



**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 or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). 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, June 1, 2022 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 21-54000099

PLAT SHEET: D-10

REQUEST: Approval of a variance to the minimum required lot area for two (2) platted lots in common ownership to create two (2) buildable lots to allow construction of one new single-family residence with the existing single-family residence to remain.

OWNER: Stephen Pineault and Kathleen Boss Pineault
716 14th Avenue NE
St. Petersburg, FL 33701

ADDRESS: 716 14th Avenue NE

PARCEL ID NO.: 17-31-17-83220-076-0050

ZONING: Neighborhood Traditional - 3 (NT-3)

REQUEST: The applicant requests approval of a variance to the minimum required lot area for two (2) platted lots in common ownership to create two (2) buildable lots to allow construction of one new single-family residence with the existing single-family residence to remain.

	Required	Requested	Variance	Magnitude
Lot Area (Lots 4 and 5)	7,620 sq. ft.	6,930 sq. ft.	690 sq. ft.	9%

BACKGROUND: The subject property consists of platted Lots 4 and 5 of the North Shore Subdivision of 1914. The lots are currently combined under one Parcel ID Number and contain one single-family dwelling (on Lot 5) in the Neighborhood Traditional - 3 (NT-3) Zoning District (see Attachment A – Location Map). Both are platted lots of record 63 feet wide and 110 feet deep (see Attachment B – Plat). Both lots are 6,930 square feet in area and are deficient in lot area for the NT-3 Zoning District.

Lot 5 currently contains a single-family dwelling. Lot 4 is vacant except for a fence. The shed has been removed. The applicant proposes to retain the existing house and create two (2) buildable lots to construct one (1) additional single-family dwelling. The applicant has submitted a site plan, floor plans and façade sketches that depict a new house on Lot 4 which can be built in compliance with the zoning standards of the NT-3 Zoning District. The house and improvements on Lot 5 will comply with the required 7.5-foot side yard setback as well as impervious surface ratio, building coverage and Floor-Area-Ratio (see Attachment C – Application).

VARIANCE REVIEW CRITERIA:

Physical Hardship Related to the Subject Property:

The hardship related to the property is the original platted configuration, that created lots deficient in area. Since their platting, the lots were re-zoned to RS-75, then NT-3, that required minimum 7,620-square-foot lots.

Consistency Review of Standards at Section 16.70.040.1.6 Variances, Generally:

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 parcel is partially developed, however that factor is not directly related to the variance request.
 - 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 lots are nonconforming platted lots of record and have been combined into one parcel. Because they are under common ownership and are nonconforming, they cannot be unmerged unless variance approval is obtained.
 - c. Preservation district. If the site contains a designated preservation district:
 - The property is located in the North Shore National Historic District.

- d. Historic Resources. If the site contains historical significance:
 - The house is a Contributing structure in the North Shore National Historic District. The house is not a local landmark or in a local historic district. The house will be retained.
- e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features:
 - This is not a factor in this application.
- 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:
 - Development on nonconforming lots in common ownership was restricted by City Code 1973 through 2003. The Code was then amended in 2003, allowing development on any platted lot of record, loosening the previous restriction. After concerns that some of the consequent development was inconsistent with the neighborhood pattern in certain instances, City Council again amended the regulation on September 17, 2015, eliminating the right to build on substandard lots without first obtaining a variance, while also making clear the intent of the variance review is to determine whether such development would be consistent with the surrounding neighborhood pattern.
 - Lot Dimensions:
 - The Study Area for lot width and area variances is typically established as the subject block and surrounding blocks in the same zoning district and on the same side of a major street (see Attachment D – Study Area Location Map). In this case the Study Area includes the subject block, Block 76 to the north, and Block 52866 to the south, which are located to the east of Beach Drive NE, which is considered a major street.
 - Per the attached Tabular Analysis (see Attachment E), 56 percent of lots in this area are substandard in width or area, and 74 percent of parcels contain one house per platted lot (also see Attachment F – Map Analysis). The lots in the area were generally platted at 63 feet wide by 110 feet deep.
 - Per the foregoing analyses, the predominant pattern of the neighborhood is one house per platted lot, and substandard lots, which this application proposes. Further, the proposed deviation is small, at 9 percent. See also Attachment G – Photos.
 - Setbacks, Building Height and Other Dimensional Requirements:
 - The applicant submitted plans for development of Lot 4 which depicts a house which complies with the required building setbacks, Floor-Area-Ratio and impervious coverage limitations for the zoning district.
2. The special conditions existing are not the result of the actions of the applicant;
 - The special conditions related to the case are not the result of the actions of the applicant.
3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;

- Literal enforcement of this Chapter would deprive the applicant of use of land equivalent to the use made of lands in the subject neighborhood.
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;
 - Strict application of the applicable provisions would allow the applicant to construct one single-family residential use on two platted lots where the predominant pattern in the neighborhood is one house per platted lot.
 5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;
 - The variance requested is the minimum required. A 9-percent variance to lot area is a minimal request.
 6. The granting of the variance will be in harmony with the general purpose and intent of this chapter;
 - The following purposes of the Land Development Regulations apply in this case:
 - *D. Development standards. The development standards contained within this chapter have been established in order to ensure adequate levels of light, air and density of development, to maintain and enhance locally recognized values of community appearance and to promote the safe and efficient circulation of pedestrian and vehicular traffic. The standards are in furtherance of the goals and objectives of the plan and are found to be necessary for the preservation of the community, health, safety and general welfare.*
 - *E. Site requirements. The required area and dimensions of all building sites is sufficient to accommodate the anticipated density of development, open spaces, setbacks and parking spaces.*
 - The application would generally be in harmony with the permitted density in the Zoning District, and the submitted plans demonstrate sufficiency of the dimensions of the proposed building site to accommodate the density of development.
 7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;
 - The granting of the variance is not anticipated to be directly injurious to neighboring properties. Several surrounding property owners have endorsed the application (see Public Comments section, below).
 8. The reasons set forth in the application justify the granting of a variance;
 - The reasons set forth in the application narrative do justify granting of the variance.
 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. No nearby nonconforming use situations are being considered, only lot dimensions of neighboring lands.

PUBLIC COMMENTS: As of the date of this report, Staff received no objections from the public. No comments were received from the Historic Old Northeast Neighborhood Association, the Downtown Neighborhood Association, CONA or FICO. Four signatures of support were

submitted, including one from the abutting property to the east (#746), the abutting property owner to the west (#1317 Beach Drive NE), the property directly across the street (#705), and a property to the rear (#745 13th Avenue NE).

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning & Development Services Department Staff recommends **APPROVAL** of the application.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plans submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans submitted for permitting shall substantially resemble those submitted with the approved variance application. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
2. This variance approval shall be valid through June 1, 2025. Substantial construction shall commence prior to the expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
3. Any public liens and assessments shall be satisfied.

Report Prepared By:

/s/Cheryl Bergailo

5/19/22

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

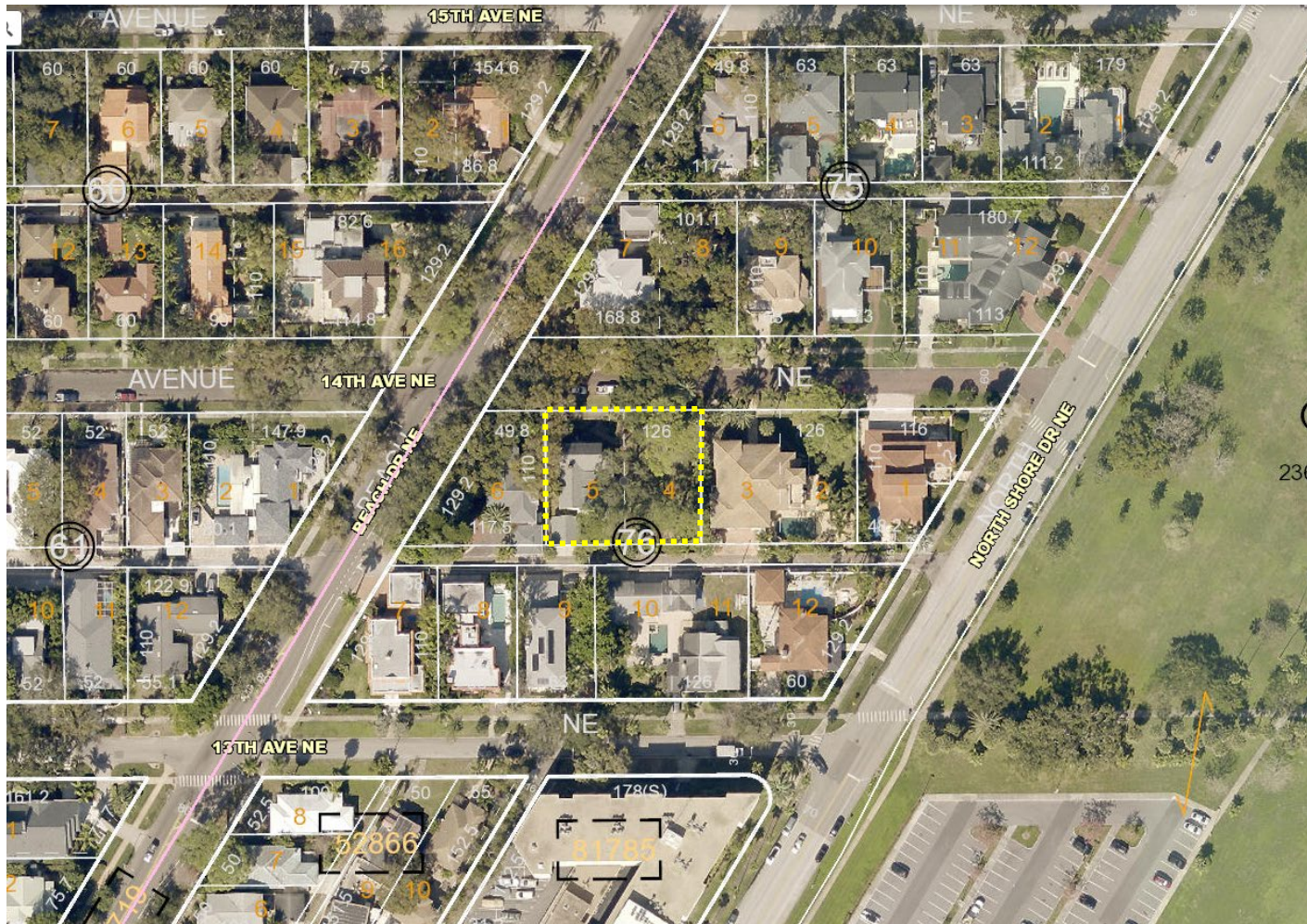
/s/ Joe Moreda

5/19/2022

Joseph Moreda, III, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

ATTACHMENTS: A) Location Map, B) Plat, C) Application, D) Study Area Location Map, E) Tabular Analysis, F) Map Analysis, G) Photos



ATTACHMENT - A
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 21-54000099
Address: 716 14th Avenue NE



SNELL AND HAMLETT'S
NORTH SHORE
SUBDIVISION

Being
that part south of Coffee Pot Bayou of Gov. Lot 1 Sec 17
in Twp 31 S. R 17 E.
PINELLAS CO. FLORIDA.

