



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
REDEVELOPMENT REQUEST
PUBLIC HEARING

According to Planning & Development Services Department records, **no Commission member** resides or has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

For **Public Hearing** and **Executive Action** on **April 6, 2022**, beginning at 10:00 A.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	21-51000003	PLAT SHEET:	G-8
REQUEST:	Approval of a redevelopment plan to allow reconstruction of two (2) dwelling units with an existing duplex to remain.		
OWNER:	John Johnson Thomas Yablonski 249 7 th Avenue North St. Petersburg FL, 33701		
ADDRESS:	249 7 th Avenue North		
PARCEL ID NO.:	18-31-17-23850-002-0100		
LEGAL DESCRIPTION:	Lot 10, Block B, R.W. Easley's Addition		
ZONING:	Neighborhood Traditional Single-Family (NT-2)		

SITE AREA TOTAL: 6,985 square feet or .16 acres

GROSS FLOOR AREA:

Existing:	3,004 square feet	0.43 F.A.R.
Proposed:	2,733 square feet	0.39 F.A.R. *
Permitted:	3,492 square feet	0.50 F.A.R.

*Excluding the 300 square feet of garage space for each unit. Garage exempted from proposed FAR.

DENSITY:

Existing:	4 units	(25 units per acre)
Permitted:	2 units	(15 units per acre)*
Proposed:	4 units	(25 units per acre) **

*One principal dwelling and one accessory dwelling.

** Redevelopment of a portion of the grandfathered density is the subject of this application.

BUILDING COVERAGE:

Existing:	1,714 square feet	24% of Site MOL
Proposed:	1,783 square feet	25% of Site MOL

IMPERVIOUS SURFACE:

Existing:	3,520 square feet	50% of Site MOL
Proposed:	4,292 square feet	61% of Site MOL
Permitted:	4,540 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	3,465 square feet	50% of Site MOL
Proposed:	2,693 square feet	38% of Site MOL

PAVING COVERAGE:

Existing:	1,027 square feet	15% of Site MOL
Proposed:	1,950 square feet	27% of Site MOL

PARKING:

Existing:	4 spaces, including 0 handicapped spaces
Proposed:	3 spaces, including 0 handicapped space
Required:	3 spaces, including 0 handicapped space

BUILDING HEIGHT:

Existing:	20 feet
Proposed:	22.1 feet
Permitted:	32 feet*

*32-foot building peak heights permitted for Accessory Structures of Redevelopment Plans.

APPLICATION REVIEW:

- I. PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.15 of the Municipal Code to determine compliance with the criteria for Redevelopment.

II. DISCUSSION AND RECOMMENDATIONS:

Background: The subject property is zoned NT-2 (Neighborhood Traditional Single-Family) and is located in the Historic Old Northeast Neighborhood. The platted lot has a lot width of 55-feet, a depth of 127-feet, and an area of approximately 6,985 square feet. The property is currently developed with three buildings consisting of two detached two-story duplex buildings and one detached garage located in the rear one-third of the lot.

In 2021, a Property Card Interpretation was completed recognizing four dwelling units on the property. This application proposes to redevelop two of the existing dwelling units currently located in the middle building. The middle building and detached garage will be demolished. The proposed structure will consist of two units above a three-car garage located adjacent to the alley, at an area of approximately 1,886 square feet.

The current regulations for the NT-2 zoning district allows one primary dwelling unit and one accessory dwelling unit, on lots with a minimum lot area of 4,500 square feet. In accordance with the Property Card Interpretation, the property's current "multi-family" use is considered grandfathered. Business Tax receipts have been maintained for the property for four (4) dwelling units on the property. The code allows for the redevelopment of grandfathered uses, subject to the Commission's approval of a Redevelopment Plan.

The Request: The applicant seeks approval of a Redevelopment Plan to redevelop two of the four grandfathered units into a new detached duplex over a garage. The plan requests no variances and incorporates no design related bonuses to maximize the required Floor Area Ratio.

Current Proposal: It is the intent of this application to retain the front duplex building while redeveloping the second duplex structure and garage into one two-story garage duplex building.

Redevelopment Criterion: Pursuant to Code Subsection 16.70.040.1.15, an application for redevelopment must be reviewed for compliance with the criterion. An analysis follows, based on the City Code criterion to be considered by the Commission.

- 1. Building Type.** *Structures shall be required to match the predominate building type in the block face across the street.*

Structures across the street vary between one-story and two-story buildings. The proposed detached building is designed as a two-story structure consistent with the existing front building and structures across the street.

- 2. Building Setbacks.** *Structures shall be required to match the predominate building setbacks in the block face across the street.*

The proposed building meets the required setbacks for the NT-2 zoning district, which is consistent with the development pattern.

- 3. Building Scale.** *Structures shall be required to match the predominate building type, setbacks and scale in the block face across the street.*

The existing front building will continue to contribute to the predominance of two-story residential buildings along the street. The newly redeveloped building will be designed consistent with the building type, setbacks, and scale of the existing buildings along the alley.

- 4. Site Development.** *Structures shall be required to match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.*

Vehicular access to the site's garage parking will be provided via the north abutting 16-foot-wide alley. The block face across the street and the neighboring properties have been developed mainly with two-story residential buildings. The proposed structure has been designed to reinforce the existing two-story character of the street and alley.

Building Mass. *Building Mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater.*

The request utilizes Redevelopment Plans allowable base FAR of .50.

Between the three existing buildings, this property has an existing FAR of 0.43. The request proposes an FAR of 0.39. This 0.39 FAR is requested by utilizing the Redevelopment Plans FAR exemption of 300 square feet of garage space for each unit. With a total of four units, the 861 square foot garage becomes exempt from the overall FAR for the site.

- 5. Building Height.** *Residential structures for a project less than a city block shall comply with the following building height and roof design requirements: i. The maximum height shall not exceed 24 feet to the eave line and 36 feet to the peak of the roof for primary structures, ii. The maximum height shall not exceed 20 feet to the eave line and 32 feet to the peak of the roof for secondary or accessory structures, iii. The maximum slope of any roof angle shall not exceed 12/12. iv. Dormers shall not exceed 50-percent of any roof surface.*

The proposed duplex building will have a building height of 22-feet to the roof peak.

- 7. Development Across Multiple Lots.** *Structures shall be separated by zoning district setbacks, however, if not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line which shall be equal to or greater than the combined side yard setbacks that would be required for each lot.*

The two-unit redevelopment is subject to and complies with the NT-2 zoning district regulations. This criterion is not applicable to this case as it involves one platted lot.

- 8. Single Corner Lots.** *Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.*

This criterion is not applicable to this case.

- 9. Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, extensions of the traditional grid roadway network which 1) abut the perimeter of the project area and 2) would be logically extended through the project area shall be required. Compliance with applicable subdivision and public improvement regulations shall be required.*

This criterion is not applicable to this case.

- 10. Non-Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, roadway and pedestrian networks shall meet the following requirements: i. There should be at least two (2) points of entry into the project, ii. Sidewalk connections shall be made to surrounding streets, homes and businesses, iii. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or are anticipated to be redeveloped in the future.*

This criterion is not applicable to this case.

- 11. Density and Intensity.** *For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal mobile home spaces(lots) within the park prior to redevelopment, or 140-percent of the maximum density of the future land use designation assigned to the property, whichever is less.*

This criterion is not applicable to this case.

FAR Bonuses: The criteria for Floor Area Ratio bonuses are set forth under Subsection 16.70.040.1.15.

FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonus and shall be developed following the development across multiple lots criteria indicated in Section 16.70.040.1.15.

In this case, the subject property consists of one platted lot and the request does not include design bonuses.

Public Comments: The subject property is located within the Historic Old Northeast Neighborhood. The Neighborhood Association and all property owners within 300-feet of the subject property were notified of the request. At the time of completion of this report, Staff has not received comments in support or objection to the request.

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

CONDITIONS OF COMMISSION ACTION: If the application is approved consistent with the site plan submitted with this application, the Planning and Development Department Staff recommends that the approval shall be subject to the following conditions:

1. The plans submitted for permitting shall substantially resemble the plans attached to this report. Development of the site shall comply with the regulations of the NT-2 zoning district. The roof style and coverings and exterior siding materials shall match between both buildings. Elevations provided for permitting shall feature exposed rafter tails and muntin dividers in the windows. Significant modifications to the plans shall require a new application and public hearing.
2. The site plan submitted for permitting shall depict the locations and setbacks all proposed ancillary equipment such as garbage cans, air conditioning units, and irrigation equipment. These items shall be provided within interior yards and shall be screened with compliant fencing, finished walls or perimeter landscaping.
3. The plans submitted for permitting shall include all necessary information to demonstrate compliance with the landscaping and irrigation requirements set forth under City Code Sections 16.40.060.2.1.3. and 16.40.060.2.1.4., as applicable.
4. This approval shall be valid through April 6, 2025. Substantial construction shall commence prior to this expiration date. The applicant may request up to two two-year extensions from the POD prior to the expiration. Requests for extension must be filed in writing to the POD prior to the expiration date. Approval of this Redevelopment Plan does not grant or imply variances from the City Code or other application regulations.

ATTACHMENTS: Map (Attachment-A), Application (Attachment-B), Survey (Attachment-C), Site Plan (Attachment-D), Floor Plan (Attachment-E), Elevations (Attachment-F), Landscape Plan (Attachment-G), Property Card Interpretation (Attachment-H)

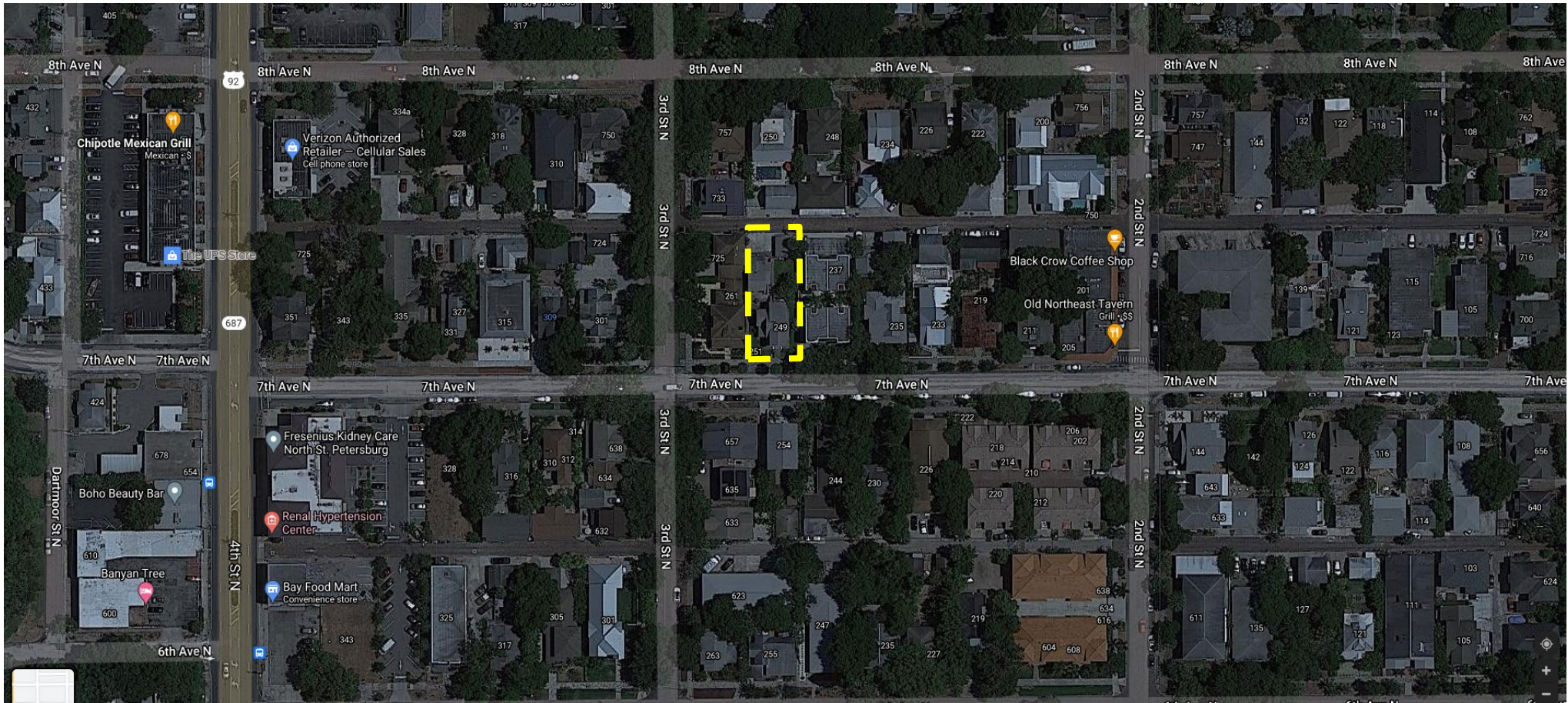
Report Prepared By:

<u>/s/ Shervon Chambliss</u>	<u>3/30/22</u>
Shervon Chambliss, Planner I	Date
Development Review Services Division	
Planning & Development Services Department	

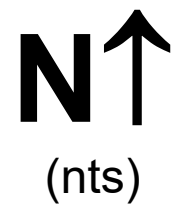
Report Approved By:

<u>/s/ Dave Goodwin</u>	<u>3/30/22</u>
Dave Goodwin, Interim Zoning Official (POD)	Date
Development Review Services Division	
Planning & Economic Development Department	

DG/SAC



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-51000003
 Address: 249 7th Ave. N.
 Attachment-A





REDEVELOPMENT

Application No. _____

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 4th Street North.

