



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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

According to Planning & 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, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, April 7, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 20-54000072 PLAT SHEET: E-16

REQUEST: Approval of a variance to the NS-1 zoning district required front yard building setback from 25-feet to 21-feet, 10-inches to allow for the construction of a new single-family residence.

OWNER: Margit Bachmeier Burnett
330 3rd Street South, Unit 104
Saint Petersburg, Florida 33701

AGENT: David R. Phillips
19321 US Highway 19 North, Suite 301
Clearwater, Florida 33764

ADDRESS: 1101 Monterey Boulevard Northeast

PARCEL ID NO. 08-31-17-83664-004-0050

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-1)

Structure	Required	Requested	Variance	Magnitude
New Single-Family Residence				
Front Yard; Building	25-feet	21-feet, 10-inches	3-feet, 2-inches	12.67%

BACKGROUND: The subject property consists of the southern portion of a platted lot (Part of Lot 5, Block 4, Snell Isle Shores Subdivision) and is located within the Snell Isle Property Owners Association boundaries. The property located at 1101 Monterey Boulevard Northeast previously consisted of all of Lot 5 until it was subdivided into two (2) lots by a Buildable Lot Letter issued on October 27, 2014 (see attached DRC Case No. 14-11000007). In 2016 a new single-family residence was built on the northern half of the subdivided property located at 1115 Monterey Blvd NE. The southern half of the subdivided property, located at 1101 Monterey Blvd NE, has remained vacant since it was subdivided. On October 2, 2019 an additional Buildable Lot Letter was issued (see attached DRC Case No. 19-40000082) confirming that the subject parcel, consisting of the southern portion of Lot 5, is buildable for a new single-family residence.

REQUEST: The applicant is seeking a variance to the required front yard building setback in order to construct a new single-family residence with a front yard setback of 21-feet, 10-inches. The NS-1 zoning district requires a front yard building setback of 25-feet. The applicant submitted a similar request in September of 2020 requesting variances to the front yard setbacks for a stoop, open porch and principal building, as well as a variance to the street side yard setback. The applicant withdrew that request and has revised the proposed new single-family residence to reduce the magnitude of the variance being requested. The previously submitted request included variances to building setbacks for the front yard and street side yard with a magnitude of 69% and 75%, respectively. The revised new single-family residence is no longer requesting variances to building setbacks within the front yard for a stoop and open porch; and, is not requesting any variances for the street side yard. The current variance being requested is for a new single-family residence with a front yard building setback of 21-feet, 10-inches where a 25-foot setback is required, resulting in a variance magnitude of 12.67%.

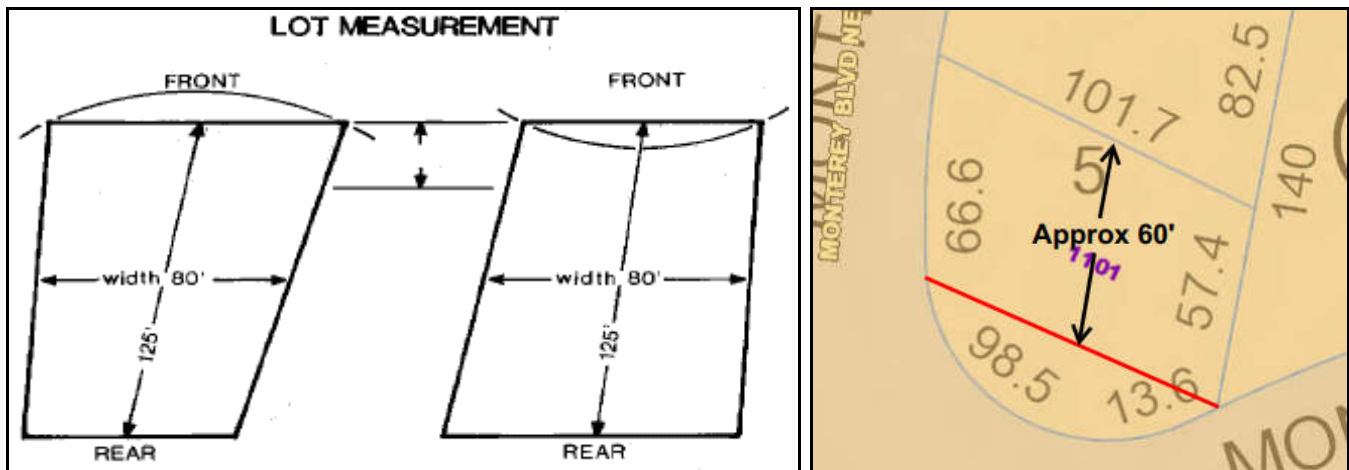
CONSISTENCY REVIEW COMMENTS: The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **consistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC’s decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
 - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The site consists of the southern portion of Lot 5 resulting from an approved Buildable Lot Letter (DRC Case No. 14-11000007) that subdivided the currently vacant property in 2014 from the northern portion of Lot 5. The applicant is proposing to construct a new single-family residence on the property.

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

The property meets the NS-1 district minimum required 75-foot lot width and 5,800 square feet of lot area and has been determined to be buildable per the Buildable Lot Letter (DRC Case No. 19-4000082) issued on October 2, 2019, see attached. However, the lot is substandard in terms of depth when measured as prescribed within Section 16.60.010.4. – Minimum lot width and depth, Subsection C which states that if a lot line is curved, the measurement shall be taken from the midpoint of a straight line connecting the points where the curved lot line intersects other lot lines. The illustration from the code is provided below next to an image of the subject property. Based on the provisions within Section 16.60.010.4 the subject property has a lot depth of approximately 60-feet. The minimum required lot depth for all lots is no less than 75-feet per Section 16.40.140.4.6. – Lots. As a result, the subject property is substandard in terms of the minimum lot depth required.



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

The property is not located within a designated preservation district.

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

The property does not contain any historical significance.

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

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

- f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The proposed single-family residence is mostly consistent with the established development pattern of the block. Except for the requested variance to the required front yard setback the new single-family residence will be required to meet all other code requirements for setbacks, building height, and development potential. The variance requested will only be applicable to the portion of the structure that has a building height up to 24-feet measured from the design flood elevation up to the beginning of roofline.

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

This criterion is not applicable.

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

Pinellas County Property Appraiser's Office records show that this property was purchased by the current owner in 2019. The subdivision of Lot 5 was approved in 2014. Therefore, the actions of the applicant did not result in the lot being substandard.

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

The site meets the NS-1 zoning district minimum lot size requirements in terms of both lot area and lot width. However, it is substandard in terms of lot depth. Enforcing the required front yard setback would result in an unnecessary hardship as the substandard 60-foot depth of the property reduces the buildable envelope compared to a property with the minimum 75-feet of lot depth required.