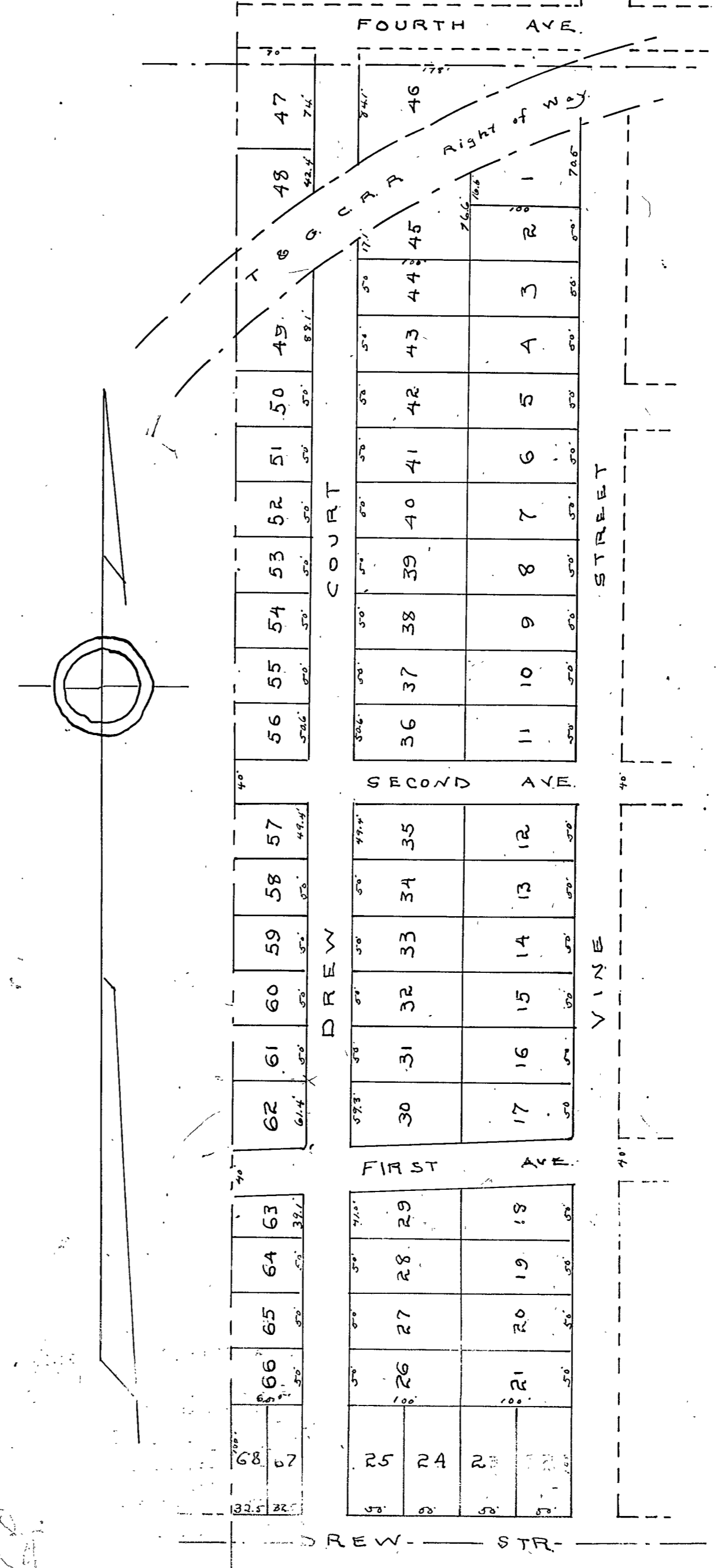
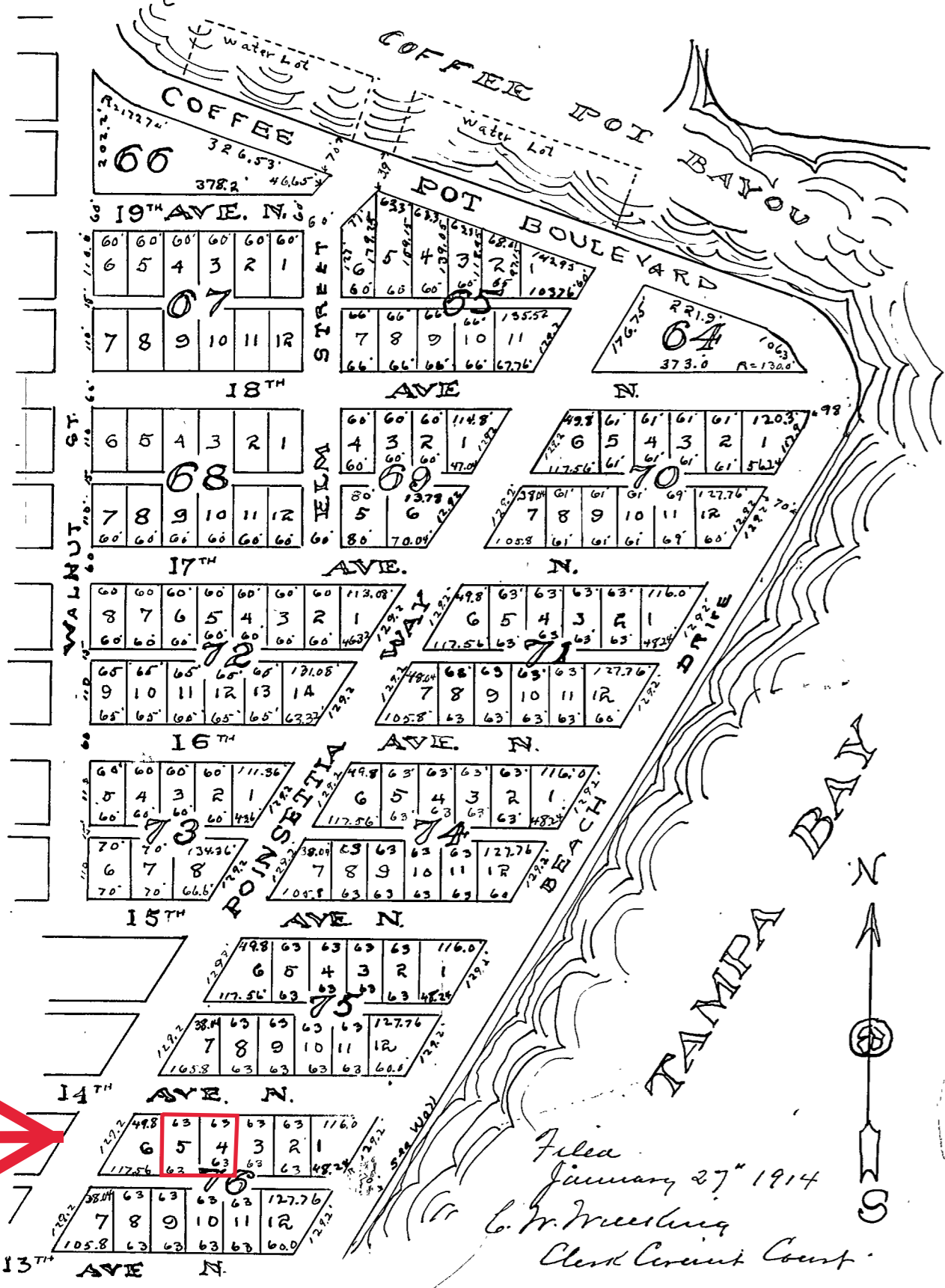
ORDINANCE OF PARTIAL VACATION OF
Drew Park
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 5447 PAGE 10216
ON 12-22-19 82
KARLEEN F. De BLAKER
Clerk of the Circuit Court
BY: Patricia Bunker Deputy Clerk
ORDINANCE OF PARTIAL VACATION OF
Drew Park
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 6257 PAGE 1044
ON 6-26-19 86
KARLEEN F. De BLAKER
Clerk of the Circuit Court
BY: Patricia Bunker Deputy Clerk

ATTACHMENT - B

plat 3
P3 40

DREW PARK
CLEARWATER, FLA.

JOHN H. & H. H. DREW,
OWNERS,
W 1/4 of the SW 1/4 of the S. W 1/4 of Sec. 10, Twp 29, R. 15 E.
Scale: 1" = 100' Jan 30, 1914
H. E. Anschutz,
CIVIL ENGINEER
Filed February 3rd, 1914
C. M. Muesling, Clerk Circuit Court



RESERVATIONS CONTAINED IN PLAT OF NORTH SHORE SUBDIVISION; SNELL & Hamlett, owners of the property shown on accompanying plat, doth hereby dedicate only to the public and purchasers an easement in and upon the streets, avenues and alleys shown thereon for foot passengers and vehicles; and the said Snell & Hamlett doth hereby reserve unto themselves, their heirs and assigns, the fee in said streets, avenues and alleys as well as the sole and exclusive right therein and thereon to construct, install, operate and maintain street railways, gas pipe, water mains, sewer lines, electric and telephone wires, poles & systems. The said reservations are hereby made part and parcel of the map or plat of the above described property and of each and every conveyance made by reference to said plat of any of the property shown thereon, and said Snell & Hamlett doth further reserve unto themselves, their heirs and assigns, all right, title and ownership in and to Coffee Pot Bayou. Also all right, title and ownership of all riparian rights abutting in and on Tampa Bay, as shown on the plat herewith.

Signed, sealed and delivered
in the presence of:
C. Perry Snell (Seal)
J. C. Hamlett (Seal)
Edgar Bunker
J. A. Chancellor

State of Florida,
County of Pinellas.
I hereby certify, that before me, the undersigned officer, personally appeared C. Perry Snell & J. C. Hamlett well known to me to be the persons described in and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.
Witness my hand and official seal this 14th day of January A.D. 1914.
J. A. Chancellor
Notary Public
My Comm. Expires May 14 - 1916

VARIANCE



Application No. 21-54000099

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): Stephen Pineault & Kathleen Boss	
Street Address: 716 14th Ave NE	
City, State, Zip: St Petersburg, FL 33701	
Telephone No: 9707105337	Email Address: spineault4@yahoo.com, kbpineault@gmail.com
NAME of AGENT or REPRESENTATIVE: n/a	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 716 14th Ave NE, Lots 4&5, St Petersburg, FL 33701	
Parcel ID#(s): 17-31-17-83220-076-0050	
DESCRIPTION OF REQUEST: Request variance to separate Lots 4&5 and for Buildable Lot Approval for Lot	
PRE-APPLICATION DATE: 11/26/2019 PLANNER: Jennifer Bryla	

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: 12/21/21
 *Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Stephen Pineault & Kathleen Boss
Owner Owner



st.petersburg
www.stpete.org

VARIANCE

NARRATIVE (PAGE 2)

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.

APPLICANT NARRATIVE
<p>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?</p>
<p>The lots subject to the Variance request cannot change. Construction of a new home on the vacant lot and any improvements to the existing dwelling will further enhance the the character and values of the surrounding neighborhood.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p>
<p>There are no reasonable alternatives available.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p>
<p>Construction of a significant primary dwelling on the vacant lot.</p>

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: 716 14th Ave NE, St Petersburg, FL 33701	Case No.:
Description of Request: Request variance to separate Lot 4 from Lot 5 and for buildable lot variance for Lot 4	
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: 745 13th Ave NE .	
Owner Name (print): Karen Quilty	
Owner Signature: <i>Karen Quilty</i>	
2. Affected Property Address: 1317 Beach Dr NE .	
Owner Name (print): JAMES + Debra Vera	
Owner Signature: <i>James Vera</i>	
3. Affected Property Address: 746 14th Ave NE .	
Owner Name (print): FRANCIS + LINDA GERACE	
Owner Signature: <i>Francis Gerace</i>	
4. Affected Property Address: 705 14th Ave NE	
Owner Name (print): Mallory Dimmitt .	
Owner Signature: <i>Mallory Dimmitt</i>	
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:	



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "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 decision requiring a streamline review or public hearing. 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, (except when the application is for a local historic district) 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."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

Informed abutting neighbors over the course of 2021 of our intent to file for a variance to separate Lot 4 and Lot 5. Approached abutting neighbors for support which is shown on the neighborhood worksheet. Neighbors on all sides indicated support for our variance.

Zoom meeting with HONNA members

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

Mailed notice of intent to file for variance to HONNA, FICO, CONA, and Downtown Residents Civid Association sent on 12/10/21.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

Mailings per city guidelines for neighborhood associations.

2. Summary of concerns, issues, and problems expressed during the process

None

Honna raised several issues and we made changes to accommodate their requests. -changed shutter configuration, squered off some arches, moved front door, & added columns.