GENERAL INFORMATION	
NAME of PROPERTY OWNER: John Johnson and Thomas Yablonski	
Street Address: 249 7th Ave N	
City, State, Zip: St Petersburg, FL 33701	
Telephone No: 917-532-1732	Email Address: jtj1sp@gmail.com, tomyablonski@gmail.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 249 7th Ave N	
Parcel ID#(s): 18-31-17-23850-002-0100	
DESCRIPTION OF REQUEST: Tear down second building, which has two units, and garage. Build new garage with two units above.	
PRE-APPLICATION DATE:	PLANNER:

RECEIVED

DEC 14 2021

DEVELOPMENT REVIEW
SERVICES

FEE SCHEDULE

Redevelopment Plan Review \$500.00

Variance - First Variance \$350.00

Each additional Variance \$100.00

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

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested redevelopment. 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*: John Johnson

Digitally signed by John Johnson
Date: 2021.09.30 10:49:03 -04'00'

Date: 09/30/2021

Printed Name: John Johnson

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



Pre-Application Meeting Notes

Meeting Date: 10/05/2021 Zoning District: NT-2

Address/Location: 249 7th Avenue North

Request: Approval of the redevelopment of four dwelling units into one single-family home with the apartment units in the NT-2 zoning district.

Type of Application: Redevelopment Plan Staff Planner for Pre-App: JCB/SAC

Attendees: _____

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Downtown Residents Civic Assoc.	Karen Carmichael	president@stpetedna.org	718-288-8044
Historic Old Northeast Neigh. Assoc.	John Johnson	Honnapresident@gmail.com	917-532-1732

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: PCI 21-41000013 established that four dwelling units were lawfully built on site.

The request is to voluntarily remove one dwelling unit and redevelop the remaining three units into one single-family residence with two apartment units in a detached building.

Zoning Official affirmed crushed shell is a prohibited parking surface, 65% is the maximum impervious surface ratio, the property does not have local historic designation but is contributing,

photo's of the existing conditions shall be provided, the alley setback is 6', a minimum of three parking spaces will be required, landscape plan to be included in submittal, and other

development standards subject applicable codes. Applicants indicated that the redevelopment plan

FAR regulations will be used. Notices of intent to file shall be provided prior to submittal to CONA, FICO, HONNA, and the Downtown

Residents Civic Association 10 days prior to submittal. Physical submittal requires prior appointment.

REDEVELOPMENT

DATA SHEET

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.
FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

DATA TABLE					
1.	Zoning Classification: NT-2				
2.	Existing Land Use Type(s): four unit				
3.	Proposed Land Use Type(s): four unit				
4.	Area of Subject Property: 6,985				
5.	Variance(s) Requested: None				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	2677	Sq. ft.		
	Proposed:	4226	Sq. ft.		
	Permitted:		Sq. ft.		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0.383	Sq. ft.		
	Proposed:	0.482	Sq. ft. (with allowable garage space excluded)		
	Permitted:		Sq. ft.		
8.	Building Coverage (first floor square footage of building(s))				
	Existing:	1967	Sq. ft.	28.2	% of site
	Proposed:	2401	Sq. ft.	34.4	% of site
	Permitted:		Sq. ft.		% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:		Sq. ft.		% of site
	Proposed:	2597	Sq. ft.	37.3	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:		Sq. ft.		% of vehicular area
	Proposed:	0	Sq. ft.	0	% of vehicular area

DATA TABLE (continued page 2)					
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	1118	Sq. ft.	16	% of site (doesn't include parking)
	Proposed:	2268	Sq. ft.	32.5	% of site
12.	Impervious Surface Coverage (total square feet of all paving, building footprints and other hard surfaced areas)				
	Existing:	3685	Sq. ft.	52	% of site
	Proposed:	4353	Sq. ft.	62.3	% of site
	Permitted:		Sq. ft.		% of site
13.	Density (units per acre)				
	<u>Sq. Ft. or Acre(s)</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:		Existing:		Existing:
	Proposed:		Proposed:		Proposed:
	Permitted:				
14 a.	Parking (Vehicle) Spaces				
	Existing:	4	includes		disabled parking spaces
	Proposed:	5	includes		disabled parking spaces
	Required:	3	includes		disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:		Spaces		% of vehicular parking
	Proposed:		Spaces		% of vehicular parking
	Required:		Spaces		% of vehicular parking
15.	Building Height				
	Existing:	28	Feet	2	Stories
	Proposed:	28	Feet	2	Stories
	Permitted:		Feet		Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ 350,000.00				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If applicable, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>				

REDEVELOPMENT

NARRATIVE (PAGE 1)

All applications for redevelopment must provide justification for the requested redevelopment 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. A separate letter addressing each of the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 249 7th Ave N	Case No.:
Detailed Description of Project and Request: Demolition of second unit and garage, building new garage with two units above.	
<p>1. Building Type. Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc..) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.</p>	
<p>The front house is being renovated so will continue to blend with the other buildings on the block. This particular block does not have one predominate building type. There are multiple multi unit apartments, town homes, and single family front buildings on this block.</p>	
<p>2. Building Setbacks. Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street.</p>	
<p>This property will maintain the original setback from the street and the garage will set back approximately 9' from the alley which is larger than many of the setbacks in the alley.</p>	
<p>3. Building Type. Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.</p>	
<p>This project is two two story buildings. The block is composed to mostly two-three story buildings so this project will blend in height wise with the current structures on the block.</p>	

REDEVELOPMENT

NARRATIVE (PAGE 2)

All applications for redevelopment must provide justification for the requested redevelopment 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.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>4. Site Development and Orientation. Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.</p> <p>The project includes the renovation of the house at the front of the lot. By saving this house and doing an extension of the roof line, it should blend in to the neighborhood.</p> <p>This particular block is a mix of single and multi family buildings. The renovation will make this building look more like one of several single families that sit to the front of the lots. The garage will look similar to other garages on the alley, so should blend well, though will be set back further than most of the garages on the same side of the alley on this block.</p>
<p>5. Floor area Ratio Bonuses. FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:</p> <p>a. FAR Bonus of 0.10 – An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.</p> <p>The main house will maintain the craftsman style influences, including the columns, decorative detail on porch and the divided light windows facing the street. By keeping the current house, we are maintaining the look and feel of the neighborhood.</p>
<p>b. FAR Bonus of 0.05 – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.</p> <p>Both the house and the second floor of the garage will have clapboard finishes.</p>



REDEVELOPMENT

PUBLIC PARTICIPATION REPORT

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

We met with the neighbors on each side of our property, as well as neighbors across the street and across the alley.

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

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

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

None were express as we are not seeking any variants and are providing ample parking for the building.

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 Judy Landon at variance@stpeteconacona.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: _____
- ☐ Attach the evidence of the required notices to this sheet such as Sent emails.

REDEVELOPMENT

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: 249 7th Ave N	Case No.:
Description of Request: Demolish second building, 251 7th Ave, and build a three car garage with two apartments above. Install a pool.	
Add an extension to main house 6' additional feet to the west.	
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:	2401 7th Ave N.
Owner Name (print):	Mary Sacaruto
Owner Signature:	[Signature]
2. Affected Property Address:	657 3rd St N
Owner Name (print):	THOMAS PARISE
Owner Signature:	[Signature]
3. Affected Property Address:	305 8th Ave N
Owner Name (print):	Alexandra Stretch
Owner Signature:	[Signature]
4. Affected Property Address:	250 8th Ave North
Owner Name (print):	Debra and Kerry Fox
Owner Signature:	[Signature]
5. Affected Property Address:	248 5th Ave N
Owner Name (print):	Kristine Galt
Owner Signature:	[Signature]
6. Affected Property Address:	231 7th Ave. N. Unit 1, St. Pete FL 33701
Owner Name (print):	BROOKE FORD
Owner Signature:	[Signature]
7. Affected Property Address:	254 7th Ave
Owner Name (print):	Sean Rolland
Owner Signature:	[Signature]
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

**John Johnson** <jtj1sp@gmail.com>

Redevelopment application

1 message

John Johnson <jtj1sp@gmail.com>

Mon, Nov 22, 2021 at 9:30 AM

To: **Robin Reed** <rreed@tampabay.rr.com>

Robin,

Attached is our redevelopment application which we will be submitting to the city next week. The property is a four family property. We plan to tear down the second building (which has two units) and garage and build a new garage with two units above it at the back of the property, opening up more yard space in the middle for landscaping and a pool. Long term we would like to convert the front building from a two family, to a one family, but that won't happen for a couple of years, given the work ahead and figuring out how to finance the renovation of the main house.

Please let me know if you have any questions.

Many thanks,

John



Redevelopment Application 249 7th 11-3-21.pdf
5927K



Drakes rage <jj4@nyu.edu>

redevelopment application

1 message

John Johnson <john.johnson@nyu.edu>

Sun, Nov 28, 2021 at 7:43 PM

Reply-To: john.johnson@nyu.edu

To: **president@stpetecona.org**

Attached is a copy of the redevelopment application that we will be filing next week. Please let me know if you have any questions or concerns.

Many thanks,

John

--

John T Johnson

917-532-1732

john.johnson@nyu.edu



Redevelopment Application 249 7th 11-3-21.pdf

5927K



Drakes rage <jj4@nyu.edu>

Redevelopment application

1 message

John Johnson <john.johnson@nyu.edu>

Sun, Nov 28, 2021 at 7:45 PM

Reply-To: john.johnson@nyu.edu

To: president@stpetedna.org

Attached is a copy of the redevelopment application that we will be filing next week. Please let me know if you have any questions or concerns.

Many thanks,

John

--

John T Johnson

917-532-1732

john.johnson@nyu.edu



Redevelopment Application 249 7th 11-3-21.pdf

5927K

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Saint Petersburg, FL 33712

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$2.36

Total Postage and Fees \$5.11

\$

Sent To **Fico co Kimberly Frazer-Lesgett**

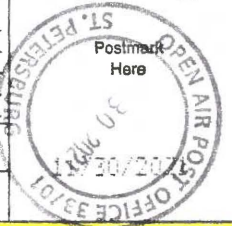
Street and Apt. No., or PO Box No.

