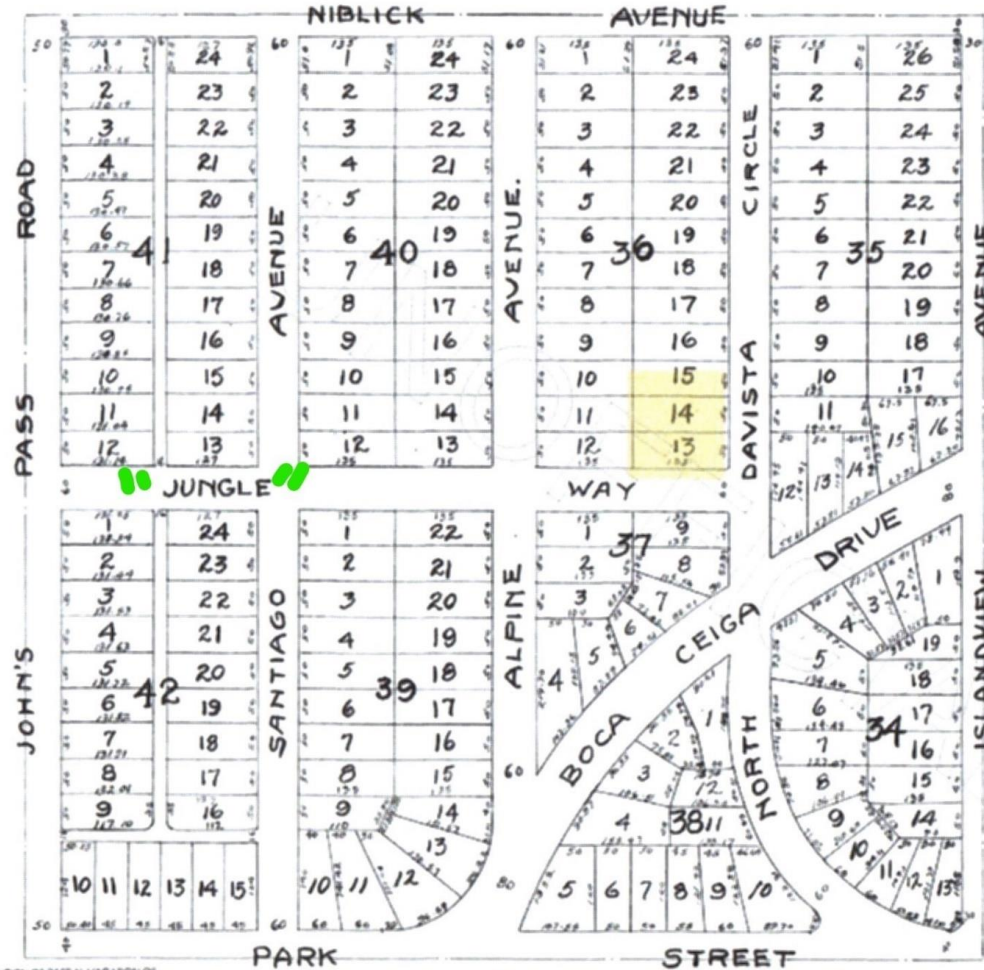


THIS is Jungle Terrace



1915 Jungle Trolley

1920s plat by Walter Fuller



RESOLUTION OF PARTIAL VACATION OF
Jungle Terrace Sec D
 SUBDIVISION HAS BEEN RECORDED IN
 O.R. BOOK 3650 PAGE 1177
 ON 8/12 IN 91
 WABSEN T. DE BLAKER
 Clerk of the Circuit Court
 by Walter Fuller Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Jungle Terrace Sec D
 SUBDIVISION HAS BEEN RECORDED IN
 O.R. BOOK 4265 PAGE 495
 ON 3-8-1975

"JUNGLE" TERRACE SECTION 'D'
 Being a Sub-Division of the NW 1/4 of the NE 1/4 of Sec. 12 Twp. 31 So. R. 15 E.

FULLER-HUNTER CORP OWNERS.
 by Walter Fuller Pr.

1925 St. Petersburg TIMES “JUNGLE NEWS in PICTURES”

says

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

JUNGLE NEWS in PICTURES



SINCE J. S. S. TREES, BEAUTIFUL TREES—Old, old trees grow through Jungle Terrace and Jungle Terrace Progress, thousands of trees, young, young, growing grandly here. This is Jungle Terrace and it is a beautiful, beautiful place, a place that will grow many more trees than any other place in St. Petersburg.



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



IN THE JUNGLE—The St. Petersburg scene in the Jungle Terrace.



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



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THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



JUN LE TER AC
A Bird

JUN LE TER ACE
A Bird



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



LE TER AC
A Bird



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.



