LOT LINE ADJUSTMENT
PUBLIC HEARING

According to Development Services 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, DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, for Public Hearing and Executive Action on January 4, 2017 at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-54000094
PLAT SHEET: G-12

REQUEST: Approval of a lot line adjustment with variances to the minimum lot area and width to allow construction of two (2) single-family homes on two (2) platted lots of record

OWNER: Terry & Marlene Stewart
1081 18th Avenue North
Saint Petersburg, Florida 33704-4133

AGENT: Martin Frame
1052 6th Street North #3
Saint Petersburg, Florida 33701

REGISTERED OPPONENT: Scott Lehman
1075 18th Avenue North
Saint Petersburg, Florida 33704

ADDRESS: 1081 18th Avenue North

PARCEL ID NO.: 13-31-16-63810-000-0870

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)
BACKGROUND: The subject property consists of two platted lots of record, Lot 87 (an interior lot) and Lot 88 (a corner lot). The platted lots are respectively 42 feet and 50 feet in width and 121 feet in depth. As platted, the lots contain 5,082 square feet and 6,050 square feet of land area, respectively. The subject property is currently zoned NT-2 which requires a minimum lot width of 50 feet and a minimum lot area of 5,800 square feet. The requested Lot Line Adjustment proposes to adjust the existing shared lot line 8 feet to the east, reducing Lot 87 to 42 feet and increasing the corner lot to 50 feet in width. The proposed, adjusted Lot 87 is substandard in both lot width and lot area. The proposed adjustment to the corner lot is compliant to the required lot width and lot area.

The historic Property Record indicates that the subject two platted lots have been combined since at least 1979, when the existing in-ground pool was constructed.

According to the Pinellas County Property Appraiser's Office, the property is currently developed with a single-family home containing 2,686 square feet of enclosed gross area and an in-ground pool.

Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. The code was changed in 2003 to allow development on any platted lot of record. On September 17, 2015, City Council amended the non-conforming lot regulations, thereby eliminating the right to build on these substandard lots without first obtaining a variance.

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

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 existing house, built prior to 1940, will be demolished and two single-family detached homes are proposed. By adjusting the lot line, the corner lot becomes more buildable since this lot has a required 12 feet street-side yard setback.
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 two subject lots does not meet the minimum lot width and area requirements of the NT-2 zoning district. The NT-2 zoning district requires a minimum lot width of 50-feet and a minimum lot area of 5,800 square feet.

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.**

Based on a survey provided by the applicant, there is a palm and several mature oak trees on the property which shall remain.

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 Euclid/St. Paul neighborhood contains many individual subdivisions which were generally platted in the 1920's. The predominant development pattern for single-family homes is one home on one platted lot. In the section of the neighborhood surrounding the subject application, there are two separate subdivisions, and the platted lot widths largely range from 42 to 50 feet. There are scattered examples of one and one half lots or two lots under common ownership, ranging in one to two per block face, see the Neighborhood Lot Exhibit attached.

Staff prepared an analysis of the development pattern of the subject block, between 10th and 12th Streets North, and adjacent blocks to the north, and south of the subject block. The subject lots are within the Old Kentucky Subdivision. The platted width of the lots in this subdivision range from 42 feet to 62.5 feet, see the attached Subdivision Plat.

On the subject block facing 18th Avenue North, all the properties meet the minimum lot width and area standards. However, within the surrounding blocks of the study area, slightly more than 50% of the properties are substandard lots, see Table 1.

Staff also considers the percentage of homes that are built on one platted lot in assessing the development pattern. The percentage of properties that have one house on one platted lot on these same blocks is 89.05%, see Table 1. Based on the provided analysis, staff finds the proposal consistent with the prevailing pattern of development.
Table 1

<table>
<thead>
<tr>
<th>Block</th>
<th>Conforming</th>
<th>Substandard</th>
<th>% Substandard</th>
<th># One Platted Lot or Substandard</th>
<th># Multiple Lots</th>
<th>% One Platted Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Block</td>
<td>20*</td>
<td>2</td>
<td>9.09%</td>
<td>19</td>
<td>3</td>
<td>86%</td>
</tr>
<tr>
<td>Block 2</td>
<td>17</td>
<td>6</td>
<td>26.09%</td>
<td>20</td>
<td>3</td>
<td>87%</td>
</tr>
<tr>
<td>Block 3</td>
<td>0</td>
<td>15</td>
<td>100.00%</td>
<td>15</td>
<td>0</td>
<td>100%</td>
</tr>
<tr>
<td>Block 4</td>
<td>0</td>
<td>14</td>
<td>100.00%</td>
<td>14</td>
<td>0</td>
<td>100%</td>
</tr>
<tr>
<td>Block 5</td>
<td>2</td>
<td>2</td>
<td>50.00%</td>
<td>2</td>
<td>2</td>
<td>50%</td>
</tr>
<tr>
<td>Block 6</td>
<td>4</td>
<td>2</td>
<td>33.33%</td>
<td>6</td>
<td>0</td>
<td>100%</td>
</tr>
<tr>
<td>Block 7</td>
<td>4</td>
<td>2</td>
<td>33.33%</td>
<td>6</td>
<td>0</td>
<td>100%</td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td></td>
<td>50.26%</td>
<td></td>
<td></td>
<td>89.05%</td>
</tr>
</tbody>
</table>

*Includes subject parcel as one conforming lot

The proposed homes meet the setback regulations of the NT-2 district and shall meet the required design standards of the district. In order to further address compatibility concerns, three special conditions of approval are recommended.

Special condition #1 limits the rear garages to one-story. NT does allow two-story garages. Garages along the alleys in this neighborhood are a mix of one and two stories. This condition will help address concerns regarding the mass and size of the garages along the alley and the overall mass and scale of the development on the subject lots.

Special condition #2 will prohibit the construction of an accessory dwelling unit on the corner lot. The current zoning, NT-2, allows for an accessory dwelling unit (AKA garage apartment), if the property meets the minimum lot size of 5,800 square feet. With a variance approval, the corner lot size will be 6,050 square feet (50 X 121), which would allow such units if no special condition were included. Therefore, no garage apartment shall be allowed on this lot. This will reduce the overall number of vehicles and required parking spaces off the alley.

Special condition #3 will prohibit the removal of any healthy, protected trees and palms on the subject property that are not found to be in reasonable conflict with any proposed construction.

In summary, the redevelopment of the lots serve to improve the neighborhood character by replacing the existing structure and a street-side, screen enclosed pool with new, appropriately designed homes meeting all current land development regulations with the exception of the lot width variance, with architectural styles compatible with those within the Euclid/St. Paul neighborhood.

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

This criteria is not applicable.
2. *The special conditions existing are not the result of the actions of the applicant;*

   The subject lots were platted at 42-feet and 50-feet in width and 121-feet in depth. The majority of the lots in the neighborhood were platted in the 1920's, which established the current development pattern. 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;*

   The applicant has the ability to continue the use of the property for a single-family home. However, the larger lot would allow for redevelopment of a larger home with an accessory dwelling unit, which would not be consistent with the surrounding neighborhood pattern.

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 variance 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 variance request is the minimum necessary to allow the development of two single-family homes on lots of similar size to the surrounding lots with single-family homes. The reduction of 8 feet in width and 718 square feet of lot area constitutes a 16% reduction in width and a 12% reduction in lot area for the proposed subject interior lot.

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 rehabilitation. As stated in the Neighborhood Suburban Single-Family zoning district Section 16.20.010.2, “The regulations of the NT districts protect the single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood. The standards for each of the districts are intended to reflect and reinforce their unique character”. The character of the subdivision has been identified as one house per platted lot of record, most of which are substandard in regards to currently existing Code requirements. The following objective and policies promote redevelopment and infill development in the City:

**OBJECTIVE LU2:**

The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.
LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment 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 variance will not be injurious to neighboring properties as most are developed in the same pattern as proposed for the two subject lots. The proposed two homes shall comply with all other requirements of the NT-2 zoning district including setbacks, height, design and impervious surfaces.

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

Staff finds that the reasons set forth in the application are sufficient to justify the granting of the lot width and area variance for one of the two subject lots.

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. This application regards variances to allow single-family residences, which are a permitted use within this zoning district.

**FINDING OF CONSISTENCY:** Given the above considerations, pursuant Section 16.70.040.1.6, the request was found to be consistent with the purpose and intent of the Code and the Comprehensive Plan.

**PUBLIC COMMENTS:** As of the writing of this report, Staff has received the following public comments.

- Several property owners approached Staff during a site visit with interest in the nature of the subject request. Upon review of the proposal, a concern regarding the size and placement of the two homes was expressed. The registered opponent, who resides abutting the eastern side of the subject property, was one of the inquiring property owners.

- Upon receipt of the required Public Notice, a property owner contacted Staff by phone requesting additional information about the request. Once informed of the nature of the request, the citizen expressed no immediate concern.

- The Euclid/St. Paul Neighborhood Association has made no contact with Staff. The agent states that upon contact with the acting president of the association, he was advised that the association takes no position on this type application. The agent provided the application and contact information to the acting president of the
association so that it might be distributed to the residents so that they may address any questions/concerns directly to the agent.

- A neighborhood resident submitted an e-mail expressing concerns regarding the subject proposal. Concerns were expressed regarding the increased density an additional lot would impose upon the neighborhood, the impact the construction process would impose upon the neighborhood, the impact the size of the new structures would impose upon surrounding residents and the impact the two homes would have on city services to the neighborhood. The communication is attached.

- A neighborhood resident e-mailed a statement expressing opposition to the proposed application. The concerns expressed regarded a concern that the additional two homes would impact water pressure, a concern that the additional homes would impact the available on-street parking in the surrounding area and the respondent perceives that the architecture of the proposed homes would negatively impact the aesthetic of the block. The communication is attached.

- The registered opponent submitted various documents to support opposition to the application. The concerns expressed regarded the close proximity of the proposed structure and the potential impact that might have on proposed solar panels at his abutting property and a concern that the mass of the proposed structures are not compatible with the surrounding developed properties. The documents are attached.

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:

SPECIAL CONDITIONS OF APPROVAL:

1. The rear garages shall be limited to one-story on both lots.

2. There shall be no accessory dwelling unit allowed on the corner lot.

3. No existing healthy, protected tree or palm on the subject property shall be removed that are not found to be in reasonable conflict with any proposed construction. Any proposed trimming of the existing oaks shall be approved by the City arborist prior to the work performed.

4. The new homes shall comply with all requirements of the NT-2 zoning district, including but not limited to placement, design and impervious surface areas.

5. The design of the two homes shall be substantially consistent with the submitted plans.

6. This variance approval shall be valid through January 4, 2020. Substantial construction shall commence prior to this expiration date or the two (2) lots shall be conveyed into separate ownership, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
7. Prior to submission of building permits, applicant shall obtain separate parcel identification numbers through the Pinellas County Property Appraiser's Office.

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

REPORT PREPARED BY:

Gary Crosby, Planner II
Development Review Services Division
Planning and Economic Development Department

FOR:

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

Attachments: variance narrative, public participation report, authorized agent affidavit, registered opponent form, existing property survey, neighborhood lot exhibit, proposed site plan/ elevations/ floor plans for the proposed corner lot, proposed site plan/ front elevation/ floor plans for the proposed interior lot, Old Kentucky Subdivision Plat, public comment documents (3).
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

<table>
<thead>
<tr>
<th>Street Address: 1081 18th Ave N, St Petersburg, FL</th>
<th>Case No.: 16-54000094</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detailed Description of Project and Request:</td>
<td></td>
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<tr>
<td>We are requesting:</td>
<td></td>
</tr>
<tr>
<td>a. Lot split resulting in 1 - 49' wide lot and one 43' wide lot. Reduced from the 50' standard lot width</td>
<td></td>
</tr>
<tr>
<td>b. Front porch set back - reduced from 18' to 16'</td>
<td></td>
</tr>
<tr>
<td>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</td>
<td></td>
</tr>
<tr>
<td>We are requesting:</td>
<td></td>
</tr>
<tr>
<td>a. Lot split resulting in 1 - 49' wide lot and one 43' wide lot. Reduced from the 50' standard lot width</td>
<td></td>
</tr>
<tr>
<td>b. Front porch set back - reduced from 18' to 16' (49' lot only)</td>
<td></td>
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<tr>
<td>c. Front yard set back - reduced from 25' to 23' (49' lot only) (current house is 23')</td>
<td></td>
</tr>
<tr>
<td>d. Garage setback 8' from alley</td>
<td></td>
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<tr>
<td>e. Side Yard Setback between two new lots at 5'</td>
<td></td>
</tr>
</tbody>
</table>

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

Yes, many of the surrounding lots are of similar size; setbacks in the neighborhood vary greatly from property to property such that the requested variances will not feel out of place and will enhance the neighborhood with attractive architecture with aesthetic interest.

See attached reduced setback worksheet

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

The requested variances are consistent with the neighborhood pattern more so than the existing home and large screen pool enclosure.
All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

<table>
<thead>
<tr>
<th>APPLICANT NARRATIVE</th>
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</table>
| **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 variances reduce the need to ask for additional variances to side yard setbacks and are more consistent with the neighborhood development pattern than the existing home and large pool cage. The Front Building setback request is consistent with the existing building. The home styles are consistent with the existing architectural styles making use of large front porch's that are sensitive to the pedestrian experience, rear load two car garages will improve available off street parking from 0 currently available. |
| **5.** What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?  
Leaving the property as is would result in a condition that is inconsistent with the neighborhood (large pool cage) vs the alternative of constructing two architecturally distinct rear load homes on lots similar in size to other lots in the immediate area. |
| **6.** In what ways will granting the requested variance enhance the character of the neighborhood?  
Granting of the requested variances will result in a development pattern that is more consistent with the neighborhood and will enhance the neighborhood by improving the existing condition of the property through:  
- Reduced on street parking vs existing  
- Enhance the character of the neighborhood with functional front porches.  
- Provide interest to the elevation by way of creating depth (bay window like bump out). |
PUBLIC PARTICIPATION REPORT

Application No. /6-5y000094

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."

<table>
<thead>
<tr>
<th>STREET ADDRESS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Details of techniques the applicant used to involve the public</td>
</tr>
<tr>
<td>(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal</td>
</tr>
<tr>
<td>Applicant reached out to neighborhood association President to determine process of obtaining neighborhood review and comments. Euclid / St. Paul’s established process is to disseminate the application to residents and solicit comments via email. Euclid / St. Paul’s Neighborhood Association’s official position with regard to these applications is that they represent diverse viewpoints and take no position with regard to supporting these types of applications. Applicant provided email and phone number to be distributed with the application so that residents may contact Applicant directly with comments or concerns.</td>
</tr>
<tr>
<td>(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications</td>
</tr>
<tr>
<td>Mailing to neighborhood residents will occur by December 12th.</td>
</tr>
<tr>
<td>(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located</td>
</tr>
<tr>
<td>Notified residents reside within the Euclid St. Paul’s Neighborhood Association</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUMMARY OF CONCERNS, ISSUES, AND PROBLEMS EXPRESSED DURING THE PROCESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial feedback indicated a dislike of “cookie cutter” homes. Applicant is addressing this with two unique floor plans and elevations by two separate builders</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SIGNATURE OR AFFIDAVIT OF COMPLIANCE - PRESIDENT OR VICE-PRESIDENT OF ANY NEIGHBORHOOD ASSOCIATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Check one: ( ) Proposal supported</td>
</tr>
<tr>
<td>( ) Do not support the Proposal</td>
</tr>
<tr>
<td>(X) Unable to comment on the Proposal at this time</td>
</tr>
<tr>
<td>( ) Other comment(s) See above note regarding the official policy of ESPNA.</td>
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</table>

<table>
<thead>
<tr>
<th>ASSOCIATION NAME</th>
<th>Euclid St. Paul’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRESIDENT OR VICE-PRESIDENT SIGNATURE</td>
<td></td>
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</table>

City of St. Petersburg - One 4th Street North - St. Petersburg, FL 33731-2842 - (727) 893-7471
www.sitete.org/br

Page 6 of 6
I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Terry Stewart / Marlene Stewart / Danny Stewart

This property constitutes the property for which the following request is made

Property Address: 1081 18th Avenue North  St. Petersburg, FL 33704

Parcel ID No.: 

Request:

Requesting from city to authorize a variance on currently property which is deeded as one lot, split into two lots.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): MARTIN FRANE

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I(wo), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): Terry Stewart / Marlene Stewart / Danny Stewart

Sworn to and subscribed on this date

Identification or personally known: FL DL's (2+1) for Marlene Stewart and Danny Stewart

Notary Signature: 

Commission Expiration (Stamp or Date):

Date: 11/16/16
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION
DEVELOPMENT REVIEW COMMISSION

REGISTERED OPPOONENT FORM

Contact Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Scott Lehman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address</td>
<td>1025 18th Ave. N.</td>
</tr>
<tr>
<td>City ST ZIP Code</td>
<td>Saint Petersburg  FL 32704</td>
</tr>
<tr>
<td>Telephone</td>
<td>914-602-5250</td>
</tr>
<tr>
<td>Email Address</td>
<td>suzybikes <a href="mailto:rider@gmail.com">rider@gmail.com</a></td>
</tr>
<tr>
<td>Signature</td>
<td>[Signature]</td>
</tr>
</tbody>
</table>

Date of Hearing

| Date of Hearing | January 4, 2017 |

Case No.

| Case No.         | 16-54000094 |

Case Address

| Case Address     | 1081 18th Avenue North |

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 arguments 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@stpete.org, at least one week prior to the hearing.

City of St. Petersburg, Development Review Services, One 4th Street North, PO Box 2842, St. Petersburg, FL 33731
(727) 893-5498
www.stpete.org/drd
LEGEND:
NAD = NAIL & DISK
FIR = FOUND IRON ROD
P = FIELD MEASUREMENT
CON = CONCRETE
R/W = RIGHT OF WAY
FDE = FOUND OPEN END PIPE
5/W = 5' WALK
B.M. = TEMPORARY BENCHMARK
C.B. = CHAIN LINK FENCE
G.M. = FIRE HYDRANT
DAK = OAK TREE
DS = PALM TREE
N/A = SPOT ELEVATION

SECTION 13, TOWNSHIP 31S, RANGE 16E

EAST 50' (P)
N89°33'50"E 49.98' (M)
11" ASPHALT ALLEY

11TH ST. N.

LOT 88
122' (P) (M)

LOT 87
120' (P)

LOT 86
122' (P)

18TH AVE. N.

NORTH (P) 120.94' (M)

W\n
Lot 87, according to the plat of
Old Kentucky Subdivision
as recorded in plat book 1, page 48
of the public records of Pinellas County, Florida.

LEGAL DESCRIPTION

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES—10/26/16

Flood Zone: "A" AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL: #13441 1210302017 G
REvised 9/1/03

Survey performed by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
St. Petersburg, Florida 33709
phone (727) 576-7948 — fax (727) 577-9332

This Survey was prepared by the exclusive use of the current owners of the property and all those who purchase mortgage or guarantee the title to the property within 180 days from date hereof.

This Survey was prepared without the benefit of a title search and is subject to all encumbrances, liens, and other matters of record.

NOTE: This Survey was made by the exclusive use of the current owners of the property and all those who purchase mortgage or guarantee the title to the property within 180 days from date hereof.

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

Prepared by:

JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
St. Petersburg, Florida 33709
phone (727) 576-7948 — fax (727) 577-9332

John C. Brendla
Florida Surveyor's Registration No. 1289
Certificate of Authorization No. 769

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Neighborhood Lot Exhibit

St. Paul's Catholic School

Block 5

Block 6

Block 7

Block 4

Subject

63010

Block 1

Block 2

Block 3

10th St. N.

11th St. N.

12th St. N.
To Whom It May Concern:

I am not able to attend the public meeting on the fore mentioned property on January 4th, but would like to register my opposition to the construction of two 2,500 plus square feet properties on the corner of 11th Street North and 10th Avenue North. My opposition is based on the following:

• Allowing for the construction of two new, two-story level homes will continue to impact my water pressure level that has been compromised since the construction of another two-story property on our block this year.
• Allowing for the construction of two homes on that property will continue to impact the parking capacity on 10th Avenue North between 10th Street North and 11th Street which has become severely limited by the construction of another two story home on the block this year. This one property now uses four parking spaces on the street.
• The architecture of this block is primarily bungalow style homes and the two-story structures do not fit the "feel" of the street.

Thank you for sharing my concerns with the commission and I look forward to a decision that will benefit the neighborhood and not hinder our present quality of living.

Respectfully submitted,
Andrea C. Magill, Property Owner
1045 18th Avenue North
St. Petersburg, FL 33704
727-895-2408
Hi Pamela,

I'm writing to object to the subdivision of 1081 18th Ave N.

I live at 1080 19th Ave N. Here are my objections:

1. Density. We often have trouble finding parking. The communal garbage cans are often over flowing. Until the city is prepared to address the impact of the number of the increase in the number of people living in the Euclid St Paul, it seems reasonable to keep the number of homes consistent with the status quo.

2. Impact of construction on the neighborhood. Developers often leave the construction sites for weeks at a time. The workers who built the recently completed home next door to me constantly left food trash laying around the site attracting rats which remain a problem to this day. When I called the city, I was told they could site the landowner for the weeds, but the food garbage.

3. Size of the houses permitted negatively impacts the neighborhood. The house recently built next to me towers over my home. I lose all daylight every day around 2 PM. I change the lighting in my house painted the walls light colors to try and make it less dark. The same is true of my yard, which loses all sunlight in the mid-afternoon. The new houses seem too large for the size of the lots they are built on.

4. Impact on broader city services. There is no open parkland in Euclid St. Paul. The city sewer system cannot handle the current level of output, let alone increasing the density of the city. Emergency vehicles have difficulty navigating our neighborhood because of the increase number of parked vehicles.

Thanks for listening.

Kelly McBride

Sent from phone.
Pamela Jones

From: Scott Lehman <surlybikerider@gmail.com>
Sent: Thursday, December 29, 2016 9:13 AM
To: Pamela Jones
Subject: Re: Case No. 16-5400094

Pamela,

There are two reasons for my opposition to the lot line adjustment at 1081 18th Avenue North, as detailed below. Supporting documentation is attached.

First, the adjustment of the lot line will allow for a larger home to be constructed on the lot west-adjacent to my home at 1075 18th Ave North. I have recently sought to install solar panels on my home. The signed contract with Solar City is attached (in previous email) for your review. The calculations completed by Solar City place the majority of the panels on the west side of my roof. The proposed new construction includes a two-story home, with the potential for a 36 foot height structure from ground level to roof line. I understand the final design is not yet approved. However, the adjustment of the lot line introduces the potential for a 36 foot high structure to be constructed. I am concerned that a structure of this height adjacent to my property will impede the amount of available sun required to reach an optimal return on a solar panel investment. According to Florida statute 163.04 (1) which states, "Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited any legislative activity that has an ultimate effect of denying my right to solar energy is prohibited." The statute is attached for your review. The bold and underline are added for emphasis and demonstrate the intent of the legislation as it pertains to this situation. I have taken no further action on the installation of a solar system due to the unknown total height and ultimate affect on solar efficacy.

Second, it is my understanding that the proposed development includes two, 2-story homes; one with 2,732 sqft of living space on a lot 50'x121' and another with 2,592 sqft of living space on a lot 42'x121', west-adjacent to my home. It is my opinion that the scale of these two-story homes does not match the scale of the two-story homes in the surrounding area. I have compiled the living square footage of the single-family, residential two-story homes within three blocks of the proposed development. The parcel cards and statistics are attached (in previous email) for your review. Please note that the he average size of a 2-story home in a 3 block area is 1,693 sqft (based on 25 2-story homes). The attached parcel cards also include the 3,240 sqft home (with in law unit) located at 1034 18th Ave North. This home was built in 2016 by Canopy. It is my opinion and the opinion of other homeowners on 18th Ave North that this home is also out of scale with the surrounding building stock. My opposition to this lot line adjustment is in part an effort to prevent a precedent for the scale of new construction in our neighborhood.

Scott Lehman  
1075 18th Ave N  
914-602-5250

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On Thu, Dec 29, 2016 at 8:04 AM, Pamela Jones <Pamela.Jones@stpete.org> wrote:

Scott,
The 2016 Florida Statutes
Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS
Chapter 163
INTERGOVERNMENTAL PROGRAMS
View Entire Chapter
163.04 Energy devices based on renewable resources.—

(1) Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.

(2) A deed restriction, covenant, declaration, or similar binding agreement may not prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restriction, covenant, declaration, or binding agreement. A property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings and within the boundaries of a condominium unit. Such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.

(3) In any litigation arising under the provisions of this section, the prevailing party shall be entitled to costs and reasonable attorney’s fees.

(4) The legislative intent in enacting these provisions is to protect the public health, safety, and welfare by encouraging the development and use of renewable resources in order to conserve and protect the value of land, buildings, and resources by preventing the adoption of measures which will have the ultimate effect, however unintended, of driving the costs of owning and operating commercial or residential property beyond the capacity of private owners to maintain. This section shall not apply to patio railings in condominiums, cooperatives, or apartments.

History.—s. 8, ch. 80-163; s. 1, ch. 92-89; s. 14, ch. 93-249; s. 1, ch. 2006-191; s. 3, ch. 2008-227.
SolarCity Purchase

Customer Name and Address:
Kristin Lehman
1075 18th Avenue North
Saint Petersburg, FL 33704

Installation Location:
1075 18th Avenue North
Saint Petersburg, FL 33704

Issue:
8/14/2016

Here are the terms of your Solar Home Improvement Agreement

7.25 kW DC

System Size

20yr

System Warranty

The SolarCity Promise

- We provide a money-back energy performance guarantee.
- We warrant all of our roofing work.
- We warrant and repair the system.
- We fix or pay for any damage we may cause to your property.
- We provide 24/7 web-enabled monitoring at no additional cost.
- The pricing in this Agreement is valid for 30 days after 8/14/2016.