3301 24th Ave S

City, State, ZIP+4®
St Petersburg FL 33712

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7021 2720 0002 6579 0671



September 2, 2021

John Johnson & Tom Yablonski
249 7th Avenue N
St. Petersburg, FL 33701

RE: PROPERTY CARD INTERPRETATION: 21-41000013
Property Generally Located At: 249 7th Avenue N
Parcel ID No.: 18-31-17-23850-002-0100

Dear Property Owner:

A Property Card Interpretation letter has been completed for the above-referenced property. The following findings have been made:

LEGAL NUMBER OF DWELLING UNITS

1. The property is zoned NT-2 (Neighborhood Traditional Single-Family), which allows one single-family home on the subject property and one accessory dwelling unit in compliance with the land development regulations. The City will recognize more than one (1) dwelling unit on the property if the units were legally constructed.
2. The property was first developed under the address 251 7th Avenue N, which referred to the rear residential building and attached garage. The front dwelling was constructed under the address 249 7th Avenue N, which later became the only address for the lot in City records.
3. According to the City's property card record for 249 7th Avenue N (covering the construction history of the property from the inception of the property card through 1987), Lot 10, Block B of the R.W. Easley's Addition subdivision, a 1 ½-story frame duplex was constructed on the property. That description matches the front building. See attached property card.
4. The property card also notes a two-story frame garage apartment and two-car garage on the property, which matches the description of the rear building with the address of 251 7th Avenue N. Two electrical meters were installed at this building on or before 10/3/49. The exact permit number and issuance date are illegible, however are presumed to have been issued before the next permit in the list, which was issued on 10/3/49, which was one electrical meter for the dwelling at 249 7th Avenue N.
5. The Pinellas County Property Appraiser's card for the site shows a two-story, 1,708 square foot building and detached garage at the address 249 7th Avenue N with two living units, and a two-story, 91:2 square foot building at the address 251 7th Avenue N also with two living units.
6. The City's permit tracking software Naviline was searched for building permits issued between 1988 to present for 249 7th Avenue N. Several roofing permits have been

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



issued since 2004, and a permit for electrical meter and panel work at all four units was completed under Permit #21-5000733. The address 251 7th Avenue N has no records in Naviline.

7. Business tax records associated with the subject property show that between 2004 and 2020, a business tax license was maintained for a total of four (4) units.
8. The applicant has submitted floor plans of the units showing four dwelling units, each with a kitchen and bathroom.
9. Accordingly, the interpretation can be made that **four (4) dwelling units were legally constructed on the property.**

Appeal

If you have evidence that the findings of this interpretation are incorrect, you may submit a reconsideration request within 15 days of the receipt of this letter.

An appeal must be filed within 10 days following delivery of the reconsideration. Appeals are heard before the Development Review Commission. An appeal is a statement on your part that you do not believe that the findings of this determination are correct and that you have evidence to refute the finding. For a reconsideration or appeal, you must submit a cover letter and whatever evidence is referenced in your letter.

The 30-day deadline does not apply to applications for reinstatement. However, since you have a code violation on your property, filing of an application for an appeal in a timely manner is important and requires your immediate attention.

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 questions about the appeal process, please feel free to contact the Clerk at (727) 892-5498.

Sincerely,



Jennifer Bryla, AICP, Zoning Official

Attachments: City Property Card, Pinellas County Property Card, Building Permit History, Code Enforcement History, Business Tax License History, Application

cc: Scot Bolyard, AICP, Deputy Zoning Official
Joseph Waugh, Codes Compliance Operations Manager

JOB NO.: 211380		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MFB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 08/20/2021			FAX (727) 344-4640

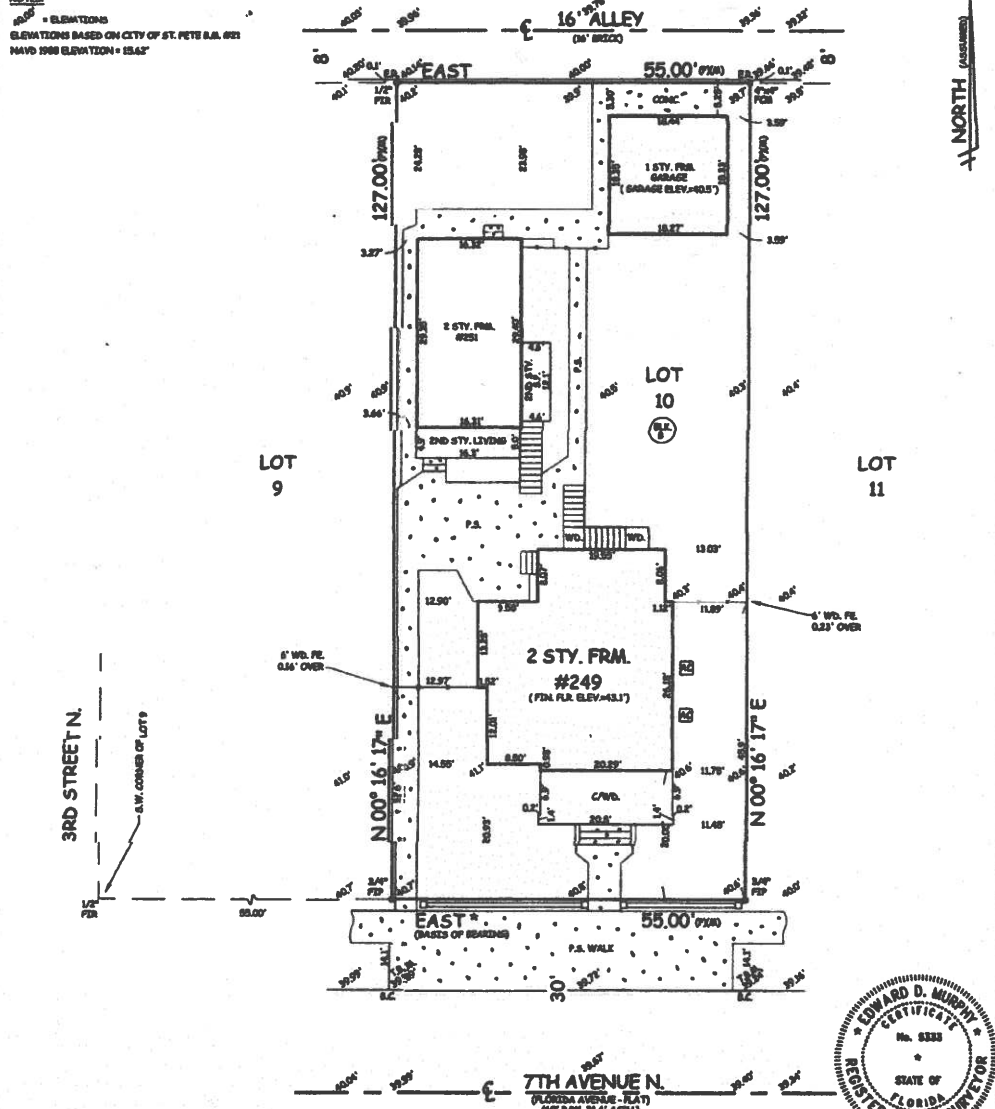
CERTIFIED TO: John Johnson & Thomas Yablonski

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 18 TWP. 31 S. RGE. 17 E.

NOTE:

 ELEVATIONS
 ELEVATIONS BASED ON CITY OF ST. PETERSBURG
 NAVD 83 ELEVATION = 13.65'


A BOUNDARY SURVEY OF: Lot 10, Block 8, R.W. EASLEY'S ADDITION TO ST. PETERSBURG, as recorded in Plat Book 1, Page 47 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

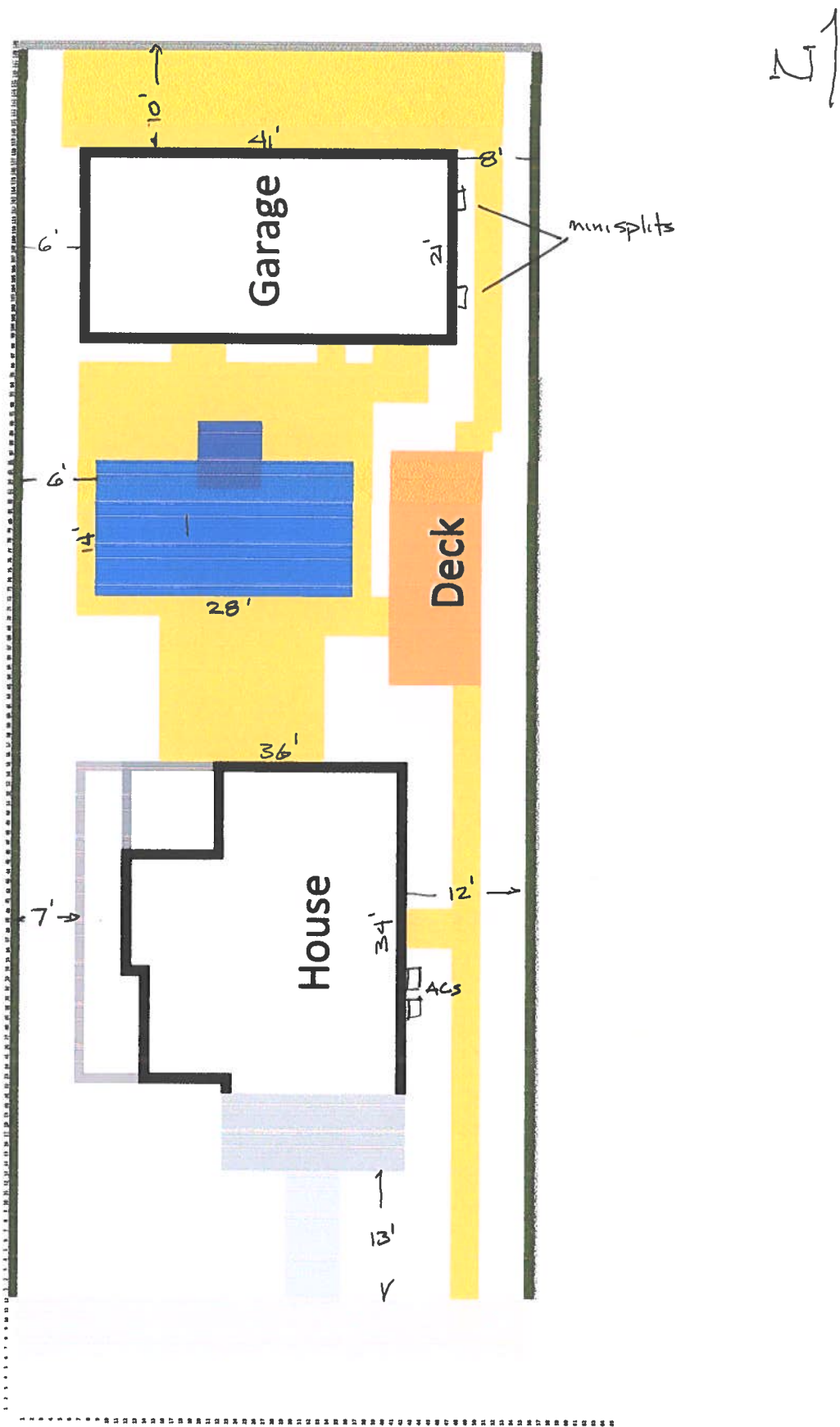
 According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: X Comm. Panel No.: 125148 0219 H Map Date: 8/24/2021 Base Flood Elev.: NA