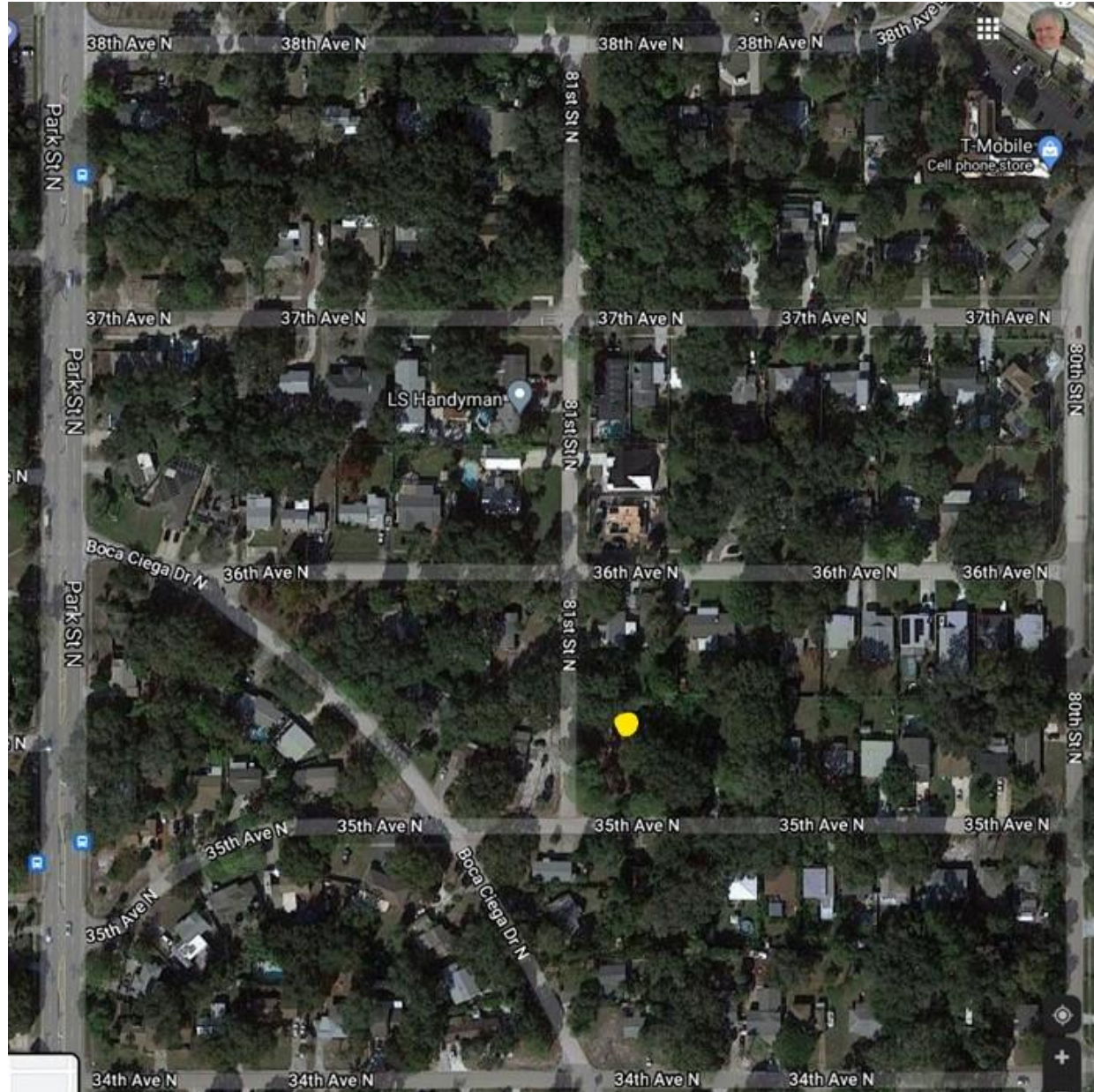
LE TER AC
A Bird



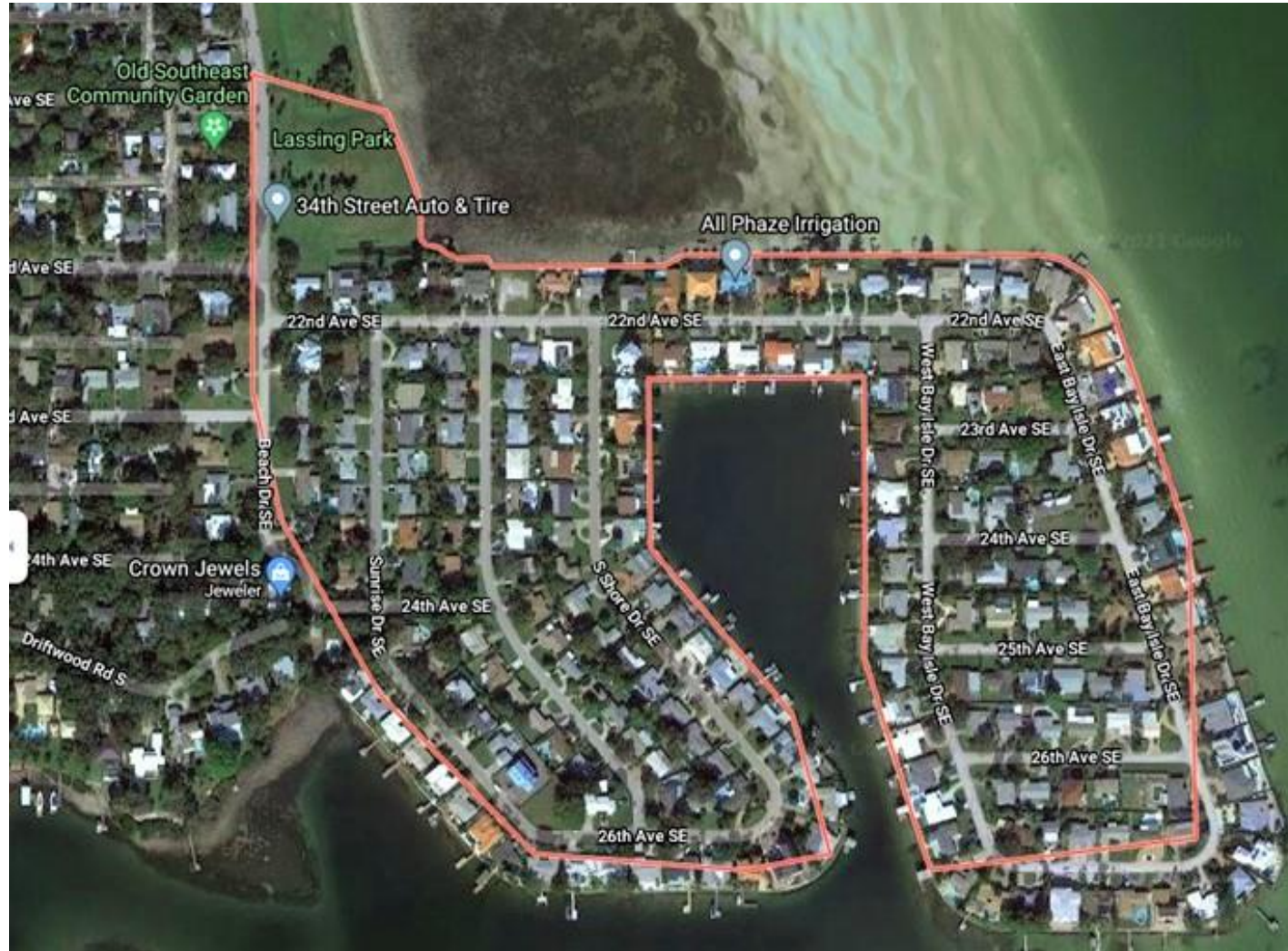
THE SCENE—The St. Petersburg scene in the middle of the Jungle Terrace.

8 Blocks of Dense Tree Canopy

Variance property at yellow dot.



**Tropical Shore ~ 70 Years Ago in 1950s
Very Few Mature Trees
Tree Canopies have Great Value.**



**Yacht Club Estates ~ 70 Years Ago in 1950s
Very Few Mature Trees
Tree Canopies have Great Value.**



Canopy Streets of JUNGLE Terrace
Standing in one place.





Old Stand Urban Forest



Variance Property Canopy Streets Standing in one place.

