



zoning-info

CARLTON TOWERS APARTMENTS 470 THIRD STREET SOUTH SAINT PETERSBURG, FLORIDA

SAMPLE

Prepared for:

Your Company and/or Client Name Here

Date of report completion

Site #0000



510 East Memorial Road
Suite D-1
Oklahoma City , OK 73114
phone: 405-525-2998
fax: 405-528-4878
www.zoning-info.com

Site Status

Property Name:
Carlton Towers Apartments

Property Address:
470 Third Street South

Property Jurisdiction:
City of St. Petersburg, FL

Property Size:
1.653 Acres or 72,000 Square Feet +/-

Existing Use:
Multi-Family Dwellings

Current Zoning of Property:
"CBD-2" Central Business District

Is the existing property a permitted use in this district?
Yes

Current Zoning Ordinance Attached:
Yes

Certificates of Occupancy Attached:
No, due to the age of the property (1961), there are no copies of Certificates of Occupancy on file for this site. Per Ted Petersen, Planner I, there is record that the site received approval, and therefore must have had an occupancy permit issued prior to occupancy. This is not a violation and will not give rise to any enforcement action. The property owner does not need to apply for a Certificate of Occupancy. See attached documents

Outstanding Building and/or Zoning Violations:
No, there are no Building or Zoning Violations on file, see attached documents

Outstanding Fire Code Violations:
Yes, there are several Fire Code Violations, see attached documents

Right-of-Way Expansion Plans:
No, there are no known plans for Right-of-Way Expansion at this time

Site Plan Approval:
Yes

Site Requirements

Minimum Lot Size:
10,000 Square Feet

Maximum Density:
80% Maximum Lot Coverage
3.0 Maximum Floor Area Ratio
10% Minimum Ground Level Open Space

Maximum Height:
Restricted by Floor Area Ratio

Setbacks

Front:	20 feet
Street Side:	15 feet
Interior Side:	10 feet
Rear:	0 feet

Does the existing property meet the site requirements?

Yes, the Lot Size is 72,000 Square Feet; the Lot Coverage is 76%; the Floor Area Ratio is 2.8; the Ground Level Open Space is 18%; the property complies with the Side and Rear Setback requirements

No, the Front Setback is deficient by 3 feet, see Conformance Summary on the following page of this report

Parking Requirements

Minimum Parking Required:
1 Parking Space per 2 Dwelling Units
(184 Dwelling Units ÷ 2 = 92 Parking Spaces)

Total Parking Spaces Required:
92 Total Parking Spaces

Total Parking Spaces Existing:
64 Total Parking Spaces (On-Site)

Does the existing parking meet the parking requirements?

No, the Existing Parking is deficient by 28 Parking Spaces, see Conformance Summary on the following page of this report

Conformance Summary

It is important to note and understand how a nonconformity may affect the Use and Property (land, structures, and parking) separately; therefore, we have provided separate conformance statuses for Use and Property

Is the existing property in conformance with current applicable zoning regulations previously addressed in this report?

Yes, the Use is Legal Conforming

No, the Property is Legal Non-Conforming, per Ted Petersen, Planner I, due to changes in zoning requirements since the property was constructed in the 1960's.

Deficiencies:

- 1) The Front Yard Setback is Deficient by 3 Feet.**
- 2) The Parking is Deficient by 28 Total Parking Spaces.**

Reconstruction clause:

A nonconforming structure that is damaged or destroyed to an extent greater than 60%, shall not be altered, rebuilt, or renovated unless in compliance with current ordinance regulations. See attached section.

Additional Notes:

Information in this report was provided by the following:

City Official:

John Hixenbaugh, Zoning Official
Ted Petersen, Planner I
1 Fourth Street North, 1st Floor
St. Petersburg, FL 33701

Surveyor:

Surveyor
Survey Company
9th Street North
St. Petersburg, FL
Survey Date: 11/10/97



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To present our clients with a clear, consistent, timely and accurate zoning report with better communication and reliability than any other company providing this service