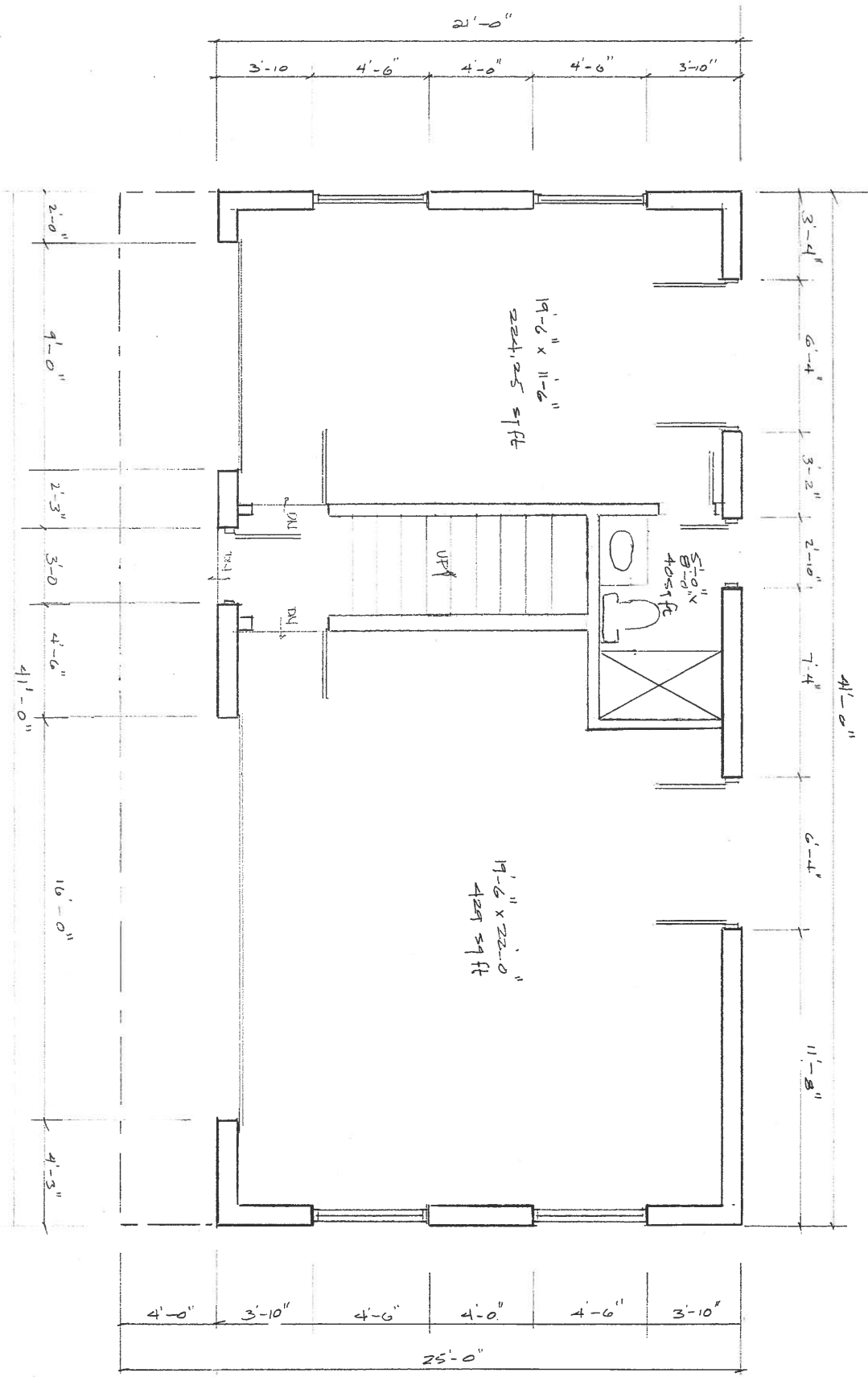
FOR THE EXCLUSIVE USE OF THE PERSON PARTIES, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH ERRORS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND, OR ON THE SURFACE OF THE LAND AND NOT VISIBLE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 64.47, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS SHOWN AND POLYLINE AND/OR APPROXIMATE, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS APPLYING TO THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK, AND NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

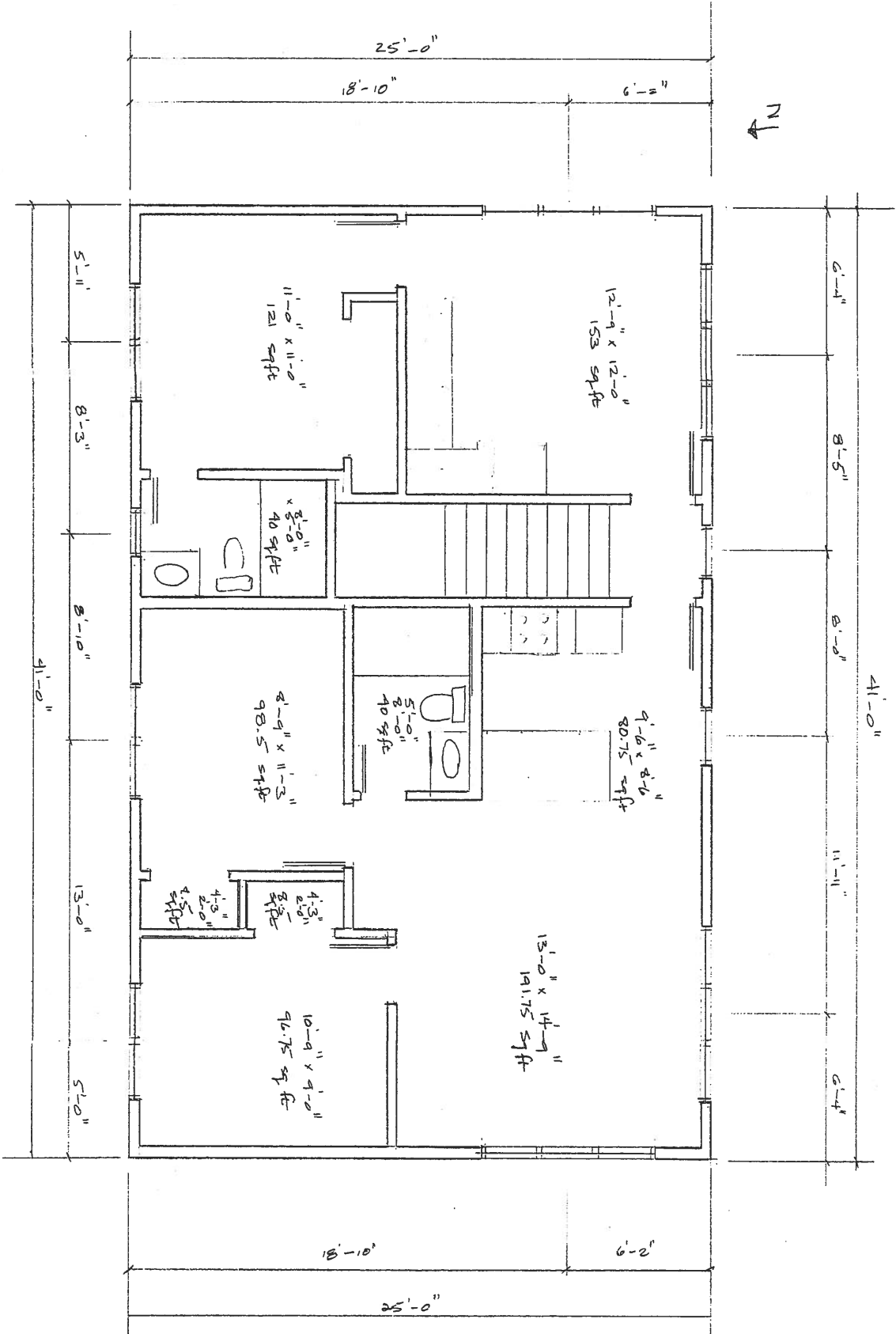
F.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.R. - FOUND IRON ROD S.R. - SET IRON ROD 1/2" LB. 1/2" DIA. P.L. - POINT OF REMOVED CURVATURE P.C. - POINT OF COMPOUND CURVATURE P.F. - FOUND FLOOR ELEVATION P.M. - PERMANENT REFERENCE MONUMENT N.A.S. - NORTH AMERICAN VERTICAL DATUM OF 1988	P.D. - FOUND S.A.S. - 1/2" DIA. AND DIA. P.A.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION S.A.S. - 1/2" DIA. P.L. - FOUND C.L.F. - CHAIN LINK FENCE J.F. - JOINT FENCE A.D. - ADJACENT	R. - RADIAL A. - AND C. - CHORD S.W. - RIGHT OF WAY P. - PLANTER M.M. - MASONRY P.M. - FRAME G.L. - GRATE GULCH C.B. - CATCH BASIN P.L. - FIRE HYDRANT	M.B. - METAL SHED A.L. - ALUMINUM W.H. - WATER HEATER P.A. - PAVED STONE C.P. - CURB CUT P.L. - PLANTER S.A. - BACK OF CURB S.P. - EDGE OF PAVEMENT S.R. - EDGE OF ROAD S.O. - EDGE OF WATER T.O. - TOP OF BANK	W.H. - WIND WALL S. - CONTINGENT R.W. - RIGHT OF WAY P. - PLANT C. - CALCULATION C. - DEED S. - REMOVED S. - NORTH S. - SOUTH S. - EAST W. - WEST	C.B. - CEMENT M.A. - MASONRY C.C. - CONCRETE C.L. - CLEAN C.C. - COLUMN W.D. - WOOD S.L. - BLOCK M. - MASONRY A.P. - ASPHALT U.L. - UTILITY D.L. - DRAINAGE	C.H. - CEMENT C.W. - COVERED C.W. - COVERED WOOD C.P. - COVERED PAVING STONE C.C. - COVERED CONCRETE A.D. - AIR CONDITIONER S.P. - SCHEDULED POWER J.P. - JOINT POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
---	--	---	---	---	---	---