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 strict application of code requirements will still allow the development of the subject property with a new single-family residence. However, the substandard lot depth constrains the placement of buildings and accessory structures on the site.

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

The requested variance has been reduced from the applicant's previous submittal in terms of the variance magnitude of the front yard building setback requested from 69% to 13%. Also, the applicant is no longer requesting a variance to the street side yard. The subject property has a lot depth of 60-feet where 75-feet is required and the variance requested is to encroach into the required front yard setback by 3-feet, 2-inches. The requested variance to the front yard setback has been minimized to reduce the impact on adjacent properties as much as possible to make reasonable use of the land.

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

Generally, the granting of variances to required setbacks are not consistent with the purpose and intent of the code to provide sufficient setbacks from the public right-of-way for new construction which creates a consistent block face along the street. The variance requested will allow the new home to be constructed 3-feet, 2-inches closer to the street. The affect that this will have on the consistency of the block face along the street will be negligible.

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

The subject property is a corner lot located along the inside curve of Monterey Boulevard Northeast which circles around the property from the southeast corner to the northwest corner. If the variance to the front yard building setback is approved the new home could have a minor impact on the visibility of oncoming vehicular traffic in both directions on Monterey Blvd NE compared to a new single-family residence that complies with the required front yard building setback. The applicant submitted a letter and stopping sight distance evaluation from Raysor Transportation Consulting (see attached Applicant's Narrative) stating that the proposed single-family residence was found to not obstruct the required stopping sight distance. As a result, staff finds that approval of the requested variance would not be injurious to neighboring properties and the character of the neighborhood.

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

Staff finds the reasons set forth in the application do justify the granting of the requested variance as the unique shape and dimensions of the lot, specifically the substandard lot depth, creates a hardship in terms of making reasonable use of the land.

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.*

None were considered.

PUBLIC COMMENTS: The applicant provided a Neighborhood Worksheet, see attached, signed by the abutting property owners to the east and north of the subject property. The subject property is within the boundaries of the Snell Isle Property Owners Association. At time of publication of this report staff has not received any comments in opposition or in support of the requested variance.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services 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 Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through April 7, 2024. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: Project Location Map, Photographs, Application, Applicant's Narrative, Site Plan, Floor Plans, Elevation Drawings, Neighborhood Worksheet, Buildable Lot Letter issued October 27, 2014 (Case No. 14-11000007), Buildable Lot Letter issued October 2, 2019 (Case No. 19-40000082)

Report Prepared By:


Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning & Development Services Department

3/31/2021

Date

Report Approved By:

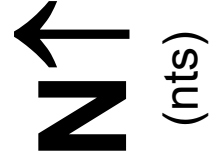

Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

3.31.2021

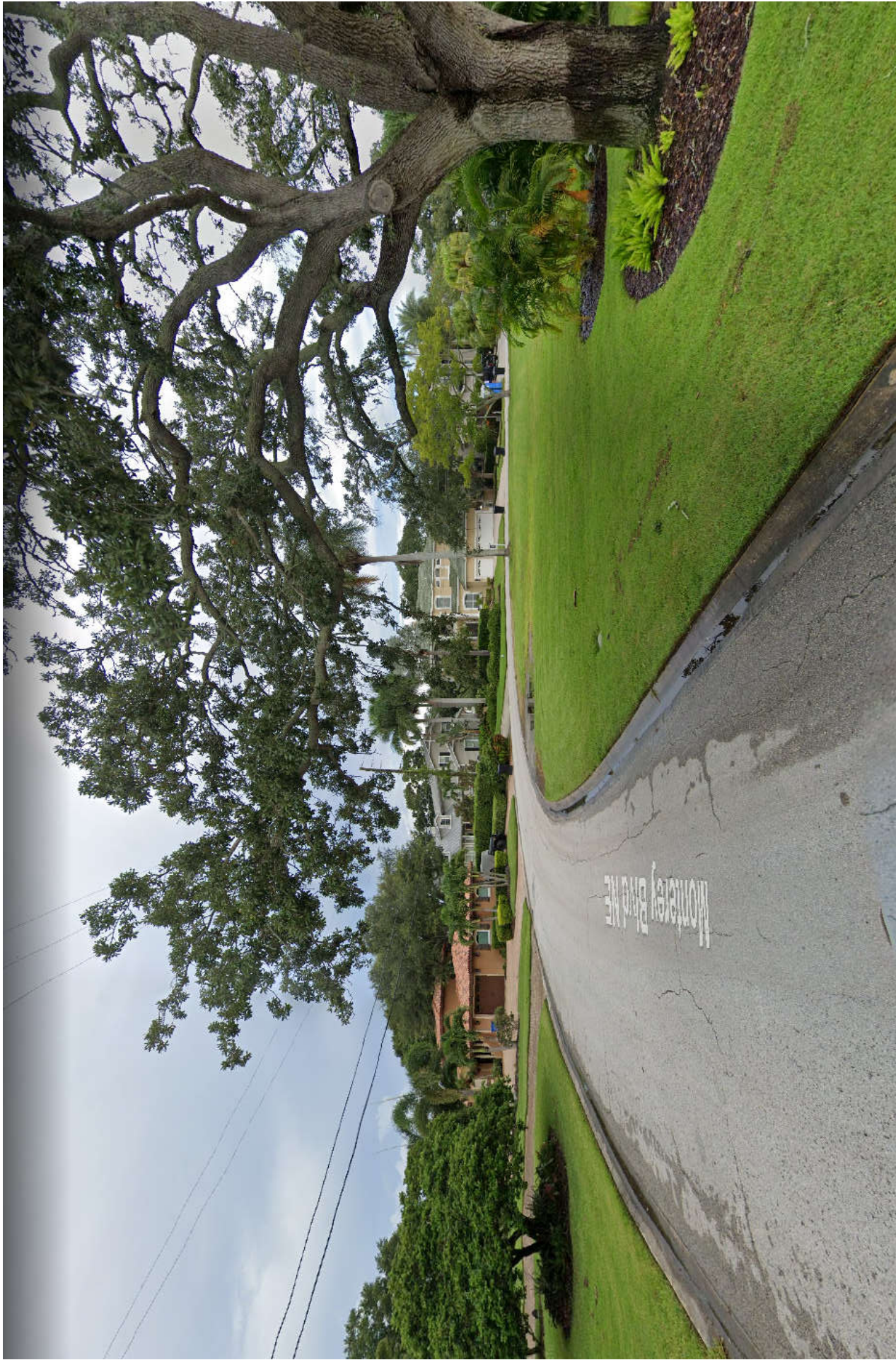
Date



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-54000072
Address: 1101 Monterey Boulevard
Northeast