Your SolarCity Purchase Agreement Details

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<th>Amount</th>
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<td>Rebate Value (Estimate)</td>
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<td>Amount Due</td>
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<td>Est. first year production</td>
<td>9,959 kWh</td>
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### Raw Statistics*

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<tbody>
<tr>
<td>Average</td>
<td>1726</td>
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</tr>
<tr>
<td>Max</td>
<td>3240</td>
<td>House with inlaw unit build in 2016 by Canopy on 50x121 lot</td>
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<tr>
<td>Min</td>
<td>966</td>
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### Normalized Statistics (outliers removed)**

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<tbody>
<tr>
<td>Average</td>
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</tr>
<tr>
<td>Max</td>
<td>2368</td>
<td>Build in 1924 on 45x127 lot</td>
</tr>
<tr>
<td>Min</td>
<td>1259</td>
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* 25 2-story homes in a three block radius
** 23 2-story homes in a three block radius

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<td>939 18th Ave N</td>
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<td>1080 19th Ave N</td>
<td>1318</td>
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<td>1030 19th Ave N</td>
<td>1323</td>
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<tr>
<td>1145 17th Ave N</td>
<td>1543</td>
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<tr>
<td>1126 18th Ave N</td>
<td>1544</td>
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<td>1020 18th Ave N</td>
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<td>2280</td>
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<td>1085 17th Ave N</td>
<td>2368</td>
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<td>1034 18th Ave N</td>
<td>3240</td>
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</table>
Property Appraiser General Information

13-31-16-63810-000-0750

Ownership/Mailing Address: Change Mailing Address
GAGEN, CHRISTOPHER J
GAGEN, LORI S
939 18TH AVE N
ST PETERSBURG FL 33704-4219

Site Address
939 18TH AVE N
ST PETERSBURG

Living Units: 1

[click here to hide] Legal Description
OLD KENTUCKY LOTS 75 & 76

Exemption
2016
2017
Homestead
Yes
Yes
Government
No
No
Institutional
No
No
Historic
No
No

30% Homestead Use Percentage: 100.00%
0.00% Non-Homestead Use Percentage:

30% Classified Agricultural: No

Parcel Information

Most Recent Recording
Sales Comparison
Census Tract
Evacuation Zone
Plat Book/Page

<table>
<thead>
<tr>
<th>Year</th>
<th>Just Market Value</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
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<td>$169,021</td>
<td>$119,021</td>
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Click here for 2016 Tax Bill
Tax Collector made 2015 Tax Bill available 3/3
2016 Final Millage Rate
22.3213
2016 Est Taxes w/o Cap or Exemptions
$5,820.77

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.

Seawall No: Frontage None

View:


1/3
Property Appraiser General Information
12/20/2016

[click here to hide] 2017 Building 1 Structural Elements [Back to Top]
Site Address: 929 18TH AVE N

- Quality: Above Average
- Square footage: 3093.03
- Foundation: Continuous Footing
- Floor System: Wood
- Exterior Wall: CB Stucco/CB Reclad
- Roof Frame: Gable Or Hip
- Roof Cover: Clay Tile/Glazed
- Stories: 2
- Living units: 1
- Floor Finish: Carpet/Hardtitle/Hardwood
- Interior Finish: Upgrade
- Fixtures: 5
- Year Built: 1927
- Effective Age: 39
- Heating: Central Heat
- Cooling: Cooling (Central)

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area ft²</th>
<th>Gross Area ft²</th>
<th>Factor</th>
<th>Effective ft²</th>
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<td>Upper Story</td>
<td>655</td>
<td>655</td>
<td>0.90</td>
<td>590</td>
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<tr>
<td>Open Porch</td>
<td>0</td>
<td>0</td>
<td>0.20</td>
<td>83</td>
</tr>
<tr>
<td>Garage Unfinished</td>
<td>0</td>
<td>360</td>
<td>0.25</td>
<td>90</td>
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<tr>
<td>Basement Unfinished</td>
<td>0</td>
<td>370</td>
<td>0.15</td>
<td>56</td>
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<tr>
<td>Base</td>
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<td>1,202</td>
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<tr>
<td>Total Living SF:</td>
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<tr>
<td>Total Gross SF:</td>
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<td>Total Effective SF:</td>
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[click here to hide] 2017 Extra Features

<table>
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<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
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<tr>
<td>FIREPLACE</td>
<td>$6,000.00</td>
<td>1.00</td>
<td>$6,000.00</td>
<td>$2,400.00</td>
<td>1927</td>
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[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
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</table>

No Permit Data Found


2/3
### Property Appraiser General Information

**13-31-16-63810-000-1121**

**Updated December 28, 2016**

**Ownership/Mailing Address:**
- PANTALEO, JACI L
- PANTALEO, GREGORY J
- 1014 18TH AVE N
- ST PETERSBURG FL 33704-4134

**Site Address:**
- 1014 18TH AVE N
- ST PETERSBURG

**Property Use:** 0110 (Single Family Home)

**Legal Description:**
- OLD KENTUCKY N 71FT OF LOT 112 & N 71FT OF E 20FT OF LOT 111 & E 10FT OF LOT 110 & W 30FT OF LOT 111

### Mortgage Loan File for Homestead Exemption

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
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</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Institutional</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Historic</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Parcel Use**
- Homestead Use Percentage: 100.00%
- Non-Homestead Use Percentage: 0.00%
- Classified Agricultural: No

### Parcel Information

**Most Recent Recording:**
- 10S8709051 12104023001 $393,500 Sales Date: 20160101

**2016 Interim Value Information**
- Just/Market Value: $333,655
- Assessed Value (SOI Cap): $202,544
- County Taxable Value: $152,544
- School Taxable Value: $177,544
- Municipal Taxable Value: $152,544

### 2016 Tax Information

**2016 Final Millage Rate:** 22.3213

**2016 Est Taxes w/o Cap or Exemptions:** $7,447.61

**Ranked Sales**
- Sale Date: 13 Jul 1999
  - Price: $185,000
- Sale Date: 26 Nov 1991
  - Price: $102,500

### 2016 Land Information

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<th>Land Size</th>
<th>Unit Value</th>
<th>Units</th>
<th>Total Adjustments</th>
<th>Adjusted Value</th>
<th>Method</th>
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<tr>
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<td>9800</td>
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<td>70000</td>
<td>7084</td>
<td>$109,094</td>
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</table>

[Click here for more information](http://www.pcpao.org/?p=613638100001121)
Updated December 28, 2016

Ownership/Mailing Address
HAYES, PAMELA ANN
1015 17TH AVE N
ST PETERSBURG FL 33704-4129

Site Address
1015 17TH AVE N
ST PETERSBURG

Property Use: 0110 (Single Family Home)

Legal Description
HILCREST LOT 7B

Mortgage Letter
Exemption 2016 2017
Homestead Yes Yes
Government No No
Institutional No No
Historic No No

2017 Parcel Use
Homestead Use Percentage: 100.00%
Non-Homestead Use Percentage: 0.00%
Classified Agricultural: No

Parcel Information

<table>
<thead>
<tr>
<th>Most Recent Recording</th>
<th>Sales History</th>
<th>Census Tract</th>
<th>Evacuation Zone</th>
<th>Plat Book/Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>16556/4444</td>
<td>$144,700 Sales/Date 12/01/23/2001</td>
<td>016.00</td>
<td>NON EVAC 031/008</td>
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</table>

2016 Interim Value Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Homestead Exemption</th>
<th>Assessed Value/SOH Cap</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Yes</td>
<td>$140,720 $106,355</td>
<td>$55,855</td>
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<tr>
<td>2015</td>
<td>Yes</td>
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<td>$55,116</td>
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<td>Yes</td>
<td>$120,318 $104,778</td>
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<td>2013</td>
<td>Yes</td>
<td>$112,362 $103,216</td>
<td>$52,730</td>
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<tr>
<td>2012</td>
<td>Yes</td>
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<td>$51,604</td>
<td>$76,034</td>
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<tr>
<td>2011</td>
<td>Yes</td>
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<td>$64,633</td>
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<td>2010</td>
<td>Yes</td>
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<td>$74,789</td>
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<tr>
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<td>$256,800 $122,995</td>
<td>$97,195</td>
<td>$97,195</td>
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<td>Yes</td>
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<td>2005</td>
<td>Yes</td>
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<td>$89,100</td>
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<td>2003</td>
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<td>$80,100</td>
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<td>2002</td>
<td>Yes</td>
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<td>$73,400</td>
<td>$73,400</td>
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<td>2001</td>
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<td>$70,600</td>
<td>$70,600</td>
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<tr>
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<td>No</td>
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<td>$66,000</td>
<td>$66,000</td>
<td>$66,000</td>
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<td>1998</td>
<td>Yes</td>
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<td>$45,500</td>
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<td>$32,800</td>
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2016 Land Information

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit Value</th>
<th>Units</th>
<th>Total Adjustments</th>
<th>Adjusted Value</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family (01)</td>
<td>50x127</td>
<td>2200.00</td>
<td>50</td>
<td>0</td>
<td>$108,900</td>
<td>FF</td>
</tr>
</tbody>
</table>

Click here for 2016 Tax Bill
Tax Collector Mail 2016 Tax Roll Mailing: 11/12/2015
Final Mileage Rate: 22.3213

2016 Land Information


1/3
Property Appraiser General Information

Site Address: 1015 17TH AVE N

Quality: Average
Square Footage: 2331.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Framed/Reclad Alum/Vinyl
Roof Frame: Cable or Hip
Roof Cover: Shingle Composition
Stories: 2
Living Units: 1
Floor Finish: Carpet/Hardlace/Hardwood
Interior Finish: Upgrade
Fixtures: 5
Year Built: 1930
Effective Age: 39
Heating: Central Duct
Cooling: Central

Other Depreciation: 10%
Functional Depreciation: 15%

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility: Unfinished</td>
<td>0</td>
<td>90</td>
<td>0.24</td>
<td>22</td>
</tr>
<tr>
<td>Upper Story</td>
<td>750</td>
<td>750</td>
<td>0.90</td>
<td>675</td>
</tr>
<tr>
<td>Open Porch</td>
<td>0</td>
<td>56</td>
<td>0.20</td>
<td>11</td>
</tr>
<tr>
<td>Enclosed Porch</td>
<td>0</td>
<td>155</td>
<td>0.60</td>
<td>93</td>
</tr>
<tr>
<td>Detached Garages</td>
<td>0</td>
<td>324</td>
<td>0.10</td>
<td>32</td>
</tr>
<tr>
<td>Base Unfinished</td>
<td>150</td>
<td>150</td>
<td>0.80</td>
<td>120</td>
</tr>
<tr>
<td>Base</td>
<td>806</td>
<td>806</td>
<td>1.00</td>
<td>806</td>
</tr>
<tr>
<td>Total Living SF: 1,706</td>
<td>Total Gross SF: 2,331</td>
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<td></td>
<td></td>
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<tr>
<td>Total Effective SF: 1,857</td>
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<td></td>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units</th>
<th>Total Value at New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIREPLACE</td>
<td>$6,000.00</td>
<td>1.00</td>
<td>$6,000.00</td>
<td>$2,400.00</td>
<td>1930</td>
</tr>
</tbody>
</table>

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews for example for water heater replacement permits. We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

**Property Appraiser General Information**

**Interactive Map of this parcel** | **Sales Query** | **Back to Query Results** | **New Search** | **Tax Collector Home Page** | **Contact Us** | **WM**
---|---|---|---|---|---|---

**31-31-16-63810-000-1100**

**Compact Property Record Card**

**Updated December 28, 2016**

**Ownership/Mailing Address Change: Mailing Address**

- **HOLST, REENE**
- **HOLST, BRUCE THOMAS**
- **106 HANOVER RD**
- **EAST HANOVER NJ 07936-3407**

**Site Address**

- **1020 18TH AVE N**
- **ST PETERSBURG**

**Property Use:** 010 (Single Family Home)

**Living Units:** 1

---

**Parcel Information**

**Most Recent Recording:** 15992/1597

**Sales Comparison:** 12103/23201

**Census Tract:**

**Evacuation Zone:** NON EVAC

**Plat Book/Page:** 001/048

**2016 Interim Value Information**

<table>
<thead>
<tr>
<th>Year</th>
<th>Just/Market Value</th>
<th>Assessed Value</th>
<th>Taxable Value</th>
<th>Homestead Exemption</th>
</tr>
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<tbody>
<tr>
<td>2016</td>
<td>$241,699</td>
<td>$192,986</td>
<td>$192,986</td>
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**2016 Tax Information**

**Tax District:** 22

<table>
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<tr>
<th>Sale Date</th>
<th>Book/Page</th>
<th>Price</th>
<th>DO/ID</th>
<th>Val</th>
</tr>
</thead>
<tbody>
<tr>
<td>09 Aug 2007</td>
<td>15928 /1597</td>
<td>$355,000</td>
<td>Q</td>
<td>1</td>
</tr>
<tr>
<td>06 Sep 2005</td>
<td>14578 /1441</td>
<td>$275,000</td>
<td>Q</td>
<td>1</td>
</tr>
<tr>
<td>06 Oct 2003</td>
<td>13123 /124</td>
<td>$207,000</td>
<td>Q</td>
<td>1</td>
</tr>
<tr>
<td>02 Jun 2000</td>
<td>10931 /173</td>
<td>$151,000</td>
<td>Q</td>
<td>1</td>
</tr>
<tr>
<td>02 Feb 1998</td>
<td>90799 /925</td>
<td>$95,000</td>
<td>Q</td>
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<td>02 Aug 1992</td>
<td>07343 /2399</td>
<td>$63,900</td>
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<td>1</td>
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**2016 Land Information**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit Value</th>
<th>Units</th>
<th>Total Adjustments</th>
<th>Adjusted Value</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family (01)</td>
<td>40x121</td>
<td>2200 00</td>
<td>40 0000</td>
<td>0-9800</td>
<td>$86,240</td>
<td>FF</td>
</tr>
</tbody>
</table>

---

**Click Here for 2016 Tax Bill**

**See all transactions**

---

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.**

---

## Property Appraiser General Information

### Ownership/Mailing Address

**HOLST, RENE**  
HOLST, BRUCE THOMAS  
106 HANOVER RD  
EAST HANOVER NJ 07936-3407

**Property Use:** 0110 (Single Family Home)

### Site Address

1020 18TH AVE N  
ST PETERSBURG

### Legal Description

OLD KENTUCKY W 40FT OF LOT 110

### Parcel Information

**Exemption**  
2016  
2017

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Institutional</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Historic</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Homestead Use Percentage:** 0.00%  
**Non-Homestead Use Percentage:** 100.00%  
**Classified Agricultural:** No

### 2016 Tax Information

#### 2016 Land Information

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit Value</th>
<th>Units</th>
<th>Total Adjustments</th>
<th>Adjusted Value</th>
<th>Method</th>
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</thead>
<tbody>
<tr>
<td>Single Family (01)</td>
<td>40x121</td>
<td>2200.00</td>
<td>40</td>
<td>0.980</td>
<td>$85,240</td>
<td>FF</td>
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</tbody>
</table>


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A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. **Click here for more information.**
2017 Building 1 Structural Elements

Site Address: 1020 18TH AVENUE

Quality: Above Average
Square Footage: 2262.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Frame/Custom Wood
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Hard Tile/Wood/Marble
Interior Finish: Custom
Fixtures: 5
Year Built: 1920
Effective Age: 29
Heating: Central Duct
Cooling: Central (Central)

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area ft²</th>
<th>Gross Area ft²</th>
<th>Factor</th>
<th>Effective ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story</td>
<td>828</td>
<td>828</td>
<td>0.90</td>
<td>745</td>
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<tr>
<td>Open Porch</td>
<td>0</td>
<td>206</td>
<td>0.20</td>
<td>41</td>
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<tr>
<td>Detached Garage Unfinished</td>
<td>0</td>
<td>-400</td>
<td>0.35</td>
<td>140</td>
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<tr>
<td>Basement</td>
<td>828</td>
<td>828</td>
<td>1.00</td>
<td>828</td>
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<td>Total Living SF</td>
<td>1,656</td>
<td>Total Gross SF</td>
<td>2,262</td>
<td>Total Effective SF</td>
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[click here to hide] 2017 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>PATIO/DECK</td>
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<td>150.00</td>
<td>$1,800.00</td>
<td>$792.00</td>
<td>1994</td>
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<td>FIREPLACE</td>
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<td>1.00</td>
<td>$6,000.00</td>
<td>$3,060.00</td>
<td>1920</td>
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[click here to hide] Permit Data

<table>
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<tr>
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<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
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<tbody>
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<td>12-0000034</td>
<td>HEAT/AIR</td>
<td>05 Sep 2015</td>
<td>$6,000.00</td>
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<td>12-0000034</td>
<td>ROOF</td>
<td>08 Jan 2014</td>
<td>$7,250.00</td>
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<td>96-11000236</td>
<td>GARAGE</td>
<td>13 Dec 2000</td>
<td>$6,900.00</td>
</tr>
</tbody>
</table>

Permit information is retrieved from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits or the status of non-permitted improvements should be directed to the permitting office in which the structure is located.
**Property Appraiser General Information**

**Updated December 28, 2016**

**Ownership/Mailing Address Change Mailing Address**
Bruce, Paul
Bruce, Amy
1027 19TH Ave N
St. Petersburg, FL 33704-143

**Site Address**
1027 19TH Ave N
St. Petersburg

**Property Use**: 0110 (Single Family Home)

**Legal Description**
OLD KENTUCKY LOT 25

**Exemption**
- **Homestead**: Yes
- **Government**: No
- **Institutional**: No
- **Historic**: No

**Parcel Information**: Latest Notice of Proposed Property Taxes (TRIM Notice)

**2016 Interim Value Information**
- **Year**
  - 2016
- **Last/Market Value**: S296,662
- **Assessed Value/ SOM Cap**: S241,756
- **County Taxable Value**: S191,756
- **School Taxable Value**: S216,756
- **Municipal Taxable Value**: S191,756

**2016 Tax Information**
- **Final Millage Rate**: 22.3213
- **ESI Taxes w/o Cap or Exemptions**: $6,621.88

**2016 Land Information**
- **Land Use**: Single Family (01)
- **Frontage None**
- **View**: None

Property Appraiser General Information

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
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</thead>
<tbody>
<tr>
<td>Upper Floors</td>
<td>704</td>
<td>704</td>
<td>0.90</td>
<td>634</td>
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<tr>
<td>Open Porch</td>
<td>0</td>
<td>313</td>
<td>0.20</td>
<td>63</td>
</tr>
<tr>
<td>Detached Garage</td>
<td>0</td>
<td>480</td>
<td>0.40</td>
<td>192</td>
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<td>Base</td>
<td>1,076</td>
<td>1,076</td>
<td>1.00</td>
<td>1,076</td>
</tr>
<tr>
<td>Total Living SF</td>
<td>1,780</td>
<td>Total Gross SF</td>
<td>2,573</td>
<td>Total Effective SF</td>
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Building 1 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>POOL</td>
<td>$22,000.00</td>
<td>$22,000.00</td>
<td>$21,340.00</td>
<td>2015</td>
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<td>PATIO/DECK</td>
<td>$9.00</td>
<td>$1,980.00</td>
<td>$1,921.00</td>
<td>2015</td>
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</table>

Permit Data

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
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</thead>
<tbody>
<tr>
<td>15:07000792</td>
<td>POOL</td>
<td>17 Jul 2015</td>
<td>$29,886</td>
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<tr>
<td>13:0501203</td>
<td>NEW RESIDENCE</td>
<td>13 Jun 2013</td>
<td>$152,500</td>
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<td>13:06000327</td>
<td>GARAGE</td>
<td>13 Jun 2013</td>
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<td>02:10006183</td>
<td>DEMOLITION</td>
<td>28 Feb 2000</td>
<td>$2,433</td>
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<td>02:10006184</td>
<td>PARTIAL DEMO</td>
<td>28 Feb 2000</td>
<td>$2,433</td>
</tr>
</tbody>
</table>

### Property Appraiser General Information

#### Ownership/Mailing Address
- **Change Mailing Address**
  - KREBS, JOHN E
  - KREBS, MARY A
  - 1030 17TH AVE N
  - ST PETERSBURG FL 33704-4130

#### Site Address
- 1030 17TH AVE N
- ST PETERSBURG

#### Property Use
- 0810 (Single Family - more than one house per parcel)

#### Legal Description
- [click here to hide] Legal Description
  - HILCREST LOT 61

#### Mortgage Letter
- File for Homestead Exemption

#### Exemption
- 2016: Yes for Homestead
- 2017: Yes for Homestead

#### Parcel Information
- Latest Notice of Proposed Property Taxes (TRIM Notice)

#### Most Recent Recording
- 06832/1014

#### Sales Comparison
- $252,900

#### Census Tract
- 121030233002

#### Evacuation Zone
- NON EVAC

#### Plat Book/Page
- 091/008

#### 2016 Interim Value Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Homestead Exemption</th>
<th>Just/Market Value</th>
<th>Assessed Value: SOI Cap</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Yes</td>
<td>$222,967</td>
<td>$88,168</td>
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<td>$35,900</td>
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<td>$35,900</td>
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<td>1996</td>
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<td>$36,500</td>
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<td>N/A</td>
<td>$35,500</td>
</tr>
</tbody>
</table>

#### 2016 Tax Information

- [Click Here for 2016 Tax Bill]
- Tax District: 51
- Tax Collection Month: 2015 Tax Bill Number 10
- 2016 Final Millage Rate: 22.3213
- 2016 Est Taxes w/o Cap or Exemptions: $4,976.91

#### Sales Date 
- 13 Sep 1988
- [See All Transactions]

#### Sale Date
- Book/Page: 06821/0101
- Price: $80,000
- O/U/V: U

#### 2016 Land Information

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit Value</th>
<th>Units</th>
<th>Total Adjustments</th>
<th>Adjusted Value</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Fam &lt;10 Units (OS)</td>
<td>50,127</td>
<td>2200.00</td>
<td>50,000.00</td>
<td>0.9905</td>
<td>$108,900</td>
<td>FF</td>
</tr>
</tbody>
</table>
### Property Appraiser General Information

**13-31-16-63810-000-0060**

**Ownership/Mailing Address**
- ALONSO, FRANK
- ALONSO, GRACCE
- 4640 SW 64TH CT
- MIAMI FL 33155-5921

**Site Address**
- 1030 19TH AVE N
- ST PETERSBURG

**Property Use**
- 0110 (Single Family Home)

**Parcel Information - Latest Notice of Proposed Property Taxes (14M Notice)**
- **2016 Interim Value Information**
  - **Year**: 2016
  - **Just/Market Value**: $236,642
  - **Assessed Value**: $180,277
  - **County Taxable Value**: $180,277
  - **School Taxable Value**: $236,422
  - **Municipal Taxable Value**: $180,277

### Mortgage Letter
- **File for Homestead Exemption**

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Institutional</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Homestead Use Percentage</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>Non-Homestead Use Percentage</td>
<td>100.00%</td>
<td></td>
</tr>
<tr>
<td>Classified Agricultural</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

### 2016 Tax Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Homestead Exemption</th>
<th>Just/Market Value</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>No</td>
<td>$326,642</td>
<td>$180,277</td>
<td>$180,277</td>
<td>$226,422</td>
<td>$180,277</td>
</tr>
</tbody>
</table>

### Seawall No
- Single Family (01)
- Frontage None

### View:
- **Total Adjustments**: 0.8428
- **Adjusted Value**: $148,333
- **Method**: PF

---

**Updated December 28, 2016**

**Email** | **Print** | **Radius Search** | **FEMA/WLM**

---

**Continent Property Record Card**
Quality: Above Average
Square Footage: 2416.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Frame/Custom Wood
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Upgrade
Fixtures: 6
Year Built: 1925
Effective Age: 34
Heating: Central Duct
Cooling: Cooling (Central)

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility</td>
<td>0</td>
<td>72</td>
<td>0.35</td>
<td>25</td>
</tr>
<tr>
<td>Upper Story Wash</td>
<td>405</td>
<td>810</td>
<td>0.50</td>
<td>405</td>
</tr>
<tr>
<td>Open Punch</td>
<td>0</td>
<td>216</td>
<td>0.20</td>
<td>43</td>
</tr>
<tr>
<td>Detached Garage Unfin.</td>
<td>0</td>
<td>400</td>
<td>0.35</td>
<td>140</td>
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<tr>
<td>BASE</td>
<td>918</td>
<td>918</td>
<td>1.00</td>
<td>918</td>
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<tr>
<td><strong>Total Living SF:</strong></td>
<td><strong>1,323</strong></td>
<td><strong>Total Gross SF:</strong></td>
<td></td>
<td><strong>Total Effective SF:</strong></td>
</tr>
</tbody>
</table>

No Extra Features on Record

Permit Data

Permit information is retrieved from the County and Cities. This data may be incomplete and may include permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unauthorized construction. Any questions regarding permits or the status of non-permitted improvements should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>05-26000926</td>
<td>WINDOWS (OVER 3K)</td>
<td>03 Jun 2011</td>
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<tr>
<td>05-70018026</td>
<td>RESIDENTIAL ADD</td>
<td>27 Jul 2009</td>
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<td>05-2601103</td>
<td>ROOF</td>
<td>11 Mar 2013</td>
<td>$5,535</td>
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</table>

http://www.pcpao.org/?pg=ete/1631130308100000080
### Property Appraiser General Information

**Updated December 28, 2016**

- New application received for tax year 2017
- Homestead Use Percentage: 0.00%
- Non-Homestead Use Percentage: 100.00%
- Classified Agricultural: No