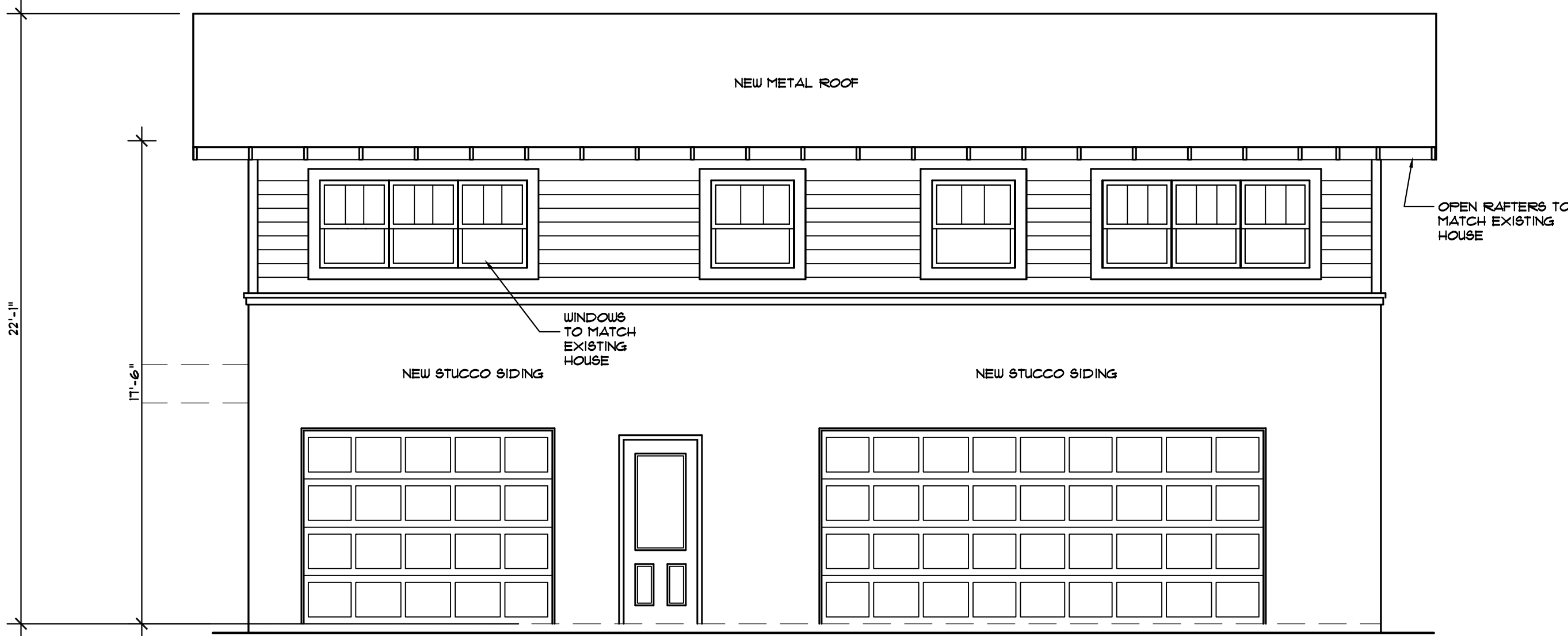




249 TH AVE N
GARAGE FIRST FLOOR
SCALE 1/4" = 1'-0"

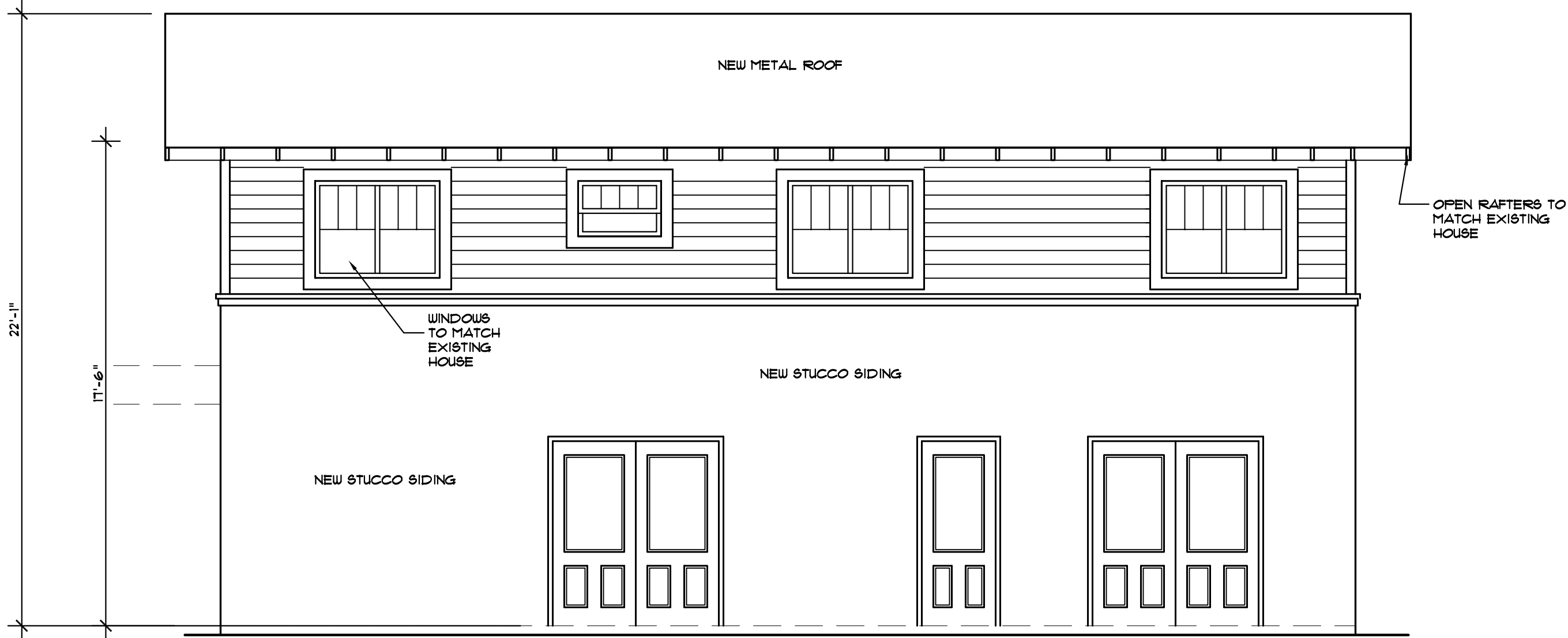
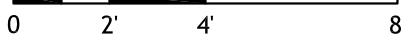


249 7TH AVE N
GARAGE SECOND FLOOR
SCALE 1/4" = 1'-0"



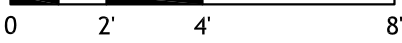
NORTH ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)



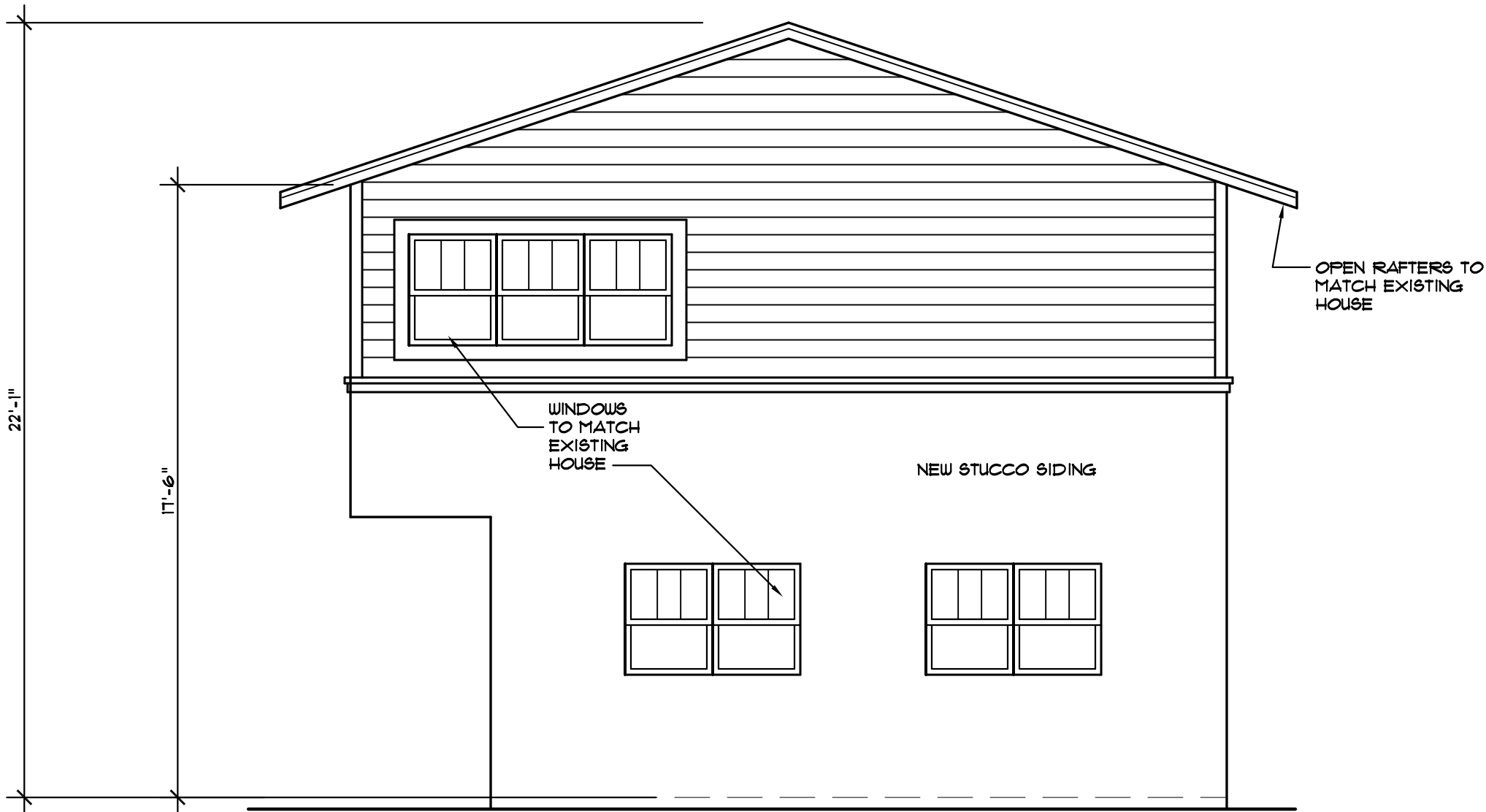
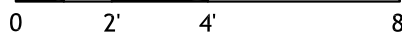
SOUTH ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)



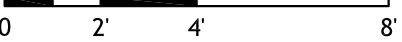
EAST ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)



WEST ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)



249 7TH AVENUE N
St. PETERSBURG

LEGEND
PLANTS

Palms

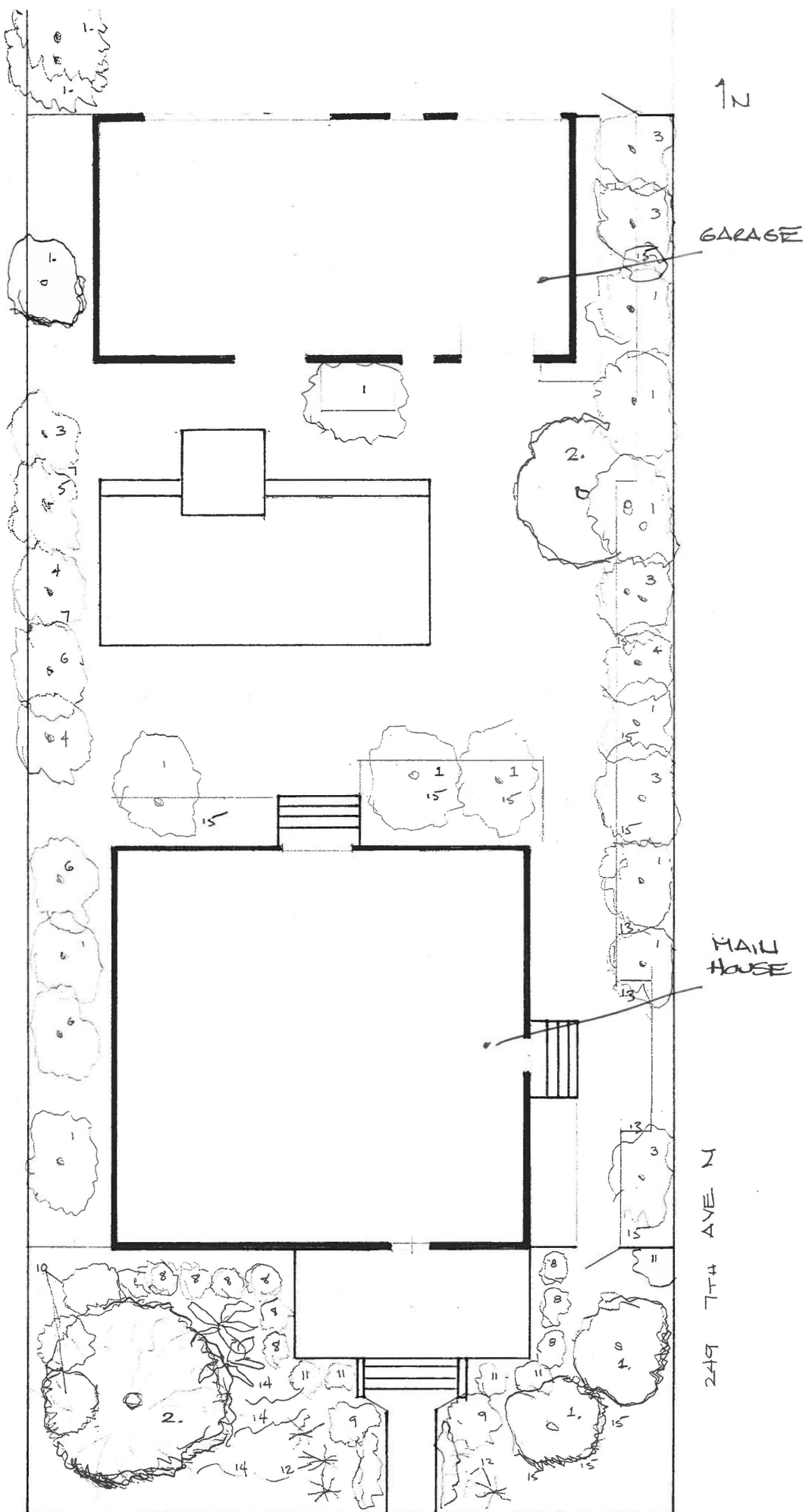
- | | | |
|----|-----------------|-----------------------------|
| 1. | Alexander Palm | <i>Ptychosperma elegans</i> |
| 2. | Foxtail Palm | <i>Wodyetia bifurcata</i> |
| 3. | Areca Palm | <i>Dypsis lutescens</i> |
| 4. | Adonidia Palm | <i>Adonidia merrillii</i> |
| 5. | Pygmy Date Palm | <i>Phoenix roebelenii</i> |