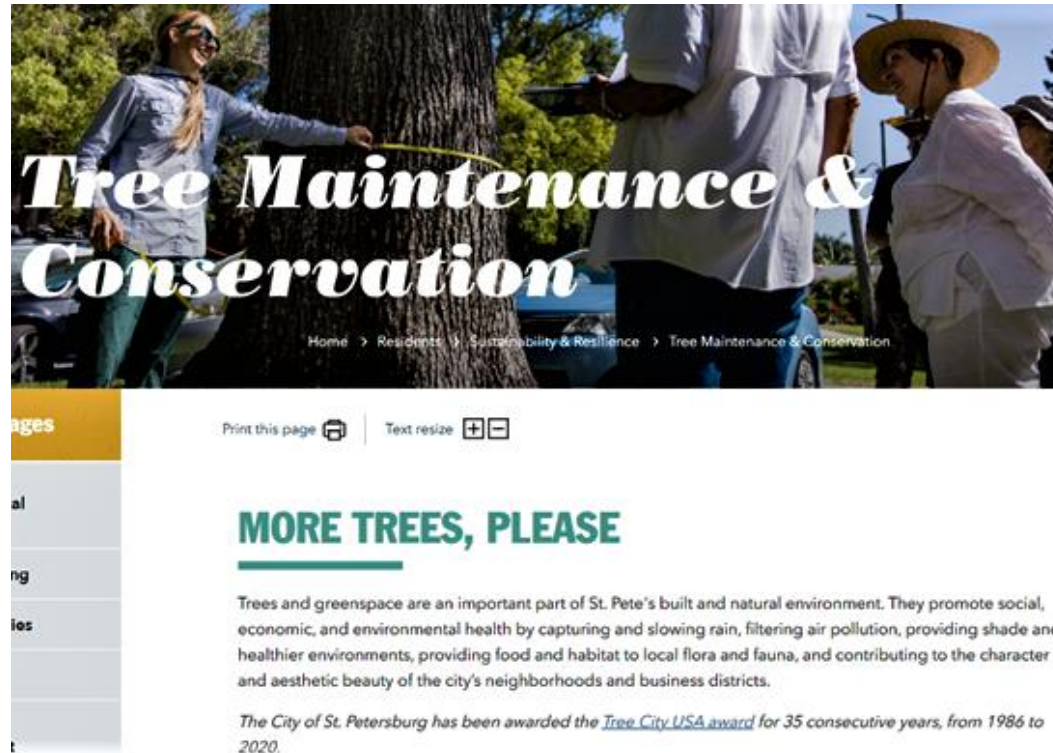






Old Stand Urban Forest

St. Pete “Tree City” ~ 35 Years



“Trees promote social, economic, and environmental health

by capturing and slowing rain, filtering air pollution, providing shade and healthier environments, providing food and habitat to local flora and fauna, and contribute to the character and esthetics of neighborhoods . . .”

A Grand Oak stores 10,000 pounds of Carbon ...

Produces 260 pounds of Oxygen per year x 100yrs = 26,000 lbs.

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
8075 36th Ave N ~ Weekley



4 adjacent properties already DENUDED. 13, 14 by Weekley



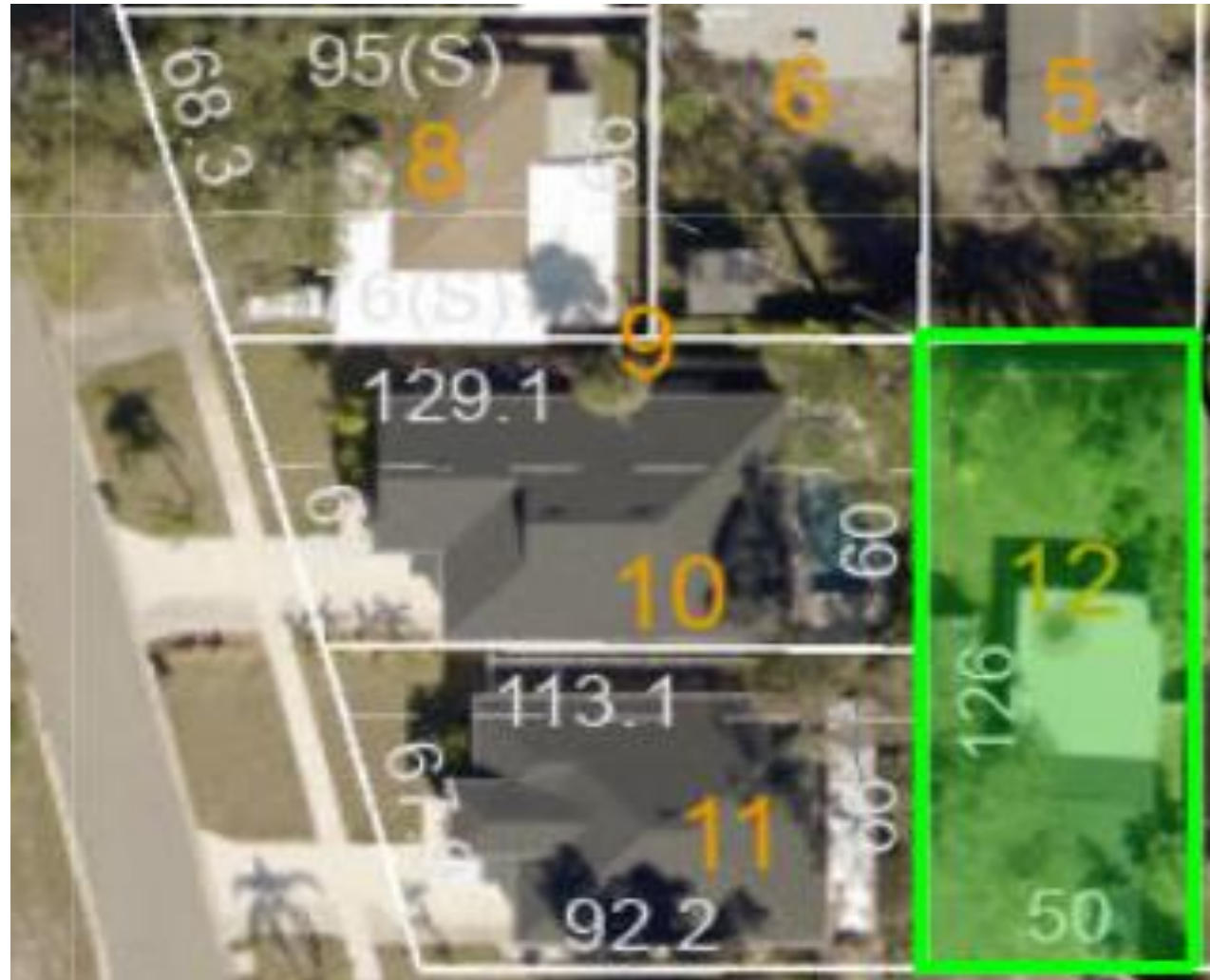
Variance #3 by Staff Bottom left 2 properties. 15 is Now property when forested.