**Living Units**: 2

---

### Mortgage Letter

**File for Homestead Exemption**

**2017 Parcel Use**

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>No</td>
<td>Application Pending*</td>
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<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Institutional</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Historic</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

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### Parcel Information

**Latest Notice of Proposed Property Taxes (1/1/2014 Notice)**

**2016 Interim Value Information**

<table>
<thead>
<tr>
<th>Year</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$94,124</td>
<td>$76,151</td>
<td>$76,151</td>
<td>$94,124</td>
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<td>$69,228</td>
<td>$69,228</td>
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<td>$25,000</td>
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### 2016 Tax Information

<table>
<thead>
<tr>
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<th>Tax District</th>
<th>Sale Date</th>
<th>Book/Page</th>
<th>Price</th>
<th>Qt</th>
<th>Yr</th>
<th>See all transactions</th>
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<tbody>
<tr>
<td>Tax Effective 2015 Tax Rolls 2016</td>
<td>SP</td>
<td>09 Sep 2014</td>
<td>18534 / 2438</td>
<td>$88,000</td>
<td>Q</td>
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<td><a href="http://www.pcpao.org">www.pcpao.org</a></td>
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<tr>
<td>Final Millage Rate</td>
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<td><a href="http://www.pcpao.org">www.pcpao.org</a></td>
<td>16311363810001080</td>
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<td>Estimated Tax Cap or Exemptions</td>
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<td><a href="http://www.pcpao.org">www.pcpao.org</a></td>
<td>16311363810001080</td>
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### 2016 Land Information

**Land Use**

- Multi-Fam <1D Units (08)
- Land Size: 50x121
- Unit Value: 2200.00
- Total Adjustments: 0.9800
- Adjusted Value: $107,800
- Method: FF
2017 Building 1 Structural Elements

Site Address: 1034 18TH AVE N

Quality: Average
Square Footage: 3032.00
Foundation: Continuous footing
Floor System: Slab On Grade
Exterior Wall: Frame/Custom Wood
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Drywall/Plaster
Fixtures: 6
Year Built: 2016
Effective Age: 1
Heating: Central Duct
Cooling: Central (Central)

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
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<td>0</td>
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<td>Base</td>
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<td>1,298</td>
<td>1.00</td>
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<tr>
<td>Total</td>
<td>2,596</td>
<td>3,032</td>
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<td>2,554</td>
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</tbody>
</table>

2017 Building 2 Structural Elements

Site Address:

Quality: Average
Square Footage: 1288.00
Foundation: Continuous footing
Floor System: Slab On Grade
Exterior Wall: Frame/Custom Wood
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Drywall/Plaster
Fixtures: 3
Year Built: 2016
Effective Age: 1
Heating: Central Duct
Cooling: Central (Central)

Building 2 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
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</thead>
<tbody>
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<td>Garage</td>
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<td>0.35</td>
<td>225</td>
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<tr>
<td>Total</td>
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<td>869</td>
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</table>

2017 Extra Features

<table>
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<th>Description</th>
<th>Value/Unit</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
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</thead>
<tbody>
<tr>
<td>PATIO/DECK</td>
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<td>$2,142.00</td>
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<tr>
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<td>$3,000.00</td>
<td>$3,000.00</td>
<td>2016</td>
</tr>
</tbody>
</table>

Permit Information is retrieved from the County and Cities. This data may be incomplete and may include permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office at which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>12-01000301</td>
<td>GARAGE</td>
<td>23 Apr 2015</td>
<td>$50,000</td>
</tr>
<tr>
<td>12-01000302</td>
<td>NEW RESIDENCE</td>
<td>23 Apr 2015</td>
<td>$300,000</td>
</tr>
<tr>
<td>12-01000370</td>
<td>DEMOLITION</td>
<td>30 Oct 2014</td>
<td>$140,000</td>
</tr>
</tbody>
</table>

http://www.pcpaao.org/?page=163113638100001080
**Property Appraiser General Information**

**Ownership/Mailing Address Change**
- Current Address: ZIMMERMANN, GERHARD
  - 1045 17TH AVE N
  - ST PETERSBURG, FL 33704-1429
- Site Address: 1045 17TH AVE N
  - ST PETERSBURG

**Property Use:** 0110 (Single Family Home)

**Updated December 28, 2016**

**Mortgage Letter**
- **Exemption:**
  - 2016: Yes
  - 2017: Yes
- **Exemption Group:**
  - Homestead
  - Government
  - Institutional
  - Historic

**2017 Parcel Use**
- **Homestead Percentage:** 100.00%
- **Non-Homestead Use Percentage:** 0.00%
- **Classified Agricultural:** No

**Parcel Information**

<table>
<thead>
<tr>
<th>Year</th>
<th>Homestead Exemption</th>
<th>Just/Market Value</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Yes</td>
<td>$226,756</td>
<td>$153,815</td>
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</tr>
</tbody>
</table>
Property Appraiser General Information

[click here to hide] 2017 Building 1 Structural Elements

Back to Top

Site Address: 1045 17TH AVE NW

[click here to hide] Compact Property Record Card

[Open draft in New Window]

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
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</thead>
<tbody>
<tr>
<td>Utility Unfinished</td>
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<td>78</td>
<td>0.26</td>
<td>20</td>
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<tr>
<td>Upper Story</td>
<td>916</td>
<td>916</td>
<td>0.90</td>
<td>824</td>
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<tr>
<td>Enclosed Porch</td>
<td>0</td>
<td>351</td>
<td>0.60</td>
<td>211</td>
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<td>Detached Garage Unfinished</td>
<td>0</td>
<td>788</td>
<td>0.35</td>
<td>276</td>
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<td>Total</td>
<td>1,028</td>
<td>1,028</td>
<td>1.00</td>
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</table>

Total Living SF: 1,028
Total Gross SF: 3,161
Total Effective SF: 2,359

[click here to hide] 2017 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
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</thead>
<tbody>
<tr>
<td>PATIO/DECK</td>
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<td>480</td>
<td>$5,760.00</td>
<td>$2,880.00</td>
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<td>$6,000.00</td>
<td>$2,400.00</td>
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</tbody>
</table>

[click here to hide] Permit Data

 Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
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<tbody>
<tr>
<td>D01150058</td>
<td>ROOF</td>
<td>28 Nov 2000</td>
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</table>


2/3
**Property Appraiser General Information**

**Ownership/Mailing Address Change Mailing Address**
SOUTH-TORRES, KIMBERLIE K
1049 17TH AVE N
ST PETERSBURG FL 33704-4129

**Site Address**
1049 17TH AVE N
ST PETERSBURG

**Property Use:** Single Family Home

**Legal Description**
HILCREST LOT 62 & E 1/2 OF LOT 83

**Mortgage Letter**
- File for Homestead Exemption

**2017 Parcel Use**
- Homestead Use Percentage: 100.00%
- Non-Homestead Use Percentage: 0.00%
- Classified Agricultural: No

**Parcel Information**

<table>
<thead>
<tr>
<th>Most Recent Recording</th>
<th>Sales Comparison</th>
<th>Census Tract</th>
<th>Evacuation Zone</th>
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</thead>
<tbody>
<tr>
<td>1681938234</td>
<td>$224,300 Sales Chg</td>
<td>12100232001</td>
<td>NON EVAC</td>
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</table>

**2016 Interim Value Information**

<table>
<thead>
<tr>
<th>Year</th>
<th>Year-End Market Value</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$198,490</td>
<td>$84,005</td>
<td>$34,005</td>
<td>$59,005</td>
<td>$34,005</td>
</tr>
</tbody>
</table>

**2016 Land Information**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit Value</th>
<th>Units</th>
<th>Total Adjustments</th>
<th>View:</th>
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<tbody>
<tr>
<td>Single Family (O1)</td>
<td>75x127</td>
<td>2200.00</td>
<td>75000.00</td>
<td>0.8811</td>
<td>$145,382</td>
</tr>
</tbody>
</table>

**2016 Tax Information**

- **Tax District:** SP
- **Tax Year:** 2016
- **Final Millage Rate:** 22.3213
- **Estimated Taxes:** $4,430.55

**Click Here For 2016 Tax Roll**

- **See all transactions**

http://www.pcpao.org/
### Property Appraiser General Information

**Ownership/Mailing Address**
SOUTH-TORRES, KIMBERLI K
1049 17TH AVE N
ST PETERSBURG FL 33704-4129

**Site Address**
1049 17TH AVE N
ST PETERSBURG

**Property Use:** 0110 (Single Family Home)

**Living Units:** 1

---

### Mortgage Letter

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
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</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Institutional</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Historic</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Homestead Use Percentage:** 100.00%
**Non-Homestead Use Percentage:** 0.00%
**Classified Agricultural:** No

### Parcel Information

#### Latest Notice of Proposed Property Taxes (TRIM Notice)

| Plat Book/Page | 16819/09824 | $224,300 | 121030223001 | NON EVAC | 1001008 |

#### 2016 Interim Value Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Just/Market Value</th>
<th>Assessed Value: SOH Cap</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
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<tbody>
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<td>$34,005</td>
<td>$59,005</td>
<td>$34,005</td>
</tr>
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</tbody>
</table>

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.

### 2016 Land Information

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit Value</th>
<th>Units</th>
<th>Total Adjustments</th>
<th>Adjusted Value</th>
<th>Method</th>
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<td>75.000</td>
<td>0.8811</td>
<td>$145,382</td>
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http://www.pcpao.org/?q=pt=property/propertysearchview;lid=163113396720000820
**Property Appraiser General Information**

**Ownership/Mailing Address Change Mailing Address**
KEELER, ANNICA  
KEELER, JEFFREY J  
1145 17TH AVE N  
ST PETERSBURG FL 33704-4131

**Site Address**
1145 17TH AVE N  
ST PETERSBURG

**Property Use, 0110 (Single Family Home)**

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
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<tbody>
<tr>
<td>Homestead</td>
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</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Institutional</td>
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<td>No</td>
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<tr>
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<td>No</td>
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**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Just/Market Value</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
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</tbody>
</table>

**2016 Land Information**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit Value</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family (01)</td>
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<td>48,500</td>
</tr>
</tbody>
</table>

**Tax Information**

- **Sale Date**: 05 Dec 2003
- **Price**: $160,000

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Please click here for more information.
Property Appraiser General Information

[click here to hide] 2017 Building 1 Structural Elements Back to Top
Site Address: 1145 17TH AVE N

Quality: Average
Square Footage: 1897.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Framed Siding
Roof Frame: Gable or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet, Hardwood
Interior Finish: Upgrade
Fixtures: 6
Year Built: 1930
Effective Age: 34
Heating: Central
Cooling: Central

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story</td>
<td>624</td>
<td>624</td>
<td>0.90</td>
<td>562</td>
</tr>
<tr>
<td>Open Porch</td>
<td>0</td>
<td>24</td>
<td>0.21</td>
<td>5</td>
</tr>
<tr>
<td>Enclosed Porch</td>
<td>0</td>
<td>90</td>
<td>0.60</td>
<td>54</td>
</tr>
<tr>
<td>Detached Garage Unfinished</td>
<td>0</td>
<td>240</td>
<td>0.35</td>
<td>84</td>
</tr>
<tr>
<td>Base</td>
<td>919</td>
<td>919</td>
<td>1.00</td>
<td>919</td>
</tr>
<tr>
<td>Total Living SF</td>
<td>1543</td>
<td></td>
<td></td>
<td>1543</td>
</tr>
<tr>
<td>Total Gross SF</td>
<td>1897</td>
<td></td>
<td></td>
<td>1897</td>
</tr>
<tr>
<td>Total Effective SF</td>
<td>1624</td>
<td></td>
<td></td>
<td>1624</td>
</tr>
</tbody>
</table>

[click here to hide] 2017 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>PORCH</td>
<td>$17.00</td>
<td>192.00</td>
<td>$3,264.00</td>
<td>2005</td>
</tr>
<tr>
<td>FIREPLACE</td>
<td>$3,000.00</td>
<td>1.00</td>
<td>$3,000.00</td>
<td>1930</td>
</tr>
</tbody>
</table>

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example, for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-003-0154</td>
<td>ROOF</td>
<td>04 Aug 2016</td>
<td>$7,499</td>
</tr>
<tr>
<td>16-003-0154</td>
<td>ROOF</td>
<td>02 Jun 2016</td>
<td>$7,499</td>
</tr>
<tr>
<td>16-033-0059</td>
<td>HVAC</td>
<td>13 Mar 2016</td>
<td>$6,000</td>
</tr>
<tr>
<td>05-300-1052</td>
<td>PATIO/DECK</td>
<td>13 Apr 2005</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

null
**Property Appraiser General Information**

**Ownership/Mailing Address**
DOLTON, IL 60419
1126 18TH AVE N
ST PETERSBURG FL 33704-4136

**Site Address**
1126 18TH AVE N
ST PETERSBURG

**Property Use**: 010 (Single Family Home)

**Legal Description**
QLD KENTUCKY LOT 97

**Mortgage Letter**

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Institutional</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Historic</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Parcel Information**

<table>
<thead>
<tr>
<th>Date of Record</th>
<th>Sales</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>17391/0046</td>
<td>$244,900</td>
<td>Sales/Query 121030233001</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0D160/4B</td>
</tr>
</tbody>
</table>

**2016 Parcel Use**

- Homestead Use Percentage: 100.00%
- Non-Homestead Use Percentage: 0.00%
- Classified Agricultural: No

### 2016 Interim Value Information

<table>
<thead>
<tr>
<th>Assessed Year</th>
<th>Assessed Value</th>
<th>Market Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$210,878</td>
<td>$163,717</td>
<td>$113,717</td>
<td>$138,717</td>
<td>$113,717</td>
</tr>
<tr>
<td>2015</td>
<td>$188,781</td>
<td>$162,579</td>
<td>$112,579</td>
<td>$137,579</td>
<td>$112,579</td>
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<tr>
<td>2014</td>
<td>$178,021</td>
<td>$161,289</td>
<td>$111,289</td>
<td>$136,289</td>
<td>$111,289</td>
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<tr>
<td>2013</td>
<td>$163,047</td>
<td>$158,905</td>
<td>$108,905</td>
<td>$133,905</td>
<td>$108,905</td>
</tr>
<tr>
<td>2012</td>
<td>$156,249</td>
<td>$156,249</td>
<td>$106,249</td>
<td>$131,249</td>
<td>$106,249</td>
</tr>
<tr>
<td>2011</td>
<td>$159,587</td>
<td>$159,587</td>
<td>$109,587</td>
<td>$134,587</td>
<td>$109,587</td>
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<tr>
<td>2010</td>
<td>$164,359</td>
<td>$164,359</td>
<td>$164,359</td>
<td>$164,359</td>
<td>$164,359</td>
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<tr>
<td>2009</td>
<td>$178,099</td>
<td>$178,099</td>
<td>$128,099</td>
<td>$153,099</td>
<td>$128,099</td>
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<tr>
<td>2008</td>
<td>$224,300</td>
<td>$185,880</td>
<td>$135,080</td>
<td>$160,080</td>
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<td>$179,689</td>
<td>$154,689</td>
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<td>2006</td>
<td>$255,400</td>
<td>$175,396</td>
<td>$150,306</td>
<td>N/A</td>
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<td>$182,700</td>
<td>$170,200</td>
<td>$145,200</td>
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<tr>
<td>2004</td>
<td>$165,300</td>
<td>$165,300</td>
<td>$140,300</td>
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<td>2003</td>
<td>$143,300</td>
<td>$143,300</td>
<td>$138,300</td>
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<td>2002</td>
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<td>$98,500</td>
<td>$72,500</td>
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<td>2001</td>
<td>$97,000</td>
<td>$97,000</td>
<td>$72,000</td>
<td>N/A</td>
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<tr>
<td>2000</td>
<td>$88,200</td>
<td>$88,200</td>
<td>$88,200</td>
<td>N/A</td>
<td>$88,200</td>
</tr>
<tr>
<td>1999</td>
<td>$73,300</td>
<td>$73,300</td>
<td>$73,300</td>
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<tr>
<td>1998</td>
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<td>$53,600</td>
<td>$53,600</td>
<td>N/A</td>
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</tr>
<tr>
<td>1997</td>
<td>$54,300</td>
<td>$54,300</td>
<td>$54,300</td>
<td>N/A</td>
<td>$54,300</td>
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<tr>
<td>1996</td>
<td>$50,100</td>
<td>$50,100</td>
<td>$50,100</td>
<td>N/A</td>
<td>$50,100</td>
</tr>
</tbody>
</table>

**2016 Tax Information**

- **Taxable Year**: 2016
- **Highest Quality**: A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.

**2016 Land Information**

- **Land Use**: Single Family (01)
- **Land Size**: 46x121
- **Unit Value**: 2300.00
- **Units**: 46.0000
- **Total Adjustments**: 0
- **Adjusted Value**: $99,176
- **Method**: FF

**Click Here for 2016 Tax Bill**

- **Tax District**: SP
- **Tax Collector's Codes**: 2016 Final Millage Rate 22.321
- **2016 Est Taxes w/o Cap or Exemptions**: $4,707.07
- **Rank Sales**

---

**See all transactions**

Quality: Above Average
Square Footage: 2124.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Frame/Reclad Alum/Vinyl
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Upgrade
Fixtures: 5
Year Built: 1926
Effective Age: 34
Heating: Central Duct
Cooling: Cooling (Central)

Open plot in New Window

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story</td>
<td>752</td>
<td>752</td>
<td>0.90</td>
<td>677</td>
</tr>
<tr>
<td>Open Porch</td>
<td>0</td>
<td>180</td>
<td>0.20</td>
<td>36</td>
</tr>
<tr>
<td>Detached Garage</td>
<td>Unfinished</td>
<td>420</td>
<td>0.35</td>
<td>140</td>
</tr>
<tr>
<td>Base</td>
<td>792</td>
<td>792</td>
<td>1.00</td>
<td>792</td>
</tr>
<tr>
<td>Total Living SF</td>
<td>1,511</td>
<td>Total Gross SF</td>
<td>2,124</td>
<td>Total Effective SF</td>
</tr>
</tbody>
</table>

(Click here to hide) 2017 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>PATIO/DECK</td>
<td>$9.00</td>
<td>$900.00</td>
<td>$486.00</td>
<td>1999</td>
</tr>
<tr>
<td>POOL</td>
<td>$28,000.00</td>
<td>$28,000.00</td>
<td>$15,120.00</td>
<td>1999</td>
</tr>
<tr>
<td>FIREPLACE</td>
<td>$3,000.00</td>
<td>$3,000.00</td>
<td>$1,380.00</td>
<td>1926</td>
</tr>
</tbody>
</table>

(Click here to hide) Permit Data

Permit Information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example, for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits or the status of non-permitted improvements should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-20012207</td>
<td>SPECIAL USE</td>
<td>26 Mar 2101</td>
<td>$1,500</td>
</tr>
<tr>
<td>90-30012207</td>
<td>SPECIAL USE</td>
<td>15 Jun 1999</td>
<td>$750</td>
</tr>
<tr>
<td>90-30012207</td>
<td>SIDING/EXTERIOR WALL</td>
<td>08 Apr 1999</td>
<td>$750</td>
</tr>
<tr>
<td>90-30012207</td>
<td>PATIO/DECK</td>
<td>07 Apr 1999</td>
<td>$750</td>
</tr>
<tr>
<td>90-30012207</td>
<td>POOL</td>
<td>18 Mar 1999</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

http://www.pcpao.org/?p=16311363810000970
Property Appraiser General Information

**13-31-16-39672-000-0710**

**Updated December 28, 2016**

<table>
<thead>
<tr>
<th>Ownership/Mailing Address</th>
<th>Site Address (First Building)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROUSSEL, ROBERT J</td>
<td>1104 17TH AVE N</td>
</tr>
<tr>
<td>ST PETERSBURG FL 33704-4132</td>
<td>Jump to building: 1104 17TH AVE N</td>
</tr>
</tbody>
</table>

Property Use: 0810 (Single Family - more than one house per parcel)

**Legal Description**

HILCrest LOT 71

**Mortgage Letter**

- File for Homestead Exemption

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Institutional</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Historic</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Parcel Information**

- File for Homestead Exemption

**2016 Interim Value Information**

<table>
<thead>
<tr>
<th>Year</th>
<th>Just/Market Value</th>
<th>Assessed Value/ SOH</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$158,945</td>
<td>$80,699</td>
<td>$5,400</td>
<td>$10,040</td>
<td>$5,040</td>
</tr>
</tbody>
</table>

**2016 Tax Information**

- Click Here for 2016 Tax Bill

<table>
<thead>
<tr>
<th>Sales Closed Date</th>
<th>Book/Page</th>
<th>Price</th>
<th>O/P</th>
<th>V/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/333/0614</td>
<td>04533</td>
<td>$19,000</td>
<td>Q</td>
<td></td>
</tr>
</tbody>
</table>

**2016 Land Information**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit Size</th>
<th>Total Adjustments</th>
<th>Adjusted Value</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Fam &lt;10 Units (08)</td>
<td>48 x 127</td>
<td>2200.00</td>
<td>48,0000</td>
<td>09000</td>
<td>$104,544</td>
</tr>
</tbody>
</table>


1/3
Property Appraiser General Information

[click here to hide] 2017 Building 1 Structural Elements Back to Top

Site Address: 1104 17TH AVE N

Open plan in New Window

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story Low</td>
<td>191</td>
<td>638</td>
<td>0.30</td>
<td>191</td>
</tr>
<tr>
<td>Enclosed Porch</td>
<td>0</td>
<td>228</td>
<td>0.60</td>
<td>137</td>
</tr>
<tr>
<td>Base</td>
<td>775</td>
<td>775</td>
<td>1.00</td>
<td>775</td>
</tr>
<tr>
<td>Total Living SF: 966</td>
<td>Total Gross SF: 1,441</td>
<td>Total Effective SF: 1,103</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Quality: Above Average
Square Footage: 1641.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Frame Stucco
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Handtile/Hardwood
Interior Finish: Upgrade
Fixtures: 3
Year Built: 1925
Effective Age: 49
Heating Unit/Space/Wall: Floor
Cooling: None

[click here to hide] 2017 Building 2 Structural Elements Back to Top

Site Address: 1104 17TH AVE N

Open plan in New Window

Building 2 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Porch</td>
<td>0</td>
<td>360</td>
<td>0.20</td>
<td>72</td>
</tr>
<tr>
<td>Garage Unfinished</td>
<td>0</td>
<td>456</td>
<td>0.25</td>
<td>114</td>
</tr>
<tr>
<td>Enclosed Porch</td>
<td>0</td>
<td>140</td>
<td>0.60</td>
<td>84</td>
</tr>
<tr>
<td>Base</td>
<td>648</td>
<td>648</td>
<td>1.00</td>
<td>648</td>
</tr>
<tr>
<td>Total Living SF: 648</td>
<td>Total Gross SF: 1,604</td>
<td>Total Effective SF: 918</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Quality: Average
Square Footage: 1604.00
Foundation: Continuous Footing
Floor System: Slab On Grade
Exterior Wall: Frame Siding
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 1
Living units: 1
Floor Finish: Carpet/Vinyl/Asphalt
Interior Finish: Drywall/Plaster
Fixtures: 3
Year Built: 1925
Effective Age: 49
Heating Unit/Space/Wall: Floor
Cooling: None

[click here to hide] 2017 Extra Features

No Extra Features on Record

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>01-8001267</td>
<td>ROOF</td>
<td>13 Sep 2004</td>
<td>$7,900</td>
</tr>
</tbody>
</table>


2/3
### Property Appraiser General Information

**Ownership/Mailing Address**
- **CROSSFIELD, THOMAS**
- **ESTES, AUTUMN**
- **1101, 17TH AVE N**
- **ST PETERSBURG FL 33704-4131**

**Site Address**
- **1101 17TH AVE N**
- **ST PETERSBURG**

**Property Use**: 0110 (Single Family Home)

**Legal Description**
HILCREST S 90 FT OF LOT 88

**Parcel Information**
- **Latest Notice of Proposed Property Taxes (TBM Notice)**
- **Most Recent Recording**

<table>
<thead>
<tr>
<th>Year</th>
<th>Just/Market Value</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$182,984</td>
<td>$177,145</td>
<td>$177,145</td>
<td>$182,984</td>
<td>$177,145</td>
</tr>
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<td>$180,984</td>
<td>$177,145</td>
<td>$177,145</td>
<td>$180,984</td>
<td>$177,145</td>
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<tr>
<td>2014</td>
<td>$178,984</td>
<td>$177,145</td>
<td>$177,145</td>
<td>$178,984</td>
<td>$177,145</td>
</tr>
<tr>
<td>2013</td>
<td>$176,984</td>
<td>$177,145</td>
<td>$177,145</td>
<td>$176,984</td>
<td>$177,145</td>
</tr>
<tr>
<td>2012</td>
<td>$174,984</td>
<td>$177,145</td>
<td>$177,145</td>
<td>$174,984</td>
<td>$177,145</td>
</tr>
<tr>
<td>2011</td>
<td>$172,984</td>
<td>$177,145</td>
<td>$177,145</td>
<td>$172,984</td>
<td>$177,145</td>
</tr>
<tr>
<td>2010</td>
<td>$170,984</td>
<td>$177,145</td>
<td>$177,145</td>
<td>$170,984</td>
<td>$177,145</td>
</tr>
<tr>
<td>2009</td>
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<td>$177,145</td>
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### 2016 Tax Information

| Tax Collector: Hillsborough County Tax Division
<table>
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<th>Year</th>
<th>Homestead Exemption</th>
<th>Just/Market Value</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
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</tr>
</tbody>
</table>