Shrubs

- | | | |
|-----|-----------------------|---|
| 6. | False Aralia | <i>Schefflera elegantissima</i> |
| 7. | Arboricola | <i>Schefflera arboricola</i> |
| 8. | Variegated Arboricola | <i>Schefflera arboricola</i> "Trinette" |
| 9. | Dwarf Firebush | <i>Hamelia patens</i> "Compacta" |
| 10. | Nora Grant Ixora | <i>Ixora coccinea</i> "Nora Grant" |
| 11. | Dwarf Clusia | <i>Clusia rosea</i> "Nana" |

Ground Covers

- | | | |
|-----|----------------------------|----------------------------------|
| 12. | Dwarf Pineapple | <i>Ananus nanus</i> |
| 13. | Kimberley Queen Fern | <i>Nephrolepis oblitterata</i> |
| 14. | Wart Fern | <i>Zealandia pustulata</i> |
| 15. | Burle-Marx
Philodendron | <i>Philodendron burle-marxii</i> |





September 2, 2021

John Johnson & Tom Yablonski
249 7th Avenue N
St. Petersburg, FL 33701

RE: PROPERTY CARD INTERPRETATION: 21-41000013
Property Generally Located At: 249 7th Avenue N
Parcel ID No.: 18-31-17-23850-002-0100

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5. The Pinellas County Property Appraiser's card for the site shows a two-story, 1,708 square foot building and detached garage at the address 249 7th Avenue N with two living units, and a two-story, 912 square foot building at the address 251 7th Avenue N also with two living units.
6. The City's permit tracking software Naviline was searched for building permits issued between 1988 to present for 249 7th Avenue N. Several roofing permits have been



P.O. Box 2842
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Appeal

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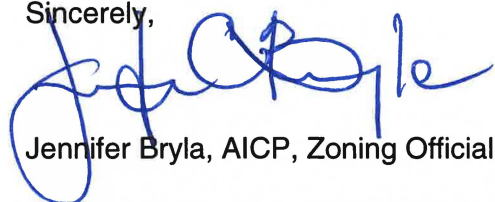
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Sincerely,



Jennifer Bryla, AICP, Zoning Official

Attachments: City Property Card, Pinellas County Property Card, Building Permit History, Code Enforcement History, Business Tax License History, Application

cc: Scot Bolyard, AICP, Deputy Zoning Official
Joseph Waugh, Codes Compliance Operations Manager

DIVISION		R. W. Farley's Add.		Lot # 10		Block 13	
PERMIT NO. 247	DATE 7-11-50	ELECTRICAL PER. NO. 1500	DATE 1-1-51	PLUMBING PER. NO. 1500	DATE 2-10-50		
LOCATION 251- 7th Ave. No		OWNER W. L. Bolin		OWNER Viola Talcott Bolin			
OWNER		CONTRACTOR Hudson		CONTRACTOR Owner		8-6	
CONTRACTOR		OPENINGS- 2c 12p 1b 2-meters		FIXTURES- 1 GWH			
ARCHITECT		(251-7th Avenue North)		#1224B - 1/13/54 - W. Bolin			
KIND BLDG. 1 1/2 F Duplex	ROOMS 2-2 1/2	#5264B - 10/3/49 - W. L. Bolin		C.J. Godsey - 2-wh replaced			
SIZE 2 F Gar Apt 2 car gar		Hudson - 3c 5sw 15p 2b 60amp					
CU. FT.	RATE PER CU. FT.	1-meter 1-w. heater (249-7th Avenue North)		DATE			
COST		ENTIRE PER. NO. 391E	DATE 1-4-54	#2955J - 12/21/60 - C. F. Keester			
OCCUPANCY 2121, 3/20-18, J. Silas, Cont.		OWNER W. L. Bolin		Savery Plbg. - Replace c-1-b (249)			
FOUNDATION Repair	ROOF \$200.	CONTRACTOR Hudson Elec.		#7919M - 4/5/66 - W. P. Seward			
FLOORS	PARTITIONS	1-meter added for w. heater -		Economy Plbg. - 1-w. heater			
#24296 (\$100) 3/8/27		#390E - 1-4-54 - W. L. Bolin		(249 - 7th Ave. No.)			
W.M. Onweller		Hudson Elec. - 1-meter added for					
2nd st. frame porch addn.		w. heater					
#56063. 9/26/45. \$260.00		OVER					
R. Auston. Reroof res., rear res.,		OVER					
and garage, asph. shingles. Wm.							
Stonebraker, Contr.		GAS PERMIT NO. #2329 -	DATE 11-12-52	SEWER PER. NO.	DATE		
64022 - 7/26/47 - \$75		OWNER Mrs. Bolin		OWNER			
Owner Miss Viola L. Talcott -		CONTRACTOR C.J. Godley		CONTRACTOR			
Repair front porch floor on		FIXTURES- move meter		O. K. DATE			
cottage (16 1/2' x 29')		#G1507-11/16/67- Seward-					
		Modern Gas Appli. - Wall Htr- Nat.					
		Gas. (249 - 7th Ave. No.)					
SIGN PERMIT NO.	DATE			SEPTIC TANK PER. NO.	DATE		
				OWNER			
		CERTIFICATE NO.	DATE	CONTRACTOR			
		ISSUED TO		O. K. DATE			

21 # T01

ELECTRICAL PERMITS

#853J - 3/29/66 - Seward

Goodson - 1-W.H. (251)

#1377J - 4/26/66 - Seward

Goodson - 3ws 100amp 1-meter
(251)

#E8451F - 6/2/77 - Oley

C.L. Day Elec - incr srvc

100amp 1Ø 1-meter - 1-fhp

room AC (249-7th Avenue N)

INSTALLATION

#232A-10/17/57-Mrs. Viola Talcott Bolin
Statewide Distributors, Inc. - 35,000
BTU - Coleman Existing tank - Existing
Chimney

SOLID SEVEN OAKS LLC
747 17TH ST N
ST PETERSBURG, FL 33713-7119

Page 1 of 2

Map Id: 3004.1 1.00 1.00 1.00 AREA = 30; NEB = 04;

**** VALUE SUBJECT TO CHANGE ***

BUILDING CHARACTERISTICS					0820 Duplex-Triplex-Fourplex										** VALUE SUBJECT TO CHANGE **										Pinellas County Property Appraiser Office				
QUALITY	Average														VALUE SUMMARY														
CATEGORY	TYPE	%	PTS											PRIOR JUST MARKET VALUE		440,525													
FOUNDATIO	1PIERS	100	3.00											CURRENT JUST MARKET VALUE		492,200													
FLOOR	3WOOD	100	12.0											ASSESSED VALUE		484,578													
EXTERIOR	2FRAME -	100	23.0											HX/NHX CAP BASE YEAR		0													
ROOF	1GABLE OR	100	6.00											TAXABLE VALUE		484,578													
ROOF	3SHINGLE	100	5.00											HX		No													
FLOOR	2CARPET/	100	5.00											% HX		0.00													
INTERIOR	2DRYWALL/PLA	100	33.0											TOT EXEMPTIONS VALUE		0													
HEATING	6CENTRAL	100	5.00											PERMIT		TP	ST.	EST VAL	ISSUE DATE										
COOLING	COOLING	100	3.00											21-05000733		86	V	4,305	05/11/21										
CATEGORY				UNITS												16-10000064		95	V	3,100	10/03/16								
STORIES				2.00												05-11000646		96	C	3,154	12/07/05								
FIXTURES				6.00												05-11000633		96	C	3,155	12/07/05								
LIVING UNITS				2.00												05-9000145		96	C	9464	10/21/05								
TOTAL LIVING UNITS				4												04-10001528		96	C	800	11/15/04								
DEPRECIATION ADJ				ADJ												BUILDING NOTES													
EXTERNAL OBSOLESCENCE				0.0000												4 UNITS TOTAL 655 SF/UT AVG													
NEIGHBORHOOD				0.0000												21P - UPG ELECT / 05R - CHA, SOME WNDWS													
EXTERNAL OBSOLESCENCE				0.0000												& ROOF / 02R - REHAB													
TYPE		QU		HX/NHX																									
06		02		0.00%																									
RCND		YB		EA																									
97983		1925		37																									
SAR		AREA		% B		EFF. AREA																							
DGU		324		35		113																							
USF		786		90		707																							
BAS		922		100		922																							
OPF		160		20		32																							
2,192						1,774																							
TAXING DISTRICT SF JUST VALUE/SF 187.86																													
L N	EXTRA FEATURE	DESCRIPTION	BD	HX/NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES														
1	0101	PATIO/DECK		0.0	18	18	324.00	10.00	10.00	1930	38	1930	40	1,296	18X18														
L T	L N	USE CODE	LAND USE DSCR	HX/NHX	R D	FRONT	DEPTH	FF T	FRNT FT FACTOR	UNITS	UT TP	D T	DEPTH FACT	SIZE FACT	INFLUENCE DESCRIPTION	UNIT VALUE	ADJ UNIT VALUE	LAND VALUE	OTHER ADJ AND NOTES										
C	1	08	MULTI-	0.0		55.00	127.0	70	106.00	55.00	FF	130	0.99	1.00		7,850.00	8,237.79	453,078	20 UT LV										
NOTES																	APPRaisal DATES												
																	REVIEW DATE			07/23/2021									
																	FIELD NUMBER			240									
																	REVIEW TYPE			Oblique									

BUILDING CHARACTERISTICS						0820 Duplex-Triplex-Fourplex										** VALUE SUBJECT TO CHANGE **										Pinellas County Property Appraiser Office						
QUALITY		Average														VALUE SUMMARY																
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EXTERIOR	2FRAME -	100	23.0											HX/NHX CAP BASE YEAR	0																	
ROOF	1GABLE OR	100	6.00											TAXABLE VALUE	484,578																	
ROOF	3SHINGLE	100	5.00											HX	No																	
FLOOR	2CARPET/	100	5.00											% HX	0.00																	
INTERIOR	2DRYWALL/PLA	100	33.0											TOT EXEMPTIONS VALUE	0																	
HEATING	1UNIT/SPACE/	100	1.00											PERMIT	TP	ST.	EST VAL	ISSUE DATE														
COOLING	NONE	100	0.00											21-05000733	86	V	4,305	05/11/21														
														16-10000064	95	V	3,100	10/03/16														
														05-11000646	96	C	3,154	12/07/05														
														05-11000633	96	C	3,155	12/07/05														
														05-9000145	96	C	9464	10/21/05														
														04-10001528	96	C	800	11/15/04														
														BUILDING NOTES																		
														2005 SOME WINDOWS MOD																		
CATEGORY				UNITS																												
STORIES				2.00																												
FIXTURES				6.00																												
LIVING UNITS				2.00																												
TOTAL LIVING UNITS				4																												
DEPRECIATION ADJ				ADJ																												
EXTERNAL OBSOLESCENCE				0.0000																												
NEIGHBORHOOD				0.0000																												
EXTERNAL OBSOLESCENCE				0.0000																												
TYPE		QU		HX/NHX																												
03		02		0.00%																												
RCND		YB		EA																												
18853		1925		58																												
SAR		AREA		% B		EFF. AREA																										
USF		432		90		389																										
SPF		60		25		15																										
BAS		480		100		480																										
OPF		80		20		16																										
1,052		900																														
TAXING DISTRICT		SF		JUST VALUE/SF		187.86																										
L	N	EXTRA	DESCRIPTION	BD	HX/ NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES																
L	L	USE	LAND USE	HX/ NHX	R D	FRONT	DEPTH	FF T	FRNT FT FACTOR	UNITS	UT TP	D T	DEPTH FACT	SIZE FACT	INFLUENCE DESCRIPTION	UNIT VALUE	ADJ UNIT VALUE	LAND VALUE	OTHER ADJ AND NOTES													
NOTES																		APPRAISAL DATES														
																		REVIEW DATE		07/23/2021												
																		FIELD NUMBER		240												
																		REVIEW TYPE		Oblique												