TG 2,858sf + TG 2,794sf

Variance #3 listed by Staff ~ 2019



Variance #1 listed by Staff ~ 3201 Boca Ciega Dr N (2018)



**Both properties DENUDED!
TG 2,728 + TG 3,015**



Variance #2 listed by Staff

3339 Boca Ceiga Dr. two monsters next to classic home. (2018)

2,336 sf + 2,197sf vs **882sf**

(The Requested Variance designs are 100s of sf feet larger!)



Denuding lots... Removing all trees ... in preparation



DENUDED Results in 2021 – 3339 Boca Ceiga Dr. ~ 9, 10, 8

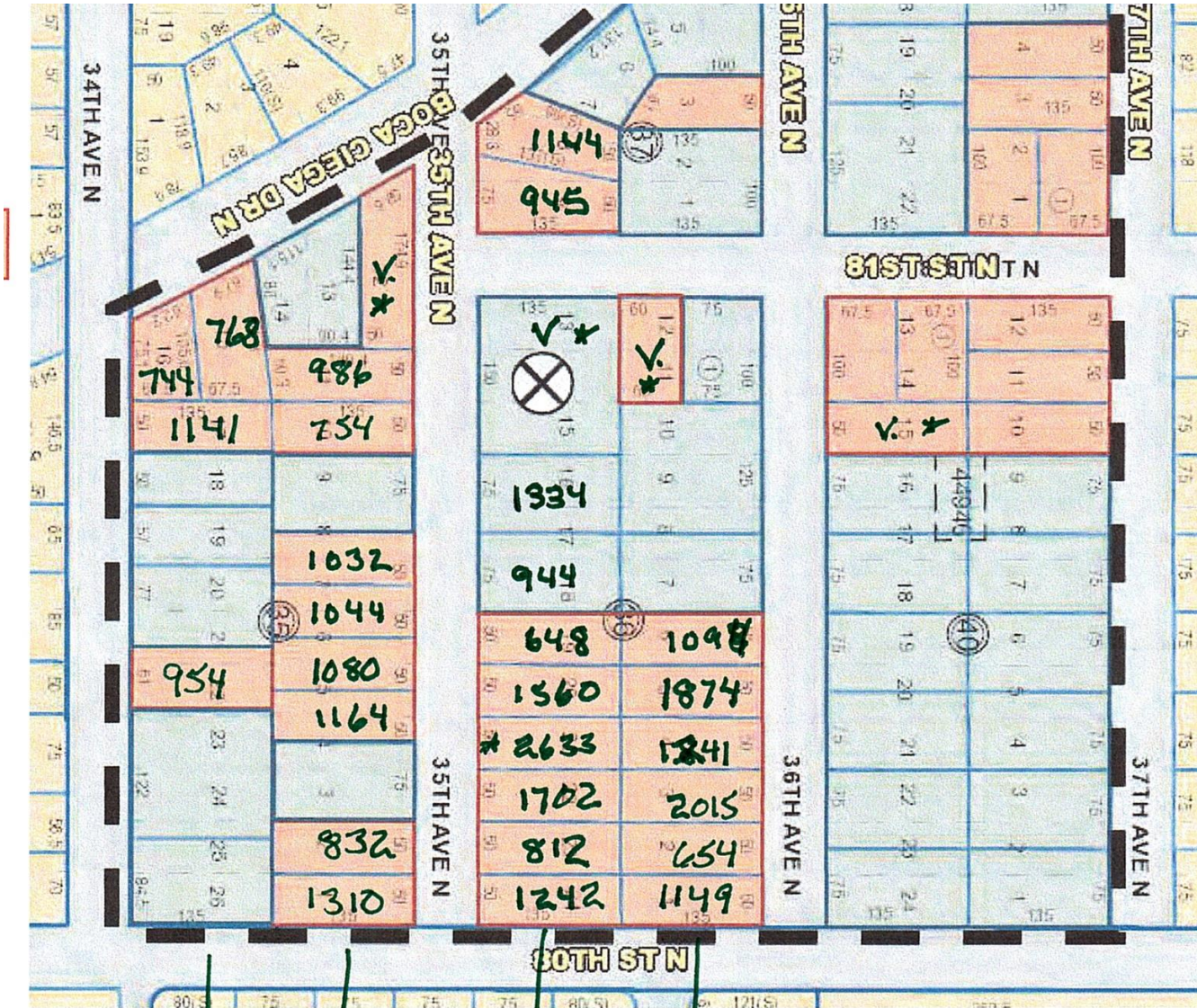


Done RIGHT!

8000 34th St N, 70'lot, 3,200 sq ft. + adjacent greater than 50' lot.



CHARACTER and Existing Scale



AVERAGE 920 1,025

1,193 1,338

* OUTLIERS OMIT
4 VACANT LOTS
1 LARGE HOUSE

Total Living sf. Average: **920sf; 1025sf; 1193sf; 1,338sf**
Smallest 648sf (closest on block to Variance prop)
20 No garages.

All 27 homes on 50' lots are less that \$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 sf + 986 sf ~ very low roof