---

**Click Here for 2016 Tax Roll**

**Final Millage Rate**: 22.3213

**Est Taxes w/o Cap or Exemptions**: $1,084.44

**Adjusted Value**: $93,786

**Method**: FF

---

Property Appraiser General Information

[click here to hide] 2017 Building 1 Structural Elements [click here to hide] 2017 Extra Features
Site Address: 1101 17TH AVE N

Quality: Average
Square Footage: 1615.00
Foundation: Continuous Footing
Floor System: Slab On Grade
Exterior Wall: Ch Stucco/Cb Reclad
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Hardlile/Hardwood
Interior Finish: Drywall/Plaster
Fixtures: 8
Year Built: 2004
Effective Age: 13
Heating: Central Heat
Cooling: Cooling (Central)
Other Depreciation: 15%

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story</td>
<td>725</td>
<td>725</td>
<td>0.90</td>
<td>652</td>
</tr>
<tr>
<td>Open Porch</td>
<td>842</td>
<td>842</td>
<td>1.00</td>
<td>842</td>
</tr>
<tr>
<td>Total Living SF</td>
<td>1,567</td>
<td>Total Gross SF</td>
<td>1,615</td>
<td>Total Effective SF</td>
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</table>

[click here to hide] Permit Data

Permit information is received from the County and City. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
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<tbody>
<tr>
<td>11-05000450</td>
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<td>01-7001146</td>
<td>NEW RESIDENCE</td>
<td>08 Dec 2003</td>
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### Property Appraiser General Information

#### Updated December 28, 2016

**Ownership/Mailing Address**

**BAKER, MICHAEL K & WENDY C INTER VIVOS TRUST**  
BAKER, MICHAEL K TRE  
BAKER, WENDY C TRE  
1100 19TH AVE N  
ST PETERSBURG FL 33704-1146

**Site Address**

1100 19TH AVE N  
ST PETERSBURG

**Property Use** 0110 (Single Family Home)

**Legal Description**

OLD KENTUCKY N 70FT OF LOT 58

---

### 2017 Parcel Use

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
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</thead>
<tbody>
<tr>
<td>Homestead</td>
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<td>Yes</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Intentional</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Huncle</td>
<td>No</td>
<td>No</td>
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</table>

**Homestead Use Percentage**: 100.00%

**Non-Homestead Use Percentage**: 0.00%

**Classified Agricultural**: No

---

### Parcel Information

**Latest Notice of Proposed Property Taxes (TRIM Notice)**

**Most Recent Recording**

18335/0054  
12/03/2016

**Latest Notice of Proposed Property Taxes (TRIM Notice)**

**Sales Comparison**

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### 2016 Tax Information

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<td>2016 Final Millage Rate</td>
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### 2016 Land Information

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<th>Units</th>
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<td>07000</td>
<td>$83,006</td>
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**Property Appraiser General Information**

- Site Address: 1085 17TH AVE N
- 2017 Building 1 Structural Elements

**Building 1 Sub Area Information**

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
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<tbody>
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<td>0.90</td>
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<td>300</td>
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<td>Detached Semi-finished/Unfinished</td>
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<td>0.50</td>
<td>222</td>
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**2017 Extra Features**

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<th>Depreciated Value</th>
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**Permit Data**

- Permits may include or exclude permits that do not result in visible improvements (e.g., water heater replacement permits). This data may be incomplete and may exclude permits that do not result in visible improvements. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

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<th>Permit Number</th>
<th>Description</th>
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<th>Estimated Value</th>
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**Maps and Diagrams**

- [Click for more information](http://www.pcpao.org/rgpt/2017Building1StructuralElements.php)
### Property Appraiser General Information

**Updated: December 28, 2016**

#### Ownership/Mailing Address

MC BRIDE, KELLY  
1080 19TH AVE N  
ST PETERSBURG FL 33704-4144

**Site Address**

1080 19TH AVE N  
ST PETERSBURG

#### Property Use

010 (Single Family Home)

#### Mortgage Letter

[click here to hide] Legal Description

OLD KENTUCKY LOT 60

### 2017 Parcel Use

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead</td>
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<td>Yes</td>
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<tr>
<td>Government</td>
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#### Parcel Information

**2016 Interim Value Information**

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<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
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<tr>
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<td>$69,319</td>
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#### Value History as Certified (yellow indicates correction on file)

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<th>Homestead Exemption</th>
<th>Assessed Value</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
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<td>1996</td>
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<td>$0</td>
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### 2016 Tax Information

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Book/Page</th>
<th>Price</th>
<th>QTL</th>
<th>YTL</th>
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<tr>
<td>07 Apr 2008</td>
<td>16206 / 1616</td>
<td>$242,000</td>
<td>Q</td>
<td>1</td>
</tr>
</tbody>
</table>

[See all transactions](http://www.pcpao.org/taxroll/TaxRollMain.php?str=162061616)

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](http://www.pcpao.org/taxroll/TaxRollMain.php?str=162061616)
### Property Appraiser General Information

**Updated December 28, 2016**

**Ownership/Mailing Address**
- Higgins, Catherine M
- Higgins, Peter W
- 1072 19th Ave N
- St Petersburg FL 33704

**Site Address**
- 1072 19th Ave N
- ST PETERSBURG

**Property Use:** Single Family Home

**Legal Description**
- Old Kentucky Lot 61 & Lot 62 Less E 45FT THEREOF

### Mortgage Letter

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Institutional</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Historic</td>
<td>No</td>
<td>No</td>
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</tbody>
</table>

### Parcel Information

**2017 Parcel Use**
- Homestead Use Percentage: 0.00%
- Non-Homestead Use Percentage: 100.00%
- Classified Agricultural: No

### Most Recent Recording

<table>
<thead>
<tr>
<th>Sales Comparison</th>
<th>Census Tract</th>
<th>Evacuation Zone</th>
<th>Plat Book/Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>19431/2292</td>
<td>121030233001</td>
<td>NON EVAC</td>
<td>001/048</td>
</tr>
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</table>

### 2016 Interim Value Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Homestead Exemption</th>
<th>Just/Market Value</th>
<th>Assessed Value/SOI Cup</th>
<th>County Taxable Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Yes</td>
<td>$231,403</td>
<td>$135,295</td>
<td>$85,295</td>
<td>$110,295</td>
<td>$85,295</td>
</tr>
</tbody>
</table>

### 2016 Tax Information

#### Tax Adjustments

- **Seawall:** No
- **Frontage:** None

#### Sales History

- **Book/Page:** 095,000 / 0827
- **Price:** $30,000
- **Year:** 1

#### Adjusted Value

- **Adjusted Value:** $117,394
- **Method:** FF

---

*[Click here to hide]*

*[Click here to hide]*

*[Click here to hide]*

*[Click here to hide]*
Quality: Above Average
Square Footage: 2052.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall Frame/Custom Wood
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Upgrade
Fixtures: 5
Year Built: 1920
Effective Age: 29
Heating: Central Heat
Cooling: Central Heat (Central)

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft²</th>
<th>Gross Area Ft²</th>
<th>Factor</th>
<th>Effective Ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story</td>
<td>756</td>
<td>756</td>
<td>0.90</td>
<td>680</td>
</tr>
<tr>
<td>Open Porch Unfinished</td>
<td>0</td>
<td>62</td>
<td>0.13</td>
<td>8</td>
</tr>
<tr>
<td>Open Porch</td>
<td>0</td>
<td>84</td>
<td>0.20</td>
<td>17</td>
</tr>
<tr>
<td>Base Semi-finished</td>
<td>168</td>
<td>168</td>
<td>0.80</td>
<td>134</td>
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<tr>
<td>Floor</td>
<td>972</td>
<td>972</td>
<td>1.00</td>
<td>972</td>
</tr>
<tr>
<td>Total Living SF</td>
<td>1,896</td>
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<tr>
<td>Total Gross SF</td>
<td>2,052</td>
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<tr>
<td>Total Effective SF</td>
<td>1,814</td>
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2017 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIREPLACE</td>
<td>$6,000.00</td>
<td>$6,000.00</td>
<td>$3,060.00</td>
<td>1920</td>
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<tr>
<td>POOL</td>
<td>$22,000.00</td>
<td>$22,000.00</td>
<td>$8,800.00</td>
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<tr>
<td>GARAGE</td>
<td>$30.00</td>
<td>$7,920.00</td>
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Permit Data

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
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<tbody>
<tr>
<td>16-382001583</td>
<td>GARAGE</td>
<td>26 Apr 2016</td>
<td>$22,000</td>
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<td>16-382000557</td>
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<td>94-382011146</td>
<td>ROOF</td>
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### 2016 Parcel Value Information

<table>
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<tr>
<th>Year</th>
<th>Homestead Exemption</th>
<th>Assessed Market Value</th>
<th>Assessed Value (SOH Cap)</th>
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<tbody>
<tr>
<td>2016</td>
<td>No</td>
<td>$209,232</td>
<td>$206,879</td>
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<td>2015</td>
<td>No</td>
<td>$188,072</td>
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<td>2014</td>
<td>Yes</td>
<td>$168,071</td>
<td>$163,330</td>
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<td>2013</td>
<td>Yes</td>
<td>$129,275</td>
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<td>2012</td>
<td>Yes</td>
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<td>1997</td>
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<td>1996</td>
<td>Yes</td>
<td>$58,500</td>
<td>$53,500</td>
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</table>

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.
Property Appraiser General Information

Quality: Above Average
Square Footage: 2401.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Frame Stucco
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 2
Floor Finish: Carpet/Floor tile/Hardwood
Interior Finish: Upgrade
Fixtures: 8
Year Built: 1924
Effective Age: 39
Heating: Central Heat
Cooling: Central Air Conditioner

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Ft^2</th>
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<th>Effective Ft^2</th>
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<td>Upper Story</td>
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<td>600</td>
<td>0.90</td>
<td>540</td>
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<td>Open Porch Unfinished</td>
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<td>41</td>
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<td>Open Porch</td>
<td>0</td>
<td>117</td>
<td>0.20</td>
<td>23</td>
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<td>Enclosed Porch</td>
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<td>120</td>
<td>0.60</td>
<td>72</td>
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<td>Base</td>
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<td>1.00</td>
<td>1138</td>
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<td>Total Living SF</td>
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<td>2,403</td>
<td>Total Effective SF 1,866</td>
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2017 Building 1 Structural Elements

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<th>Value/Unit</th>
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<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
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<tr>
<td>PATIO/DECK</td>
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<td>152.00</td>
<td>$1,824.00</td>
<td>$1,240.00</td>
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<td>PSD/FNT/WF</td>
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<td>1.00</td>
<td>$0.00</td>
<td>$0.00</td>
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<td>1.00</td>
<td>$6,000.00</td>
<td>$4,800.00</td>
<td>1924</td>
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<tr>
<td>POOL</td>
<td>$20,000.00</td>
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<td>$20,000.00</td>
<td>$8,800.00</td>
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<td>SPA/ Jacuzzi</td>
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<td>1.00</td>
<td>$8,000.00</td>
<td>$3,200.00</td>
<td>1954</td>
</tr>
</tbody>
</table>

Permit Information is received from the County and Cities. This data may be incomplete and may exclude permits that did not result in field reviews (for example, for water heater replacement permits). We are required to list all improvements, which may include unbuilt improvements. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
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<tbody>
<tr>
<td>1611110900</td>
<td>ROOF</td>
<td>14 Nov 2016</td>
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<td>959001343</td>
<td>RESIDENTIAL ADD</td>
<td>21 Oct 2605</td>
<td>$2,733</td>
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<tr>
<td>97533133</td>
<td>HEAT/AIR</td>
<td>08 May 1997</td>
<td>$2,353</td>
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</table>

http://www.pcpao.org/
13-31-16-63810-000-0590

Ownership/Mailing Address
GRISWOLD, RONALD
GABRIEL, ANY
458 11TH AVE N
ST PETERSBURG FL 33701-1028

First Name Last Name Mailing Address

Site Address
1090 19TH AVE N
ST PETERSBURG

Property Use: 0110 (Single Family Home)
Living Units: 1

[click here to hide] Legal Description
OLD KENTUCKY LOT 59

Mortgage Letter: File for Homestead Exemption
Exemption: 2016 2017
Homestead: No No
Application Pending*
Government: No No
Institutional: No No
History: No No

2017 Parcel Use

Parcel Information

Year Assessed Value: SOH Cap
Just Market Value $79,054
2016 $79,054
2017 $79,054

Year Assessed Value: SOH Cap
Just Market Value $79,054
2016 $79,054
2017 $79,054

Year Assessed Value: SOH Cap
Just Market Value $79,054
2016 $79,054
2017 $79,054

Year Assessed Value: SOH Cap
Just Market Value $79,054
2016 $79,054
2017 $79,054

Year Assessed Value: SOH Cap
Just Market Value $79,054
2016 $79,054
2017 $79,054

Year Assessed Value: SOH Cap
Just Market Value $79,054
2016 $79,054
2017 $79,054

Year Assessed Value: SOH Cap
Just Market Value $79,054
2016 $79,054
2017 $79,054

Year Assessed Value: SOH Cap
Just Market Value $79,054
2016 $79,054
2017 $79,054

Click Here for 2016 Tax Bill

2016 Final Millage Rate: 22.3213
2016 Est Taxes w/o Cap or Exemptions: $1,764.59

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.

2016 Land Information

Land Use
Single Family (01)

Land Size
42x121

Unit Value
2200.00

Units
42.0000

Total Adjustments
0.9800

Adjusted Value
$90,552

Method
FF


1/3
Quality: Above Average
Square Footage: 2697.00
Foundation: Continuous Footing
Floor System: Slab On Grade
Exterior Wall: Frame/Custom Wood
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Hardiie/Hardwood
Interior Finish: Drywall/Plaster
Fixtures: 10
Year Built: 2016
Effective Age: 1
Heating: Central Duct
Cooling: Central

Building 1 Sub Area Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Living Area Fl²</th>
<th>Gross Area Fl²</th>
<th>Factor</th>
<th>Effective Fl²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story</td>
<td>886</td>
<td>886</td>
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<td>797</td>
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<tr>
<td>Open Porch</td>
<td>9</td>
<td>352</td>
<td>0.20</td>
<td>70</td>
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<tr>
<td>Detached Garage</td>
<td>0</td>
<td>0</td>
<td>0.40</td>
<td>176</td>
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<tr>
<td>Total Base</td>
<td>1,018</td>
<td>1,018</td>
<td>1.00</td>
<td>1,018</td>
</tr>
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<td>Total Living SF</td>
<td>1,904</td>
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<td>Total Gross SF</td>
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</table>

[click here to hide] 2017 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIREPLACE</td>
<td>$3,000.00</td>
<td>1.00</td>
<td>$3,000.00</td>
<td>$3,000.00</td>
<td>2016</td>
</tr>
</tbody>
</table>

[click here to hide] Permit Data

Permit information is retrieved from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-D2000162</td>
<td>NEW RESIDENCE</td>
<td>17 Mar 2016</td>
<td>$229,500</td>
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<td>06-C2000178</td>
<td>UNKNOWN - RESEARCH NEEDED</td>
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<td>$180,700</td>
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<td>04-D2003562</td>
<td>ROOF</td>
<td>13 Mar 2004</td>
<td>$180,700</td>
</tr>
</tbody>
</table>

http://www.pcpao.org/?pg=general php?st=trap16311363810000590
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 January 4, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-31000014  PLAT SHEET: J-17

REQUEST: Approval of a site plan to allow a mixed-use development of 316 multi-family units, up to 13,000 sq. ft. commercial, a 100,000 sq. ft. self-storage facility, with variances to setbacks and green yards, and a special exception for a 5,500 sq. ft. fueling station.

OWNER: Home Depot USA, Inc.
c/o Property Tax Department #6895
PO Box 105842
Atlanta, Georgia 30348-5842

AGENT: Glen Stygar
PDRH, LLC
142 West Platt Street
Tampa, Florida 33606

ENGINEER: John Eveland, PE
George F. Young, Inc.
1921 Tampa East Boulevard
Tampa, Florida 33619-3023

ADDRESS: 3000 34th Street South

PARCEL ID NO.: 35-31-16-49734-001-0010

LEGAL DESCRIPTION: On File
ZONING: Retail Center-1 (RC-1)

SITE AREA TOTAL: 8.99 square feet or 391,604 acres

GROSS FLOOR AREA:
Existing: 0 square feet 0 F.A.R.
Proposed: 432,589 square feet 1.12 F.A.R.
Permitted: 438,596 square feet 1.12 F.A.R.

BUILDING COVERAGE:
Existing: 0 square feet 0% of Site MOL
Proposed: 168,644 square feet 30% of Site MOL
Permitted: N/A

IMPERVIOUS SURFACE:
Existing: 269,759 square feet 69% of Site MOL
Proposed: 274,155 square feet 70% of Site MOL
Permitted: 293,703 square feet 75% of Site MOL

OPEN GREEN SPACE:
Existing: 121,845 square feet 31% of Site MOL
Proposed: 117,449 square feet 30% of Site MOL

PAVING COVERAGE:
Existing: 214,600 square feet 55% of Site MOL
Proposed: 105,511 square feet 27% of Site MOL

PARKING:
Existing: 403; including 10 handicapped spaces
Proposed: 600; including 15 handicapped spaces
Required 555; including 11 handicapped spaces

BUILDING HEIGHT:
Existing: 0 feet
Proposed: 48 feet
Permitted: 72 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 fuel station which is a Special Exception use within the RC-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:
The applicant seeks approval of a Special Exception and related site plan to construct a mixed-use development consisting of 316 multi-family units, up to 13,000 square feet of commercial space, a 100,000 square foot self-storage facility, with variances to setbacks and green yards, and a special exception for a 5,500 square foot fueling station. The subject property is located
on the east side of 34th Street South between 30th and 32nd Avenues South. The subject property is within the Skyway Marina District. The existing property is vacant, but was developed with a 120-room hotel that was demolished in 2008.

Current Proposal:
In 2007, the current property owner was approved for a Special Exception and related site plan to construct a 147,417 square foot retail center consisting of 104,407 square foot home improvement store with a 35,774 square foot outdoor garden center, and a 7,236 square foot retail or restaurant building. The 2007 approval has since expired.

The applicant is proposing two different options to redevelop the subject property. The first option is 316 multi-family units, 13,000 square feet of commercial space, a 100,000 square foot self-storage facility. The second option is 316 multi-family units, 6,500 square feet of commercial space, a 100,000 square foot self-storage facility and a special exception for a 5,500 square foot fueling station. Both site plans will need variances to setbacks and exterior green yards.

Option One:
The applicant is proposing to construct two 6,500 square foot commercial buildings. The first commercial building will be situated towards the northwest corner of the site and the second commercial building will be situated towards the southwest corner of the site. The multi-family apartment building is located in the middle of the site and is in the shape of an “S”. There are two court yards that will provide amenity areas for the apartment building. The apartment building will be placed close to both 30th and 32nd Avenues North. The apartment building is placed closer to the street than permitted by code. The applicant is requesting a variance to setbacks. A parking garage and self-storage building are proposed between the east property line and the apartment building. The parking garage will be located along the north side of the site and the self-storage building will be along the south side of the site. The applicant is also proposing a lazy river feature and a sand volleyball court. The lazy river is located between the two commercial buildings and apartment building. The sand volleyball court is located between the two commercial buildings. Vehicular access for the commercial buildings will be from 34th Street South, 30th Avenue South and 32nd Avenue South. Vehicular access to the parking garage will be from 30th Avenue South and vehicular access to the self-storage facility will be from both 30th and 32nd Avenues South. The applicant is proposing to add on-street parking along both 30th and 32nd Avenues South. The site plan does not identify any pedestrian connections from the sidewalks on private property to the sidewalks in the abutting rights-of-way. The applicant will be required to address this issues at the time of permitting.

Option Two:
The applicant is proposing to eliminate the northern commercial building and replace it with a fuel station. The fuel building will be located where the northern 6,500 square foot commercial building, outdoor patio and sand volleyball court were located in option one. The fuel canopy will be located between 34th Street South and the proposed fuel building. Parking for the fuel station will be along the north, south and west sides of the fuel building. A vehicular access drive will wrap around the east and south sides of the fuel building. All other site improvements will remain the same as they were proposed with option one.

Special Exception:
A fuel station in the RC-1 zoning district is a Special Exception use that requires the Development Review Commission’s (DRC’s) review and approval. The DRC is responsible to
evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. Staff has suggested several special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts for these types of uses. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area.

Elevations
The proposed commercial buildings adjacent to 34th Street, the apartment building and parking garage will be of a traditional style of architecture with influences of conch architecture. The buildings are finished in stucco with a metal hip and gable roofs. The facades are detailed with roof brackets, louvered shutters, metal awnings, and changes and breaks in the plan of the building façade. The apartment building incorporates balconies with decorative railings. The parking garage picks-up on the design of the decorative railings that are on the apartment building. The proposed storage building is a contemporary style of architecture. The building is a basic box, but to create interest in the façade, the box has been articulated with a multi-story glass wall feature at the corner of the building and the remainder of the façade has windows that are scattered in a well thought-out design. The plane of the façade also incorporates projecting wall features.

VARIANCE:
1. Building setbacks

   32nd Avenue South
   Required: 20 feet
   Proposed: 15 feet
   Variance: 5 feet

   30th Avenue South
   Required: 25 feet
   Proposed: 15 feet
   Variance: 10 feet

2. Exterior green yard

   34th Street South
   Required: 10 feet
   Proposed: 5 feet
   Variance: 5 feet

The subject property is located in the Skyway Marina District Center Overlay. A property zoned RC-1, when located in an activity center, allows a residential density of 45-units per acre and a floor area ratio of 1.12. A property zoned RC-1, when not located in an activity center, allows a residential density of 30-units per acre and a floor area ratio of 0.75. A property zoned RC-1, when located in an activity center, is allowed a height bonus of 24 feet. The building setbacks and green yards for a property that is or is not located in an activity center are the same.
The City's Comprehensive Plan adopted six activity centers to facilitate compact urban development that will allow more efficient use of land and concentrate more intensive growth. To achieve the objective of the Comprehensive Plan, the RC-1 zoning district within an activity center allows a third more density and intensity and building height compared to properties not in an activity center, but does not allow a reduction in setbacks or green yards. The development is consistent with the Comprehensive Plan, but the proposed development is restricted due to the zoning regulations. The granting of the variances will be in harmony with the general purpose of the land development code and reinforce the objectives of the Comprehensive Plan.

The excessive green yard in the 34th Street South right-of-way will mitigate for the reduction of the exterior green yard. Secondly, the properties to the north and south are separated from the subject property by public rights-of-way and are developed with commercial uses. Lastly, the request is consistent with the goals of the Administration within a specified area of the City. Approval of the variances will allow redevelopment of an otherwise underdeveloped piece of property.

Public Comments:
A community meeting was held on November 8, 2016, with the Skyway Marina District and a summary of the meeting and letters in support were received, and are attached to this report.

III. RECOMMENDATION:
A. Staff recommends APPROVAL of the following:
1. Variance to setbacks;
2. Variance to exterior green yard; and
3. The Special Exception and related site plan subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:
1. All buildings on-site shall be connected via a sidewalk network.
2. The sidewalks on private property shall connect to the public sidewalks in the abutting rights-of-way.
3. The crosswalks in the parking lot shall be constructed from a different material than the parking lot. The use of asphalt as part of the sidewalk or crosswalk shall not be permitted.
4. Pedestrian scale lighting shall be installed along the internal sidewalk network.
5. All buildings on-site shall comply with Section 16.20.150.7 Building Design.
6. The site and buildings should be designed to incorporate components of the Skyway Marina District Design Guidelines.
7. For Option Two: a three (3) foot wall with columns spaced a minimum of every 25 feet, finished to match the building shall be installed in-between the property line and vehicular use area along the west side of the property in front of the fuel station.
8. Ever green trees shall be installed in the required green yard along the east side of the property.
9. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.
10. Mechanical Equipment shall be screened from the abutting rights-of-way with architectural features that match the building.

11. Exterior lighting shall comply with Section 16.40.070.

12. Bicycle parking shall comply with Section 16.40.090.4.1.

13. Plans shall be revised as necessary to comply with comments provided by the City’s Transportation and Parking Management Department, comments are provided in the attached email dated December 6, 2016.

14. Plans shall be revised as necessary to comply with comments provided by the City’s Engineering Department, comments are provided in the attached memorandum dated December 6, 2016.

15. The site plan and variances approval is valid until January 4, 2020. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

1. The applicant shall contact the City’s Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.

2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

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

2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).

3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.

4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.
Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.

5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

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

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.

4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.

5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.

7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.150, Section 16.40.060.2.1.1 of City Code. Development Services Division Staff shall inspect and approve all tree protection barricades prior to the issuance of development permits.

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: Planned Residential Commercial

The land uses of the surrounding properties are:

North: Planned Residential Commercial
South: Institutional
East: Residential Medium
West: Planned Residential Commercial
REPORT PREPARED BY:

COREY MALYSZKA, Urban Design & Development Coordinator

DATE

REPORT APPROVED BY:

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

DATE

Attachments: Location Map, site plans and elevations, Applicant’s Narrative, Public Comments and Letters, City’s Transportation and Parking Management Department, email dated December 6, 2016; Engineering Department, memorandum dated December 6, 2016.
EXHIBIT A

Skyway Marina Mixed Use: Project Narrative with Variance Request

Current Proposal:

PDRH, LLC (The Applicant) is currently seeking approval for a modified development agreement for a modification to a previously approved site plan. The Applicant proposes to construct a 316 unit 4-story multi-family apartment complex with associated parking structure, two full service restaurants of approximately (6,500 sf each) and a 4-story storage facility (100,000 sf) with an alternative option to replace one restaurant should market conditions for such a facility become viable with a commercial/retail/gas component of approximately (5,500 sf). Access will be provided to the mixed use project in several locations, a proposed right-in right-out off of US 19 on the western property boundary, a north and south entry to the commercial retail component off of 32nd street and 30th street. Access to the parking structure and storage facility will also be provided at the eastern end of the project from 32nd street and 30th streets.