PCI 21-41000013

249 7th Avenue N

Building Permit History (1988 to Present)

Year	Number	Type	Status	Date	Number	Name	
21	8000182	ARES	VO	08/03/2021			
21	5000733	ELEC	CL	05/11/202		UNIT 1	
16	10000064	OACE	CL	10/03/201	1	Adrian	
5	11000646	ROOF	CL	11/14/2005			
5	11000633	ROOF	CL	11/14/2005		GARAGE	
5	9000145	ROOF	CL	09/02/2005			
4	10001528	ROOF	EX	10/28/200		BLDG 251	
4	10001508	PLBG	EX	10/28/2004			

PCI 21-41000013

249 7th Avenue N

Code Enforcement History

Number	Status	Date	Insp	Description
21 00015573	CASE CLOSED	06/29/2021	OSS	SEARCH FOR ACTIVE VIOLATIONS
21 00008580	CASE CLOSED	04/16/2021	OSS	SEARCH FOR ACTIVE VIOLATIONS
18 00012589	CASE CLOSED	05/24/2018	TM	PROPERTY MAINTENANCE
14 00022575	CASE CLOSED	10/24/2014	AJ	PROPERTY MAINTENANCE
08 00001951	CASE CLOSED	02/06/2008	TG	PROPERTY MAINTENANCE
05 00018806	CASE CLOSED	09/01/2005	TG	PERMIT(S)
05 00013992	CASE CLOSED	07/22/2005	OSS	RCC - CODE VIOLATION NOT FOUND
05 00000809	CASE CLOSED	01/13/2005	TG	PROPERTY MAINTENANCE
04 00020282	CASE CLOSED	10/07/2004	MFB	PROPERTY MAINTENANCE
04 00012967	CASE CLOSED	06/04/2004	MFB	PROPERTY MAINTENANCE
99 00021296	CASE CLOSED	09/23/1999	MFB	PROPERTY MAINTENANCE

PCI 21-41000013

249 7th Avenue N

Business Tax License History

Year	License Number	Classification	Status
21	1573	TAXED BY DWELLING UNITS	FIRST RENEWAL MAILED
20	1573	TAXED BY DWELLING UNITS	RENEWED
19	1573	TAXED BY DWELLING UNITS	RENEWED
18	1573	TAXED BY DWELLING UNITS	RENEWED
17	1573	TAXED BY DWELLING UNITS	RENEWED
16	1573	TAXED BY DWELLING UNITS	RENEWED
15	1573	TAXED BY DWELLING UNITS	RENEWED
14	1573	TAXED BY DWELLING UNITS	RENEWED
13	1573	TAXED BY DWELLING UNITS	RENEWED
12	1573	TAXED BY DWELLING UNITS	RENEWED
11	1573	TAXED BY DWELLING UNITS	RENEWED
10	1573	TAXED BY DWELLING UNITS	RENEWED
9	1573	TAXED BY DWELLING UNITS	RENEWED
8	1573	TAXED BY DWELLING UNITS	RENEWED
7	1573	TAXED BY DWELLING UNITS	RENEWED
6	1573	TAXED BY DWELLING UNITS	RENEWED
5	1573	TAXED BY DWELLING UNITS	RENEWED
4	1573	TAXED BY DWELLING UNITS	RENEWED

PCI 21-41000013

249 7th Avenue N

Business Tax License History Detail (2020)

OK

Exit

Cancel

Attachments

Business Inquiry

Images

Print

Refresh

CENTRAL SQUARE

License Master Inquiry

License 20-00001573

Collapse All

License information

Classification: TAXED BY DWELLING UNITS DU

License status: RENEWED RN

Status date: 10/07/2020

Application date: 10/14/2019

Issue date: 10/25/2019

Expiration date: 9/30/2020

Valid through date: 9/30/2020

Gross receipts amount: 4.00

Date renewal printed: 8/21/2020

Date license printed: 10/25/2019

Previous license: 19-00001573

Renewal date: 10/07/2020

Renewed to license: 21-00001573

Print flag: N

Business information

Business number: 3858

Business name: HUBER, ADRIAN
HUBER, VIRGINIA

Location address: 249 7TH AVE N

Business phone: 0

Emergency phone: 0

Applicant information

Applicant/qualifier:

Address:

Phone:

Social Security:

Drivers license:

Date of birth:

Email address:

Charges/Renewal Summary

Charges summary	Lic/Transfr	Add'l Chrg	Penalty	Interest
Amount charged:	16.00	.00	.00	.00
Amount paid:	16.00	.00	.00	.00
Amount due:	.00	.00	.00	.00

Unposted/unapplied receipts

New/transfer unposted:	.00
New/transfer unapplied:	.00
Renewal unposted:	.00
Renewal unapplied:	.00

Renewal Summary

Month:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
Year:	19	19	19	20	20	20	20	20	20	20	20	20
Renewal status:	R	R	R	R	R	R	R	R	R	R	R	R

Additional charges

Additional requirements

Charges

Miscellaneous information

Notice history

Period summary

Receipts

Refunds

Renewal history

Review steps

Sub codes

Tag stickers

Export

Sub Code	Description
779	APARTMENT RENTAL

1

Business Tax License History Detail (2004)



PROPERTY CARD INTERPRETATION (PCI)

RECEIVED

AUG 27 2021

Application No. 21-4100013DEVELOPMENT REVIEW
SERVICES

A Property Card Interpretation (PCI) will identify lawful uses of property. 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 Fourth Street North.

GENERAL INFORMATION**NAME of APPLICANT (Property Owner):** John Johnson & Tom Yablonski

Street Address: 249 7th Ave N

City, State, Zip: St Petersburg, FL 33701

Telephone No: 917-532-1732

Email Address: jtj1sp@gmail.com

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

PROPERTY INFORMATION:

Street Address or General Location: 249 7th Ave N and 251 7th Ave N

Parcel ID#(s): 18-31-17-23850-002-0100

Legal Description (may be attached):

FEE SCHEDULE

The fee for a property card interpretation application: \$60.00 (1st hour of research, plus \$50.00 per hour thereafter)
Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

As owner of the subject property, I understand that a property card interpretation may have serious implications addressing the legality of my property. If my opinion differs from that of the PCI, I also understand that I have 15-days upon receipt of the PCI to request reconsideration, and 10-days upon receipt of the subsequent reconsideration to submit an appeal of the decision, which will be heard before the Development Review Commission. If the PCI indicates abandoned grandfathered dwelling units, then I may apply for reinstatement.

Signature of Owner / Agent*:

Date: 8/19/21

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

UPDATED 09-30-16



PROPERTY CARD INTERPRETATION (PCI) NARRATIVE and CHECKLIST

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
A property Card Interpretation will research the grandfathered status of land use types at the subject property and may determine how many legal dwelling units may exist on the subject property.	
1. What is the current use of the property?	Two duplexes
2. How many dwelling units exist at the property?	Four
3. How many rooming units exist at the property?	Four
4. Does the owner occupy the property as his or her permanent residence?	yes
5. When was the last time the property was owner-occupied?	MONTH _____ YEAR _____
6. Are the dwelling units or rooming units currently occupied?	
a. If yes, how many units are currently occupied?	two
b. If yes, where are the units located within the structure(s)?	The first floor of both buildings
7. On what date did you purchase the property?	7/30/2021
CHECKLIST	
<input checked="" type="checkbox"/> Completed PCI application form;	
<input checked="" type="checkbox"/> Application fee;	
<input type="checkbox"/> Affidavit to authorize agent, if agent signs;	
<input checked="" type="checkbox"/> A floor plan for each dwelling unit or rooming unit drawn to scale with dimensions;	
<input checked="" type="checkbox"/> Scaled, site plan of the entire property;	
<input checked="" type="checkbox"/> Dimensions of the lot;	
<input checked="" type="checkbox"/> Dimensions and locations of all buildings and other structures;	
<input checked="" type="checkbox"/> Parking spaces; 4	
<input checked="" type="checkbox"/> Ingress / egress points.	

Notice: A request for reconsideration must be filed within 15-days following delivery of the PCI to the property owner. An appeal must be filed by the property owner within 10-days following delivery of the subsequent reconsideration. Appeals are heard before the Development Review Commission. If the PCI indicates abandoned grandfathered dwelling units, then the property owner may apply for reinstatement.

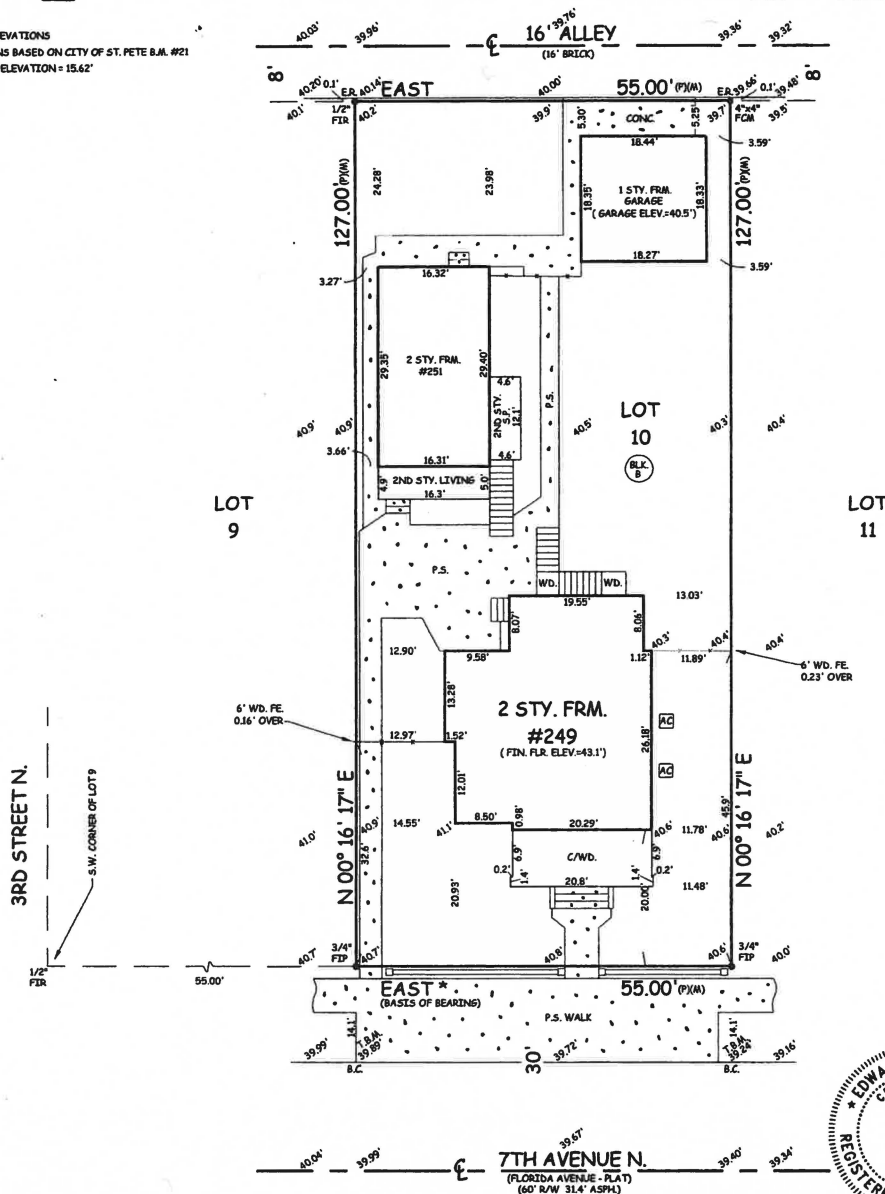
JOB NO.: 211380		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MFB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 08/20/2021			FAX (727) 344-4640

CERTIFIED TO: John Johnson & Thomas Yablonski

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 18 TWP. 31 S. RGE. 17 E.