View looking west on Monterey Blvd NE with subject property on right side



View looking north from Monterey Blvd NE



View looking east from Monterey Blvd NE









VARIANCE

Application No. 20-54000072

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Margit Bachmeier Burnett	
Street Address: 330 3rd Street South, Unit 104	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No:	Email Address: gonetothebeachallday@gmail.com
NAME of AGENT or REPRESENTATIVE: David R. Phillips	
Street Address: 19321 US Highway 19 North, Suite 301	
City, State, Zip: Clearwater, FL 33764	
Telephone No: 727-300-1399	Email Address: david@phlfirm.com
PROPERTY INFORMATION:	
Street Address or General Location: 1101 Monterey Boulevard NE, St. Petersburg, FL	
Parcel ID#(s): 08-31-17-83664-004-0050	
DESCRIPTION OF REQUEST: Front yard setback variance	
PRE-APPLICATION DATE: 04/21/2020	
PLANNER:	

FEE SCHEDULE

1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00

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

AUTHORIZATION

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

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

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

Signature of Owner / Agent*:

Date:

10/26/20

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

Typed Name of Signatory: Margit Bachmeier Burnett

APPLICATION NARRATIVE

Variance Application
Property Address: 1101 Monterey Boulevard NE
Parcel ID No.: 08-31-17-83664-004-0050

The Applicant seeks a variance to the front yard building setback to allow the construction of a three-story (two story plus loft) single-family home on the property located at 1101 Monterey Boulevard NE (the "Property") 21'10" from the property boundary line. The Property is an irregular shaped corner radiused lot that leaves the Applicant limited options in designing a new home to be constructed. Enclosed are (i) a copy of the proposed site plan depicting the proposed home to be constructed on the Property (the "Site Plan") and (ii) building elevations for the proposed home. The building envelope previously approved by the City and provided to the Applicant during initial discussions with Staff (the "Building Envelope") has been superimposed on the Site Plan as a point of reference. The outermost dashed line depicts the Property boundary and the innermost dashed represents the location of the Building Envelope.

The Building Envelope utilizes a radiused front yard setback from the Property's southeast corner following the Monterey Boulevard right-of-way in a westward direction to the location at which the front yard becomes the street side yard, which location is depicted on the Site Plan and identified with a large black dot. Accordingly, per the approved Building Envelope the front yard setback tapers on a gradual basis in a westward direction toward this point. The eastern side of the front yard requires a 25-foot front yard setback. Approximately halfway around the curved Property boundary line the front yard setback is established by the Building Envelope to be 23.8 feet.

The Applicant's proposed Site Plan only requires a single variance to the front yard setback related to the construction of second floor improvements within the required 25-foot front yard setback. Specifically, the corner of the master bedroom of the proposed home would encroach just over 3'2" into the required setback. This represents a variance of 12.7% from the front yard setback required by the Code. Additionally, the

The Applicant engaged Raysor Transportation Consulting, a professional engineering firm, to conduct a stopping sight distance evaluation to determine the effect of the proposed home on vehicular traffic approaching the Property along Monterey Boulevard NE. A copy of the engineer's Stopping Sight Distance Evaluation is enclosed. The engineer concluded that the proposed structure does not obstruct the stopping sight distance at the posted speed limit. Accordingly, the proposed house does not provide, in the engineer's opinion, any substantial view obstructions to vehicular traffic on Monterey Boulevard NE.

The Applicant does not seek to increase the buildable area of the home beyond that which is permitted by the Building Envelope provided to the Applicant during preliminary discussions regarding the proposed project. Rather, should the Applicant's variance request be granted, the home would contain would leave approximately 664 of square feet of the Building Envelope unused.

The Applicant has worked diligently with her architect and builder to consider all alternative layouts for the proposed home to be constructed on the Property. Unfortunately, as a direct result of the unique shape and dimensions of the lot, the Applicant is unable to proceed with a functional design for her

proposed home without the granting of the variance requested. The Applicant believes that the proposed design will not negatively impact the character of the neighborhood but rather the home that she has designed will greatly enhance the streetscape. The proposed home is similar in both appearance and size to structures recently constructed in the immediately surrounding area. Additionally, the variance requested is the minimum necessary in order to allow the Applicant reasonable use of the Property. The Applicant has made significant revisions to her plans for the home to be constructed on the Property to locate the improvements as far from the Monterey Boulevard NE right of way as possible without requiring additional variances for the proposed pool, which is planned to be constructed just outside the required 5-foot setback.

Failure to grant the requested variance would result in an exceptional hardship on the Applicant as well as the adjacent homeowners, as strict application of the setbacks and conformity with the Building Envelope for this Property would force the Applicant to push the proposed house further back on the lot than other similarly situated structures in the neighborhood thus significantly reduces spacing / privacy between the three (3) adjacent properties. Absent the requested variance to the front yard and side yard setbacks, the Applicant would be forced to request additional variances for her proposed pool, which would need to be situated extremely close to the adjacent parcels and would unnecessarily infringe on the privacy rights of the Applicant's neighbors.

October 5, 2020

Mr. Richard McGinniss
Modern Tampa Bay Homes
146 18th Avenue N.E.
St. Petersburg, Florida 33704

SUBJECT: 1101 MONTEREY BOULEVARD
Stopping Sight Distance Evaluation

Dear Mr. McGinniss,

This letter documents a STOPPING SIGHT DISTANCE evaluation performed in association with the construction of a house at 1101 Monterey Boulevard, in St. Petersburg, Florida. The subject house is planned for construction at a location on Monterey Boulevard which exhibits a horizontal curve, where this STOPPING SIGHT DISTANCE evaluation was performed to confirm that the subject house does not obstruct vehicular sight distance around the referenced horizontal curve.

The STOPPING SIGHT DISTANCE evaluation was performed using traffic design parameters pursuant to the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (7th edition, 2018); commonly referred to as the AASHTO 'Green Book'. The AASHTO 'Green Book' is an industry standard document consisting of a compilation of specifications which serves as a primary reference to provide traffic design guidance.

Sight distance is the length of the roadway ahead that is visible to a driver. The available sight distance on a roadway should be sufficiently long to enable a vehicle traveling at the operating speed to stop before reaching a stationary object in its path. Stopping sight distance is the sum of two distances: (1) the distance traversed by the vehicle from the instant the driver sights an object necessitating a stop to the instant the brakes are applied, and (2) the distance needed to stop the vehicle from the instant the brakes are applied.

As applicable to Monterey Boulevard, which has a posted speed limit of 25 mph, the required stopping sight distance is 155 feet (refer to **ATTACHMENT A**). Computer-aided design (CAD) was used to evaluate vehicular stopping sight distance around the referenced horizontal curve. As shown in **ATTACHMENT B**, the subject house was found to not obstruct the required stopping sight distance.