Requested Variances:

Variances are being requested:

Required Setbacks: A variance for building setbacks is being requested for the proposed 4-story multi-family apartments located in the center of the development. In an effort to promote a walkable mixed use project within the district with units abutting streets with on street parking the building units are being moved closer than the setback requirement. In addition, the building unit shift provides additional internal private green space for the development users.

The parking structure would also be necessary to provide a cohesive architectural urban edge that would be closer than the setback requirements along 30th Avenue as well as the eastern property boundary. The Garage is intended to be incorporated with artwork and signage for the district and the proximity to I-275 is essential in the project’s success. An alternative master sign plan will be submitted for review and permitting as final development of the commercial parcels are determined.

Green Yards Requirements: In an effort to provide greater visibility for the commercial/retail/gas tenants along US 19 due to the larger ROW and associated greenspace a green yard buffer reduction is being requested along 34th street south (US 19). The current green yard requirement is 10’ and a 5’ green yard is being proposed in order to increase the commercial parcel visibility within the project.
Transportation Impact Study

Skyway Marina Mixed-Use Development
34th Street South at 30th Avenue South
St. Petersburg, Florida

Prepared By:
Jerry Dabkowski, PE, Traffic Engineer
George F. Young, Inc. (GFY)
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida
727.424.7427

December 9, 2016
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Appendix
Introduction:

The land development group, PDR, LLC, desire to develop a vacant plat of land, 8.99 acres, on the southeast corner of the intersection of 34th Street South at 30th Avenue south, within the City limits of St. Petersburg, Florida.

The proposed new development will contain approximately 106,000 square feet of a storage facility, 328,000 square feet of residential, 6,500 square feet of sit down restaurant, 5,500 square feet of gas station/store with 8 fuel station islands and a parking garage to accommodate 488 cars. See Figure 1.

A transportation methodology meeting was held at the Florida Department of Transportation, Ulmerton Road, Largo, Florida and several transportation pre-application meetings with the City of St. Petersburg on this approach for permitting.

![Figure 1 – Site location](image)

The purpose of this study is to provide a Traffic Impact Study (TIS) to ascertain any necessary transportation mitigation, within the immediate area of the proposed redeveloped site.
Existing Roadway Characteristics/Traffic/Developments:

34th Street South:

34th Street South is a major Florida Department of Transportation (FDOT) maintained roadway, six lanes divided with a grass median that traverses North/South throughout St. Petersburg. FDOT states average 24 hour total traffic volumes of 28,000 vehicles per day occur in the year 2015, for this area. The roadway right of way in this urban area is approximately 200′ wide with 12′ wide travel lanes. Sidewalks and street lights are present. Pavement is in good condition. 34th Street South currently operates at a transportation roadway level of service “B” or better in this area. There are no planned capacity improvements to 34th Street South in this area, in the near future. The speed limit is posted at 45 miles per hour in this area.

30th Avenue South:

30th Avenue South is a collector roadway maintained by the City of St. Petersburg, with two travel lanes undivided that traverse East/West throughout southern St. Petersburg. However, this section of 30th Avenue South, east of 34th Street South, terminates approximately 1,000′ east at Interstate 275. Average 24 hour traffic volumes on 30th Avenue South west of 34th are 3,000 vehicles per day. Average 24 hour traffic volumes on 30th Avenue South east of 34th are 500 vehicles per day. The roadway right of way in this urban area near 34th is approximately 100′ wide with 12′ wide travel lanes and bike lanes west of 34th Street South. Pavement is in good condition with minimal street lighting present. 30th Avenue South currently operates at a transportation level of service “B” or better in 2016. There are no capacity planned improvements to 30th Avenue South in the near future. There is a sidewalk on the south side of 30th Avenue South but only on the west side of 34th Street South. The speed limit is posted at 30 miles per hour.
Existing Roadway/Traffic/Developments (CONTINUED)

32nd Avenue South:

32nd Avenue South is a local roadway maintained by the City of St. Petersburg, with two travel lanes divided that traverses only East of 34th Street South, in this area of southern St. Petersburg. However, this section of 32nd Avenue South, east of 34th Street South, terminates approximately 1,000’ east at Interstate 275. Average 24 hour traffic volumes on 32nd Avenue South east of 34th are less than 2,000 vehicles per day. 32nd Avenue South serves the St Petersburg, Skyway Marina District, College campus and is the southern terminus of this site for development. 32nd Avenue South roadway right of way in this urban area near 34th Street South is approximately 80’ wide with 14’ wide travel lanes. The pavement is in poor condition with minimal street lighting present. 32nd Avenue South currently operates at a transportation roadway level of service “B” or better in 2016. There are no planned improvements to 32nd Avenue South under the existing conditions thru the year 2016.

Traffic Signalization: 34th Street South at 30th Avenue South and 32nd Avenue South are currently unsignalized with 34th Street South operating as the free flow traffic movements. 30th Avenue South and 32nd Avenue South are under stop sign control.

Existing Roadway Vehicle Approach Counts:

In the appendix of this report are past traffic counts along 34th Street South as provided by Pinellas County along with the most current roadway traffic vehicle approach counts performed by the George F. Young team for the intersection with 30th Avenue South.
Existing Roadway/Traffic/Developments (CONTINUED)

Existing Roadway Levels of Service:

34th Street South – The current roadway level of service on 34th Street South adjacent to the site is level of service “B” or better.

32nd Avenue South – The current roadway level of service on 32nd Avenue South adjacent to the site is level of service “B” or better.

30th Avenue South – The current roadway level of service on 30th Avenue South adjacent to the site is level of service “B” or better.

Existing Intersections Level of Service:

34th Street South at 30th Avenue South – The current intersection level of service at the intersection of 34th Street South and 30th Avenue South is level of service “B” or better.

34th Street South at 32nd Avenue South – The current intersection level of service at the intersection of 34th Street South and 32nd Avenue South is level of service “B” or better.

Existing Development/Site Related Uses:

Currently, there is no development on the entire site. The site is level and groomed. There are no other major new developments planned/approved within 3 miles of this site.

To the north of the site is a small strip commercial center.

To the south of the site is St. Petersburg College, Skyway Marina Campus.

To the west of the site is residential mixed with Office.
Future Roadway Characteristics/Traffic/Developments:

34th Street South:
34th Street South, within the 5 year future forecast, is expected to represent a downward trend in traffic volumes but remain as a major Florida Department of Transportation (FDOT) maintained roadway, six lanes divided with a grass median that traverses North/South throughout St. Petersburg. FDOT and Pinellas County illustrate in their traffic count data that trends in future traffic volumes in this area are downward and in the year 2020 the average daily traffic volumes may be under 25,000 total vehicles per day, in this area. The roadway right of way in this urban area is expected to remain at approximately 200' wide with 12' wide travel lanes. Sidewalks and street lights are being updated within the next 5 years. The pavement is to be updated within the next 5 years. 34th Street South at time of build-out of this new development, year 2018, will still operate at a transportation roadway level of service “B” or “C”. There are no planned capacity improvements to 34th Street South in the near future, with the exception that this development may warrant a new traffic signal at 34th Street South at 30th Avenue South. If warranted, the lengthening of turn lanes that exist may be necessary. The future speed limit in this area is still planned for 45 miles per hour.

30th Avenue South (West of 34th Street South):
30th Avenue South, within the 5 year future forecast, is expected to remain as a collector roadway maintained by the City of St. Petersburg, with two travel lanes undivided that will continue to traverse East/West throughout southern St. Petersburg. Future average 24 hour traffic volumes on 30th Avenue South, west of 34th Street South, may increase slightly due to this new development but should still be under 5,000 total vehicles per day by the year 2020. The roadway
Future Roadway/Traffic/Developments (CONTINUED)

right of way in this urban area west of 34\textsuperscript{th} Street South will remain approximately 100’ wide. The pavement surface may be enhanced for these future traffic volumes along with sidewalks and street lighting. With the increase in future traffic on the west side of 34\textsuperscript{th} Street South, exclusive turn lanes may be required for movements towards 34\textsuperscript{th} Street South to meet roadway capacity needs. It is anticipated that this section of 30\textsuperscript{th} Avenue South will remain at level of service “B” or better at full build-out of the new development thru the year 2020.

30\textsuperscript{th} Avenue South (East of 34\textsuperscript{th} Street South):

30\textsuperscript{th} Avenue South, east of 34\textsuperscript{th} Street South, within the 5 year future forecast, is expected to remain as a local roadway maintained by the City of St. Petersburg, with two travel lanes undivided that will traverse east towards the new development driveways and parking garage. This section of 30\textsuperscript{th} Avenue South, east of 34\textsuperscript{th} Street South, will continue to terminate approximately 1,000’ to the east at Interstate 275 with no connection to Interstate 275. Future average 24 hour traffic volumes on 30\textsuperscript{th} Avenue South, east of 34\textsuperscript{th} Street South, will increase dramatically with this development to approximately 7,000 vehicles per day by the year 2020. The roadway right of way in this urban area near 34\textsuperscript{th} Street South will remain approximately 100’ wide. The pavement surface will be enhanced for these future traffic volumes along with sidewalks and street lighting. With the increase in future traffic volume on the east side of 34\textsuperscript{th} Street South, an exclusive turn lane will be required for movements towards 34\textsuperscript{th} Street South to meet roadway capacity needs. It is anticipated that this section of 30\textsuperscript{th} Avenue South will remain at level of service “B” or better at full build-out of the new development thru the year 2020.
Future Roadway/Traffic/Developments (CONTINUED)

32nd Avenue South:

32nd Avenue South is a local roadway maintained by the City of St. Petersburg, with two travel lanes divided that traverse East/West, East of 34th Street South, in the southern portion of St. Petersburg. However, this section of 32nd Avenue South, east of 34th Street South, terminates approximately 1,000’ to the east at Interstate 275. There are no planned connection at this point with Interstate 275. Upon build-out of the new development and the college, future average 24 hour two way total traffic volumes on 32nd Avenue South east of 34th will be less than 4,000 vehicles per day. 32nd Avenue South also serves the St Petersburg college campus known as the “Skyway Marina District” campus. The future roadway right of way in this urban area near 34th Street South will remain approximately 80’ wide with 14’ wide travel lanes. The pavement is planned to be enhanced as part of the build-out of the new development. 32nd Avenue South at future build-out of the new development is expected to operate at a future transportation roadway level of service “B” or better thru the year 2020. There are planned improvements for 32nd Avenue South to enhance the pedestrian, driving, landscaping, lighting and parking conditions for this road at build-out of the new development by year end 2018.

Traffic Signalization: 34th Street South at 30th Avenue South is expected to project enough new traffic volumes that safety will be paramount at the intersection and the need for a new traffic signal upon the development of this property is possible.

Future Roadway Vehicle Approach Counts:

In the appendix of this report are the past/future projections for all roadway traffic volumes adjacent to the new development thru the year 2020.
Future Roadway/Traffic/Developments (CONTINUED)

Future Roadway Level of Service:

34th Street South – The future roadway level of service on 34th Street South, between 22 Avenue South and 54th Avenue South, with expected annual growth factors by the City of St. Petersburg, Pinellas County, FDOT and the complete build-out of the new development in this area, will result in a future roadway level of service of “C” or better thru the year 2020.

32nd Avenue South – The future roadway level of service on 32nd Avenue South, between 34th Street South and the termination at Interstate 275, with expected annual growth factors by the City of St. Petersburg, Pinellas County, FDOT and the complete build-out of the new development in this area, will result in a future roadway level of service of “B” or better thru the year 2020.

30th Avenue South – The future roadway level of service on 30th Avenue South, between 34th Street South and the termination at Interstate 275, with expected annual growth factors by the City of St. Petersburg, Pinellas County, FDOT and the complete build-out of the new development in this area, will result in a future roadway level of service of “B” or better thru the year 2020.

Future Intersection Level of Service:

34th Street South at 30th Avenue South – The future level of service at the intersection of 34th Street South and 30th Avenue South will fail under capacity constraints due to the amount of new projected vehicle volume being introduced into the existing geometry of the intersection at build-out.

In the appendix of this report are the capacity analyses demonstrating the need for intersection geometry improvements as part of the future traffic volumes that will proceed thru the intersection.
Future Roadway/Traffic/Developments (CONTINUED)

Future Development/Site Related Uses:

With the site being vacant, the construction of the new development will reduce the construction schedule requiring roadway improvements to be at the forefront of the project.

The proposed new development will contain approximately 106,000 square feet of a storage facility, 328,000 square feet of residential, 6,500 square feet of sit down restaurant, 5,500 square feet of gas station/store with 8 fuel station islands and a parking garage to accommodate 488 cars.

Future Estimated Peak Hour Traffic Trip Ends:

<table>
<thead>
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<th>Land Use</th>
<th>Size:</th>
<th>AM</th>
<th>PM</th>
<th>Total Trips</th>
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</thead>
<tbody>
<tr>
<td>Conv Mrkt w/gas (8)</td>
<td>5,500 SF</td>
<td>354</td>
<td>329</td>
<td>3,757 (30%)</td>
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<tr>
<td>Residential</td>
<td>316 DU</td>
<td>145</td>
<td>183</td>
<td>2,082</td>
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<tr>
<td>Storage</td>
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<td>15</td>
<td>28</td>
<td>265</td>
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<td>Restaurant (Quality)</td>
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<td>5</td>
<td>49</td>
<td>585</td>
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<tr>
<td>( ) = Passer by trip reduction</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Future Estimated Peak Hour Traffic Trip Distribution:

The following are estimates of the development traffic distribution expected on the adjacent roadways:

<table>
<thead>
<tr>
<th>To/From North</th>
<th>To/From South</th>
<th>To/From West</th>
<th>To/From East</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>45%</td>
<td>5%</td>
<td>0%</td>
</tr>
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</table>
The following site plan demonstrates two options of which the future traffic generated for either option is still De Minimis along adjacent roadways such as 34th Street South.

Conclusion:
With the next five years of future traffic volumes diminishing on 34th Street South, between 22nd Avenue South and 54th Avenue South, the future roadway traffic level of service/roadway capacity is improving in this area.

The future traffic volumes that will be generated by this new development at total build-out, in conjunction with the next five years of diminishing traffic volumes on 34th Street South, have proven that this development is De Minimis on adjacent roadways. The potential for a new traffic signal at 30th Avenue South is a matter.
APPENDIX
Count Station Regression Report (Volume)
Pinellas County MPO

Count Station: 5117
Roadway: SR55,34 ST S
Location: N OF 54 AV S

Regression Summary:

Regression Growth Rate: 0.9970  
Slope: -77.55  
Intercept: 182,089.01

Historical Count Data Summary:

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<th>PSDT</th>
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# Count Station Regression Report (Volume)
## Pinellas County MPO

**Count Station:** 5078  
**Roadway:** SR55,34 ST S  
**Location:** S OF 22 AV S  

**Report Data:** 12/8/2016  
**History Start Year:** 2001  
**History End Year:** 2015  
**Future Growth Rate (FGR):** 0.9794 (Calculated)

## Regression Summary:
- **Regression Growth Rate:** 0.9794  
- **Slope:** \(-529.28\)  
- **Intercept:** 1,092,256.88

## Historical Count Data Summary:

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<th>Source</th>
<th>AADT</th>
<th>PeakToDaily</th>
<th>PSDT</th>
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Regression Graph:

AADT Volume

- AADT
- Regression
- Sigma1
- Sigma2
Begin forwarded message:

From: Glen Stygar <GStygar@pdrllc.com>
Subject: Re: Please forward PDFs from last night.
Date: November 9, 2016 at 6:11:28 PM EST
To: "Bozikovich, Frank" <fbozikovich@commercialpartnersrealty.com>

Yes I thought you did

Sent from iPhone

On Nov 9, 2016, at 5:44 PM, Bozikovich, Frank <fbozikovich@commercialpartnersrealty.com> wrote:

Glen can I send the SS developer from CA a copy of rendering showing SS?
Cc: Bozikovich, Frank  
Subject: Re: Please forward PDFs from last night.

Keri,

I think it went well as well. Any letters of support will be real helpful.

Glen Stygar  
Acquisitions & Development  
Phillips Development & Realty  
142 W. Platt Street  
Tampa, Florida 33606  
(813) 868-3100 x255  
(919) 214-1443

On Nov 9, 2016, at 8:51 AM, Keri Melshenker  
<keri@skywaymarina.com> wrote:

I think that last night went very well. The community is a very  
excited for the new development coming to the area. Thank you for  
your time last night. Can you please send me over the pdf so I can  
send it out to those that attended the meeting as well as the  
reporters from Tampa Bay times and the Tampa Bay Business?

Keri

--

Onward,

Keri Melshenker

Executive Director  
Skyway Marina District  
727-866-2696  
Keri@SkywayMarina.com
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.

<table>
<thead>
<tr>
<th>NEIGHBORHOOD WORKSHEET</th>
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<tbody>
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<td><strong>Street Address:</strong></td>
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<tr>
<td><strong>Description of Request:</strong></td>
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</tbody>
</table>

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:** St. Petersburg College, Allstate Center  
   **Owner Name (print):** William M. Law, Jr.  
   **Owner Signature:**

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:**
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

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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:** 3201 54th St South  
   Owner Name (print): MARK CARMACK  
   Owner Signature: [Signature]

2. **Affected Property Address:**  
   Owner Name (print):  
   Owner Signature:  

3. **Affected Property Address:**  
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5. **Affected Property Address:**  
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6. **Affected Property Address:**  
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   Owner Signature:  

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

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

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City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471  
www.stpete.org/ldr
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**

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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:** Bondwater Civic Association
   - Owner Name (print): Thomas M. President
   - Owner Signature: [Signature]

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:
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.

| Street Address: 29th St. S, Between 26th & 28th Ave. | 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: 4200 54th Ave South, St. Pete 33711
   Owner Name (print): <br>Kelly Kuschel, VP Exec. or Continuing Education<br>
   Owner Signature:

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:
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.

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<th>Street Address:</th>
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<td>Description of Request:</td>
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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:** 34th ST. S. 5716 E. FL. 33711
   - Owner Name (print): Jack Daniels
   - Owner Signature: [Signature]

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 – One 4th Stret North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471
www.stpete.org/3rd
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.

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<td>Description of Request:</td>
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</tbody>
</table>

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: **5125 34th St. S., St. Petersburg, FL 33711**
   - Owner Name (print): **ELLEN CAPOTTO**
   - Owner Signature: [Signature]

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:

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City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33701-2842 – (727) 893-7471
www.stpete.org
City of St. Petersburg
Attention: Corey Malyszka
Planning and Economic Development Department, Development Review Services
P.O. Box 2842
St. Petersburg, FL 33731-2842

City of St. Petersburg,

I am writing in support of the proposed development on the east side of 34th Street South, between 30th and 32nd Avenues (the property currently owned by Home Depot USA, Inc., Parcel ID #353116497340010010) and the following three items being considered by the City of St. Petersburg.

1. Special Exemption to allow a gas station on a portion of the mixed-use plan.
2. Variance from setback requirements on 30th Avenue, and 32nd Avenue, multi-Family building.
3. Exemption from Gross Floor area greater than “Permitted” under zoning.

Island Global Yachting (IGY), the Management Company responsible for operations of the existing Marina and the Owners Representative for the Redevelopment Project, are active in Skyway Marina District proceedings and their representative are current Board and Committee Members. I am currently serving as a Board Member of the Skyway Marina District.

I believe the requested design variances listed above items should be approved by the City of St. Petersburg for the following reasons:

1. The cumulative economic impact of the property will be a substantial boost for the Skyway Marina District.
2. The gas station proposed will be the only service station between 22nd street and 54th street that our patrons traveling to our facility, located between these streets, will have access to.
3. Development of this vacant parcel and the current Maximo Marina Redevelopment Project ($19 Million dollars) will be significant triggers for other redevelopment of blighted parcels in our District.

Thank you for your consideration of these comments.

Lee Hicks
General Manager of Maximo Marina
<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
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<tbody>
<tr>
<td>Barbara V. Cameron</td>
<td><a href="mailto:bvcameron@gmail.com">bvcameron@gmail.com</a></td>
</tr>
<tr>
<td>Gabe Alves</td>
<td><a href="mailto:gabealves@ku.com">gabealves@ku.com</a></td>
</tr>
<tr>
<td>Kim Wolfe</td>
<td><a href="mailto:wolf44@eduro.edu">wolf44@eduro.edu</a></td>
</tr>
<tr>
<td>Jerry Williams</td>
<td><a href="mailto:jwknoxtn@gmail.com">jwknoxtn@gmail.com</a></td>
</tr>
<tr>
<td>John &amp; Cyndi Deermount</td>
<td><a href="mailto:jdeermount@gmail.com">jdeermount@gmail.com</a></td>
</tr>
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Suggested Name:

Skyway Village
Skyway Commons
The Transportation and Parking Management Department has reviewed this case and has the following recommendations:

1. Pedestrian facilities are needed on the site to connect the residential, retail and restaurant developments.
2. The curb to curb width on 30th Avenue South is not wide enough to accommodate parallel parking and two travel lanes, so a road widening will be required.
3. A 10-foot wide sidewalk is needed on the southern side of 30th Avenue South, to facilitate a connection to the City trail system west of the site.
4. The curb to curb width is 60 feet on 32nd Avenue South, which is sufficient to allow for the installation of diagonal parking on both sides and two travel lanes in a manner similar to the diagonal parking on Central Avenue. A five foot wide buffer and five foot wide sidewalk are needed on the northern and southern sides of 32nd Avenue South.
5. A mid-block crossing area will be needed on 32nd Avenue South, which will result in the loss of some of the proposed on-street parking.
6. The eastern end of 32nd Avenue South will need to be designed so that motorists parked on the southern side can turn around and travel back towards 34th Street, rather than having to travel south on 32nd Street to 36th Avenue South. Requiring motorists to travel south to 36th Avenue South will not facilitate southbound travel, since left turns are not permitted, and motorists seeking to travel north would have to travel a long distance to make a right turn.
7. The sidewalk on 34th Street will need to be six-feet wide under the City’s code.
8. We have requested a traffic study for this proposed development. We have also requested that the applicant keep us informed about discussions with the FDOT regarding the proposed driveway on 34th Street and any discussions regarding signalization.
9. The transit stop on 34th Street should be improved to provide a comfortable waiting area for PSTA patrons. This could include a new shelter and bus bay.

Tom Whalen, AICP
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

Good afternoon,
Would you all please review the attached and return your comments to me by December 6th. The applicant is seeking approval of a site plan to allow a mixed-use development of 316 multi-family units, 5,500 sq. ft. restaurant, a 100,000 sq. ft. self-storage facility, and a special exception for a 5,500 sq. ft. fueling station with variances to setbacks and greenyards.

Thank you,

Pamela Jones
Administrative Clerk, Development Review Services
City of St. Petersburg
One 4th Street North, PO Box 2842
St. Petersburg, FL 33731-2842
Office (727) 892-5498/Fax (727) 892-5557
Pamela.Jones@stpete.org
TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: December 6, 2016
SUBJECT: Site Plan Review/Special Exception
FILE: 16-31000014, Revised Engineering Comments

LOCATION: 3000 34th Street South
PIN: 35/31/16/49734/001/0010
ATLAS: J-17
PROJECT: Skyway Marina Mixed Use

REQUEST: Approval of a site plan to construct a mixed use for 316 dwelling units, 5,500 sq. ft. restaurant and a 100,000 sq. ft. self-storage facility and a special exception for a 5,500 sq. ft. fueling station with variances to setbacks and greenyards.

The Engineering Department has no objection to the proposed site plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:
1. Development and redevelopment shall be in 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. This site is contained within a basin which discharges to a waterbody which is listed as impaired (WBID 1716C) and has an approved TMDL. Please plan to include a signed and sealed analysis to verify that the proposed treatment system meets or exceeds the net improvement criteria. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

2. 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.

3. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2
unless specifically limited by the DRC approval conditions. Within the RC zoning district, a 6-foot
wide public sidewalk is required in the eastern parkway of 34th Street South and a 5-foot wide
sidewalk is required in the northern parkway of 32nd Avenue South. Per the special requirements
of the City’s Transportation department, a 10-foot wide trail shall be constructed in the southern
parkway of 30th Avenue South. The final design of the trail, including all required signage,
striping, and appurtenances, shall meet FDOT and MUTCD standards and shall be approved by
both the City’s Transportation and Engineering departments. See also #4 (below) for sidewalk
requirements on the south side of 32nd Street South.

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.

4. Proposed angle parking within 32nd Street South, shall be constructed as 45-degree parking
per the dimensional requirements of City Code Section 16.40.090.3.4(B)(3). If diagonal parking
is constructed along the south side of 32nd Avenue South, Engineering would recommend that a
minimum 5-foot wide public sidewalk also be constructed in the southern parkway of 32nd
Avenue South to provide an ADA compliant pedestrian sidewalk connection to the
redevelopment site. Currently it is Engineering’s understanding that the improvements to 32nd
Avenue South may be constructed by City forces if City funding is available. If funding is not
available construction design and permitting shall be by and at the sole expense of the applicant.

5. Proposed roadway curb neck outs will be reviewed in detail for compliance with current City
Engineering Standards and Specifications and for vehicular safety. Curb line flumes through neck
outs will not be approved.