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 12/10/21

Attach the evidence of the required notices to this sheet such as Sent emails.



716 14TH AVE NE
ST PETERSBURG, FL
33701
PROJECT #19-141

MAP OF BOUNDARY SURVEY

14TH AVE NE 60' ROW
20' BRICK ROAD
0.4' CONCRETE CURB

CERTIFIED TO
FIDELITY NATIONAL TITLE OF FLORIDA, INC
STEPHEN F. PINEAULT, JR. AND KATHLEEN LAURA BOSS
HANCOCK WHITNEY BANK, ISAQA/ATIMA
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION
LOTS 4 AND 5, BLOCK 76, SNELL & HAMLETT'S NORTH SHORE
SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 3, PAGE 40, OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA, AND LYING IN SECTION 17,
TOWNSHIP 31 SOUTH RANGE 17 EAST

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP NUMBER 12103C0217G,
COMMUNITY NUMBER 125148, EFFECTIVE DATE 9/3/2003,
FIRM INDEX DATE 8/18/2009, THE ABOVE DESCRIBED
PROPERTY APPEARS TO BE IN ZONE AE, BASE FLOOD
ELEVATION 8' 0"

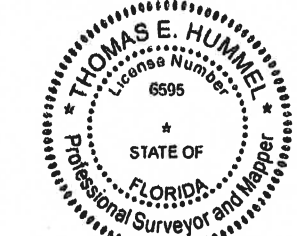
SURVEY NOTES

- 4' & 6' WOOD FENCE IS ON SUBJECT PROPERTY ALONG THE NORTH EAST & SOUTH PROPERTY LINES AS SHOWN
- 3' METAL FENCE & 6' WOOD FENCE IS OFF SUBJECT PROPERTY ALONG THE WEST PROPERTY LINE AS SHOWN
- 6' BLOCK WALL MEANDERS ON AND OFF SUBJECT PROPERTY ALONG THE WEST PROPERTY LINE AS SHOWN
- CONCRETE SIDEWALK EXTENDS INTO PUBLIC RIGHT OF WAY ALONG 14TH AVENUE NE AS SHOWN

NOTE
IN COMPLIANCE WITH F.A.C. 5J-17.052 (2) (D) (4)
IF LOCATION OF EASEMENTS OR RIGHT OF WAY OF
RECORD, OTHER THAN THOSE ON RECORD PLAT, IS
REQUIRED, THIS INFORMATION MUST BE FURNISHED
TO THE SURVEYOR AND MAPPER

ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES
IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE
SIGNING PARTY OR PARTIES

IN COMPLIANCE WITH FLORIDA STATUTE
472.025 AND PURSUANT TO THE ELECTRONIC SIGNATURE
ACT OF 1998 OR FLORIDA STATUTE TITLE XXXIX
CHAPTER 689 IF THIS DOCUMENT WAS RECEIVED
ELECTRONICALLY VIA PDF, THEN IT HAS BEEN
LAWFULLY ELECTRONICALLY SIGNED. THEREFORE, THIS
SURVEY PDF IS AUTHENTIC AND COMPLETELY OFFICIAL
AND INSURABLE.



silverkingurveyors@gmail.com
(727) 518-4758

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

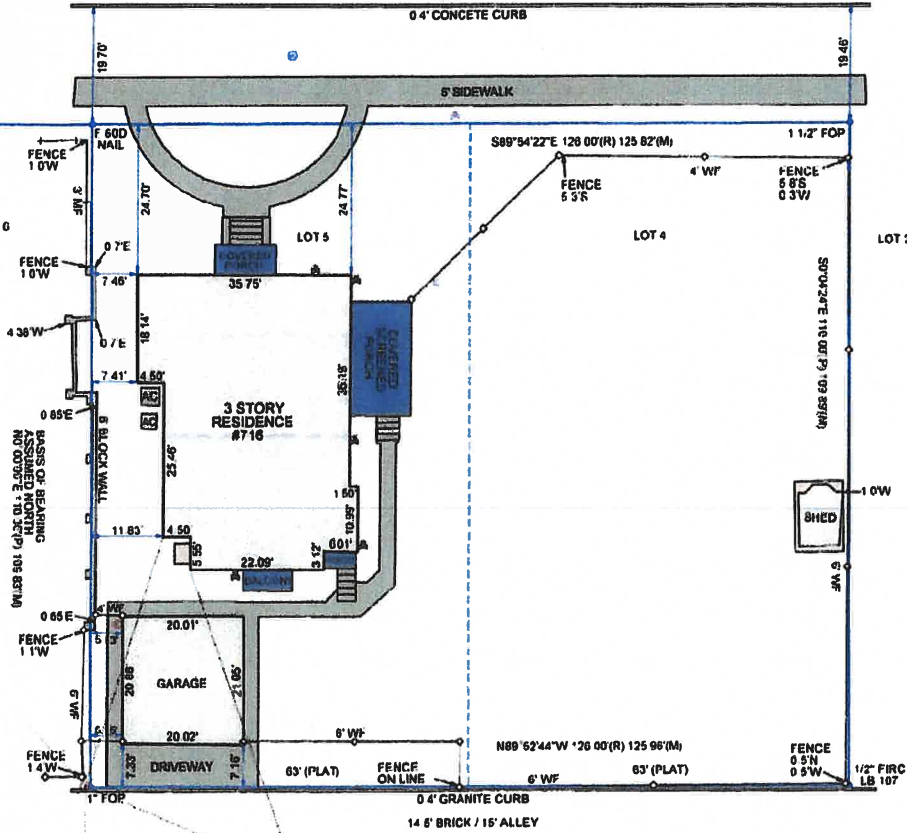
01/08/2020
DATE OF SURVEY

Tom Hummel
TOM HUMMEL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6595
STATE OF FLORIDA

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE 01/08/2020	SCALE 1" = 20'	DRAWN BY TH

- SYMBOL KEY**
- POWER METER
 - POWER BOX
 - LIGHT POLE
 - CUT WIRE AND/OR
 - POWER POLE
 - WATER METER
 - WATER VALVE
 - WATER SPIGOT
 - FIRE HYDRANT
 - RECLAIMED METER
 - IRRIIGATION VALVE
 - TELECOM BOX
 - SANITARY MANHOLE
 - SANITARY FLANOUT
 - GAS METER
 - STORMMANHOLE
 - SIGN
 - MAILBOX
 - DOLLARD
 - CONCRETE
 - PAVERS
 - CHAINLINK FENCE (CLF)
 - VINYL FENCE (VF)
 - WOOD FENCE (WF)
 - METAL FENCE (MF)
 - OVERHEAD LINES
 - ROAD CENTERLINE
- FENCE LOCATIONS DO NOT INDICATE OWNERSHIP

- ABBREVIATIONS**
- (P) PLAT MEASUREMENT
 - (D) DEED MEASUREMENT
 - (M) FIELD MEASUREMENT
 - (C) CALCULATED MEASUREMENT
 - (PM) PERMANENT REFERENCE MONUMENT
 - (FCM) FOUND CONCRETE MONUMENT
 - (FIRC) FOUND IRON ROD WITH CAP
 - (SIRC) SET IRON ROD WITH CAP
 - (FIB) FOUND IRON ROD
 - (FIP) FOUND IRON PIPE
 - (FOP) FOUND OPEN PIPE
 - (FPP) FOUND FINISHED PIPE
 - (FN) FOUND NAIL
 - (FND) FOUND NAIL & DISK
 - (SND) SET NAIL & DISK
 - (FRD) FOUND RIVET & DISK
 - (FXC) FOUND X CUT
 - (DNC) SET X CUT
 - (NTT) NAIL & TIN TAB
 - (ROW) RIGHT OF WAY
 - (BM) BENCHMARK
 - (UE) UTILITY EASEMENT
 - (DF) DRAINAGE FASTENMENT



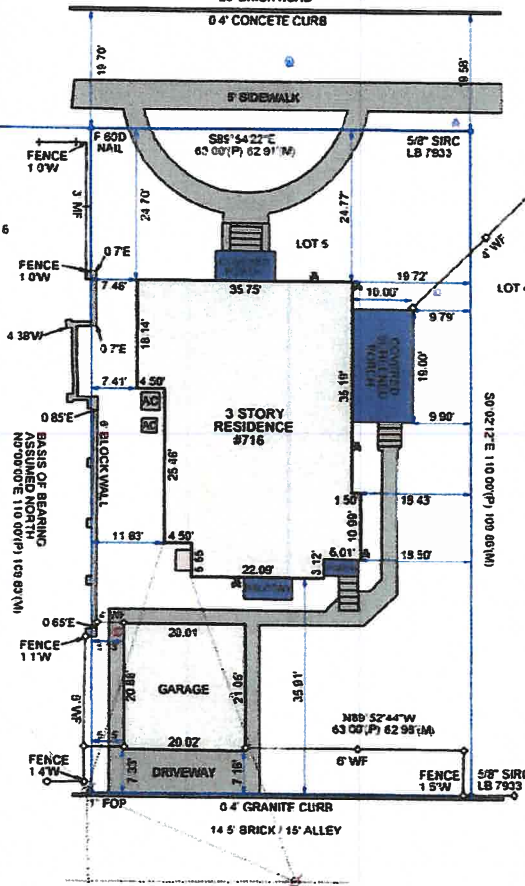
14' 6" BRICK / 15' ALLEY



MAP OF BOUNDARY SURVEY

716 14TH AVE NE
ST PETERSBURG FL
33701
PROJECT #19-141

14TH AVE NE 60' ROW



- ABBREVIATIONS**
- (P) - PLAT MEASUREMENT
 - (D) - DEED MEASUREMENT
 - (L) - FIELD MEASUREMENT
 - (C) - CALCULATED MEASUREMENT
 - PRM - PERMANENT REFERENCE MEASUREMENT
 - FCM - FOUND CONCRETE MONUMENT
 - FIRC - FOUND IRON ROD WITH CAP
 - SIRC - SET IRON ROD WITH CAP
 - FIR - FOUND IRON ROD
 - FIP - FOUND IRON PIPE
 - FOP - FOUND OPEN P-PIPE
 - FPF - FOUND PINCHED PIPE
 - FN - FOUND NAIL
 - FND - FOUND NAIL & DISK
 - FSD - SET NAIL & DISK
 - FRD - FOUND RIVET & DISK
 - FXC - FOUND X CUT
 - SIC - SET X CUT
 - NTT - NAIL & TIN TAB
 - ROW - RIGHT OF WAY
 - BM - BENCHMARK
 - UE - UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT

SYMBOL KEY

- ⊙ POWER METER
 - ⊙ POWER BOX
 - ⊙ LIGHT POLE
 - ⊙ CUP WIRE ANCHOR
 - ⊙ POWER POLE
 - ⊙ WATER METER
 - ⊙ WATER FILTER
 - ⊙ WATER VALVE
 - ⊙ WATER SPIGOT
 - ⊙ FIRE HYDRANT
 - ⊙ RECLAIMED METER
 - ⊙ RECLAIMED VALVE
 - ⊙ IRRIGATION VALVE
 - ⊙ TELECOM BOX
 - ⊙ SANITARY MANHOLE
 - ⊙ SANITARY CLEANOUT
 - ⊙ GAS METER
 - ⊙ STORM MANHOLE
 - ⊙ SIGN
 - ⊙ MAILBOX
 - ⊙ BOLLARD
 - ▭ CONCRETE
 - ▭ PAVERS
 - ⊗ CHAINLINK FENCE (CLF)
 - ⊗ VINYL FENCE (VF)
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 - ⊗ METAL FENCE (MF)
 - ⊗ OVERHEAD LINES
 - ⊗ ROAD CENTERLINE
- FENCE LOCATIONS DO NOT INDICATE OWNERSHIP

CERTIFIED TO
STEPHEN F. PINEAULT, JR. AND KATHLEEN LAURA BOSS

LEGAL DESCRIPTION
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AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12103C0217G, COMMUNITY NUMBER 125148, EFFECTIVE DATE 9/3/2003, FIRM INDEX DATE 9/18/2009, THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE, BASE FLOOD ELEVATION 8' 0".