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

812 sf



832 sf



654 sf



On 75' lot: 1,304 sf



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



NS-1

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

“Typically, lots are a minimum of 60 feet wide with
majority of lots having a **minimum width of 75 feet.**

... allowing **gracious front yards and landscaping opportunities.**

16.20.020.1. - History and composition of suburban neighborhoods.

Protect the single-family character

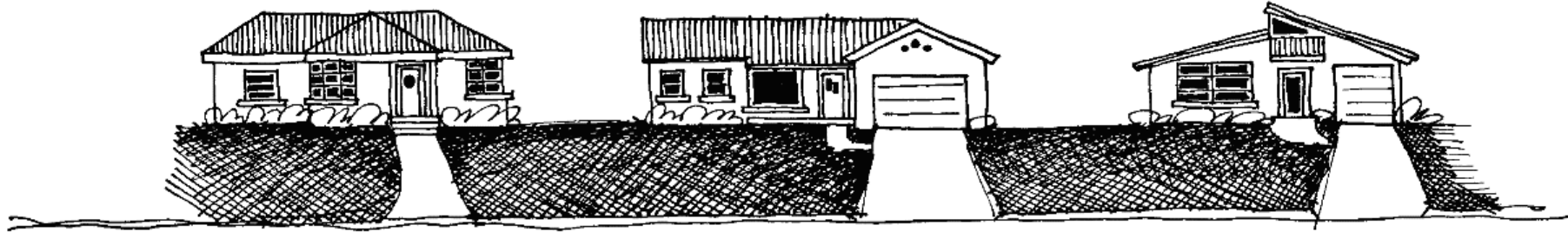
... **in keeping with the scale of the neighborhood.**

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

16.20.020.2. - Purpose and intent.

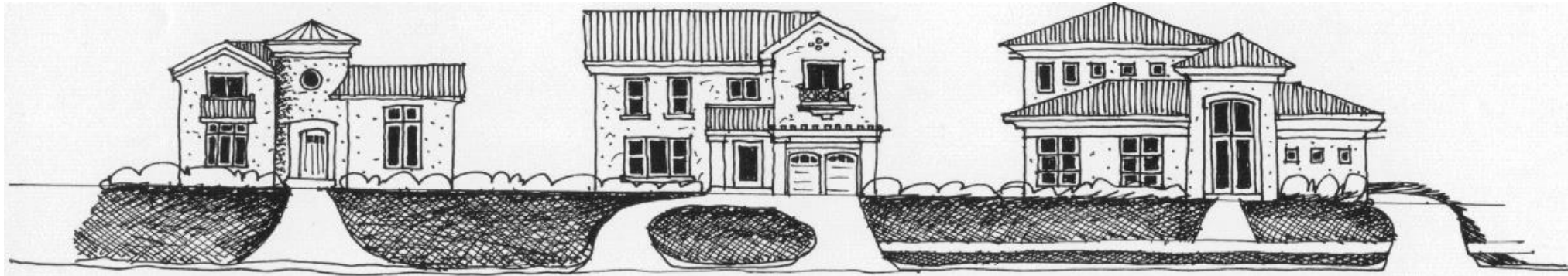
Standards allow for additions and improvements, while **respecting the existing
development pattern and the character of the neighborhoods.**