6. Parking garage entrances/exits shall meet requirements as mandated by the City of St.
Petersburg Land Development Code Section 16.40.090.3.5. Garage security gates with controlled
access must be designed to meet the minimum vehicle stacking requirements identified in
Section 16.40.090.3.5(g) without encroachment into the public sidewalk or roadway. Any
proposed card access readers shall be located within private property boundaries. An automatic
warning system may be required at the garage exit, which activates an audible and visible signal
sufficient to warn pedestrians of vehicles exiting the garage, and to require vehicles to yield to
pedestrians. The final plan must include adequate signage, warning lights and wiring as required
for public safety.
7. Wastewater reclamation plant and pipe 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 (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.

8. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within public 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.

9. It is noted that 34th Street South is an FDOT controlled right of way. All construction proposed within 34th Street South will require separate review/approval through FDOT. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

10. Per City Land Development Regulation 16.40.090.3.4(8)(2)(a), all commercial parking areas shall be designed to allow vehicles to enter and exit the street in a forward motion except where parking is provided abutting an alley. Redesign the parking spaces shown backing out into 30th Avenue North, adjacent to the storage facility.

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

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

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

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

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

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site.

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.

pc: Kelly Donnelly
Reading File
Correspondence File
Subdivision File
SPECIAL EXCEPTION
PUBLIC HEARING

According to Planning & Economic Development Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on January 4, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-32000019  PLAT SHEET: K-19

REQUEST:
Approval of a special exception and related site plan to construct a 6,119 sq. ft. fuel station with convenience store.

OWNER:
Bank of America
NC1-001-03-81
101 North Tyron Street
Charlotte, North Carolina  27246-0100

OWNER
St. Bartholomew's Episcopal Church
3747 34th Street South
Saint Petersburg, Florida  33711-3836

APPLICANT:
Brightwork Acquisitions, LLC
3708 West Swann Avenue
Tampa, Florida  33609

REGISTERED OPPONENT: Bennett L. Rabin, Esq.
On behalf of Patriot Square Condominium Association
28059 U.S. Highway 19 North
Clearwater, Florida  33761

ADDRESSES AND PARCEL ID NOS.:
3637 34th Street South; 34-31-16-71420-0014-0010
3747 34th Street South; 34-31-16-77875-001-0010

LEGAL DESCRIPTION: On File
ZONING: Retail Center-1 (RC-1)

SITE AREA TOTAL: 148,540 square feet or 3.41 acres

GROSS FLOOR AREA:
- Existing: 9,227 square feet 0.06 F.A.R.
- Proposed: 6,119 square feet 0.04 F.A.R.
- Permitted: 166,365 square feet 1.12 F.A.R.

BUILDING COVERAGE:
- Existing: 9,227 square feet 6% of Site MOL
- Proposed: 6,119 square feet 4% of Site MOL
- Permitted: N/A

IMPERVIOUS SURFACE:
- Existing: 66,171 square feet 45% of Site MOL
- Proposed: 80,404 square feet 54% of Site MOL
- Permitted: 111,326 square feet 75% of Site MOL

OPEN GREEN SPACE:
- Existing: 82,263 square feet 55% of Site MOL
- Proposed: 68,030 square feet 46% of Site MOL

PAVING COVERAGE:
- Existing: 56,944 square feet 38% of Site MOL
- Proposed: 74,285 square feet 50% of Site MOL

PARKING:
- Existing: 71; including 3 handicapped spaces
- Proposed: 71; including 3 handicapped spaces
- Required: 31; including 2 handicapped spaces

BUILDING HEIGHT:
- Existing: 20 feet
- Proposed: 34 feet
- Permitted: 72 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 fuel station which is a Special Exception use within the RC-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a Special Exception and related site plan to construct a 6,119 square foot fuel station with convenience store. The subject property is located on the west side
of 34th Street South, just north of 38th Avenue South. The subject property is within the Clam Bayou Neighborhood Association and Skyway Marina District. An existing 9,227 square foot bank with drive-thru that was built in 1975 exists on the property.

**Current Proposal:**
The applicant proposes to demolish the existing bank with drive-thru and construct a new fuel station with 16 fuel pumps. The proposed building will be located in the center of the site with the fuel canopy located between the building and 34th Street South. Vehicular access to the site will be from an existing curb-cut along 34th Street South. An existing curb-cut exists along 38th Avenue South that provides vehicular access to the existing church that is located south of the subject property and to the subject property. The applicant is proposing to provide a separate vehicular access for the fuel station only to 38th Avenue South. Staff received a letter from the Patriot Square Condominium expressing objection to the access on to 38th Avenue South. The City’s Transportation and Parking Management Department provided a transportation analysis memorandum for the proposed fuel station. The memorandum is attached to the staff report. The analysis concludes that the driveway on to 38th Avenue South be allowed and that the driveway be a full access driveway.

Surface parking will be located on the east, north and west sides of the building. Additional surface parking will be located along the north and south property lines. Surface retention is proposed along the west side of the property. The dumpster area will be located along the south side of the property. The vent stack is proposed along 34th Street South. The vent stack shall not be located in the front yard building setback and be shielded from view with landscaping. The code requires that a three (3) foot decorative wall be constructed in the exterior green yard along 34th Street South to shield the parking lot from the street.

The proposed building and fuel canopy are of a contemporary style of architecture. The fuel canopy will be of a shed styled roof, finished with metal and have an exposed metal truss system. The canopy support columns will be metal with a portion of the columns finished with a stone veneer. The building incorporates a tower feature that is capped with a metal hip roof. The exterior of the building is finished with clapboard siding, stone veneer and stucco. Cantilevered metal awnings are proposed along the front and sides of the building.

**Special Exception:**
A fuel station in the RC-1 zoning district is a Special Exception use that requires the Development Review Commission’s (DRC’s) review and approval. The DRC is responsible to evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City’s Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. Staff has suggested several special conditions of approval for the DRC’s consideration. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the City's Land Development Regulations for these types of uses. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area.

**Public Comments:**
Staff received a letter from Rabin Parker Attorneys at Law who represent the Patriot Square Condominium, which is located to the southwest of the subject property. They object to the
vehicular access road on 38th Avenue South. The have concerns that the vehicular access road will create traffic problems, possible water run-off and cause a decrease in property values. A copy of the letter is attached.

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 vent stacks shall be located outside of the front yard building setback and shielded from view from the abutting streets with landscaping.
2. A three (3) foot wall with columns spaced a minimum of every 25 feet, finished to match the building shall be installed in-between the property line and vehicular use area along the east side of the property.
3. Plans shall comply with Section 16.40.070 Lighting.
4. Plans shall comply with Section 16.40.90.4 Bicycle parking.
5. This Special Exception approval shall be valid through January 4, 2020. 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.
6. The plans submitted for permitting shall take into consideration the Transportation and Parking Management Department’s email that is attached to this report.
7. The plans submitted for permitting shall be revised to comply with the Engineering Department’s Memorandum that is attached to this report.

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 16.40.150, Section 16.40.060.2.1.1 of City Code. Development Services Division Staff shall inspect and approve all tree protection barricades prior to the issuance of development permits.

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: Planned Redevelopment Commercial

The land uses of the surrounding properties are:

North: Planned Redevelopment Commercial
South: Planned Redevelopment Commercial
East: Planned Redevelopment Commercial
West: Institutional

REPORT PREPARED BY:

[Signature]

COREY MALY SZKA, Urban Design & Development Coordinator

DATE

12-28-16

REPORT APPROVED BY:

[Signature]

ELIZABETH ABERNETHY, AICP, Zoning Official (POD)

DATE

Planning and Economic Development
Development Review Services Division

12-28-16
City of St. Petersburg, Florida
Development Review Services
Case No.: 16-32000019
Address: 3637 34th Street South and a Portion of 3747 34th Street South
The Transportation and Parking Management Department has reviewed the proposed development and has several comments and recommendations:

1. The convenience store is set back far from the property line on 34th Street South. Placing the store closer to 34th Street South would improve pedestrian access to the convenience store and would be consistent with the goals of the Skyway Marina District Plan related to urban design.
2. The applicant is proposing 72 parking spaces. This greatly exceeds the code requirement and we question why so much parking is needed.
3. The proposed driveway on 38th Avenue South is in close proximity to two existing driveways. Driveway spacing is not addressed in the City Code, but sharing a driveway with the church would reduce the number of driveways.
4. The minimum sidewalk width for 34th Street South is six feet, but the City is seeking a 10-foot wide sidewalk in the Skyway Marina District. If the applicant builds a wider sidewalk than six feet wide, multimodal impact fees could be reduced based on the additional cost of providing four additional feet of sidewalk width. If the applicant is interested in this possibility, please ask them to contact my department.
5. We encourage the applicant to work with Wal-Mart to provide cross access between the proposed convenience store and a north-south drive aisle in the Wal-Mart parking lot, to reduce vehicle trips on 34th Street South. This improvement could be eligible for a multimodal impact fee credit. If the applicant is interested in this possibility, please ask them to contact my department.

Tom Whalen, AICP
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: Pamela Jones
Sent: Wednesday, November 16, 2016 8:50 AM
To: Alfred Wendler; Bruce E. Grimes; Jill S. Wells; Kelly A. Donnelly; Kyle Simpson; Mark Riedmueller; Michael J. Frederick; Nancy Davis; Richard F Kowalczyk; Thomas M Whalen
Cc: Corey D. Malyszka
Subject: Comments Requested by 12/7 - Case No. 16-32000019 - 3637 34th St S & a portion of 3747 34th St S

Good morning,

Would you all please review the attached information and return your comments to me by December 7th. The applicant is requesting approval of a special exception and related site plan to construct a 6,119 fuel station with convenience store.

Thank you,
TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: December 6, 2016
SUBJECT: Special Exception
FILE: 16-32000019

LOCATION: 3637 & 3747 34th Street South
PIN: 34/31/16/71420/001/0010
ATLAS: K-19
PROJECT: Special Exception

REQUEST: Approval of a special exception and related site plan to construct a 6,119 sf fuel station with convenience store.

The Engineering department has no objection to the special exception and related site plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:
1. Development and redevelopment shall be in 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. Note that this site is contained within WBID 1716C. 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. 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.

3. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the RC zoning district, a 6-foot wide sidewalk is required in the eastern parkway of 34th Street South and a 5-foot wide sidewalk is required in the northern parkway of 38th Avenue South, adjacent to the site boundary. 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.
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 (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. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within public right-of-way or public easement dedicated to the City of St. Petersburg. 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.

6. 34th Street South is an FDOT controlled right of way. Any construction within 34th Street South will require a separate permit from FDOT. The applicant will be required to submit to the City Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, SWFWMD and Pinellas County, as required for future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

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

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

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

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.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site.

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.
December 14, 2016

Mr. Corey Malyszka, Deputy Zoning Official
City of St. Petersburg
Planning and Economic Development
One 4th Street North
St. Petersburg, Florida 33731-2842

Re: Redevelopment of the former Bank of America Property located at 3637 34th Street South, St. Petersburg

To Whom It May Concern:

I am the current Rector of St. Bartholomew’s Episcopal Church located at 3747 34th Street South, St. Petersburg, Florida 33711. St. Bartholomew’s occupies the neighboring property immediately south of the above stated redevelopment site.

I am writing in support of this redevelopment. Representatives from our Parish Vestry and myself have had several meetings with Brightwork Acquisitions, and we support their application to develop a WaWa business at this location. We believe that it will be of benefit to the surrounding neighborhood and look forward to this business joining our community.

Thank you,

The Reverend W. V. Burkett, Rector, L.C.S.W.
St. Bartholomew’s Episcopal Church
3747 34th Street South
St. Petersburg, Florida 33711

Office: (727) 867-7015
Cell: (813) 765-8263
Email: rector.st.barts@verizon.net
December 20, 2016

VIA REGULAR U.S. MAIL
and E-MAIL: corey.malyszka@stpete.org

Development Review Services
Attn: Corey Malyszka, Case Planner
City of St. Petersburg
P.O. Box 2842
St. Petersburg, Florida 33731

Re: Patriot Square Condominium Association of St. Petersburg, Florida, Inc.
Notice of Public Hearing for Property Located at 3637 & 3747 34th Street South
Our Matter No: 10002-001

Dear Mr. Malyszka:

This firm serves as legal counsel to Patriot Square Condominium Association of St. Petersburg, Florida, Inc. (the “Association”), and in this capacity, we have been directed and authorized to correspond with you regarding the Public Hearing with the Development Review Commission on Wednesday, January 4, 2017, at 2:00 p.m., regarding approval of a special exception and related site plan to construct a 6,119 square foot fuel station with convenience store.

While the Association has no objection to the fuel station and convenience store themselves, it is our understanding that the site plan includes a proposed access road off 38th Avenue South. If the access road is constructed as proposed, the road would be located practically at the Association’s entrance gate. The access road would adversely affect Association property by creating traffic problems, possible water runoff, and cause a decrease in property values for the two hundred thirty-two unit owners within the condominium community.

This correspondence is to advise that the Association opines that the proposed access road to 38th Avenue appears to be unnecessary, especially in light of the adverse effects to hundreds of property owners of the Association, and as such objects to the access road as proposed.

Please direct this correspondence to the Staff of the Development Review Services as formal notice of the Association’s strong objection to the proposed access road. We would like the opportunity to address the Development Review Commission at the hearing, and will be in touch further to make arrangements for same.

Sincerely,

[Signature]

Bennett L. Rabin
BLR/cm

cc: Patriot Square Condominium Association of St. Petersburg, Florida, Inc. (via e-mail)
Dear Members of the Development Review Commission,

As residents of Patriot Square, my husband and I applaud the efforts by the City of St. Petersburg to encourage development in the Skyway Marina District. In this effort, we urge the Development Review Commission to scrutinize all applications for development as to whether the said development request will enhance the area.

While we believe a fuel station with a convenience store would be an asset to the District, we strongly believe the proposed location at 3637 & 3747 34th Street South is not appropriate. We believe that the existing right-in/right-out access will not support the fuel station traffic because it is too narrow. Furthermore, the proposed location would require motorists to enter the fuel station via this narrow, angled entrance and/or to drive around the block, past St. Bartholomew Church and preschool area, to enter via a back entrance; thus, lacking convenience.

Also, the proposed 38th Avenue full access will increase traffic in the area of the north entrance to Patriot Square, a 55+ community. The proximity of the fuel station entrance and the north entrance to Patriot Square will pose a safety threat for Patriot Square residents as well as to the children in the Preschool and Day Care Programs behind St. Bartholomew Church. The fuel station would expose children and senior citizens not only to the danger of increased area traffic but also to noxious gas fumes, the noise of the gas tankers and the possibility of a gas tank leak. Furthermore, we are concerned about the signage the developer is proposing since it would be located directly across from many Patriot Square condos.

While we are not opposed to a fuel station with a convenience store in the Skyway Marina District, we believe it should be located at the north end of the
District where the need for a fuel station is greater due to the I275 access via 26th Avenue South. The Skyway Marina District's current existing fuel station with a convenience store is located at the south end of the District with convenient access from 54th Avenue South. It would be beneficial to locate the second fuel station at the north end of the District around the area of 30th Avenue South, perhaps on the vacant land owned by Home Depot.

Another possible location for the gas station/convenience store would be in front of the Wal-Mart at 3401 34th Street South where the Regions Bank used to be. There is an existing traffic light at the Wal-Mart entrance which conveniently leads to the location of the former Regions Bank. The existing entrance-way is wide and easily accessible by traffic heading north or south on 34th Street South.

It was our understanding that the city of St. Petersburg made a commitment to work with our current businesses and the residents of the Skyway Marina District to enhance and promote economic opportunity in this area in an interconnected, visually appealing manner. In the original discussions regarding the development of this district, emphasis was placed on attracting upscale restaurants, retail shops and a department store along with additional condos.

In order to succeed, the Skyway Marina District needs a cohesive look with a strong retail presence along with good restaurants. A fuel station amid the retail stores and restaurants does not enhance the District and shows a lack of cohesive planning.

We believe the location at 3637 & 3747 34th Street South would be better utilized as an upscale restaurant with outdoor dining because it would immediately attract the attention of residents and tourists driving into the area as well as create an interest in visiting the newly developed District. The visual esthetics of the area will contribute to the success or failure of the Skyway Marina development.
There have been many positive improvements to the area in the past few years with the new, expanded Publix, the Burger King and other businesses as well as the street improvements. The area is becoming more visually appealing with these improvements so please, do not break up this cohesive retail/restaurant/shopping area with a fuel station.

We appreciate your attention to our observations and concerns. In addition, we greatly appreciate the hard work of those members of the planning committee, members of the Development Review Commission, city council and the mayor for their interest in creating economic opportunity in our area as well as a safe environment for residents to live.

Sincerely,

Ron & Judy Stoyak
Patriot Square Residents
CITY OF ST. PETERSBURG
Transportation and Parking Management Department

MEMORANDUM

TO: Pamela Jones, Administrative Clerk
FROM: Tom Whalen, Planner III
DATE: December 28, 2016
SUBJECT: Transportation Analysis for the Proposed Convenience Store at 3637 34th Street South
CASE: 16-32000019

A Wawa convenience store has been proposed on the former Bank of America site on the western side of 34th Street South and north of 38th Avenue South. The existing driveway on 34th Street South will serve the convenience store and a new driveway is proposed for 38th Avenue South. The size of the proposed store is 6,119 square feet.

The firm Lincks & Associates provided a transportation analysis for the Wawa store on Tyrone Boulevard at 9th Avenue North. This store has the same size as the proposed store on 34th Street South. Based on their study, the Wawa store is anticipated to generate 394 trips during the AM peak hour and 367 trips in the PM peak hour. A trip is a single or one-direction vehicle movement with either the origin or destination inside the convenience store site. In the AM peak hour, 63% of these total trips are pass-by trips that are attracted to the site from the adjacent road network, such as when a motorist stops at the store on their way from home to work or from work to home. The pass-by percentage is higher in the PM peak hour, at 66%. After subtracting pass-by trips, the Wawa store is anticipated to generate 146 new vehicular trips in the AM peak hour of traffic and 125 new vehicular trips in the PM peak hour. These new vehicular trips are trips that are not already on the road network. These trips are generated due to the proposed use, and would include trips that begin at a place of residence and end at that place of residence after a trip to the convenience store. These trip generation estimates assume that the convenience store is being built on vacant land; there is no reduction in trips due to the former bank.

The average daily traffic on 34th Street South north of 54th Avenue South was 25,000 in 2015. The average daily traffic on 34th Street South was 25,000 south of 22nd Avenue South. City staff conducted an eastbound count on 38th Avenue South west of the 34th Street South intersection. The total eastbound traffic was 1,914. Thirty-fourth Street is classified as a six-lane principal arterial and is maintained by the Florida Department of Transportation (FDOT). Thirty-eighth Avenue South is classified as a two-lane collector street and it is maintained by the City.
Since 34th Street South carries the largest amount of traffic in the vicinity of the site, it is likely that it will carry the largest percentage of total trips, pass-by trips and new trips. Access to the site from areas south and north of the site is facilitated by a dedicated left-turn lane and a dedicated right-turn lane on 34th Street South at the project driveway. Motorists that leave the site at the 34th Street South driveway and seek to travel north can do so by turning right and then utilizing the dedicated left-turn lane at the intersection of 34th Street South and 38th Avenue South to make a U-turn.

The driveway on 38th Avenue South will mainly serve the trips to and from the residential areas located west of this driveway. This driveway may serve some of the trips to and from the areas located north, south and east of the site, but would typically result in a longer trip for these motorists since the driveway is located south and west of the store and gasoline pumps. Restricting access to the driveway on 38th Avenue South would have a negative impact on motorists seeking to access the site from areas west of the store and place more trips on 34th Street South. It could also have a negative impact on the church located east of the driveway, since some motorists may choose to use the church’s driveway to access the convenience store site. For the reasons stated in this memorandum, it is recommended that a driveway be allowed on 38th Avenue South for the Wawa store and that this driveway be a full access driveway.
December 20, 2016

SENT VIA FAX: Laura Bamond, Esq. – 727-328-2479
SENT VIA EMAIL: Laura Bamond, Esq.; bamond128@gmail.com
Charles Cato; charlescato1@msn.com

Charles Cato
Comstock Entertainment, LLC
8285 30th Avenue North
St. Petersburg, FL 33710-2256

Laura Bamond, Esq.
3510 1st Avenue North #125
St. Petersburg, FL 33713

RE: Case No.: 16-53000003
Address: 8170 27th Avenue North
Parcel ID No.: 12-31-15-97704-000-0020
Request: Request for Rehearing

Dear Mr. Cato and Attorney Bamond:

The Development Review Commission will consider whether or not to grant a rehearing of the above-referenced case on Wednesday, January 4, 2017. The request for rehearing together with the attachments submitted by Attorney Bamond on December 19, 2016, will serve as the documents to be provided to the Development Review Commission for their decision.

Please be advised that according to criteria for a rehearing in Section 16.70.010.5 of City Code, the Commission shall not rehear an application unless new evidence is discovered by the Applicant after the hearing which would likely change the result if a new hearing is granted and which could not have been discovered before the hearing by due diligence.

During the consideration of the request for a rehearing, ten (10) minutes will be allowed for both staff and appellant, and blue cards will be accepted if there is anyone in the public who wishes to speak. There will not be cross-examination or rebuttal/closing arguments.

The process is only to evaluate the new evidence. It is not to re-hear what was heard last month.
Should you have any questions, please contact our office.

Sincerely,

Elizabeth Abernethy, AICP
Zoning Official

EA:pj

ec: Michael Dema
Comstock Entertainment, LLC, Appellant,
c/o Charles Cato, Managing member

Plaintiff,
Case: 16-53000003
8170 27th Ave N.

Development Review Commission
City of St. Petersburg, FL
Defendant

______________________________

PLAINTIFF'S MOTION FOR REHEARING

1. City staff has represented that after the adoption of the 1945 zoning ordinance the
   property owner could never legally make the downstairs of the two story cement building into a
dwelling unit with a kitchen and that the permit process did not become detailed until 1945.

2. New evidence is offered. The 1945 zoning ordinance became effective February
   21, 1945. (Exhibit A – adoption page of ordinance). From 1924 to 1957, the subject property was
   made up of 3 lots, two wit: 10, 11 and 12 plus a sliver of lot 9 Jungle Terrace Section B. The
   house was built in the 1920s as seen by the City aerial map.

3. Under the 1933 zoning ordinance, even if the 3 plus lots were treated as a single lot
   prior to the 1957 replat, it was legal to build a principal dwelling plus an
   plus an accessory
   building to house servants and or tenants. This is the same in all 3 residential zones, A, B, and
   C. A garage could be built in an additional accessory building or as part of an accessory
   building. There is no prohibition of converting garages. There is no definition of a garage
   apartment, nor a definition of a dwelling unit as containing a kitchen or otherwise. (Exhibit B,
   portion of 1933 ordinance)

4. On 4/17/40 the owner pulled a permit to build a story cement block garage. On
   5/7/1940 a permit was pulled to add a bath. The card contains no evidence as to what was built
   on the second floor. Legally, it could have been housing for servants or tenants. The 1933
   zoning ordinance does not define dwelling unit. The City has conceded its past permitting
   practices were not detailed prior to 1945.

5. On 1/9/1945 the owner pulled a permit for servant quarters addition to existing 2 car
   garage one room and bath. The permit was pulled under the 1933 zoning ordinance before the
   effective date of the 1945 ordinance. It was legal to have an accessory building for servants or
   tenants. There was no prohibition against conversion of a garage. A room was added and a bath.
   There was already a room or rooms upstairs. There is substantial competent evidence to prove
   two units were legally built in the cement building. (See Exhibit A above- adoption page of 1945
   zoning ordinance).

6. Upon the City’s acceptance of the Wilkerson Replat in 1957, it accepted the structures
   and uses existing on the property. The City has no record of the minutes surrounding City’s
   councils’ acceptance of the replat.

7. In 1972 a permit was pulled on the subject property using R-2 zoning, which zoning
   (1965 zoning ordinance) allows guest houses defined as: “A dwelling in which not more than
(1965 zoning ordinance) allows guest houses defined as: "A dwelling in which not more than two sleeping rooms are for rent, to accommodate a total of four guests or tenants, in which rental of rooms is incidental to the principal use of the property as a private dwelling. In 1965 a gas range was added. (Exhibit C portions of 1965 zoning ordinance).

8. The property card ordinance requires a determination of past legal uses. The City has lost the evidence of past legal uses to the detriment of the property owner. The loss of the ordinances violates substantive and procedural due process as it fails to give notice of the applicable law and it constitutes a lack of substantial competent evidence to support the City’s position.

9. The loss of the zoning maps is in violation of:
   a.) Article I Section 24, Florida Constitution, establishes a constitutional “Right of access to any public record made or received in connection with the Official business of any public body,...” Fla. Stat. 166.
   b. Section 166.041 Fla. Stat.(1)(5) the adoption by ordinances by municipalities is a regulation of a permanent nature, enforceable as local law and must recorded in a City book for that purpose.
   c. Section 119.031 Fla. Stat. custodians of archival or permanent records must keep those records safe and easily accessible for public use:
   d. Fla. Stat. 257 No public record may be disposed of without complying with the records management requirements and procedures provided by the Department of State.Division of Library and Information Services. Bureau of Archives and Records Management. Guidelines and procedures are outlined in Chapter 257 (F.S.), Chapter 1B-24(F.A.C.).

10. The City has adopted a policy of not making any entries on the property card as of 1988 and thereafter. On this property card the last entry is 1982. Exhibit D is a City list of 13 permits not on the property card. The permit entries contain no zoning determinations. Neither the public nor the DRC can discover the zoning history of the Subject property based on the property card.

9. On the subject property in 2001 a prior owners obtained a permit and built a two car garage. Presumably the City knew what structures and uses were on the property when they issued the permits. Exhibit E printout on 2001 permit.