NOTE:
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SPLIT LOTS 4 & 5 INTO SEPARATE SURVEYS ON 8/25/2021

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01/08/2020
DATE OF SURVEY
TOM HUMMEL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6595
STATE OF FLORIDA

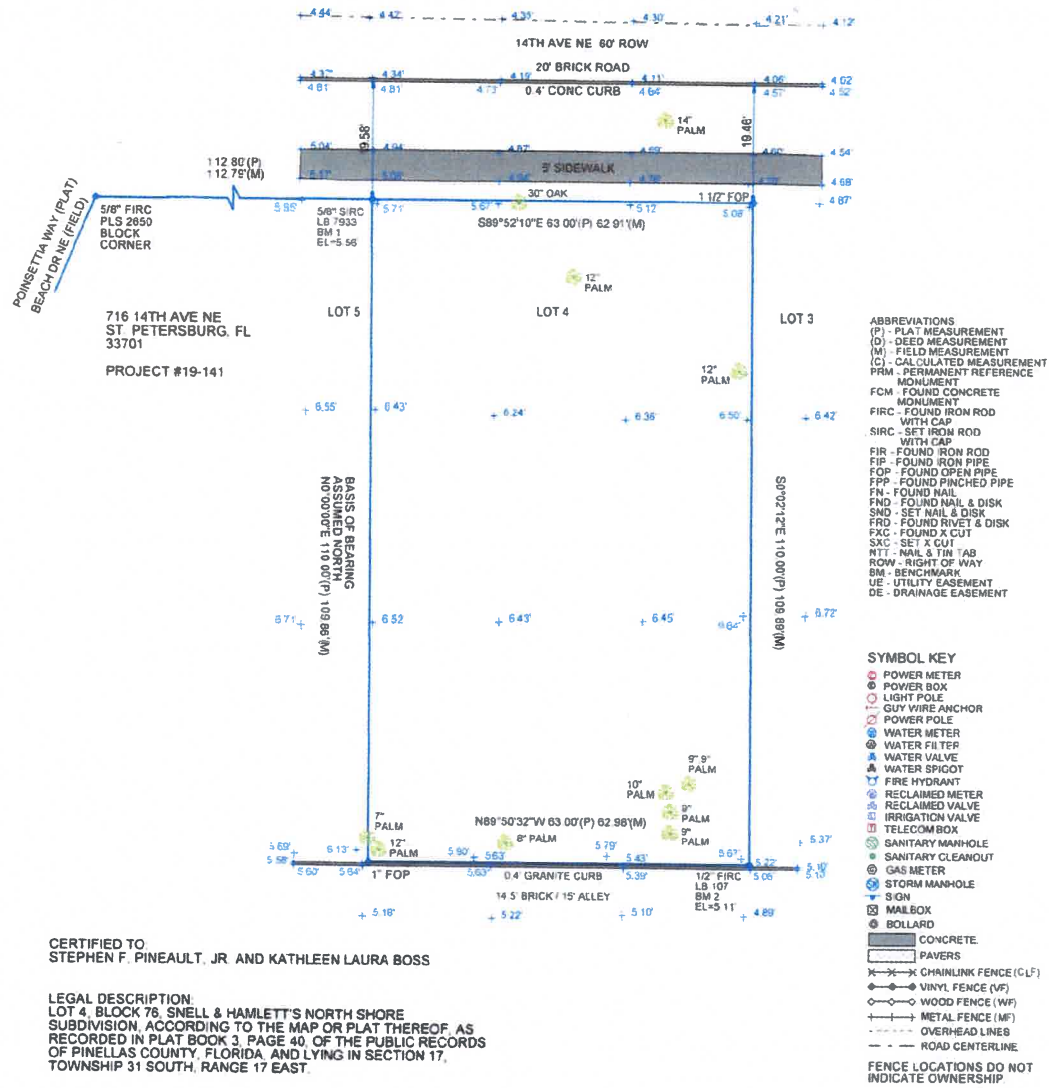
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(727) 518-4758

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE 01/08/2020	SCALE 1" = 20'	DRAWN BY TH

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



- ABBREVIATIONS**
- (P) - PLAT MEASUREMENT
 - (D) - DEED MEASUREMENT
 - (M) - FIELD MEASUREMENT
 - (C) - CALCULATED MEASUREMENT
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 - FPP - FOUND PINCHED PIPE
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 - FND - FOUND NAIL & DISK
 - SND - SET NAIL & DISK
 - FRD - FOUND RIVET & DISK
 - FXC - FOUND X CUT
 - SXC - SET X CUT
 - NTI - NAIL & TIN TAB
 - ROW - RIGHT OF WAY
 - BM - BENCHMARK
 - UE - UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT

- SYMBOL KEY**
- ⊙ POWER METER
 - ⊠ POWER BOX
 - LIGHT POLE
 - ⊕ GUY WIRE ANCHOR
 - ⊙ POWER POLE
 - ⊙ WATER METER
 - ⊙ WATER FILTER
 - ⊙ WATER VALVE
 - ⊙ WATER SPIGOT
 - ⊙ FIRE HYDRANT
 - ⊙ RECLAIMED METER
 - ⊙ RECLAIMED VALVE
 - ⊙ IRRIGATION VALVE
 - ⊙ TELECOM BOX
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ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING CITY OF ST. PETERSBURG BENCHMARK #8 HAVING AN ELEVATION OF 3.22' (NAVD88)

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(UPDATE SURVEY) SPLIT LOTS 4 & 5 INTO SEPARATE SURVEYS ON 8/31/2021
ADDED TOPOGRAPHY & TREES ON 02/09/2022

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02/09/2022
DATE OF SURVEY

Tom Hummel
TOM HUMMEL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6595
STATE OF FLORIDA

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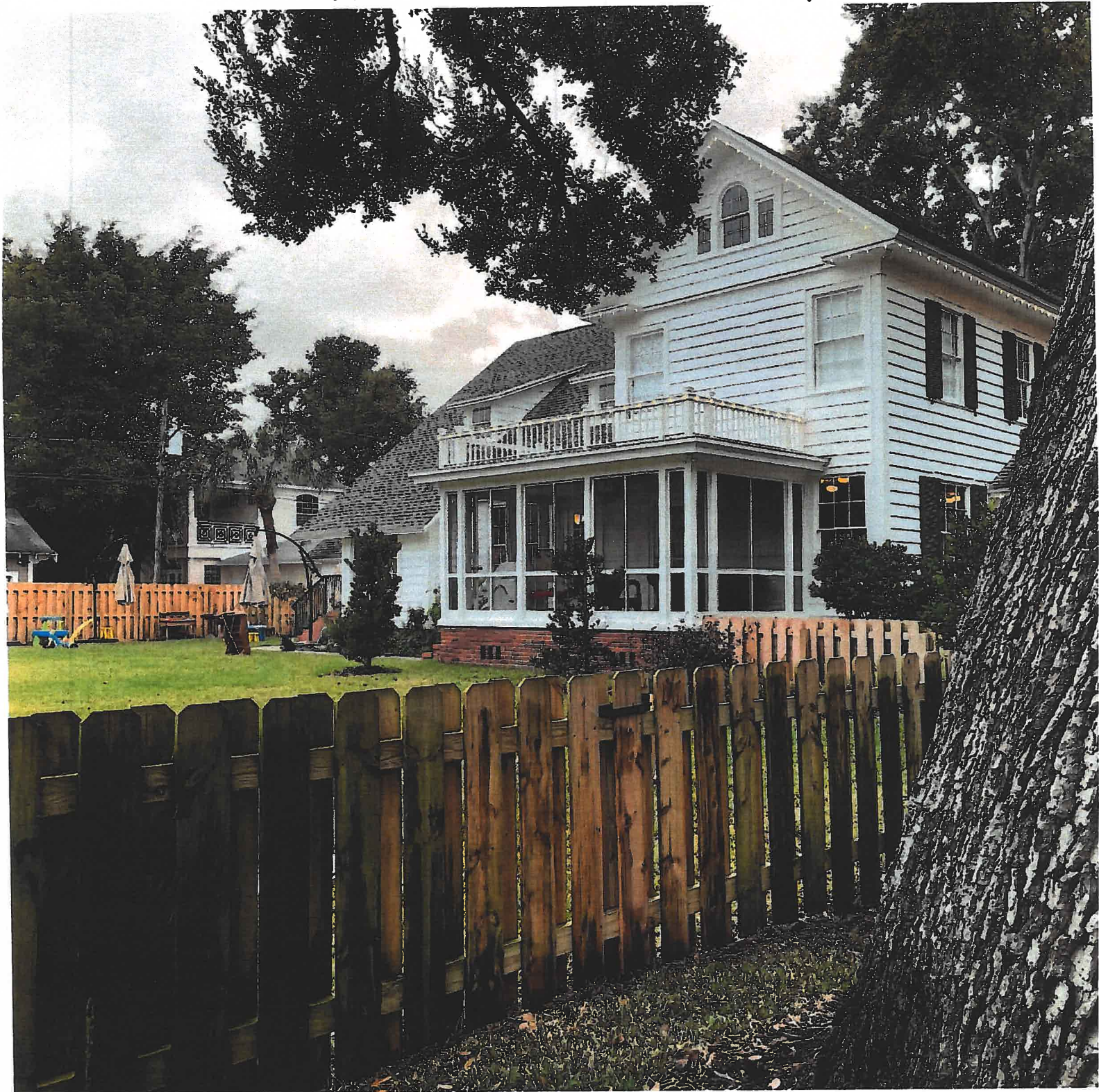
Lot 4 view from 14th Ave NE sidewalk
Neighbor behind Lot 4 signed in support of variance



View of neighbor abutting Lot 4.
Neighbor signed in support of variance



View of Lot 5 and remaining structure. Neighbor on other side of Lot 5 signed in support of variance.



LOT 4 | BLOCK 76

716 14TH AVENUE NE
SAINT PETERSBURG, FLORIDA 33701

LOT 4 | BLOCK 76

INSPIRED BY THE PRIVATE RESIDENTIAL COMMUNITY OF WINDSOR LOCATED IN VERO BEACH, FLORIDA.

WINDSOR, ALSO KNOWN AS THE VILLAGE BY THE SEA, IS COMPRISED OF CUSTOM DESIGNED HOMES WITHIN THEIR SIGNATURE ANGLO-CARIBBEAN ARCHITECTURE STYLE.

CLASSIC SOUTHERN AND ISLAND HOME STYLE WITH CONTEMPORARY APPEAL, USING PITCHED ROOFS, OPEN EAVES WITH PARTIALLY EXPOSED RAFTERS, AND WARM NEUTRAL COLORS.

HOMES ARE DESIGNED TO TAKE ADVANTAGE OF PICTURESQUE COBBLESTONE STREETS AND COMMUNITY VIEWS WHILE OFFERING PRIVACY WITH GARDEN WALLS AND THOUGHTFULLY PLACED WINDOWS. MANY HOME SITES FEATURE GARDENS AND COURTYARDS, PORCHES OVERLOOKING PRIVATE GREENERY, MULTIPLE FRENCH DOORS TO LOGGIAS AND CARRIAGE HOUSES WITH GUEST SUITES ABOVE.