16.20.020.5. - Introduction to NS districts



Typical Single-Family Homes Within the NS-1 District
{HORIZONTAL}

16.20.020.5.1. Neighborhood Suburban-1
75' Lots



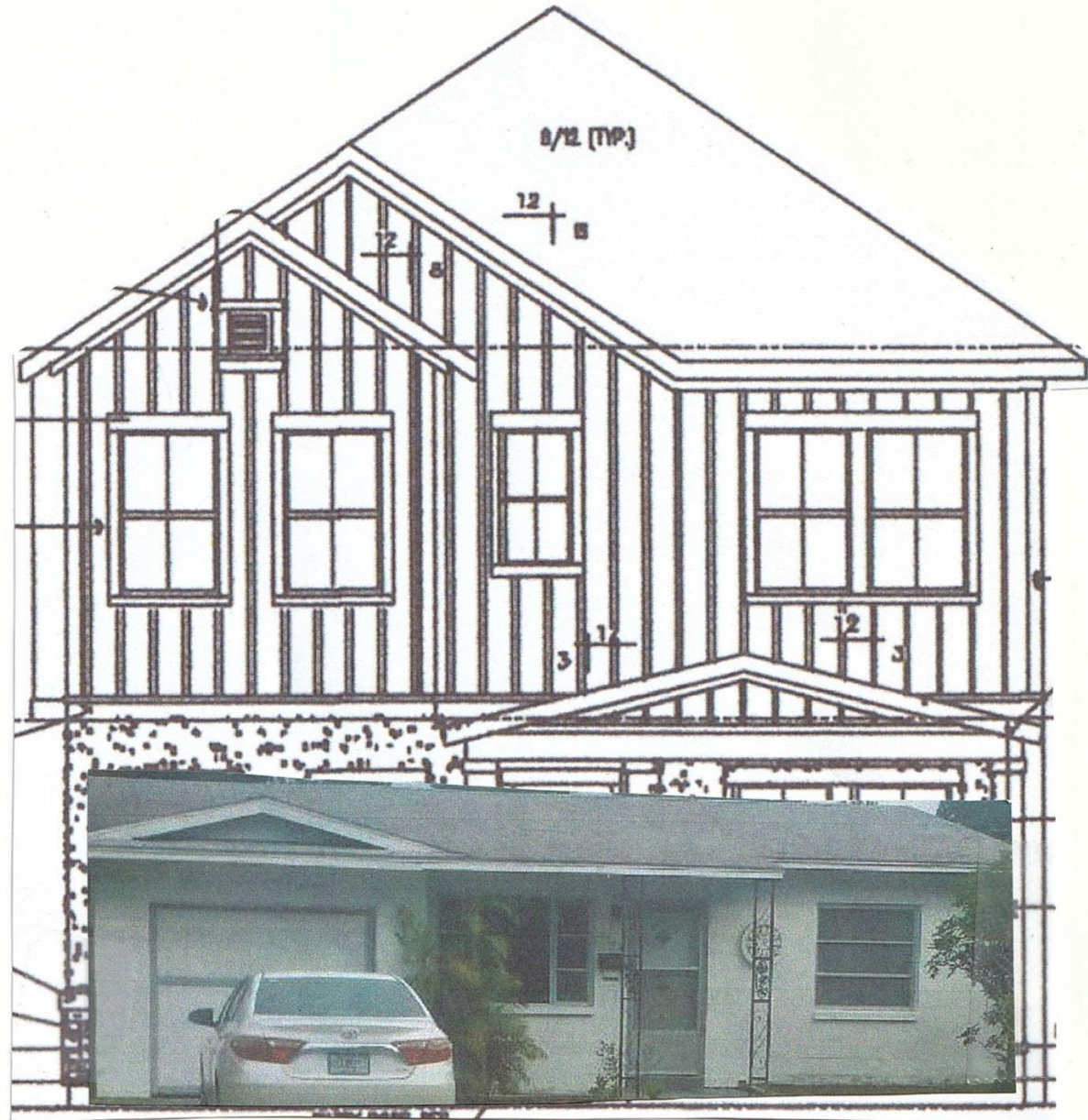
Typical Single-Family Homes Within the NS-2 District