10. In 2006 the City permitted a 2000 square foot addition to the principal residence. Presumably the City knew what structures and uses were on the property when they issued the permit. Exhibit F printout.

11. A site plan is attached as Exhibit G. Photos of the existing structures on the Subject Property will be provided by 5:00 p.m.

12. The City’s policy of limiting property card interpretation to 1988 denies the public and the DRC notice of past legal uses of the property. If the City has treated the cement building as a two family house historically, the property owner has no way to obtain this information.

13. The city has adopted a policy of relying on the permitting history rather than the past zoning to determine past legal uses. Using the permitting standard to determine legal use, the City granted Appellant an after the fact permit to makes repairs to a two unit guest house, which work was inspected and approved by the City. (Exhibit H after the fact building department history) (Exhibit I code enforcement printout). Note the Zoning Official can streamline reinstatement of the two grandfathered units. Exhibit J is the City’s response to zoning records requests.
WHEREFORE, Charlie's Cato, a Limited Liability Company, Plaintiff requests that the
DRC grant rehearing.

CERTIFICATE OF SERVICE

I certify that a copy of this document was faxed to the City Attorney’s Office on
December 19, 2016 at fax number 892-5262 and emailed on December 19, 2016 to Pamela
Jones, Clerk of the DRC at Pamela.Jones@stpete.org ; and emailed to Elizabeth Abernathy,
Zoning Official at: Elizabeth.Abernathy@stpete.org.

[Signature]

LAURA BAMOND, ATTORNEY
FBN: 0242411
3510 First Avenue North, Ste. 128
St. Petersburg, Florida 33713
Telephone: (727) 328-2405
Fax: (727) 328-2479
E-Mail: bamond128@gmail.com
Exhibit A portion of 1933 ordinance

Exhibit B adoption page of 1943 zoning ordinance

Exhibit C portions of 1965 zoning ordinance

Exhibit D a list of 13 permits not on the property card

Exhibit E photos of structures on property

Exhibit F permits not on property card
that a violation of any ordinance or clause thereof shall not be a separate and distinct offense.

ARTICLE XVI

DEFENSE

SECTION 1. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

ARTICLE XVII

CONTESTED ORDINANCES REFERRED

SECTION 1. That Ordinance No. 978-A and all other ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed, provided, however, that nothing herein contained shall be construed to affect or repeal Ordinance No. 981-A of the City of St. Petersburg.

Passed on its first reading the 8th day of December, A.D. 1944.

Passed on its second reading as amended the 6th day of February, A.D. 1945.

As amended.

Passed on its third and final reading the 6th day of February, A.D. 1945.

APPROVED:

Chairman of the City Council

[Signature]

[Signature] Clerk of the City Council

Title Published: Times 1-5 12-7-44
Published in Full: Times 1-5 2-26-45
Sec. 3. General Provisions

(a) Uses.

1. Except as otherwise provided in this Ordinance, no building or
   premises shall hereafter be used and no building or part thereof shall be
   extended, raised, moved, reconstructed, extended, enlarged or structurally altered
   except in conformity with the regulations specified in this Ordinance for the
   district in which it is located.

2. No lot shall contain any building used as a residence unless
   such lot abuts for at least 20 feet on at least one street or unless it has an
   exclusive unobstructed easement of access or right of way at least 20 feet wide
   to such street, and there shall be not more than one house for each such front-
   ing or easement.

3. Except as otherwise provided in this Ordinance no building in the
   rear of a principal building on the same lot shall be erected to be used for
   residence purposes except only for domestic employees of the owner or of
   tenants of the principal building, unless such rear building shall conform to
   the open space requirements of this Ordinance for a principal building and
   shall have for each such building an exclusive unobstructed easement of access
   at least 20 feet wide unoccupied to a street in addition to any other open space
   requirements of this Ordinance, except that for a period of not more than eight
   months in any calendar year any principal building and any accessory building
   may be occupied by tenants of the owner of the lot on which such buildings are
   erected. Such buildings shall not be within 25 feet of any principal building
   on the lot, plus 5 feet more for each story over three in the principal building.

4. Residence in an accessory building is prohibited except as otherwise
   provided in this Ordinance.

5. Accessory buildings may be erected on the lot prior to the
   principal building, but in such case they shall be so placed as not to prevent
   the eventual conforming location of the principal building.

(b) Lot Area Per Family.

The lot area per family regulations specified in this Ordinance shall
not apply to boarding and lodging houses, or hotels where no cooking is done
in an individual room, suite or apartment.

(e) Height and Area.
<table>
<thead>
<tr>
<th>Category</th>
<th>Restrictions</th>
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<tbody>
<tr>
<td>Extractions of Sand, Rock, Fill or Topsoil</td>
<td>*R-A</td>
</tr>
<tr>
<td>Filling Stations (See Restrictions)</td>
<td>C-LD, C-ST, ***C-H, ***L-H, ***M-H</td>
</tr>
<tr>
<td>Financial Institutions (See Restrictions)</td>
<td>R-5, *R-5</td>
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<tr>
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<td>/C-R, C-C (1), C-P, C-LD, C-ST, CBD, C-R, C-M</td>
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<tr>
<td>Florist Shops</td>
<td>R-C, R-C (1), C-P, C-LD, C-ST, CBD, C-R, C-M</td>
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<tr>
<td>Funeral Homes (See Mortuaries)</td>
<td>***C-H, L-H, H-H</td>
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<tr>
<td>Freight Handling, Transfer &amp; Storage</td>
<td>R-3, R-4, R-5, R-C, R-C (1)</td>
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<tr>
<td>Garages Apartments, As Accessory Use</td>
<td>R-C, R-C (1), (also other retail zones)</td>
</tr>
<tr>
<td>Golf Courses, Private</td>
<td>*R-2, R-3, R-C, R-C (1), C-P, C-LD, CBD, C-R</td>
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<tr>
<td>Governmental &amp; Community Buildings and Related Uses</td>
<td></td>
</tr>
<tr>
<td>Governmental Buildings &amp; Related Uses Other Than Elementary &amp; High Schools with Academic Curriculums</td>
<td>C-ST, C-H, ***L-H, ***M-H</td>
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<tr>
<td>Guest Houses</td>
<td>R-2, R-3, R-4, R-5, R-C, R-C (1), C-ST</td>
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<td>*R-C, *R-C (1)</td>
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<tr>
<td>Heliports</td>
<td>R-2, R-3, R-4, R-5, R-C, R-C (1)</td>
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<td>Hospitals (See Restrictions)</td>
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<td>Hotels</td>
<td>L-H, H-M</td>
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<td>Inflammable Liquids, Storage of</td>
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<td>(See Also Fire Code)</td>
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<tr>
<td>Junk, Salvage, Automotive Wrecking Yards</td>
<td>H-M</td>
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<tr>
<td>Kennels (5 or more animals)</td>
<td>*R-A</td>
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<td>Kindergartens</td>
<td>*R-S</td>
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<td>/C-R, C-C (1), C-P, C-LD, C-ST, C-M, C-R</td>
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<td>Laboratories &amp; Establishments for Production &amp; Repair of Dentures, Eye Glasses &amp; Similar Products</td>
<td>CBD, C-R</td>
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<tr>
<td>Laundry(ies)</td>
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</tbody>
</table>

This guide is for suggested uses only and should be re-checked with the Zoning Division, City of St. Petersburg, in all instances.
City of St. Petersburg, Florida
ZONING ORDINANCE

Dwelling, Guest House. A dwelling in which not more than two sleeping rooms are for rent, to accommodate a total of four guests or tenants, in which rental of rooms is incidental to the principal use of the property as a private dwelling.

Dwelling, Rooming House. A building where lodging only is provided in three or more rooms, for compensation, to from 5 to 20 guests or tenants, except overnight guests. (Ord. 179-D, 11-16-61)

Fall-out Shelter. A fall-out shelter (as described in the Office of Civil Defense Mobilization publications entitled: "The Family Fall-out Shelter" and "Fall-out Shelter Surveys: Guide for Architects and Engineers") is an accessory structure, constructed either above or below ground level, that shall be considered non-habitable except during temporary periods of national emergency. However, when such a shelter is incorporated in a dwelling, as part of a habitable room, applicable housing and building codes shall be met (Ord. 179-D, 11-16-61).

Filling Station. Buildings and premises where gasoline, oil, grasses, and batteries, tires and automobile accessories are supplied as the principal retail operation, and also where the following accessory service may be rendered and none other:

1) Sale and servicing of spark plugs, batteries, and distributors;
2) Tire repair and servicing, but no re-capping;
3) Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, windshield wipers, and replacement of grease retainers and wheel bearings;
4) Radiator cleaning and flushing; (Ord. 179-D, 11-16-61)
5) Washing and polishing;
6) Greasing and lubrication;
7) Exchanging fuel oil pumps and installing fuel lines;
8) Minor servicing and replacing of carburetors;
9) Emergency wiring repairs;
10) Adjusting and repair of brakes;
11) Minor adjustment of engines, not involving removal of the head and/or crank case, or racing the motor;
12) Sale of cold drinks and packaged foods, as accessory only to principal operations.

Garages, Service and Repair. Buildings and premises designed or used for purposes indicated under "Filling Station" and/or major repairs; body work and painting shall be conducted within fully-enclosed buildings and provided further that self-propelled vehicles not in safe operating condition shall be stored in fully-enclosed buildings.

Home Occupation. An occupation conducted in a dwelling unit, provided:

1) No person shall be employed other than members of the immediate family residing on the premises;
2) The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to its use for residential purposes and not more than 25% of the floor area of the dwelling unit shall be used in the conduct of the home occupation; and no outside display, storage, or use of land is permitted;
3) There shall be no change in the outside appearance of the building or premises as a result of such occupation, with the exception of signs as provided in (d);
4) No sign shall be permitted in connection with such occupation except one non-illuminated sign, not exceeding one square foot in

-10-

ARTICLE I
Section 64.06
Definitions
## Permit Search Results

<table>
<thead>
<tr>
<th>Application Number</th>
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<th>Parcel</th>
<th>Contractor/Other Name</th>
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<th>Application Status</th>
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<td>12-31-15-97704-000-0020</td>
<td>CONSTRUCTION COMPLIANCE INC.</td>
<td>ADDITIONS OF RESIDENTIAL GARAGES AND CARPORTS</td>
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Parcel ID: 12/31/15/97704/000/00
Application Date: 01/04/01
Application #: 01 - 1000138

Valuation: $12,000
Tenant Name:
Tenant Unit Number:
Zoning Description:

Address: 8170 27TH AVE N
Owner: MURRAY, MARTIN B

Application Type: ADDITIONS OF RESIDENTIAL GARAGES AND CARPORTS

Square Footage: 000000576
Application Status: EXPIRED
General Contractor: CONSTRUCTION COMPLIANCE, INC.
Structure Detail

Parcel ID: 12/31/15/97704/000/00
Application Date: 01/04/01
Application #: 01 - 1000138

Address: 8170 27TH AVE N
Owner: MURRAY, MARTIN B
III *
Application Type: ADDITIONS OF RESIDENTIAL GARAGES AND CARPORTS

Valuation: $12,000
Square Footage: 000000576
Tenant Name:
Application Status: EXPIRED
Tenant Unit Number:
General Contractor: CONSTRUCTION COMPLIANCE, INC.
Zoning Description:

Str#/ Seq#: 001 / 000
Structure Description:

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<td>OCCUPANCY TYPE</td>
<td>GARAGE DETACHED</td>
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<td>ROOF TYPE</td>
<td>ASPHALT SHINGLE</td>
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<table>
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<th>NOTE</th>
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<td>PLAT PAGE</td>
<td>S-16</td>
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<td>NUMBER OF UNITS</td>
<td>1.00</td>
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Showing 1 to 17 of 17 entries

« View Status Detail
PERMIT APPLICATION

All information must be filled-in completely

Date of Application: 2-11-2006 Processed By: 02-07-06

PROJECT/JOB SITE: 8110 21st Ave. N.

PROPERTY OWNER
Name: NOLIS M. MURRAY
Address: 8110 21st Ave. N.
City, State, Zip: ST PETERSBURG, FL 33710
Phone: 345.7111

CONTRACTOR:
Name: OWNER (NOLIS MURRAY)
Company: N/A
Contractor's License #: N/A
Phone: 345.7111

ARCHITECT/ENGINEER:
Name: PAUL BEGA
Firm Name: N/A.
Address: 2925 4th St. E.
State License #: PE-P 19402 Phone: 360.2369

SCOPE OF WORK

NOTICE TO APPLICANT: If actual work exceeds scope of this application, additional permits or drawings will be required.

Scope: AREAS □ Building □ Electric □ Plumbing □ Mechanical □ Gas □ Fire □ Other □ BOOF

Value: $ 52,960.00 $ 8500.00 $ 6500.00 $ 5200.00 $ — $ — $ 4500.00

Total Estimated Construction Value: $ 77,600.00 (89,100.00) Number of Stories: 2

New/Added Heated Square Footage: 1538 Un-Heated Square Footage: Total Square Footage: 1538

Descriptive Scope of Work: NEW 2 STORY FRAME FAMILY ROOM, NEW MASTER BATH, NEW UTILITIES AREA - NEW A/C - NEW ROOF

AFFIDAVIT: Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of this permit is verification that I will notify the property owner of Florida Lien Law req., F.S. 713.

The issuance of this permit does not ensure compliance with deed restrictions and I understand that additional deed restrictions may apply to this property.

APPLICATION IS VOID UNLESS SIGNED WITH PROPER IDENTIFICATION AND WITNESSED BY A PERMIT TECHNICIAN OR NOTARY PUBLIC.

PROPERTY OWNERS: By signing this application: I certify that I have read and understand the owner/builder disclosure statement.

Applicant Name: MARTIN MURRAY
Applicant Signature: 12/10/06

Permit Technician Signature: LORIE C. WHITNEY
Notary Public - State of Florida
My Commission Expires Apr 26, 2009
Commission # DO 422783
Bonded by National Notary Assn.
### Subcontractor Worksheet

**Job Information**

Effective Date 9/1/04  
Incomplete information cards will not be processed

**Subcontractor Type:** MARTIN MURRAY (OWNER) WILL PROVIDE SUBS.

**Permit Number:**  
**Job Address:** 8170 21st Ave N.  
**Job Cost:** $  
**Telephone #:** 345-7111   **Cell #:**  
**Subcontractor Name:**  
**Company:**  
**State License #:**  
**PCCLB License #:**

### INDICATE YOUR SCOPE OF WORK

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<thead>
<tr>
<th>Electrical</th>
<th>Plumbing</th>
<th>Gas</th>
<th>Mechanical</th>
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<tr>
<td>New service</td>
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<td>Natural</td>
<td>New install</td>
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<td>Service upgrade</td>
<td># changed water closets</td>
<td>Propane</td>
<td>Replacement</td>
</tr>
<tr>
<td>Amperage to</td>
<td># of bathtubs</td>
<td>New</td>
<td>Relocate</td>
</tr>
<tr>
<td># of meters</td>
<td># of showers</td>
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<td>Package or split</td>
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<td># of lavatories</td>
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<td>Size of unit</td>
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**WATER HEAT UNIT**  
**Other**

Additional work description not indicated above: 2 STORY DORM ADDITION  
1ST FLOOR GAME ROOM  
2ND STORY BATH ROOM  
JACUZZI, SNOWMAKER, WATER HEAT, WASHER, DRYER

**Printed Name:** MARTIN MURRAY  
**Signature** (License Holder or Authorized Signer)  
**Date:** 2/9/06

Mail or fax this form to: City of St. Petersburg Construction Services & Permitting Division  
PO. Box 2742, St. Petersburg, Florida 33731-2842  
Fax# (727)892-5447

Tech initials  
**Date Received**

**THIS FORM MUST BE FILLED OUT & SIGNED BY SUBCONTRACTOR**
Location: 3457 - Coquina Key Dr SR 71334 - R575 - 5/6/80 - $35,000
Owner Norbert F. Peck (permit taken-out by Colleen R. Oden via authorization) - erect 2 story ONLY
6 family residence build on pilings with 6 rooms and 4 baths, 1,680 sq ft (No garage or carport) (Lot size 75'x110' - lot area 8,250 sq ft) (V-7/8' flood zone = 105' minimum first floor elevation) (3/4" water meter receipt #055214R bought on 4/28/80) (Type 3) by owner V-7/8' = 105'

permission to encroach into front yard setback on new res. Reg'd front yard setback 25'0", request 22'0", ENC. 37'0".
Certified 6/3/83-Elevation LLC-84-
C. Fred Bana & Asso., Surveyor C. O. TO FLORIDA POWER - 6/3/83

Scaled Drawing 1/17 Floor Plan 2 Survey

We, M. PE, ENTIRE HOUSE

Arch on ENG # CODE COMPLIANCE 224 2024

06-02000-369
I shall assume full responsibility as the Owner/Builder - Contractor, and will personally supervise all work on the permitted project located at 8170 21st Ave N. St. Pete pursuant to state and local requirements.

I hereby acknowledge that I have read and understood the above affidavit and disclosure statement on this **B** day of **FEB** 2006.

_x_Martin B. Murray_

Owner/Builder signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Notary Certification:

The foregoing instrument was acknowledged before me this **8th** day of **FEB** 2006, by **Martin Murray**, who is personally known to me or who has produced **FL Drivers License** as identification and did (did not) take an oath.

_x_Robert L. Whitney_

Notary Signature
1. Renovation, Addition, New System or Manufactured Home
2. Single family detached or Multifamily attached
3. If Multifamily—No. of units covered by this submission
4. Conditioned floor area (sq. ft.)
5. Predominant overhang (ft.)
6. Glass area and type:
   a. Clear glass
   b. Tint, film or solar screen
7. Percentage of glass to floor area
8. Floor type and insulation:
   a. Slab-on-grade (R-value)
   b. Wood, raised (R-value)
   c. Wood, common (R-value)
   d. Concrete, raised (R-value)
   e. Concrete, common (R-value)
9. Wall type and insulation:
   a. Exterior:
      1. Masonry (Insulation R-value)
      2. Wood frame (Insulation R-value)
   b. Adjacent:
      1. Masonry (Insulation R-value)
      2. Wood frame (Insulation R-value)
   c. Marquis Walls of Multiple Units* (Yes/No)
10. Ceiling type and insulation:
    a. Under attic (Insulation R-value)
    b. Single assembly (Insulation R-value)
11. Cooling system* (Types: central, room unit, package terminal A/C, gas, existing, none)
12. Heating system* (Types: heat pump, elec. strip, natural gas, L.P. gas, gas h.p., room or P/TAC, existing, none)
13. Air Distribution System*:
    a. Backflow damper or single package systems* (Yes/No)
    b. Ducts on marquis walls adequately sealed* (Yes/No)
14. Hot water system:
    (Types: elec., natural gas, other, existing, none)

* Preinstalled components include all installed components.
 Flagship Title

PROPERTY ADDRESS: 8170 27TH AVENUE N  ST PETERSBURG, Florida 33710

SURVEY NUMBER: FL1205.2275

FIELD WORK DATE: 5/29/2012  REVISION DATES: 6/30/2013

FL 1205.2275
BOUNDARY SURVEY
PINELLAS COUNTY

C-1
R=300.000’PM
L=186.810’(N), 186.719’(W)
A=16,502.28’(E), 16,533.50’(W)
CT=115’70”53”’22” 138.34’(W)
N70°13’34”E 183.71’(W)

C-2
R=300.000’PM
L=60.108’(W), 60.157’(W)
A=2,522.44’(E), 1,210’(W)
CT=1007’44”14”’26” 00.00’(E)
N80°05’04”’E 00.03’(W)

I hereby certify that the Survey of Survey of the herein described property was made under my supervision, and to the best of my knowledge and belief, is a true and accurate representation of a portion of property to the minimum technical standards set forth by the Florida Board of Professional Land Surveyors as described at Florida Statute 572 of the Florida Administrative Code.

Wesley D. Mass
State of Florida Professional Surveyor and Mapper
License No. 5705

Use of this Survey for Purposes other than Intended, Without Written Authorization, will be at the Sole Risk and Without Liability on the Surveyor. Purchaser assumes risk for any Use Other Than Intended.

FLOOD INFORMATION:
By performing a search with the local governing municipality or www. seaside.gov, the property appears to be located in zone X, This Property was found in the CITY OF ST. PETERSBURG, community number 123436, dated 9/23/2013

CLIENT NUMBER: 8170-040212.5  DATE: 5/24/2012

BUYER: COMSTOCK ENTERTAINMENT LLC

SELLER: BAY AREA TRUST, LLC

CERTIFIED TO: COMSTOCK ENTERTAINMENT LLC; FLAGSHIP TITLE OF TAMPA, LLP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.
**Parcel Miscellaneous Information Inquiry**

**Location/DeSubdivision:** 2755 JUNGLE TERRACE CMC ASSN

**Parcel Identification Nbr:** 12311597704000002000

**Old account number:** 84252590

**Location address:** 8170 27TH AVE N

**Primary related party:** COMSTOCK ENTERTAINMENT LLC

<table>
<thead>
<tr>
<th>No.</th>
<th>Tax</th>
<th>Entity</th>
<th>Status</th>
<th>Date</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>2 STORY HOME DETACHED APARTMENT (STREET HOUSE) ELDG, ELECT MCH AND PERMITS</td>
<td>REQUIRED BY 8/20/12******TWO TIMES</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>August 13, 2012 7:21:31 AM</td>
<td>COMPLIANCE</td>
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**Parcel Miscellaneous Information Inquiry**

<table>
<thead>
<tr>
<th>Location ID/Division:</th>
<th>2755  JUNGLE TERRACE CMC ASSN</th>
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<tr>
<td>Parcel Identification Nbr:</td>
<td>1231/1507704/0000020</td>
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<tr>
<td>D19 account number:</td>
<td>64252580</td>
</tr>
<tr>
<td>Location address:</td>
<td>8170 27TH AVEN</td>
</tr>
<tr>
<td>Primary related party:</td>
<td>COMSTOCK ENTERTAINMENT LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code</th>
<th>App</th>
<th>Date</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOP</td>
<td>LN</td>
<td>1/10/13</td>
<td>5</td>
</tr>
</tbody>
</table>

- Spoke to building inspector; the stop work order was issued due to work occurring in the two story main structure that included removal of plaster back to studs and lathing in more than 50% of the home, electrical wiring exposed and not properly covered, some plumbing appeared to be removed or relocated. work may here occurred in guest house, new exterior
Parcel Miscellaneous Information Inquiry

<table>
<thead>
<tr>
<th>Location ID/Subdivision:</th>
<th>2755 JUNGLE TERRACE CMC ASSN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Identification Nbr:</td>
<td>12/31/15/01704/00000240</td>
</tr>
<tr>
<td>Old account number:</td>
<td>6425290</td>
</tr>
<tr>
<td>Location address:</td>
<td>8170 27TH AVE N</td>
</tr>
<tr>
<td>Primary related party:</td>
<td>COMSTOCK ENTERTAINMENT LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OK</th>
<th>Exit</th>
<th>Cancel</th>
<th>Address</th>
<th>Notes</th>
<th>Special Notes</th>
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<tbody>
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</tbody>
</table>

*Stairs and deck installed at quiet house: This may be a level three alteration per section 8 of the FBC-Existing 2010. All of these items require permits and will require a design professional to provide an analysis of the existing structural condition of the main structure and detailed architectural plans for the renovation of the house.*
Parcel Miscellaneous Information Inquiry

Location ID/subdivision: 2755 JUNGLE TERRACE CMC ASSN
Parcel Identification Nbr: 12/31/1567704/00000020
Old account number: 0425295
Location address: 8170 27th Ave N
Primary related party: COMSTOCK ENTERTAINMENT LLC

<table>
<thead>
<tr>
<th>Code</th>
<th>Avg</th>
<th>Date</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

- Install a new stair. A licensed general contractor shall perform the installation of the stairs.
- Building, electrical, plumbing and HVAC permits. A licensed residential building or general contractor properly registered with the Florida Contractors Board.
- Building or general contractor properly registered with the Florida Contractors Board.

Special Notes:
- Subcontractor completed 6/9/12.
- Full payment due 6/19/12.
- SIQ issued by Tom J. Kriebel.
Parcel Miscellaneous Information Inquiry

Location ID/Subdivision: JUNGLE TERRACE CIVIC ASSN
Parcel Identification Nbr: 123/15970400000020
Old account number: 3432550
Location address: 8170 27TH AVE N
Primary related party: COMSTOCK ENTERTAINMENT LLC

<table>
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<tr>
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<th>App</th>
<th>Date</th>
<th>Rate</th>
<th>Payee</th>
</tr>
</thead>
<tbody>
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<td></td>
</tr>
<tr>
<td></td>
<td>exit</td>
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</tr>
<tr>
<td></td>
<td>cancel</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Social notes:

1. RIGHT HOME DETACHED APARTMENT (GUEST)
2. HOME LAKE (GUEST)
3. ELECTRICAL AND PLUMBING PERMITS REQUIRED BY 6/30/12.
   TWO TIMES
   Snohomis
PREPARED 3/11/16, 12:30:25
LAND ACTIVITY HISTORY REPORT
DETAIL
PROGRAM BP106L
CITY OF ST. PETERSBURG

PERSONAL IDENTIFICATION NBR 12/11/15/97704/000/0020/
OLD ACCOUNT NUMBER 6425289

ADDRESS/SUBDIVISION/LEGAL/PLAT/BOOK/PAGE/ZONING/ ZONING VARIANCE/FIRE ZONE
LOCATION ID NBR
8170 27TH AVE W
WILKERSON'S REPLAT
JUNGLE TERRACE CIVIC ASSN
*ERROR* *ERROR*
LOT 2
2755

GENERAL UTILITY LOC COMMENT: call cust to inform that insp will be 8/08/13 APPL PERMIT C.O.