LOT 4 | BLOCK 76 | MATERIAL WISH LIST

- TRANSITIONALLY DESIGNED HOME WITH CLASSICAL DETAILS
- SMOOTH STUCCO
- NEUTRAL PAINT COLORS
- INTERLOCKING ROOF TILES WITH WOOD SHAKE TEXTURE
- TALL THOUGHTFULLY PLACED WINDOWS
- TROPICAL SHUTTERS
- FLORIDA CORAL AND BRICK PAVED TERRACES AND WALKWAYS
- NATIVE LANDSCAPING

EXTERIOR VIBE



SMOOTH STUCCO

LARGE WINDOWS

WARM NEUTRALS

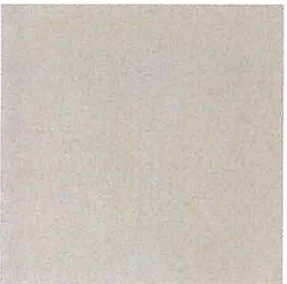
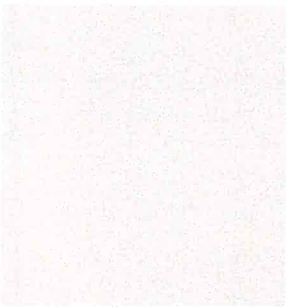
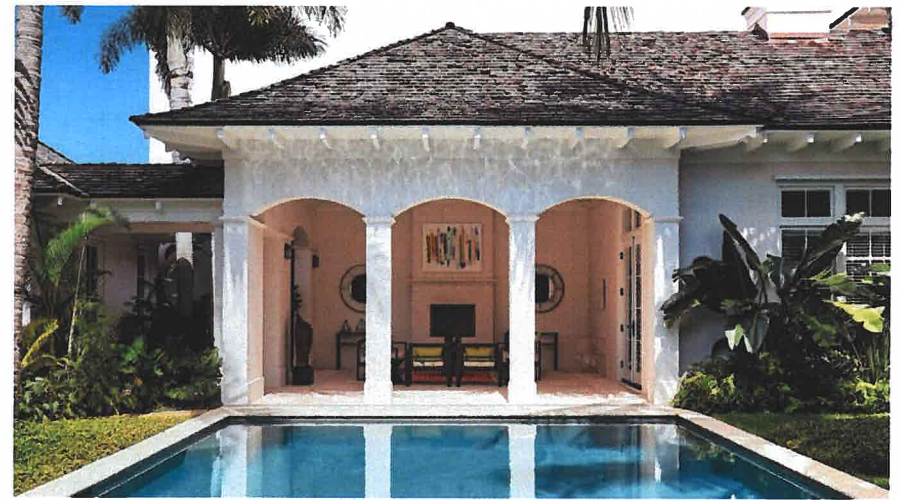
SHUTTERS

NATURAL STONES

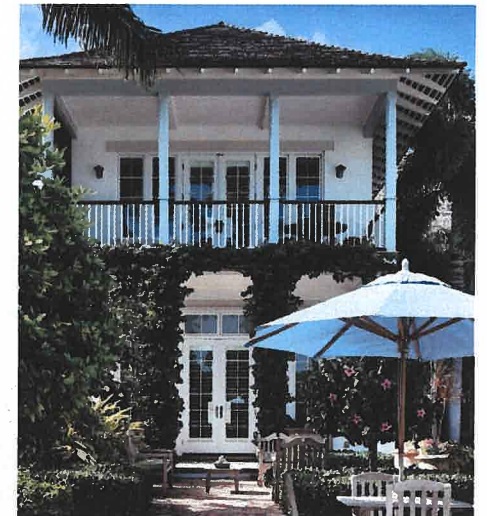
LOGGIA

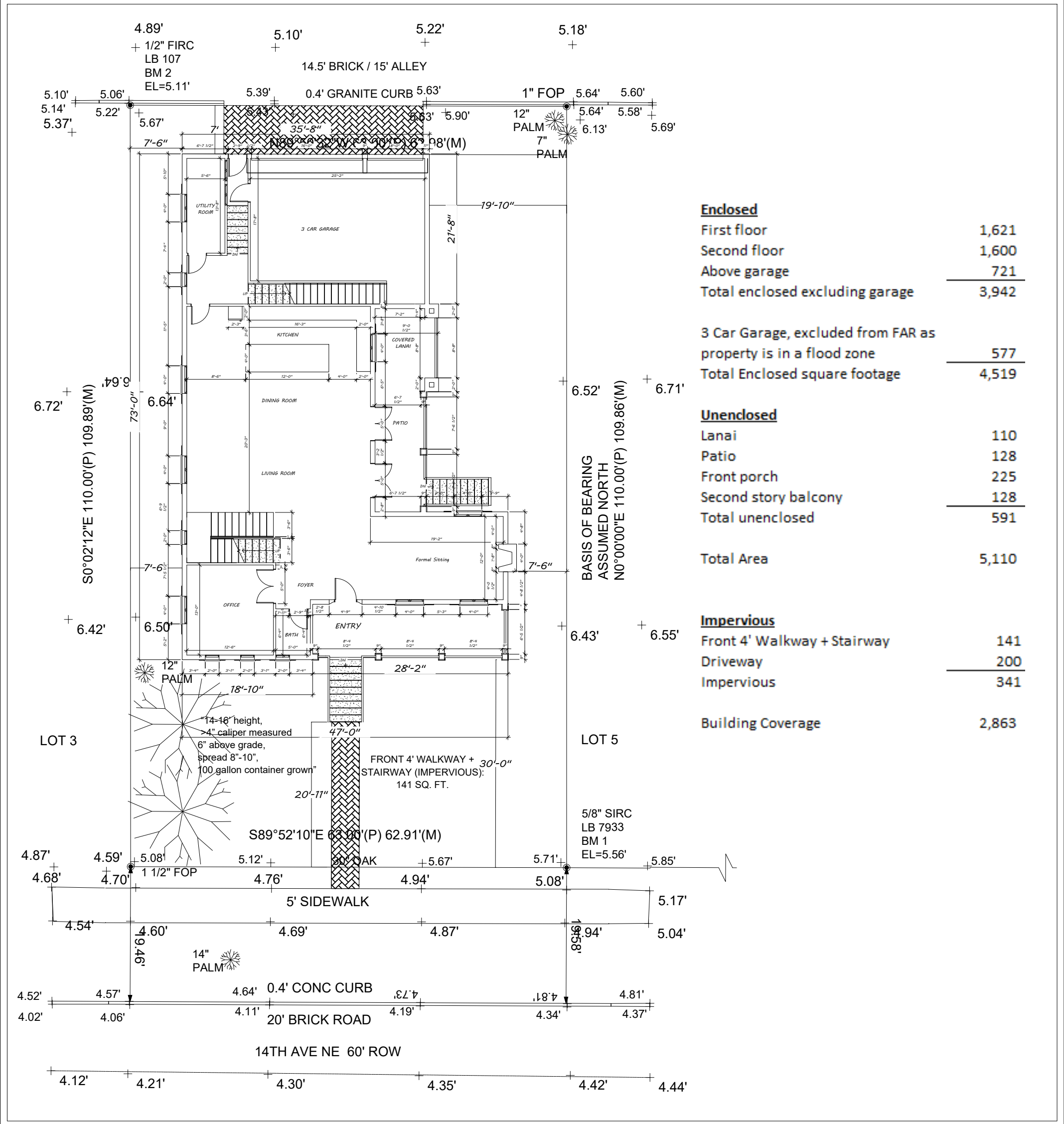
HARMONIOUS PRESENCE

LANDSCAPED



INSPIRATION





Enclosed	
First floor	1,621
Second floor	1,600
Above garage	721
Total enclosed excluding garage	3,942

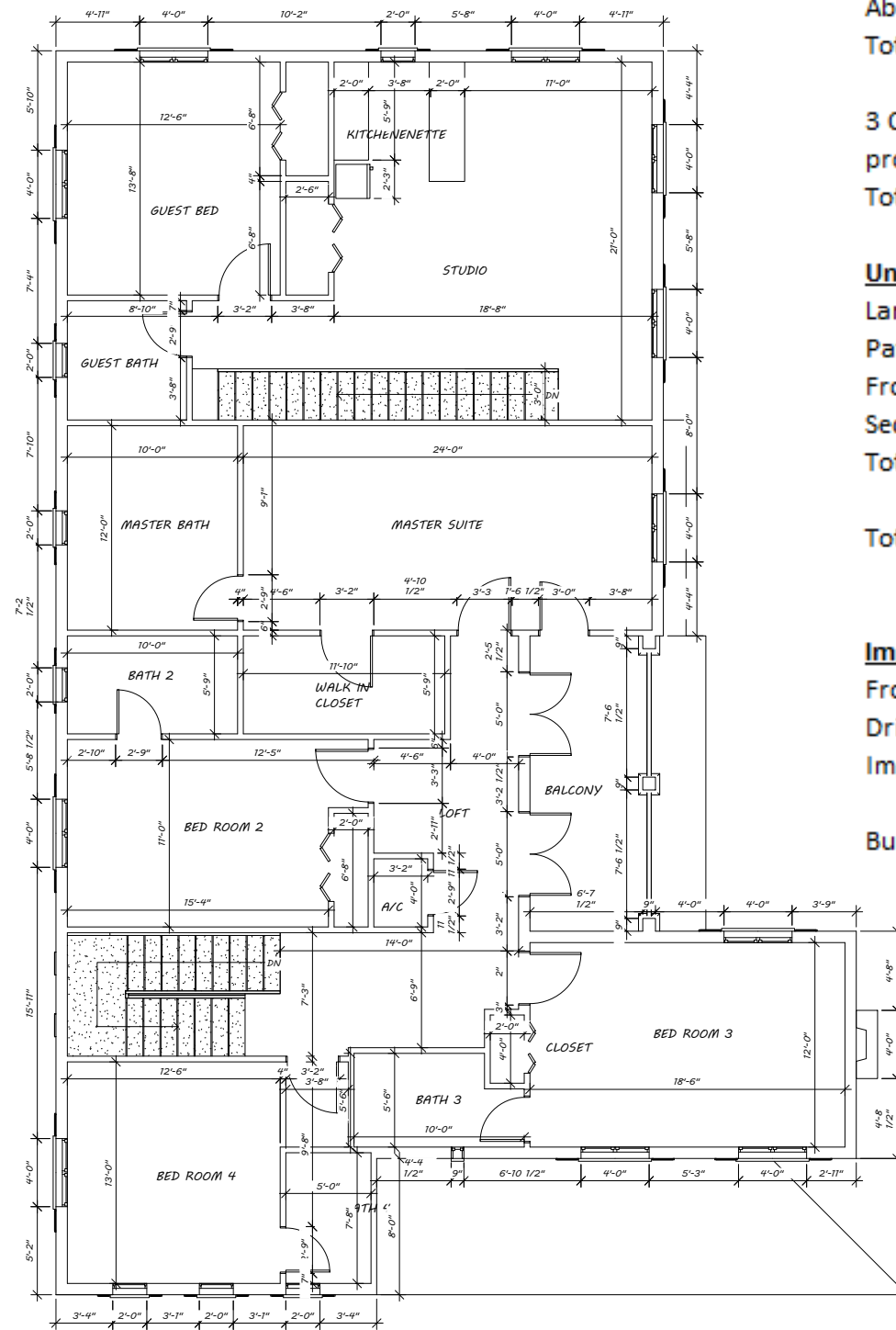
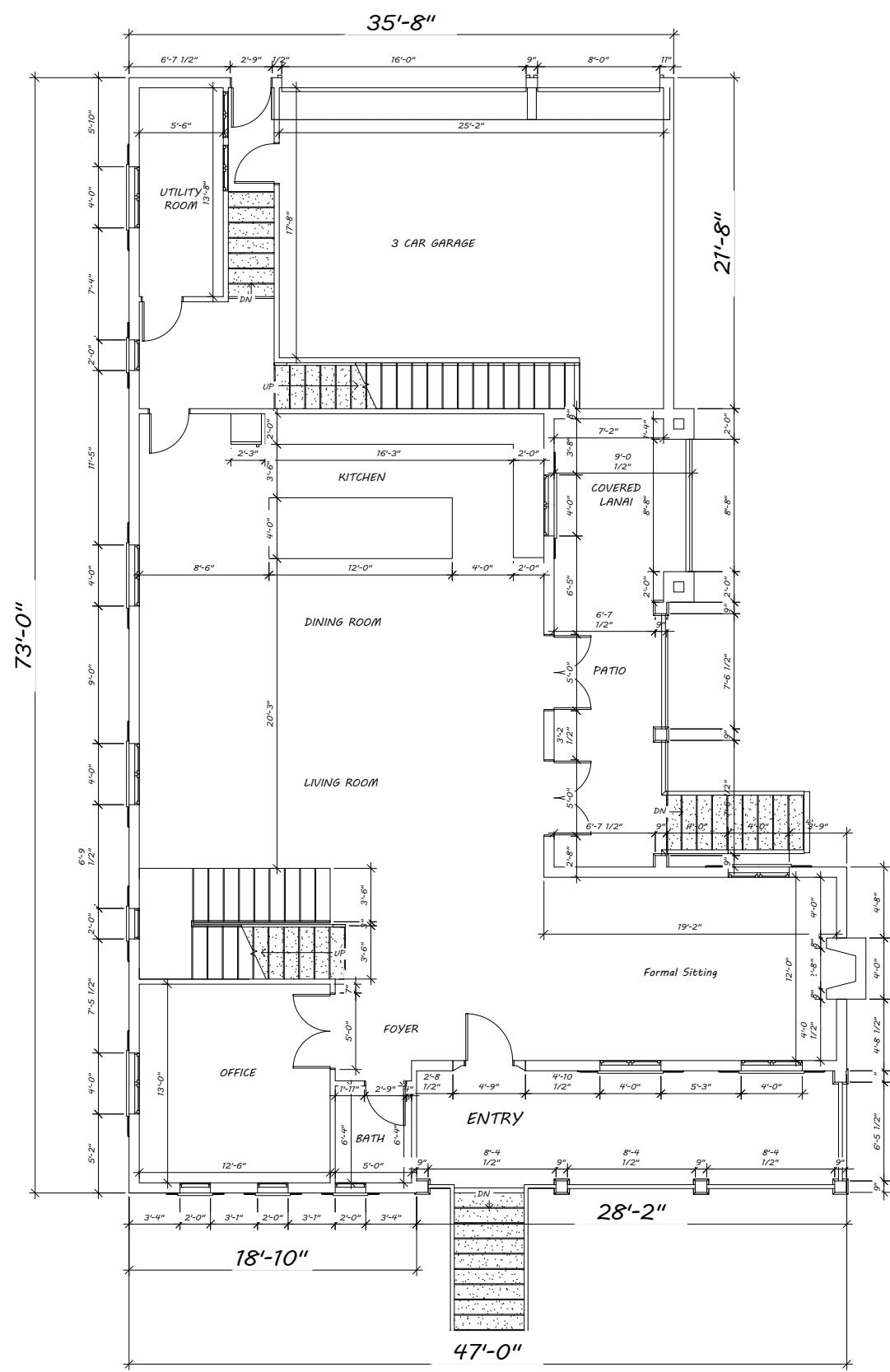
3 Car Garage, excluded from FAR as property is in a flood zone	577
Total Enclosed square footage	4,519