If you should have any questions or comments regarding the materials discussed herein, please feel free to contact me.

Sincerely,

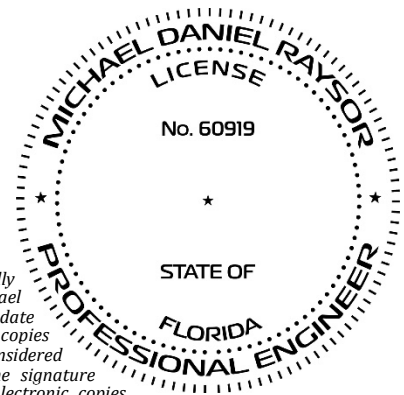
RAYSOR Transportation Consulting



Michael D. Raysor, P.E.
President

ATTACHMENTS

- A: Stopping Sight Distance Requirements
- B: Stopping Sight Distance Evaluation



This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ATTACHMENT "A"

Table 3-1. Stopping Sight Distance on Level Roadways

U.S. Customary					Metric				
Design Speed (mph)	Brake Reaction Distance (ft)	Braking Distance on Level (ft)	Stopping Sight Distance		Design Speed (km/h)	Brake Reaction Distance (m)	Braking Distance on Level (m)	Stopping Sight Distance	
			Calculated (ft)	Design (ft)				Calculated (m)	Design (m)
15	55.1	21.6	76.7	80	20	13.9	4.6	18.5	20
20	73.5	38.4	111.9	115	30	20.9	10.3	31.2	35
* 25	91.9	60.0	151.9	155	40	27.8	18.4	46.2	50
30	110.3	86.4	196.7	200	50	34.8	28.7	63.5	65
35	128.6	117.6	246.2	250	60	41.7	41.3	83.0	85
40	147.0	153.6	300.6	305	70	48.7	56.2	104.9	105
45	165.4	194.4	359.8	360	80	55.6	73.4	129.0	130
50	183.8	240.0	423.8	425	90	62.6	92.9	155.5	160
55	202.1	290.3	492.4	495	100	69.5	114.7	184.2	185
60	220.5	345.5	566.0	570	110	76.5	138.8	215.3	220
65	238.9	405.5	644.4	645	120	83.4	165.2	248.6	250
70	257.3	470.3	727.6	730	130	90.4	193.8	284.2	285
75	275.6	539.9	815.5	820	140	97.3	224.8	322.1	325
80	294.0	614.3	908.3	910					
85	313.5	693.5	1007.0	1010					

Note: Brake reaction distance predicated on a time of 2.5 s; deceleration rate of 11.2 ft/s² [3.4 m/s²] used to determine calculated sight distance.

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1101 MONTEREY BOULEVARD

Stopping Sight Distance Evaluation

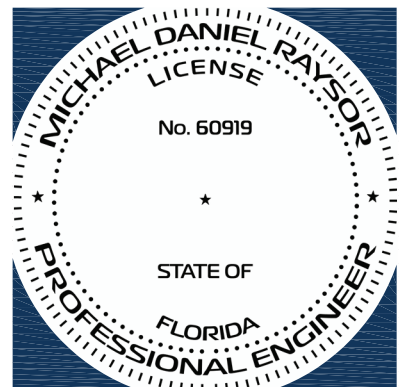


19046 BRUCE B. DOWNS BLVD, #308 | TAMPA | FLORIDA | 33647
(813) 625-1699 | (813) 413-7432 fx | ENB No. 27789
WWW.RAYSOR-TRANSPORTATION.COM

Monterey Boulevard Posted Speed Limit:
25 mph

Required Stopping Sight Distance:
155' (AASHTO Green Book, 2018)

CONCLUSION:
Structure Does Not Obstruct Required
Stopping Sight Distance at Posted Speed



This item has been digitally signed and sealed by Michael D. Raysor, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

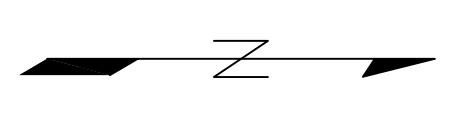
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REVISION	BY

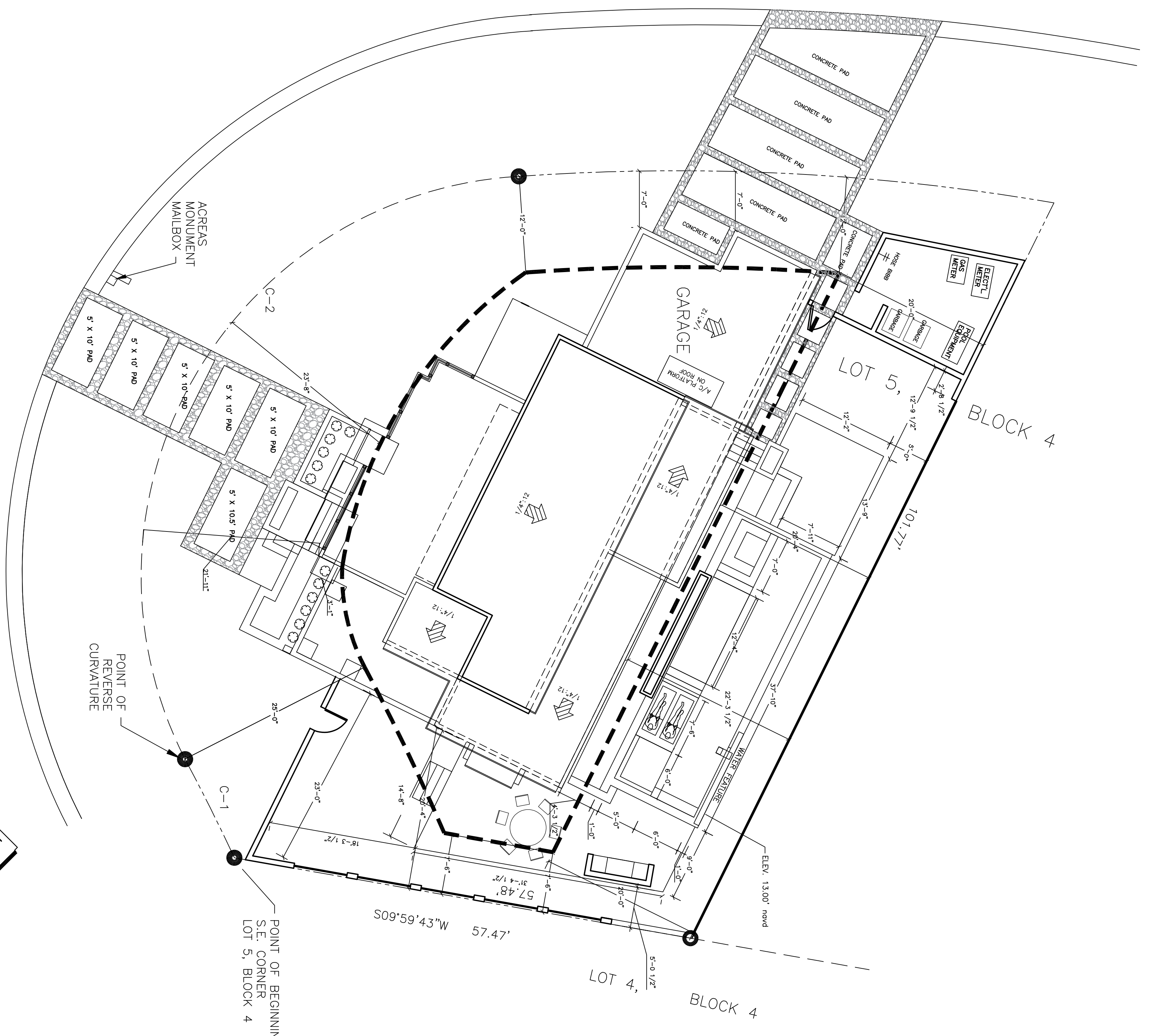
PROJECT NAME:
**MONTEREY
 (3-STORY
 RESIDENCE)**