16.20.020.5.2. Neighborhood Suburban-2 (NS-2).

100' Lots

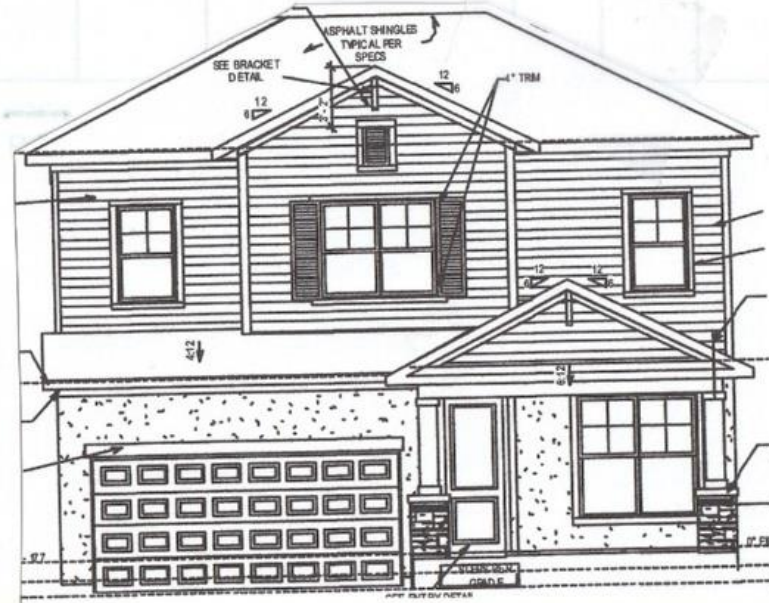
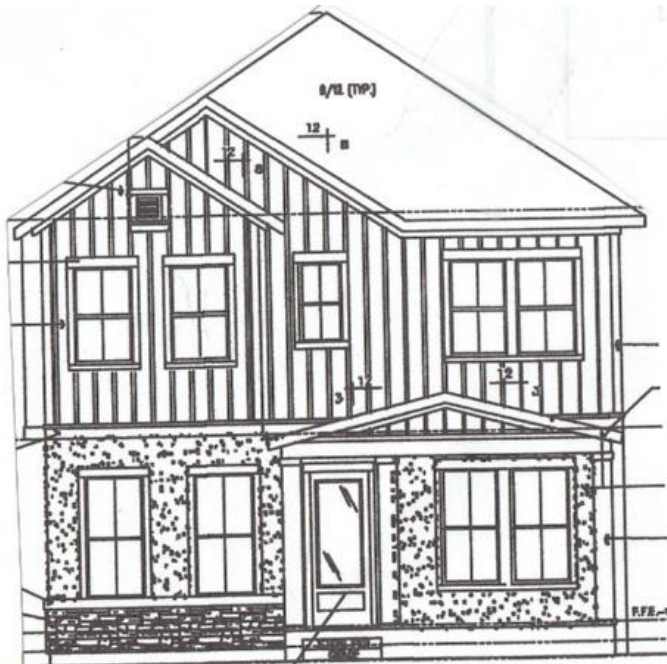
SCALE ~ 3 x Height

33'- 6" vs 11'



3 in a Row, Side by Side ~ 33'6" High x 35' Wide

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 in every direction
before a substantially similar design can be repeated.”**

16.20.020.12. - Building and site design.

16.20.020.7. - Building envelope: 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'.

Rear Yard 30 ft

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.

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

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

Report lists 19 protected trees, with 2 removals = 17 trees to remain.

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

If it were legal, I'd make \$10,000 bet with Staff / DRC that majority of trees are lost. . .

“HB 1159, has been disastrous for local municipal tree protection efforts.” (2019)

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

This is DRC's chance to preserve trees.

**Design ~ 6-7 Bedroom houses: 4 Bdrms + Owners Retreat (master) (5),
Retreat 11x17 w/closet (6), Study w/closet (7).**

**Lot 13: Total Living 2,671sf + Lanai 136 + Garage 411 +
Front Porch 158 = T. Gross **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.**

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

(10' x 580' = 5,800 sf)

		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

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%]

16.60.030.2. - Nonconforming lots. ~ Fai

b. **Nonconformity is equal to or less than 5% of the required width and/or area.**
[Way over 5% ... 33% less than required.]

16.60.030.2. - Nonconforming lots. ~ Fails

**Staff Report mixes all non-conforming lots in with 50' lots,
many much greater than 5,800sf
and uses as “reason” for variance ... in violation of D. 9.**

Comprehensive Plan intent, purpose and objectives

“...to preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance ...and general welfare; prevent the overcrowding of land and avoid undue concentration of populations; ... and conserve, appropriately develop, utilize, and protect natural and historic resources;”

B. The provisions of the plan ..., are the minimum requirements to maintain, through orderly growth and development, the character and stability of present and future land use and development.

SECTION 16.02. - COMPREHENSIVE PLAN^[2]

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

... expect 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.

16.10.010.4. - Zoning district regulations.

Vision 2050 ~ Growth and Community Character pg 79

“Accommodating growth while preserving the many desirable aspects of the community’s character is key. Within the City’s development framework of neighborhoods, corridors, and centers, there **are areas for protection** and areas of growth opportunity.

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.

NO outreach to neighborhoods

16.70.040.1. -Planning and zoning decisions, generally.

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 All**

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.**

D. Standards for review. **Demonstrated: FAILS all 9 Standards**

MANY “Fails” on which to DENY this Application.