Unenclosed	
Lanai	110
Patio	128
Front porch	225
Second story balcony	128
Total unenclosed	591

Total Area 5,110

Impervious	
Front 4' Walkway + Stairway	141
Driveway	200
Impervious	341

Building Coverage 2,863



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Impervious	
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Driveway	200
Impervious	341
Building Coverage	2,863



Front Elevation
Scale: 1/4"=1'-0"



Rear Elevation
Scale: 1/4"=1'-0"



Right Side Elevation

Scale: 1/4"=1'-0"



Left Side Elevation

Scale: 1/4"=1'-0"

FAR Bonus Calculation for proposed house

Maximum FAR	0.40
Bonuses	
One story front porch with separate roof structure with minimum width of 60% of the front façade.	0.08
Plant 2 shade trees between façade and street	0.02
Divided light simulated muntins	0.03
Reduction of the height of both the peak and roofline, 0.02 bonus per foot, maximum 0.06. As designed the roof peak is 29' and roofline is 22', vs. 35' & 24' maximum allowable. As designed roof peak and roofline are 6' and 2' less than maximum allowed, which results in a bonus of 0.04.	0.04
Total bonuses	0.17
Maximum FAR adjusted for bonuses	0.57
Lot size	6,930

FAR as designed

Enclosed (excluding garage)	
First floor	1,621
Second floor	1,600
Over garage	721
FAR	3,942
FAR	0.569
Front yard impervious	
Walkway + Stairway	141
Front yard impervious surface ratio	0.169
Total impervious	
Building coverage	2,863
Front walkway	168
Driveway	200
Total impervious surface	3,231
Total impervious	0.466

716 14th Ave NE Residual/Existing House

Maximum FAR without bonuses	0.40
Bonuses	
Entire peak of primary roof structure of front façade is parallel to the front property line	0.02
Height of both the peak and roofline, 0.02 bonus per foot, maximum 0.06. As designed the roof peak is 29' and roofline is 20', vs. 35' & 24' maximum allowable. As designed roof peak and roofline are 6' and 4' less than maximum allowed, which results in a bonus of 0.06.	0.06
Divided light muntins	0.03
Total bonuses	<u>0.11</u>
Maximum FAR adjusted for existing bonuses	0.51
Lot size	6,930
Maximum FAR adjusted for identified bonuses	3,534
Enclosed	
First floor	1,594
Finished Attic	360
Second floor	1,305
Total enclosed excluding garage	<u>3,259</u>
FAR, Actual	0.470

2 Car Garage, in flood zone excluded for purposes of calculating FAR	420
--	-----

Building coverage	
First floor, enclosed	1,594
Side porch and steps	205
Front porch and steps	90
Rear landing and steps	30
Primary dwelling building coverage	<u>1,919</u>
Garage	420
Total building square footage	2,339
Lot size	6930
Building square footage ratio %	0.338

Impervious Surface Ratio	
Building coverage	2,339
Rear driveway (26'x7')	182
Walkways on side of garage (21'x 3' each)	126
Walkway from rear of garage to intersection of walkway to side porch stairs (48'x3')	144
Walkway from rear stairs to side porch (33'x3')	99
A/C units (4'x4' each- 2 total)	32
Front walkways (5-' around 4' wide)	<u>200</u>
Non-building impervious surface	783
Total impervious surface	3,122
Impervious surface ratio	0.451

Property Appraiser General Information

2000	No	\$217,100	\$217,100	\$217,100	N/A	\$217,100
1999	No	\$181,800	\$181,800	\$181,800	N/A	\$181,800
1998	No	\$182,600	\$182,600	\$182,600	N/A	\$182,600
1997	No	\$176,400	\$176,400	\$176,400	N/A	\$176,400
1996	No	\$162,900	\$162,900	\$162,900	N/A	\$162,900

2021 Tax Information		Tax District: SP		Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions	
2021 Final Millage Rate	21.0216	Sale Date	28 Jan 2020	Book/Page	20861 / 2249
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		Price	\$1,475,000	Q/U	Q
		V/I	I		

2021 Land Information		Frontage:		View: None	
Seawall: No	Land Use	Land Size	Unit Value	Units	Total Adjustments
	Vacant (00)	60x110	9800.00	60.0000	1.0712
	Single Family (01)	66x110	9800.00	66.0000	1.0608
		Adjusted Value	Method		
		\$629,866	FF		
		\$686,125	FF		

[click here to hide] 2022 Building 1 Structural Elements [Back to Top](#)
 Site Address: 716 14TH AVE NE

Building Type: Single Family
 Quality: Above Average
 Foundation: Continuous Footing Poured
 Floor System: Wood
 Exterior Wall: Frame/Custom Wood
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 3
 Living units: 1
 Floor Finish: Hard Tile/Wood/Marble
 Interior Finish: Upgrade
 Fixtures: 9
 Year Built: 1935
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)

[Open plot in New Window](#)

[Compact Property Record Card](#)

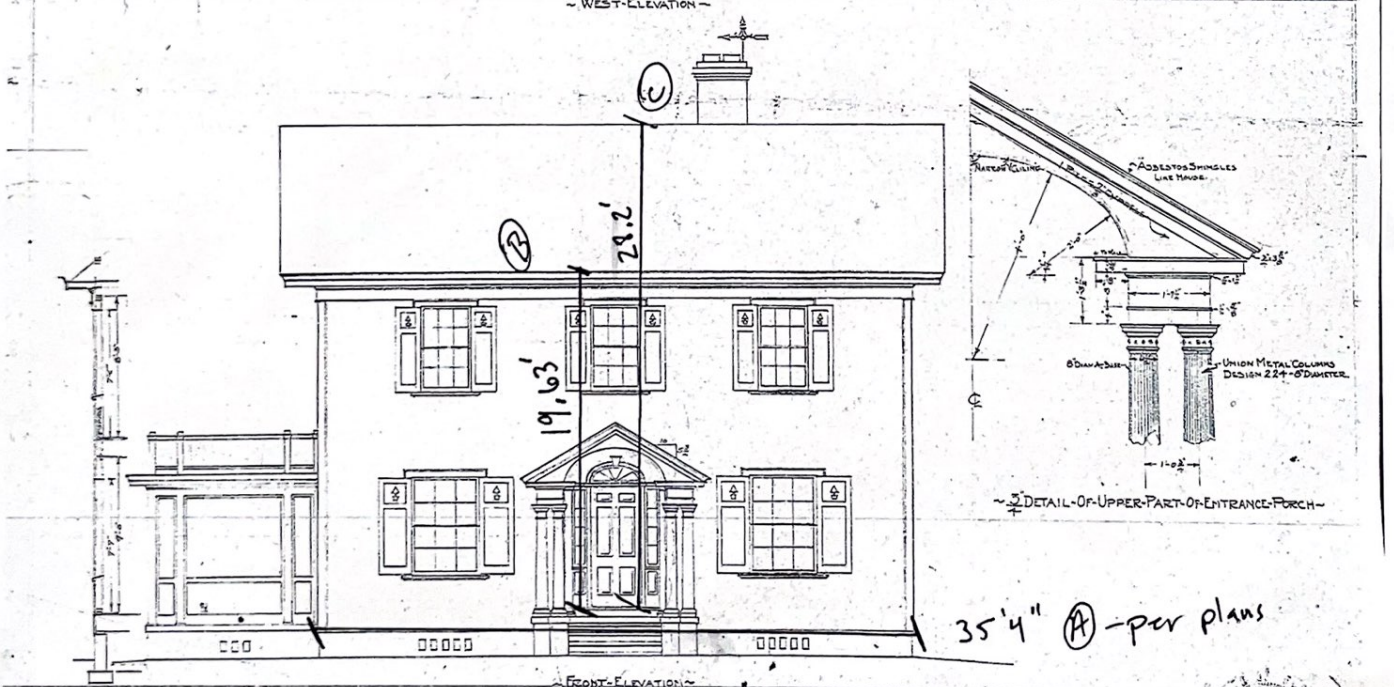
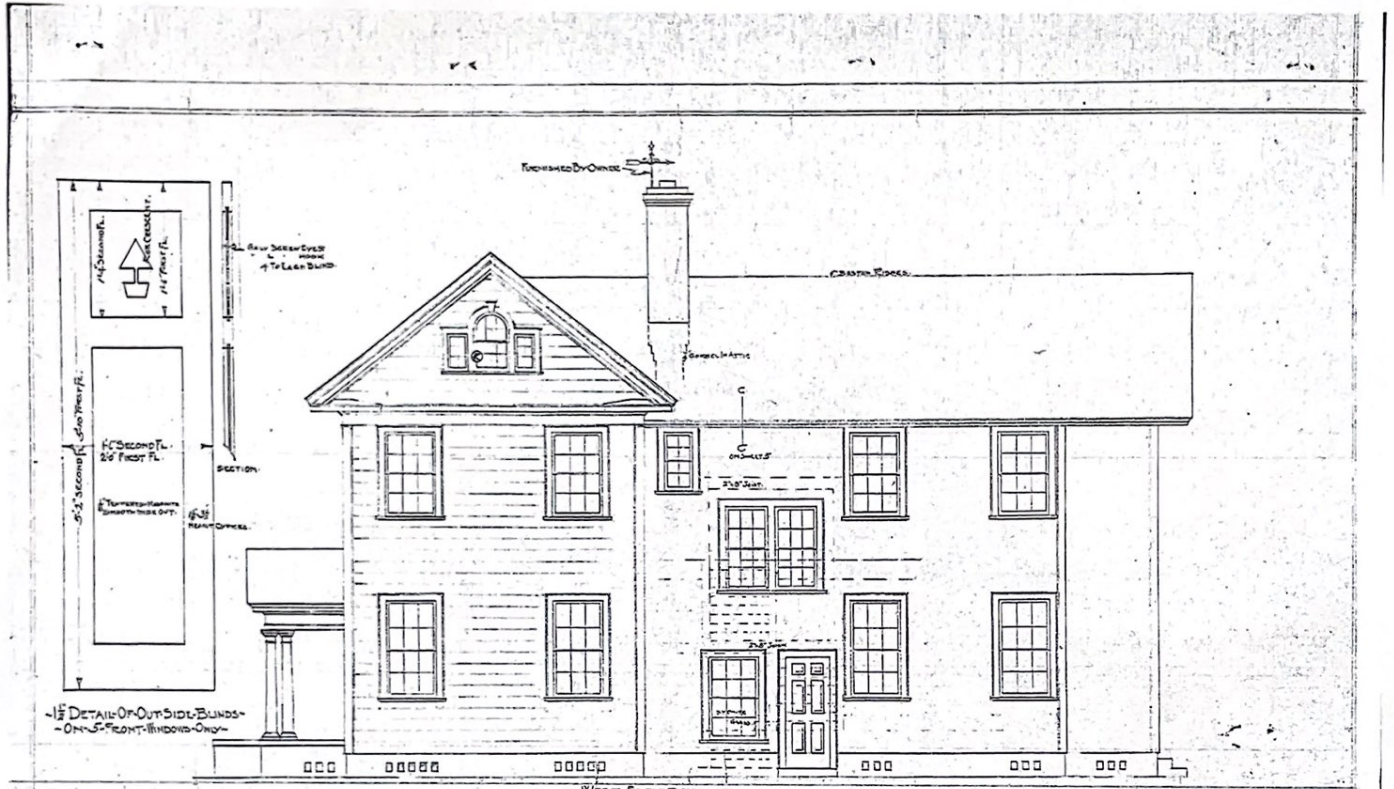
Building 1 Sub Area Information		Living Area SF	Gross Area SF
Upper Story (USE)		1,305	1,305
Screen Porch (SPF)		0	190
Finished attic (stairs, floors, walls, ceiling) (A)		0	360
Detached Garage Unfinished (DGU)		0	420
Base (BAS)		1,594	1,594
Open Porch (OPF)		0	50
Total Living SF:		2,899	Total Gross SF: 3,919