PROJECT NO: **003-20**
 DATE: **02/11/2021**
 DRAWN BY: **LM**

SHEET TITLE
SITE PLAN



MONTEREY BLVD.

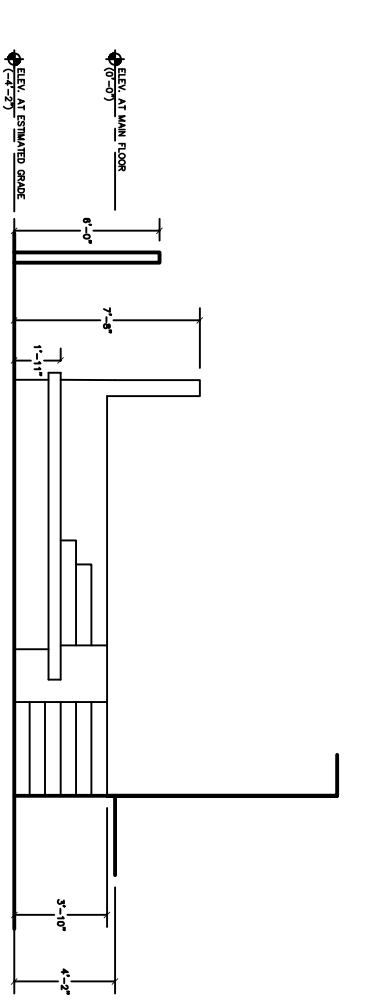
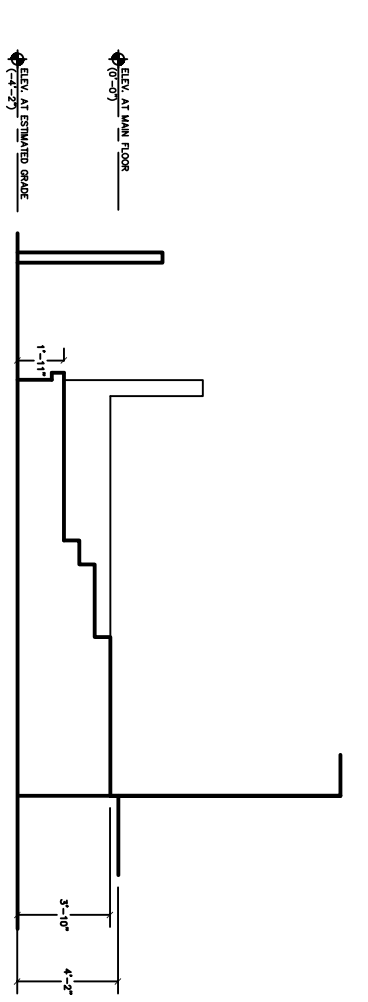
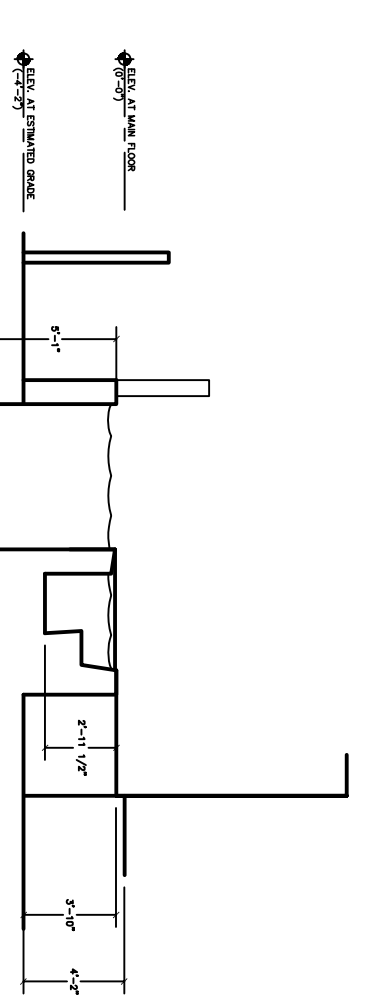
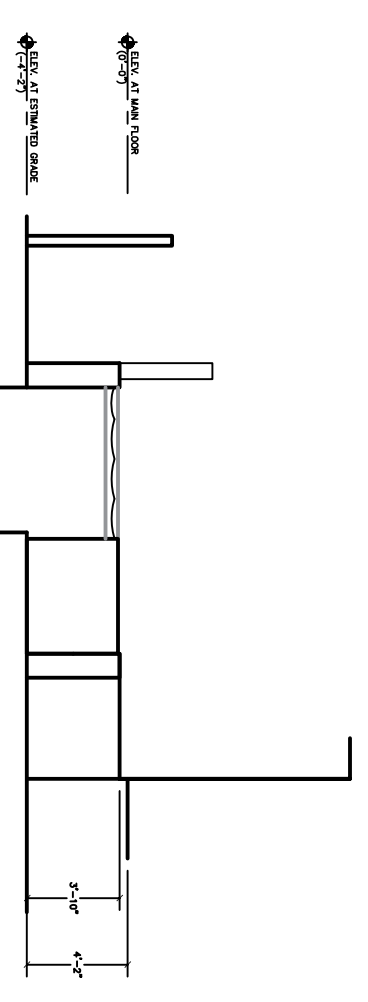
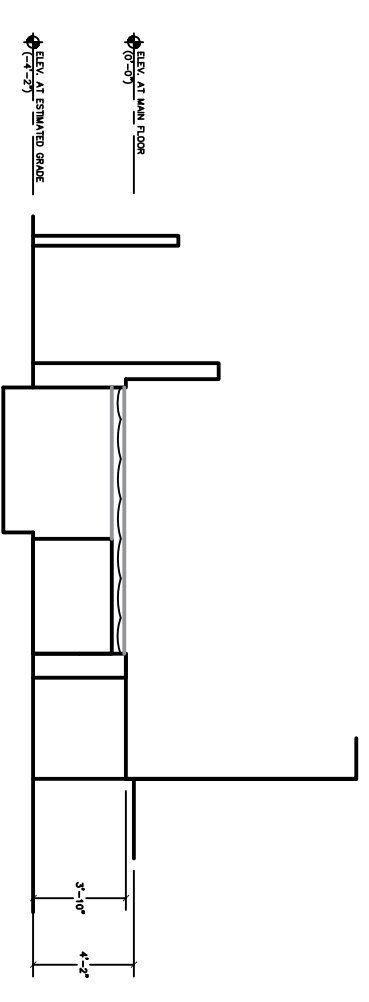
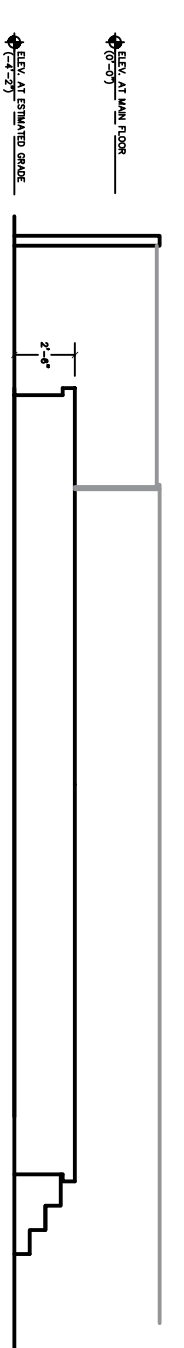