APPLICATION APPLICATION DATE/STATUS DATE/PROPERTY OWNER/ APPLICATION TYPE STATUS DATE/PROPERTY OWNER/CONTRACTOR
13 04001211 4/25/13 6/12/13 COMSTOCK ENTERTAINMENT LLC
RESIDENTIAL ADDITIONS AND ALTERATIONS APPROVED FOR PERMIT SUNCOAST CONST CO TPA BAY LLC

* STRUCTURE: 000 000 STATUS: APPROVED STATUS DATE: 6/12/13 C.O. DATE:
CODES: CONSTRUCTION TYPE ROOF TYPE OCCUPANCY TYPE FLOOD ZONE
VB VB WOOD FRAME OHR PROTECT AS ASPHALT SHINGLE RES1 SINGLE FAMILY RESIDENCE 59 X ZONE (1' ABOVE CROWN)

OTHER STRUCTURE INFORMATION:
VARIANCE CASE #: na
SETBACK - FRONT na
SETBACK - LEFT na
SETBACK - RIGHT na
SETBACK - REAR na
SETBACK OTHER/ACCESSORY na
SETBACK DISTRICT na
NUMBER OF STORES na
ZONING DISTRICT na

THRESHOLD BUILDING: na
OTHER SETBACK na

AC FRONT SETBACK na
AC LEFT SETBACK na
AC RIGHT SETBACK na
AC REAR SETBACK na
RELAX SETBACK FRONT na
RELAX SETBACK LEFT na
RELAX SETBACK RIGHT na
RELAX SETBACK REAR na
ENTERPRISE ZONE PROPERTY na

INSPECTION ZONE: ZONE 609

PRIVATE FLOW INSPECTIONS:

** PERMIT: BIES-00 BUILDING/RESIDENTIAL STATUS: TO BE ISSUED ISSUE DATE: FEE ASSESSED: 52.50 FEE PAID: 52.50

*** INSPECTION: 0196 0001 FINAL BUILDING STATUS: INSPECTION COMPLETED REQUEST DATE: 6/13/13 17:00 BY: RED
** PERMIT: ELEC 00 ELECTRICAL RESIDENTIAL**

** STATUS:** TO BE ISSUED  
** ISSUE DATE:** 6/12/13  
** ISSUE NBR:**  
** FEE ASSESSED:** 45.00  
** FEE PAID:** 45.00  
** PERMIT VALUE:** 1000  

** INSPECTION:** 0296 0001 FINAL ELECTRICAL  
** STATUS:** INSPECTION COMPLETED  
** REQUEST DATE:** 6/13/13 17:00 BY: RED  
** DATE:** 6/13/13  
** INSPECTOR:** AFFIDAVIT LETTER  
** RESULTS:** APPROVED  
** DATE:** 6/13/13  

REQ COMMENTS: June 13, 2013 1:13:40 PM redun. affidavit letter received from Peter Goldhammer, AIA, # AR-0006567, attesting all construction is installed per FBC-Residential. Kitchen plumbing is only partially roughed-in and will require additional permits at the time of kitchen construction. There were no kitchen cabinets, counter-tops or appliances installed at the time of Building Official visit. The Certificate of Occupancy is REVOKED for the main structure of this parcel due to incomplete construction. (SECTION R306.2, R306.4) 

THIS STRUCTURE IS NOT HABITABLE UNTIL A PERMIT IS OBTAINED AND PROPERLY CLOSED OUT INCLUDING THE REQUIRED KITCHEN. A NEW CERTIFICATE OF OCCUPANCY WILL BE REQUIRED PRIOR TO LEGAL OCCUPANCY.

** PERMIT: PLGR 00 PLUMBING RESIDENTIAL**

** STATUS:** TO BE ISSUED  
** ISSUE DATE:** 6/12/13  
** ISSUE NBR:**  
** FEE ASSESSED:** 85.00  
** FEE PAID:** 85.00  
** PERMIT VALUE:** 1500  

** INSPECTION:** 0285 0001 FINAL - PLUMBING  
** STATUS:** INSPECTION COMPLETED  
** REQUEST DATE:** 6/13/13 17:00 BY: RED  
** DATE:** 6/13/13  
** INSPECTOR:** AFFIDAVIT LETTER  
** RESULTS:** APPROVED  
** DATE:** 6/13/13  

REQ COMMENTS: June 13, 2013 1:06:28 PM redun. affidavit letter received from Peter Goldhammer, AIA, # AR-0006567, attesting all plumbing is installed per FBC-Residential. Kitchen plumbing is only partially roughed-in and will require additional permits at the time.
June 12, 2013 30:37:29 AM bphillar.

WNP: 2X. (C.O. IS REVOKED UNTIL KITCHEN
PETER GOLDHAMMER, ARCHITECT.
RESIDENCE. DRYWALL REMOVED AND REPLACED,
AND TILE AT TUB, ENCLOSE LAUNDRY AREA.
EXTERIOR DOORS AT BEDROOM 1,
SWITCHES, WIRING, LIGHTING IN KITCHEN.
ADD SMOKE DETECTORS. UPDATE ELECTRICAL
PLUMBING: RELOCATE PIPES AND DRAINS &
CEMENT BOARD AT UPSTAIRS TUB. CHANGE OUT
June 12, 2013 8:39:46 AM dgstack.

RESTORED). ALL INSPECTIONS CERTIFIED BY
INTERIOR REMODEL OF 2 STORY TYPE V-B
KITCHEN REMOVED, REPLACE CEMENT BOARD
PAINT, FLOORING, TILE ETC. REPLACE
ELECTRICAL: REMOVE AND REPLACE OUTLETS,
REPAIR WIRING WHERE DRYWALL REMOVED.
REPAIR WIRING WHERE DRYWALL REMOVED.
ADD SMOKER DETECTORS. UPDATE ELECTRICAL
GLASS PANEL. ALTER 3 CIRCUITS.

WNP: 2X.

SWITCHES, WIRING, LIGHTING IN KITCHEN.
ADD SMOKE DETECTORS. UPDATE ELECTRICAL
Printed screens. Stop work order,


PRINTED.

WNP: 2X.

PLUMBING, RELOCATE PIPES AND DRAINS &
CEMENT BOARD AT UPSTAIRS TUB. CHANGE OUT
PLUMBING FIXTURES.

WNP: 2X.

AND CAP OFF PLUMBING IN KITCHEN. REPLACE
PLUMBING FIXTURES.
PERMIT APPLICATION
All information must be filled-in completely

Date of application: WWP: 4/4/13

PROJECT SITE:
Project or Tenant: Remodel Misc
Address: 8170 27TH AVE N 33710
Unit #: 
PIN: 12-31-15-97704-00-0020

PROPERTY OWNER:
Name: COMSTOCK ENTERTAINMENT LLC
Address: 8285 30TH AVE N
City, State, Zip: ST PETERSBURG FL 33710-2256

CONTRACTOR:
Company: Sun Coast Construction Company of Tampa Bay, Inc
Name: Milton Massanet
Contractor's License #: GC1516349
Phone: 727-623-7876

ARCHITECT / ENGINEER:
Company: Property Owner
Name: Charles Cato of COMSTOCK ENTERTAINMENT LLC
Phone: 

AFFIDAVIT: Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of the permit is verification that I will notify the property owner of Florida Lien Law, F.S. 713.133.

NOTICE: FBC 2010 105.3. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. Additional plan review approval may be required by other City departments such as Zoning, Historic Preservation, and Water Resources. This property may be located in a deed restricted community.

ASBESTOS Notification: FBC 2010 105.9 (received customer asbestos notification). The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OWNER/CONTRACTOR DISCLOSURE STATEMENT: Owner must appear in person and sign Disclosure Statement in addition to this permit application. Link to Disclosure Statement Document

All work shall comply with the applicable Florida Building Code

Milton Massanet
Applicant Print Name
Date: 6/12/13

Applicant Signature
Date: 6/12/13

Applicant is personally known to me or produced as identification.
(Type of identification)

Applicant Initial MM

1 of 3
PERMIT APPLICATION

Is this application for a change of use or occupancy? ☐ Yes ☑ No

Occupancy Group: (check one) per FBC Ch. 3 – Section 302 Classification: Link: http://www2.flccsafe.org/states/florida_codes/
☐ Assembly ☐ Business ☐ Educational ☐ Factory & Industrial
☐ High Hazard ☐ Institutional ☐ Mercantile ☐ Residential
☐ Storage ☐ Day Care ☐ Utility and Miscellaneous

Type of Construction (per FBC Ch. 6): □ I ☐ II ☐ III ☐ IV ☐ V

Protected / Unprotected: ☐ A or ☑ B (check one)

Fire Sprinkler: ☐ Y ☐ N (check one) Fire Alarm: ☐ Y or ☑ N (check one)

General Scope of Work description:

Prepare area for future kitchen; relocate drain and water line to the center of the room for future island sink; Rewire the future kitchen area and update panel.
Drywall the future kitchen area, upstairs hallway and re-texture the kitchen, hallway, bedroom. retile restrooms, new restroom fixtures, lights fixtures, paint and floor tiles.

Please complete the following information for the sub-trades:

**Electrical $1000**
- New service ______ amps
- Service upgrade ______ kV amps
- # of meters ______
- # of panels ______
- Relocate service ______
- # of altered circuits ______
- # of new circuits ______
- Temporary sawpole ______ amps
- Fire Alarm ______
- Security ______
- Smoke detector ______
- Carbon monoxide detector ______
- Data/Comm ______
- Solar / PV ______
- Other ______

**Mechanical $0**
- New Install ______ tons
- Replacement ______ tons
- Package unit ______ tons
- # of condensers ______
- # of air handlers ______
- Vertical ______
- Horizontal ______
- Furnace ______
- # of returns ______
- # of supplies ______
- Heat strip size ______ KW
- Generator ______
- Kitchen hood ______
- Exhaust fans ______
- Roof top ______
- SEERs ______
- HOV ______
- Other ______

**Building $2000**
- Exterior cladding ______
- Roof ______
- Driveway ______
- Window replacement ______
- Demo entire structure ______ S.F.
- New Construction ______ S.F.
- Remodel ______ S.F.
- Mobile Home Removal ______
- Mobile Home Installation ______
- Signs ______
- Residential Enclo. ______ S.F.
- Other ______

**Fire $**
- Fire Alarm ______
- Fire Sprinkler ______ type
- Fire Suppression ______
- Fire Separation ______ hrs
- Other ______

**Plumbing $1500**
- # added water closets ______
- # changed water closets ______
- # of bath tubs ______
- # of showers ______
- # of lavatories ______
- # of water heaters ______
- Sewer line ft ______
- Water line ft ______
- Tank less water heater ______
- Solar ______
- Other CAP OFF PLUMB W

**Supplies, drain, lines, repl. tub cement, etc.**

Total Estimated Construction Value: $4500

Applicant
Initial ______ 2 of 3
C.O. Required: Yes  No
Occupancy Group: RES
Occupancy Use: SFR
Construction Type: V-B
Design Occupant Load
Fire Sprinkler: Yes  No
Special Conditions: Yes  No
Square Foot Added
Roof Type: KS
Flood Zone: X
Required Elevation:
# of Units: 1
# of Stories: 2
Threshold Building: Yes  No
Sewer Connection: New:
Sewer Connection Credits:
Sewer Connection Due:
TIF District #:
County TIF (96%) Due:
City TIF (4%) Due:
GATISAF:
Certificate of Concurrency:

Zoning: NS-1  Approved Use:

Setbacks per approved plan:
Front: 
Left: 
Right: 
Rear: 
Sign Type: 

CPC/COA/DRC: #

Zoning Conditions of Approval:

Zoning Reviewer: 

(print)
10/01/12
LEGAL ACTION WARNING LETTER
ISSUED
Date: 10/01/12
Private

Respond to:
OWNER
Mail tracking #: COMSTOCK ENTERTAINMENT LLC 8285 30TH AVE N SAINT PETERSBURG, FL 33710
Telephone:

10/15/12
REINSPECTION
COMPLETED
10/15/12
Private
THADDEUS MITCHELL #8713171

Telephone:
Fax: EMAIL:

10/25/12
REINSPECTION
COMPLETED
10/25/12
Private
THADDEUS MITCHELL #8713171

Telephone:
Fax: EMAIL:

11/05/12
CSD NOTICE OF HEARING
ISSUED
Date: 12/19/12
Private

Respond to:
OWNER
Mail tracking #: COMSTOCK ENTERTAINMENT LLC 8285 30TH AVE N SAINT PETERSBURG, FL 33710
Telephone:
Fax: EMAIL:

11/09/12
CSD EVIDENTIARY FACT SHEET
ISSUED
Date: 12/19/12
Private

Respond to:
OWNER
Mail tracking #: COMSTOCK ENTERTAINMENT LLC 8285 30TH AVE N SAINT PETERSBURG, FL 33710
Telephone:
Fax: EMAIL:
PREPARED 1/06/16, 9:08:53
PROGRAM CB0601
City of St. Petersburg, Florida

CASE HISTORY REPORT
CASE NUMBER 13-00016007

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS STATUS DATE

Parcel Identification #/r

Inspector

Tenant Name

Tenant #/r

PERMITS:
PUBLIC 12/30/12 CASE CLOSED 6/19/13
8179 27TH AVE N MANDIS NICHOLS 992-8160
SAINT PETERSBURG FL 33710-2804

HISTORY:

SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR

11/06/12 CEB MINUTES FORM ISSUED 11/05/12 Private
Respond to:

Send to:

Name/Address:

Date: 12/19/12

Telephones:

MAIL RETURNED COMPLETED 12/12/12 Private
12/13/12

[31] CODE ENFORCEMENT BOARD NOTICE OF HEARING Addressed:
12/13/12

TO: COWICHAN ENTERTAINMENT LLC DATE MAILED CERTIFIED:
12/12/12

11/8/12 (DUE) AGENDA ITEM #16 REASON FOR
RETURN: UNCLAIMED.
12/13/12

POSTING COMPLETED 12/10/12 Private
12/13/12

NARRATIVE: Posted Bo at property on the glass on the front door. Tried
12/13/12

speaking with people/worker's on site but they went into the
12/13/12

back structure when they saw me. December 12, 2013 9:28:31
12/13/12

AN mihisk.
12/13/12

TELEPHONE CONVERSATION COMPLETED 12/12/12 Private
12/13/12

NARRATIVE: Received call and spoke to Attorney Kate Odow/(913-327-2229.
12/12/12

She explained that she was just retained by Mr. Kado (sp?).
12/12/12

and would like to have the hearing continued. I also
12/12/12

explained to her that the building inspector, Max Jemper
12/12/12

stated on the work order that all trades are required: bldg,
12/12/12

electrical, mechanical and plumbing. Will request
12/12/12

conclusion and return call. December 13, 2013 9:30:13 AM
12/12/12

mihisk.
12/13/12

MICROFILM INFORMATION COMPLETED 12/12/12 Private
12/13/12

NARRATIVE: Mike acquired approval from Gary and Dave for the
12/13/12

12/13/12

TELEPHONE CONVERSATION COMPLETED 12/13/12 Private
12/13/12

NARRATIVE: Left message for Kate that hearing would be continued until
12/13/12

January. Paperwork will be sent out. December 13, 2012
12/13/12

9:38:23 AM mihisk.
12/13/12
PREPARED 1/06/16, 9:08:32

CASE HISTORY REPORT

PAGE 4

PROGRAM CGSO

City of St. Petersburg, Florida

CASE TYPE Disposition	DATE ESTABLISHED	STATUS	STATUS DATE

Parcel Identification Nr	Inspector	Tenant Name	Tenant NR

to:

PERMIT:
Public	8/23/13	CASE CLOSED	6/10/13

1211/16/977104/000/0000/
J776 37TH AVE N
MARGIE NICHOLS 372-3168
SAIN'T PETERSBURG FL 337128004

HISTORY	SCHEDULED ACTION	STATUS	RESULT/LOGGED DISPOSITION	INSPECTOR	TIME

12/15/12 REINSPECTION	COMPLETED 12/10/12 Private MARGIE NICHOLS 372-3168

RESULT TEXT: Work seems to be in progress. All workers remained in the rear and would not come out to speak with me. December 13, 2012 9:30:39 AM minicbol.

12/12/12 CERTIFICATE OF HEARING	ISSUED 12/13/12 Private

Respond to:
132
Send to:
OWNER

Mail Notice of:

Name/Address:
COMPSTOCK ENTERTAINMENT LLC
8285 39TH AVE N
SAINT PETERSBURG, FL 33710

Telephone:
Fax:
Email:

12/12/12 CERTIFICATE OF APPEAL	ISSUED 12/13/12 Private

Respond to:
132
Send to:
OWNER

Mail Notice of:

Name/Address:
COMPSTOCK ENTERTAINMENT LLC
8285 39TH AVE N
SAINT PETERSBURG, FL 33710

Telephone:
Fax:
Email:

12/12/12 CERTIFICATE OF MINUTES	ISSUED 12/13/12 Private

Respond to:
132
Send to:
OWNER

Mail Notice of:

Name/Address:
COMPSTOCK ENTERTAINMENT LLC
8285 39TH AVE N
SAINT PETERSBURG, FL 33710

Telephone:
Fax:
Email:

1/10/13 POSTHUM	COMPLETED 1/10/13 Private MARGIE NICHOLS 372-3168


1/10/13 REINSPECTION	COMPLETED 1/10/13 Private	MARGIE NICHOLS 372-3168

RESULT TEXT: Violation remains. Work currently in progress, radio on
1/10/13 REINSPECTION 1/10/13 Private NARIE NICHOLS 892-8166
Public upstairs. upstairs window open and the other window removed. 1/11/13
Utility trailer on the ground below full of debris. No 1/11/13

1/11/13 RECORD CHECK 1/13/13 Private NARIE NICHOLS 892-8166
NARRATIVE: No active pursuit on file. No change in ownership; COMSTOCK 1/11/13
ENTERTAINMENT LLC 8200 23RD AV N 1/11/13
minichol.

1/16/13 TELEPHONE CONVERSATION 1/16/13 Private NARIE NICHOLS 892-8166
NARRATIVE: January 17, 2013 9:39:43 AM arvold. 1/17/13
Mike Voli Supervisor had a message on phone from attorney 1/17/13
Kay Slatta 813-227-2219. She had questions that wanted to 1/17/13
ask before the code enforcement board hearing. (NEW) 1/17/13

1/17/13 TELEPHONE CONVERSATION 1/17/13 Private NARIE NICHOLS 892-8166
NARRATIVE: January 17, 2013 9:39:43 AM arvold. 1/17/13
Mike Voli Supervisor left a message on the voice mail of 1/17/13
attorney 813-227-2219. (NEW) 1/17/13

1/17/13 MAIL RETURNED 1/17/13 Private NARIE NICHOLS 892-8166
NARRATIVE: January 18, 2013 13:34:49 AM b/jolly. 1/18/13
Code Enforcement Board Notice of hearing addressed to: 1/18/13
COMSTOCK ENTERTAINMENT LLC 1/18/13
DATE MAILED: 12/14/2012 1/18/13
JANUARY 2012 132 1/18/13
REASON FOR RETURN: NO SUCH NUMBER. 1/18/13

1/18/13 TELEPHONE CONVERSATION 1/18/13 Private NARIE NICHOLS 892-8166
NARRATIVE: Called and spoke to Cathleen (813-227-2219) and informed her 1/18/13
of the issues in the case from Rick Dunn regarding the stop 1/18/13
work order from his building inspector. I read her the notes 1/18/13
and she was surprised to hear of such in depth detail when 1/18/13
she has requested public records and it has all been very 1/18/13
basic general detail. I suggested her calling Rick Dunn. 1/18/13
January 18, 2013 3:07:17 PM minichol. 1/18/13

1/23/13 CODES ENFORCEMENT MEETING 1/23/13 Private NARIE NICHOLS 892-8166
NARRATIVE: Compliance date 04/23/2013. FINE $100.00/DM 1/24/13
ORDER/REP PRESENT. BOARD GAVE 90 DAYS. 1/24/13

1/29/13 CEB ORDER MAILED 1/29/13 Private
February 19, 2016

City Clerk’s Office
175- 5th Street North
St. Petersburg, FL 33701

Fax: 892-5102 and US Mail

Re: Subject Real Property currently known as Lot 2, Wilkerson’s Replat, Plat Block 42, Page 4. formerly known as 10, 11, 12, Block 12, Jungle Terrace

Dear City Clerk:

Thank you for the documents provided on February 12, 2016. The response to the record request is not complete.

The City did not provide the zoning history for the property as requested. The City has produced a copy of the zoning ordinance for the City in 1933 and a copy of the zoning ordinance for the City as of February 1945 and some miscellaneous amendments passed in 1954 and 1958. So it is unknown in what zoning district the subject property was zoned in the past, particularly when permits shown on the property card were pulled, eg. the number of units that were allowed. No documents were provided about the City’s approval of the Wilkerson Replat, approved by the City in August of 1957 which created lot 2 Wilkerson Replat, from the former lots 10, 11, and 12, Block 12, Jungle Terrace Section B. A copy of the property card and Wilkerson’s Replat are attached.

Therefore, the request is made again, more specifically:

1. Provide the written zoning history or analysis of the zoning history of the Subject Property eg the “zoning timeline” prepared by the Zoning Official or any City employee or agent. If the City claims an exemption from the public records law on which it relies to withhold the information, please advise.

2. Provide documents which show the City’s use of the address of 8126 27th Avenue North, as seen on the property card. 1965 Map shows “8126” address, see photo

3. Provide documents which show when the Subject Property, was annexed, added or otherwise came to be within the boundaries of the City of St. Petersburg. Ord 82-A-10-16-20

4. Provide the earliest City map which shows the inclusion of the Subject Property into the City of

1965 Map Ord 29-C from Zoning Office,

See photos
St. Petersburg.

5. Produce documentation showing the earliest city of St. Petersburg as annexed to a zoning district on the Subject Property. For example, if the Subject Property came to be within the boundaries of the City in 1933, the City has provided the 1923 zoning ordinance for the entire City, Ord. 773-A, and is requested to provide a copy of the "District Map" referenced in Article III Section 2 of that ordinance which shows the boundaries of the [zoning] district(s) and other documentation, if any, that shows the particular zoning district and district regulations for the Subject Property in 1933. E.g., how many units per lot were allowed in 1933.

No maps found in zoning office

6. Provide documentation showing in which particular zoning district the Subject Property lay, when as shown on the property card, on 4/17/1940 the owner pulled a permit to build a 2-car cement block garage, it is requested the City provide a copy of the District Map referred to in the applicable zoning ordinance, and other documents, if any, that show the particular zoning district and district regulations for the Subject Property on 4/17/1940.

Ord. 990-A 2/21/45 previously proposed

7. Provide documentation showing in which particular zoning district the Subject Property lay when, as shown by the property card, on 1/19/1945, the owner pulled a permit for "servant quarters addition to existing 2-car garage", such as a copy of the District map referred to in the applicable zoning ordinance. Note: the 1945 Ordinance provided, Ord. No. 990-A, is effective 2/21/45, after the 1/19/1945 permit was pulled.

No map found in zoning office

8. Provide documentation showing in which particular zoning district the Subject Property lay under the Ord. 990-A, effective 2/21/45, as a copy of the District Map referred to in the applicable zoning ordinance and any other documents showing the particular zoning district and district regulations for the Subject Property under Ord. 990-A.

No map found in zoning office

9. Produce copies of minutes, resolutions, supporting documentation concerning the City’s August 1957 approval of the Wilkerson Replat, Plat Book 42, Page 4, Official Records of Pinellas County, The City’s dated approval is on the face of the Replat. The City Clerk should maintain these documents.

No records found in zoning office

10. Produce documentation showing in which particular zoning District the Subject Property lay in August 1957 after the Wilkerson Replat. For example, if the zoning remained the same as Ord. 990-A, (2/1945) as amended by Ord. 63-D, provide a copy of the District Map referred to in Ord. 990-A. 1965 Map Ord. 29-C from zoning office.

11. Provide documentation of the zoning ordinance in effect and showing the particular zoning District for the Subject Property lay when on 8/13/1959, the owner Frank Wilkerson pulled a permit to replace the wood stairway with concrete to the garage apartment at 8170 27th Avenue North. Please produce a copy of the District map referred to in the appropriate ordinance.

No maps found in zoning office

12. Produce documentation of the zoning ordinance in effect and showing the particular zoning District in which the Subject Property lay, when, as per the property card, in July of 1965 permits were built for installation of gas range, piping and the like at 8170 27th Avenue North. Please produce a copy of the zoning ordinance in effect and a copy of the District Map showing in which zone the

No maps found in zoning office
property lay (a Designation of E follows the permit number, but it is unknown if this refers to a zoning designation)

13. Produce documentation of the zoning ordinance in effect and showing the particular zoning district in which the subject property lay, when as per the property card, in May and November of 1972 permits were pulled to install a meter and other items (the electrical permits have a D designation; after the permit number, but it is unknown if this refers to a zone).

   No map found in Zoning Office

14. Produce a copy of the zoning ordinance in effect and a copy of the particular zoning district in which the Subject Property lay when, on 3/29/1972, per the property card, the owner installed a chain link fence. (The property card indicates the zoning is R2).

   No map found in Zoning Office

15. Produce a copy of the zoning ordinance in effect and a copy of the particular zoning district in which the subject property lay when, per the property card on 6/30/1982 a permit was pulled to erect a cedar fence.

   1977 Map dated 8/20/77 from Zoning Office, see photos

16. Produce a copy of the resolutions adopting the current zoning for the subject property and a copy of the zoning district map for the area.

   Ord. 814/820/821
   9-10-07

Yours truly,

Laura Bamond

Cc: Elizabeth Abernathy, Zoning Official