For FAR calculations

[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$18.00	24.00	\$432.00	\$268.00	2008
FIREPLACE	\$7,000.00	1.00	\$7,000.00	\$3,010.00	1935

Roof Peak & Roofline Bonus



35'4" (A) - per plans

1 = 3.93'
1cm > 3.93'



Measurements for work heights derived from cut sheets

716 14th Ave Existing House and setback after lot separation:

ISR- total impervious surface 0.45

FAR

- Enclosed living space is 2,259 sqft on lot of 6,930 sqft for FAR ratio of 0.47
- Existing house has several bonuses which brings allowable ratio to 0.51

Building coverage ratio after separation is 0.34

Side yard setback is 9.8' from revised property line separating Lot 4 from Lot 5- see attached survey

Parking- there is a two car garage plus a 20' long by 8' wide parking space in the alley parallel to the fence on Lot 5, on which the existing house sits. As part of this separation process we will relocate the fence by 12" so that the parking space will be 20' X 9'. This parking space will be contained gravel. There are currently no parking areas on Lot 4 which is being separated, and for which parking is designed into new house. The garage is not included in FAR as it is in a flood zone.

FAR Bonuses- see calculations:

1. Roof structure: Entire peak of primary roof structure of front façade is parallel to the front property line = 0.02 bonus
2. Height of both the peak and roofline, 0.02 bonus per foot, maximum 0.06. As designed the roof peak is 29' and roofline is 20', vs. 35' & 24' maximum allowable. As designed roof peak and roofline are 6' and 4' less than maximum allowed, which results in a bonus of 0.06 (0.02 bonus per foot lower than maximum for up to 0.06 total bonus)
3. Muntins: All windows have divided light muntins = 0.03 FAR bonus



MAP OF BOUNDARY SURVEY



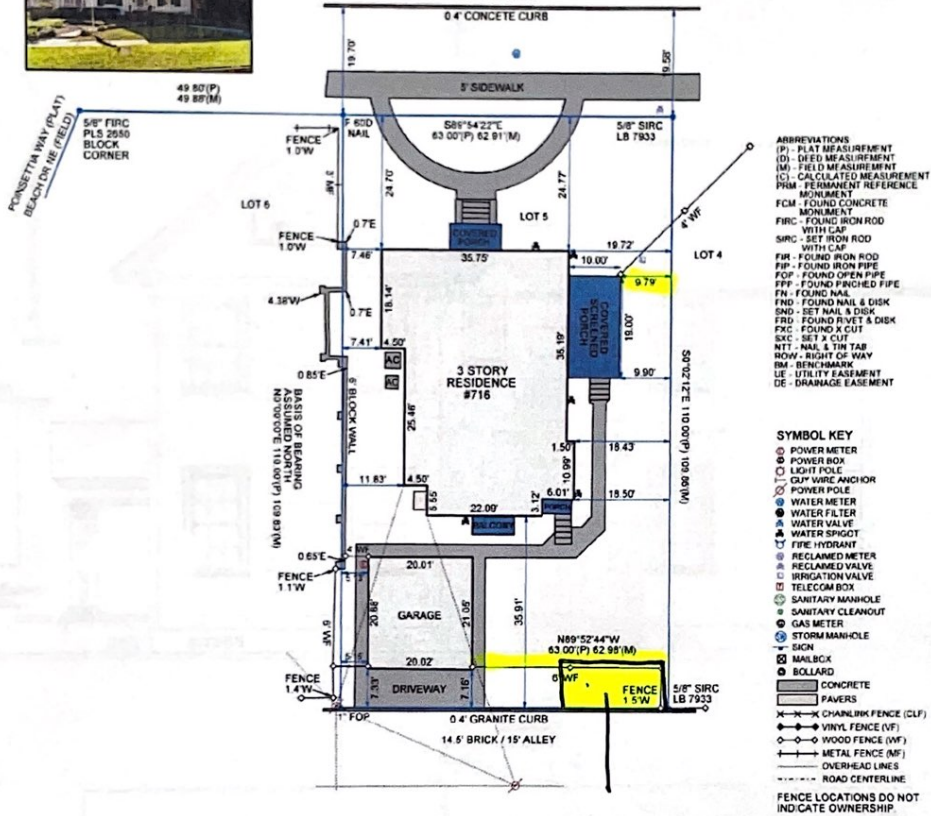
710 14TH AVE NE
ST. PETERSBURG, FL
33701

PROJECT #19-141

14TH AVE NE 60' ROW

20' BRICK ROAD

0.4' CONCRETE CURB



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01/08/2020
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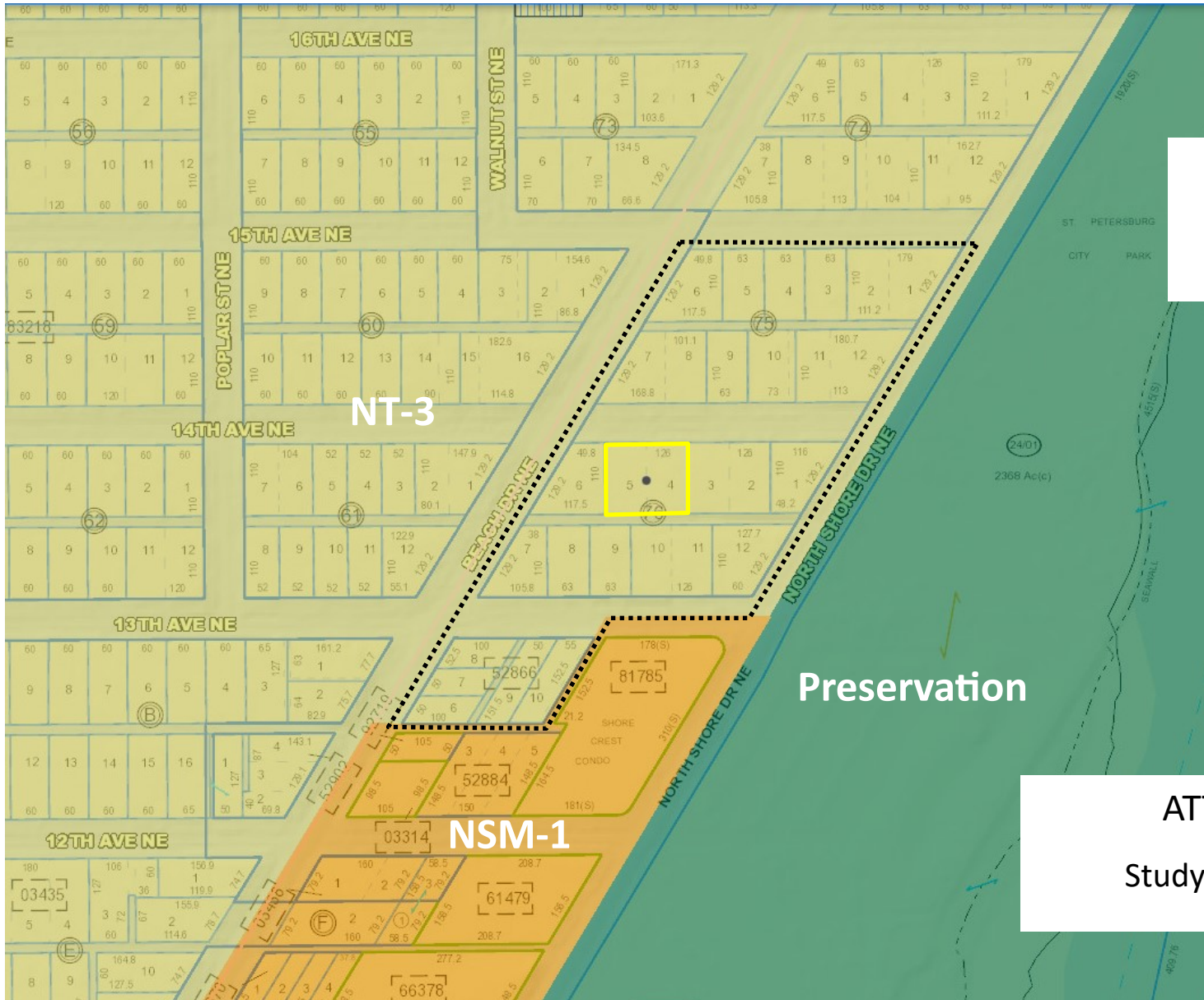
Proposed parking space 20' x 9', contained gravel, with curbs.