SITE PLAN - A (THIRD FLOOR)

SCALE 1/8" = 1'-0"

NOTE

DESIGN FLOOD ELEVATION AT 9'-0" NAVD.
 FLOOD/WATER RESISTANT MATERIALS SHALL BE
 USED BELOW D.F.E (FBC R322)
 ALL MECHANICAL, ELECTRICAL, AND PLUMBING
 COMPONENTS SHALL BE INSTALLED ABOVE THE
 DESIGN FLOOD ELEVATION OF 9'-0".



POOL CROSS SECTIONS -

SCALE 1/8" = 1'-0"

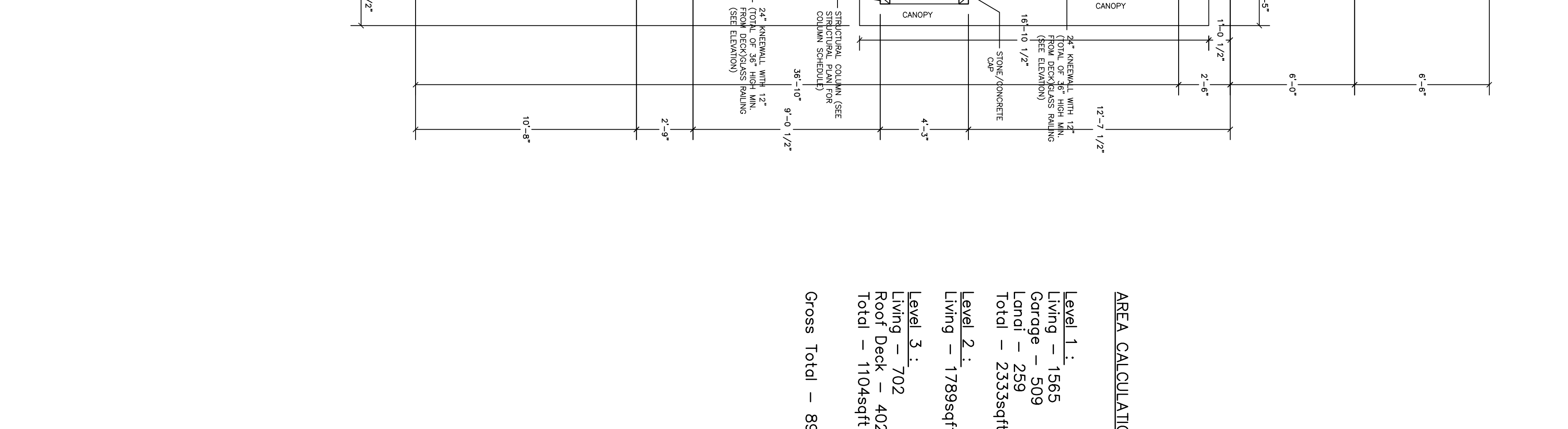
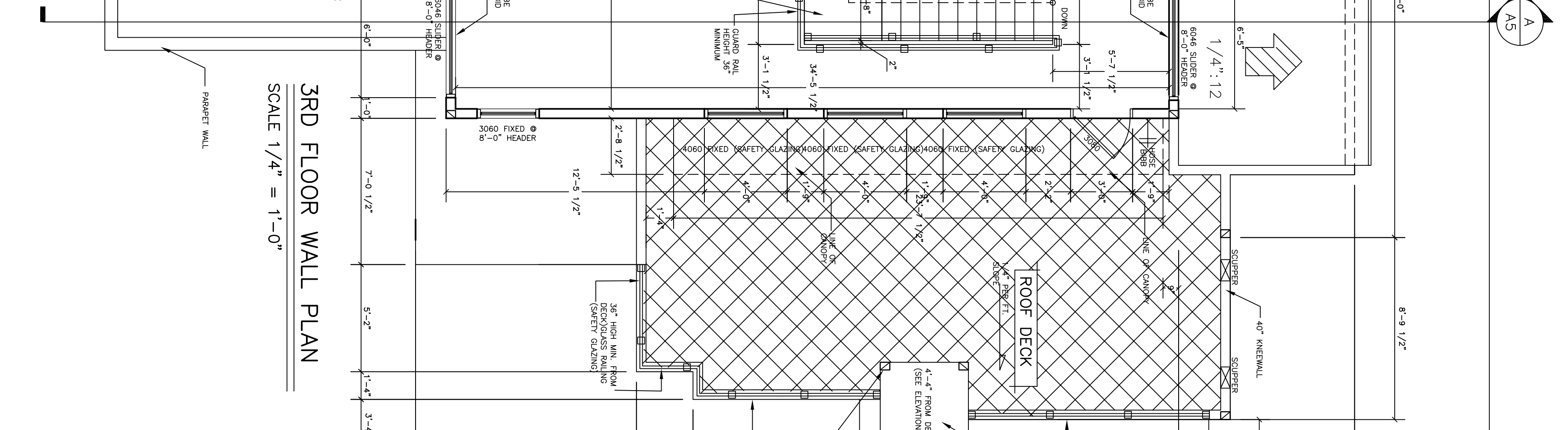
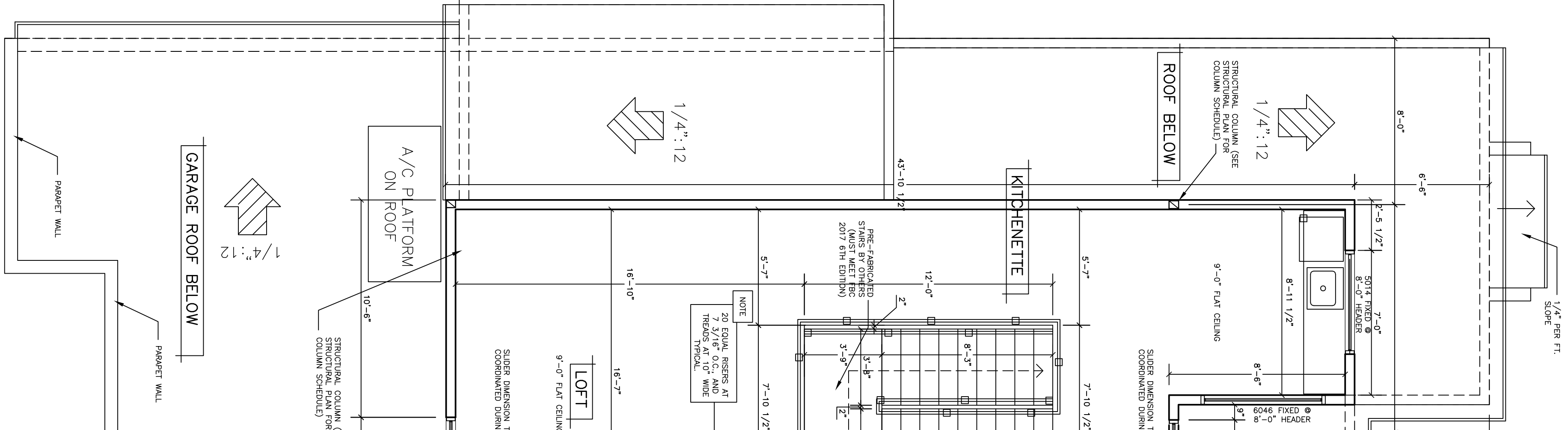
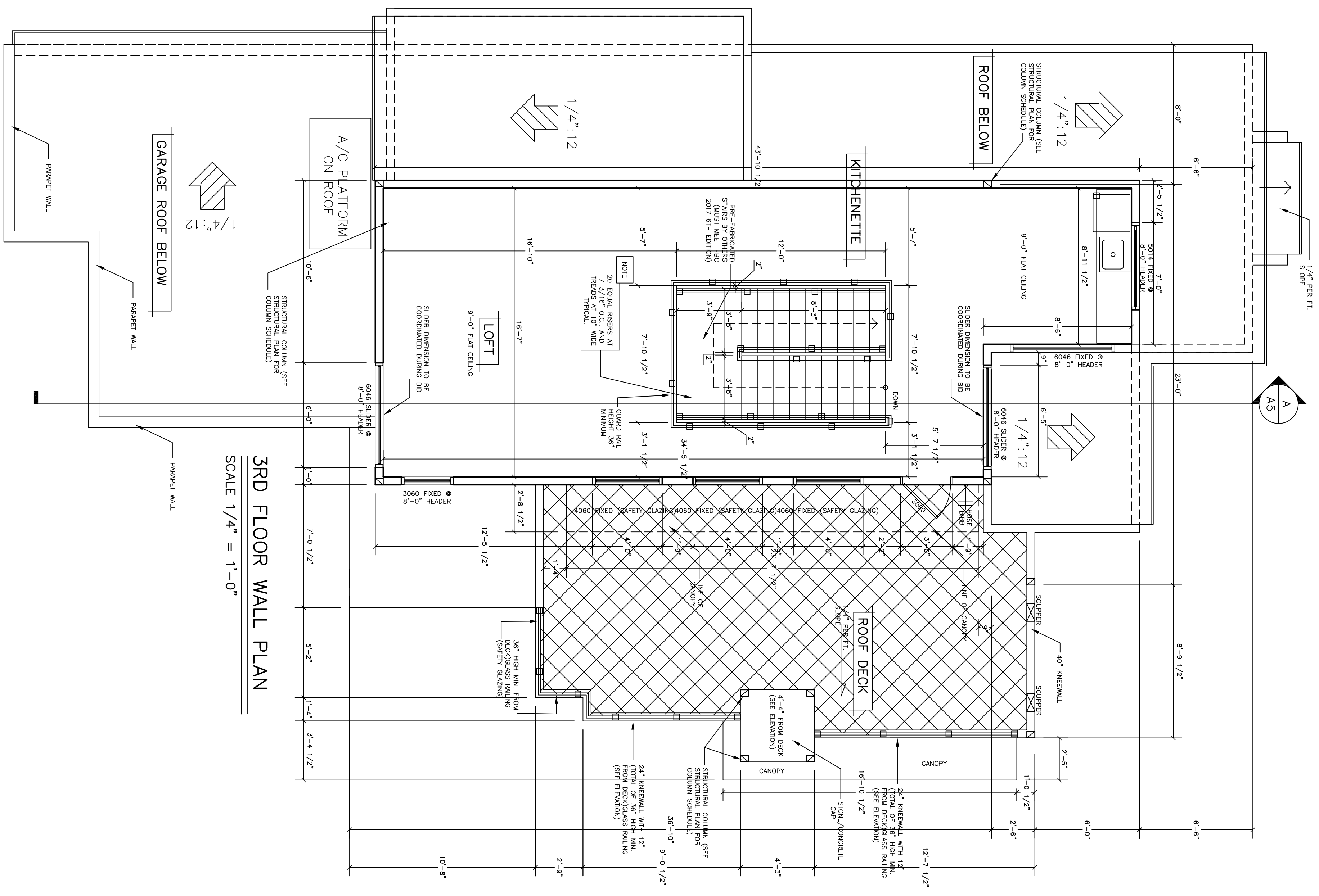
NO.	REVISION	BY

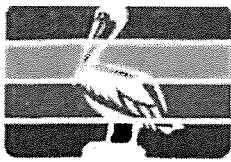
PROJECT NAME:

**MONTEREY
 (3-STORY
 RESIDENCE)**

PROJECT NO: **003-20**
 DATE: **02/02/2021**
 DRAWN BY: **LM**
 SHEET TITLE

**ARCHITECTURAL
 FLOOR PLANS**



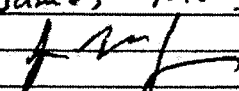
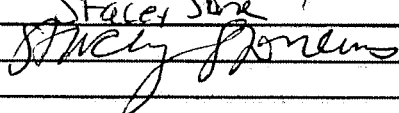


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VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET	
Street Address: 1101 Monterey Boulevard NE, St. Petersburg, FL	Case No.:
Description of Request:	
Front yard and street side yard variances request and pool deck height variance 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:	1021 Monterey Blvd NE
Owner Name (print):	James M. Spence
Owner Signature:	
2. Affected Property Address:	1119 Monterey Blvd NE
Owner Name (print):	Stacey Sore
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

Post Office Box 2842
St. Petersburg, Florida 33731-2842
Channel 35 WSPF-TV
Telephone: 727 893-7171

BUILDABLE LOT LETTER

CASE NO.: 14-11000007 **PLAT SHEET:** E-16

REQUEST: Approval to subdivide one parcel into two (2) lots.

APPLICANT: Richard and Janet Allman
1101 Monterey Boulevard Northeast
Saint Petersburg, Florida 33704-2311

AGENT: J. Dennis Johnson, Jr.
1057 S. Clearview Avenue
Tampa, Florida 33629

ADDRESS: 1101 Monterey Boulevard Northeast
PARCEL ID NO.: 08/31/17/83664/004/0050

LEGAL DESCRIPTION: On File
ZONING: NS-1

The Request: The applicant is requesting verification that it is allowable to subdivide one parcel into 2 (two) lots.


Discussion: The existing parcel is 15,312 square feet in area. The configuration of the two new lots is shown and described on the attached survey. The southern lot (considered a corner lot) will have 98.51 feet of frontage and an area of 7,559 square feet more or less. The northern lot will have 81.08 feet of frontage and an area of 7,753 square feet more or less. The exact boundaries and areas of the proposed new lots are described in detail on the attached surveys and legal descriptions. These lots will be consistent with the established neighborhood patterns, including lot dimensions, utility and parking functions and sanitation services. Both lots exceed the minimum lot width and lot area required in the Neighborhood Suburban (NS-1) district. Typical lot widths in the surrounding properties are 80 feet. This parcel contained one originally platted lot.

These lots **Are Buildable** subject to the following conditions:

1. Any outstanding liens, assessments or property taxes shall be paid.
2. A copy of the recorded deed(s) indicating the legal exchange of property has taken place shall be submitted to Development Services prior to the issuance of permits.


3. The existing structure must be demolished or meet the setback requirements in the District for the newly established lot.
4. All requirements set forth in the attached memorandum from the Engineering Department dated October 14, 2014 shall be satisfied prior to the issuance of a Certificate of Occupancy for the development on each lot.
5. A utility easement will be required to provide TECO/Peoples Gas access as per the attached TECO/Peoples Gas memorandum dated October 17, 2014.
6. Utility easements will be required if requested by Bright House Networks and/or Verizon Florida LLC.

REPORT PREPARED BY:


KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official
Development Review Services Division
Development Services Department

10/27/14
DATE

FOR:


ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Development Review Services Division
Development Services Department

10-27-14
DATE



October 2, 2019

Richard McGinniss
2250 Central Avenue
St. Petersburg, FL 33712

Re: Case No.:19-40000082
Address: 1101 Monterey Boulevard Northeast
Parcel ID No.: 08-31-17-83664-004-0050
Request: Buildable Lot Letter

Dear Applicant:

A Buildable Lot Letter has been completed for this property. Based on the Property Card, the Parcel ID, and the Land Development Regulations of the City of St. Petersburg, the subject parcel on Lot 5 of Block 4 of The Snell Isle Shores Subdivision **is buildable** for a single-family home.

The property is zoned NS-1. Per Section 16.20.020.6 of the Land Development Regulations, NS-1 zoned properties require 75-feet of lot width, and 5,800 square feet of lot area. Per Section 16.60.010.6 the height of the structure is measured from the required design flood elevation line to the beginning of the roofline. Flat roofs with decorative parapets will be measured at the lowest point of the parapet wall, the parapet wall must be no more than 4-feet tall and be compatible with the architectural style of the building. Any portion of building above 24-feet must meet additional setbacks. Per Section 16.20.020.7, the setbacks for all structures below 24-feet in height in NS-1 are: a front setback of 25-feet for the principle structure, a street side yard setback of 12-feet, an interior yard setback of 7.5-feet, and a rear setback of 20-feet. Any portion of the building about 24-feet in height must me a front setback is 35-feet, an interior side setback of 15-feet, a street side setback of 20-feet, and a rear setback of 30-feet.

This determination is effective as of the date of this letter and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety Codes.

If you have any additional questions, please contact Daniel Sobczak at (727) 892-5978.

Sincerely,



Jennifer Bryla, AICP
Zoning Official
Development Review Services



P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7111



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BUILDABLE LOT LETTER

RECEIVED

SEP 30 2019

DEVELOPMENT REVIEW
SERVICES

Application No. 19-40000082

Buildable lot letters identify the buildable status of any platted lot or parcel. When a parcel is under common ownership and consists of more than one lot of record, a survey of all lots is required, if there are structures to remain on any of the lots. All applications are to be filled out completely and correctly. Applications are submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North, St. Petersburg, Florida.

NS-1

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Richard and Janet Allman	
Street Address: 1101 Monterey BLVD NE	
City, State, Zip: St. Petersburg, FL 33704	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE: Richard McGinniss <i>Richard</i>	
Street Address: 2250 Central Ave <i>727 674 5623</i>	
City, State, Zip: St. Petersburg, FL 33712	
Telephone No:	Email Address: <i>richard@moderntrampabayhomes.com</i>
PROPERTY INFORMATION:	
Street Address or General Location: 1101n Monterey BLVD NE	
Parcel ID#(s): 08-31-17-83664-004-0050	
Indicate if there are any structures to remain: <i>Clarify setbacks + height + roof height start</i>	

FEE SCHEDULE

The fee for a buildable lot letter: \$40.00; Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

Signature of Owner / Agent*: *[Signature]* Date: 9/30/19
*Affidavit to Authorize Agent required, if signed by Agent.

FOR OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Based upon the property card, property deed, parcel ID number (PIN), and the survey provided by the applicant, the subject property IS / IS NOT buildable for a _____

This determination is effective as of the date of this letter, and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety codes.

Conditions of Approval: _____

Signature of Designated City Staff: _____
Printed Name: _____ Date: _____