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Legend:

-  Study area boundary
-  Subject property

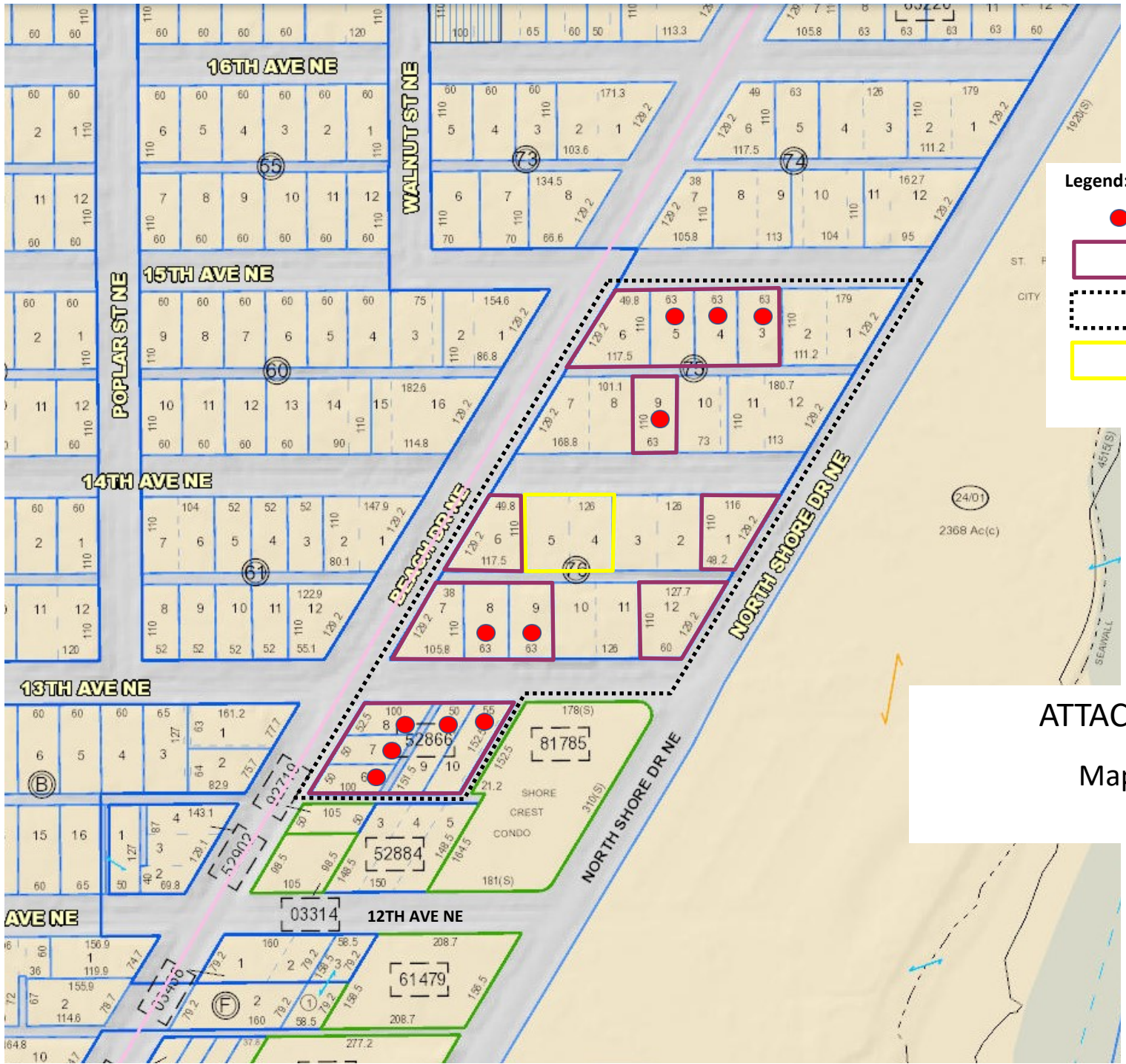
ATTACHMENT—D
Study Area Location Map



**ATTACHMENT - E
Tabular Lot Analysis**

Study Area

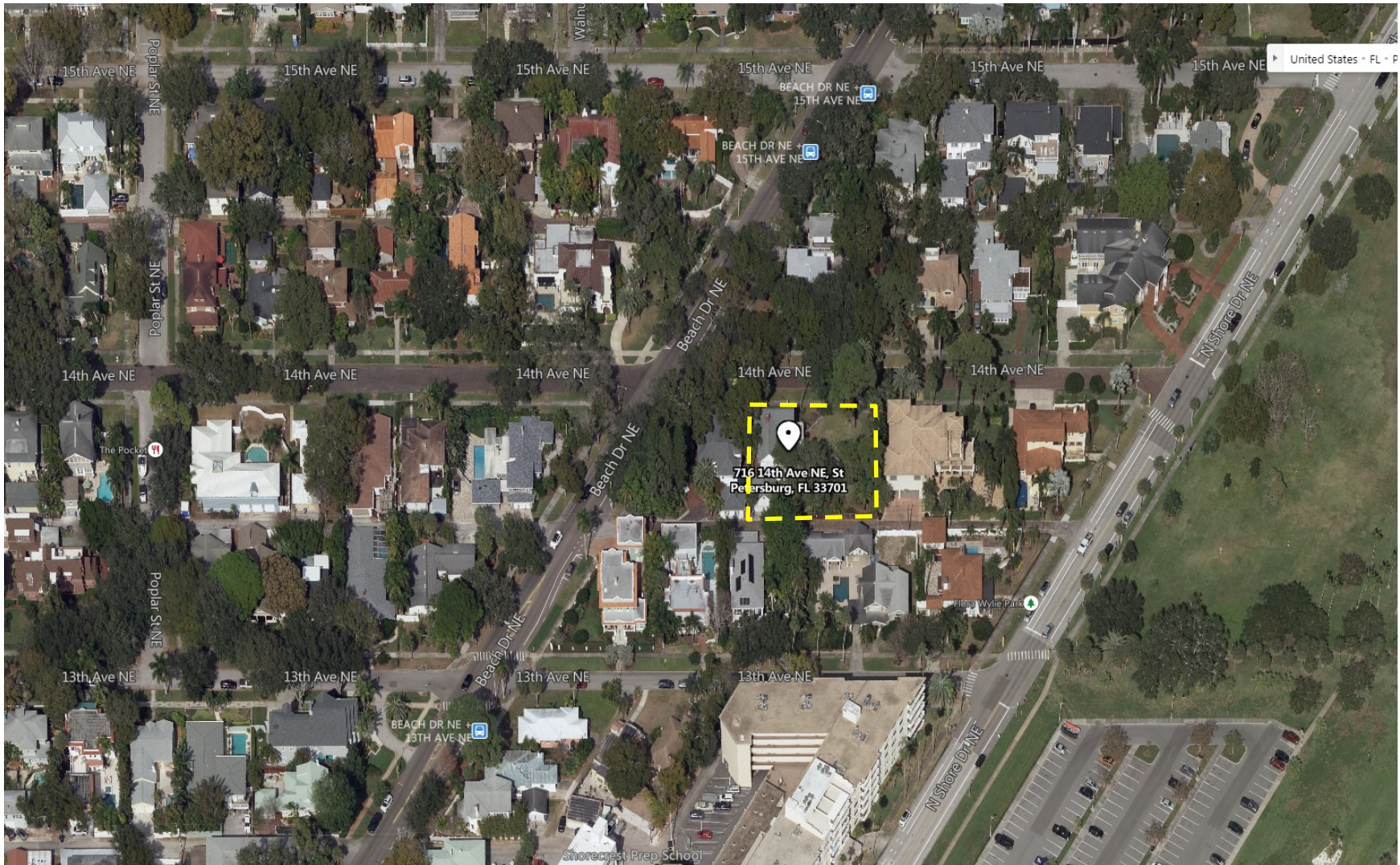
Block	Conforming	# Substandard	% Substandard	# One House per Platted Lot	# One House on More Than One Lot	% One Per Platted Lot
Subject Block 76	7	2	22%	6	3	67%
Block 75	5	4	44%	5	4	56%
Block 52866	0	5	100%	5	0	100%
Average			56%			74%



- Legend:**
- Substandard lot
 - One house per platted lot
 - Study area boundary
 - Subject property

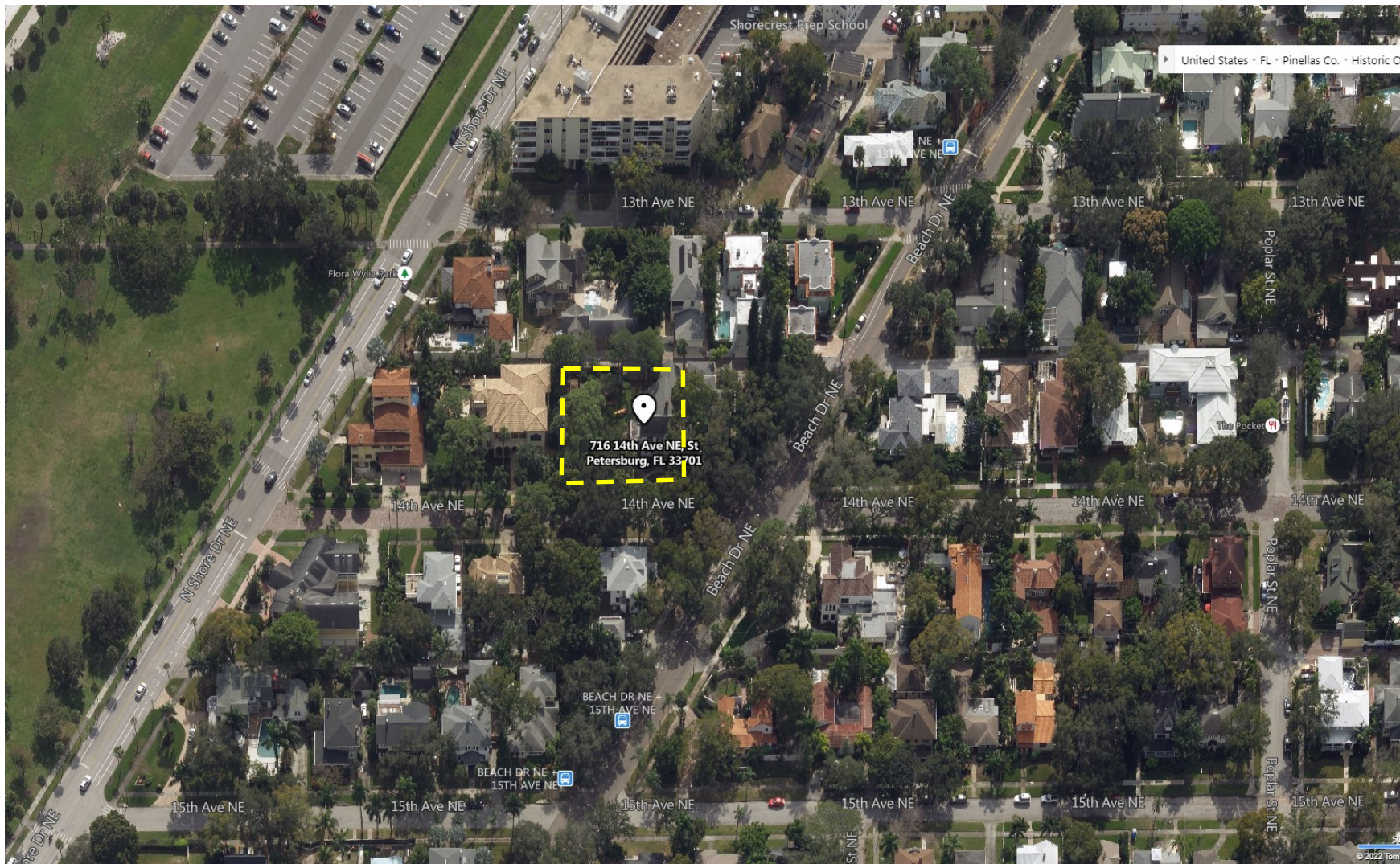
ATTACHMENT—F
Map Analysis





Aerial view of site and surrounding lots from the south.

Image from Bing maps.



Aerial view of site and surrounding lots from the north.

Image from Bing maps.



Views to the subject property from 14th Avenue NE.

Photos provided by Applicant.



Views to the subject property from 14th Avenue NE.

Photos provided by Applicant.