NOTES:

40.00' = ELEVATIONS
 ELEVATIONS BASED ON CITY OF ST. PETERSBURG #21
 NAVD 1988 ELEVATION = 15.62'



A BOUNDARY SURVEY OF: Lot 10, Block B, R.W. EASLEY'S ADDITION TO ST. PETERSBURG, as recorded in Plat Book 1, Page 47 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: X Comm. Panel No.: 125148 0219 H Map Date: 8/24/2021 Base Flood Elev.: NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS ENDORSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

LEGEND:

F.I.P. - FOUND IRON PIPE
 F.C.M. - FOUND CONCRETE MONUMENT
 F.I.R. - FOUND IRON ROD
 S.I.R. - SET IRON ROD 10' LB #7410
 P.R.C. - POINT OF REVERSE CURVATURE
 P.C.C. - POINT OF COMPOUND CURVATURE
 F.M. - FINISHED FLOOR ELEVATION
 P.R.M. - PERMANENT REFERENCE MONUMENT
 N.A.V.D. - NORTH AMERICAN VERTICAL
 DATUM OF 1988

F.D. - FOUND
 N.A.D. - NAIL AND DISK
 P.O.L. - POINT ON LINE
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 P.I. - POINT OF INTERSECTION
 X-X-X - FENCE
 FE - FENCE
 C.L.F. - CHAIN LINK FENCE
 J-J - ADJACENT FENCE
 ADJ. - ADJACENT

R. - RADIUS
 A - ARC
 C - CHORD
 Δ - DELTA
 R.W. - RIGHT OF WAY
 # - NUMBER
 M.B. - MASONRY
 F.M. - FRAME
 G.I. - GRATE INLET
 C.B. - CATCH BASIN
 F.H. - FIRE HYDRANT

M.S. - METAL SHEET
 ALUM. - ALUMINUM
 W.H. - WATER HEATER
 P.B. - PATIO STONE
 C.P. - CARPORT
 PL. - PLANTER
 B.C. - BACK OF CURB
 E.P. - EDGE OF PAVEMENT
 E.R. - EDGE OF ROAD
 E.O.W. - EDGE OF WATER
 T.O.B. - TOP OF BANK

W.W. - WING WALL
 C. - CENTERLINE
 R.W. - RIGHT OF WAY
 (P) - PLAT
 (C) - CALCULATION
 (D) - DEED
 (M) - MEASURED
 N. - NORTH
 S. - SOUTH
 E. - EAST
 W. - WEST

ESMT. - EASEMENT
 M.H. - MANHOLE
 CONC. - CONCRETE
 CLR. - CLEAR
 COL. - COLLUMIN
 W.D. - WOOD
 BLK. - BLOCK
 S.W. - SEAWALL
 ASPH. - ASPHALT
 UTIL. - UTILITY
 DR. - DRAINAGE

O.H. - OVERHEAD
 GAR. - GARAGE
 C.W. - COVERED WOOD
 C.P.S. - COVERED PATIO STONE
 C.C. - COVERED CONCRETE
 A.C. - AIR CONDITIONER
 S.P. - SCREENED PORCH
 P.P. - OVERHEAD POWER LINES
 T.T. - OVERHEAD TELEPHONE LINES
 P.P. - POWER POLE
 L.P. - LIGHT POLE

EDWARD D. MURPHY REG. P.L.S. # 5333



Front view 249
7th Ave N

Entry to both
units on porch



The front
doors to the
two units of
249



View of original
sidewalks going
to 251 and 249
7th Ave N.

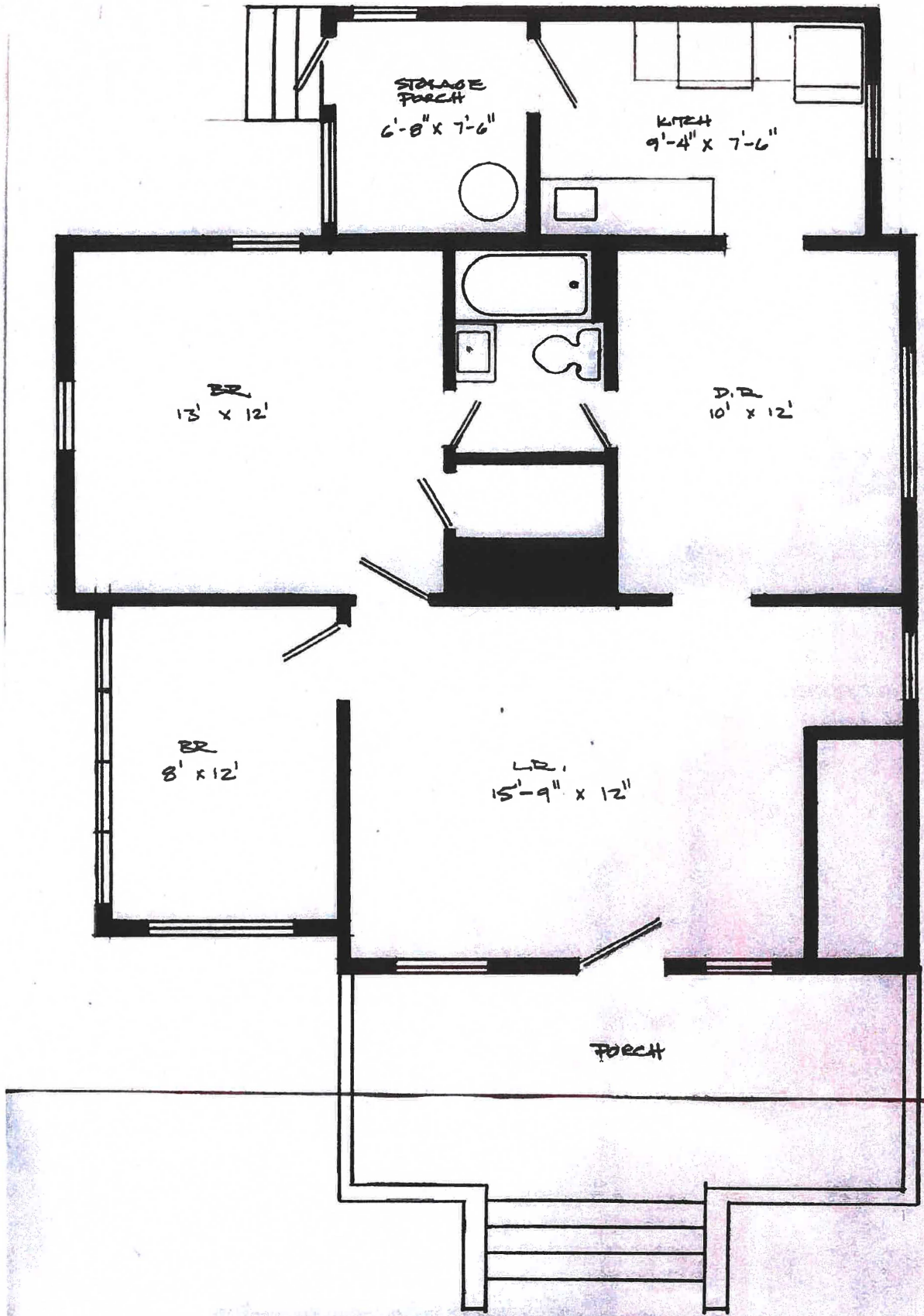


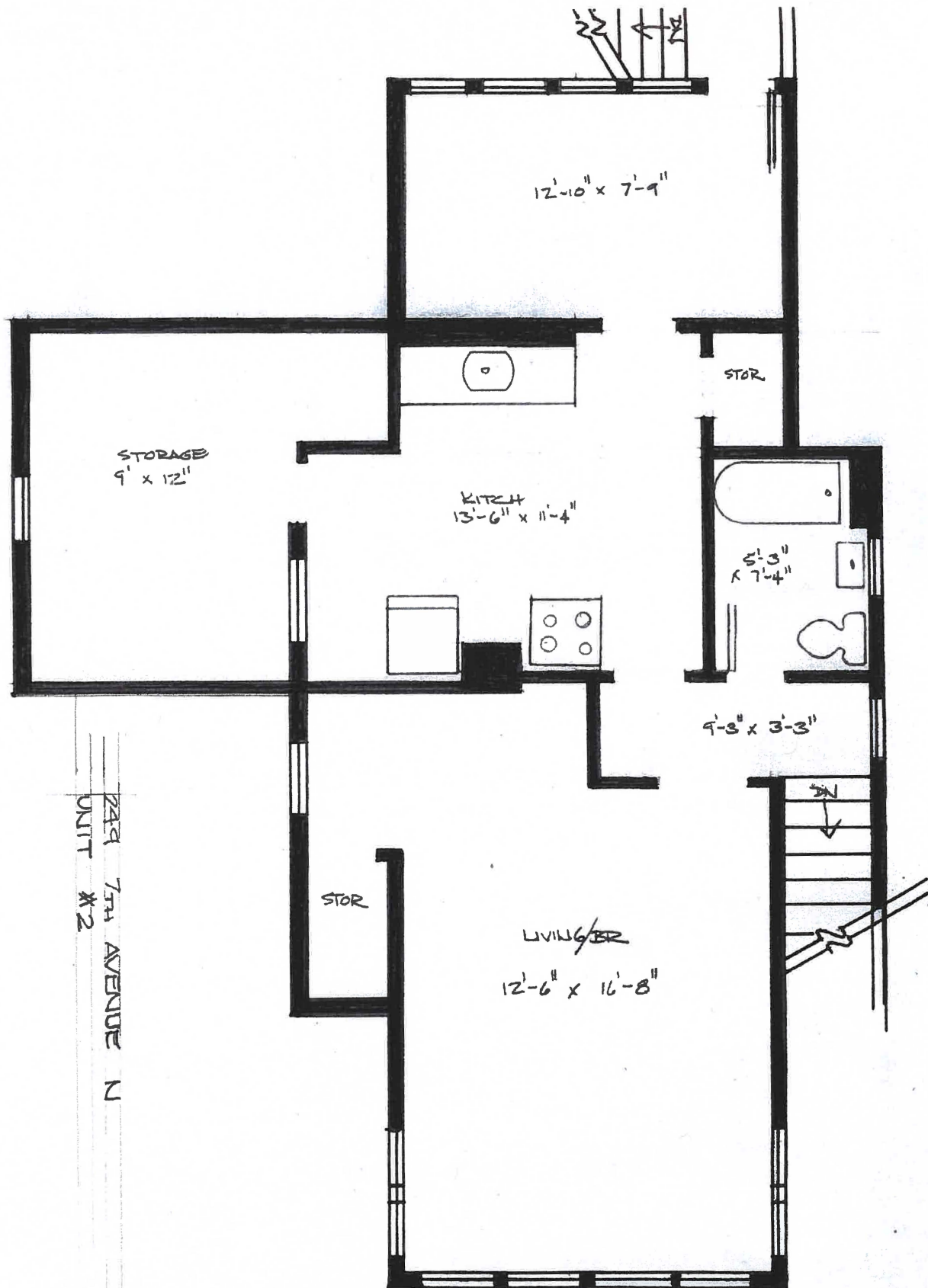
View of 251 from front sidewalk



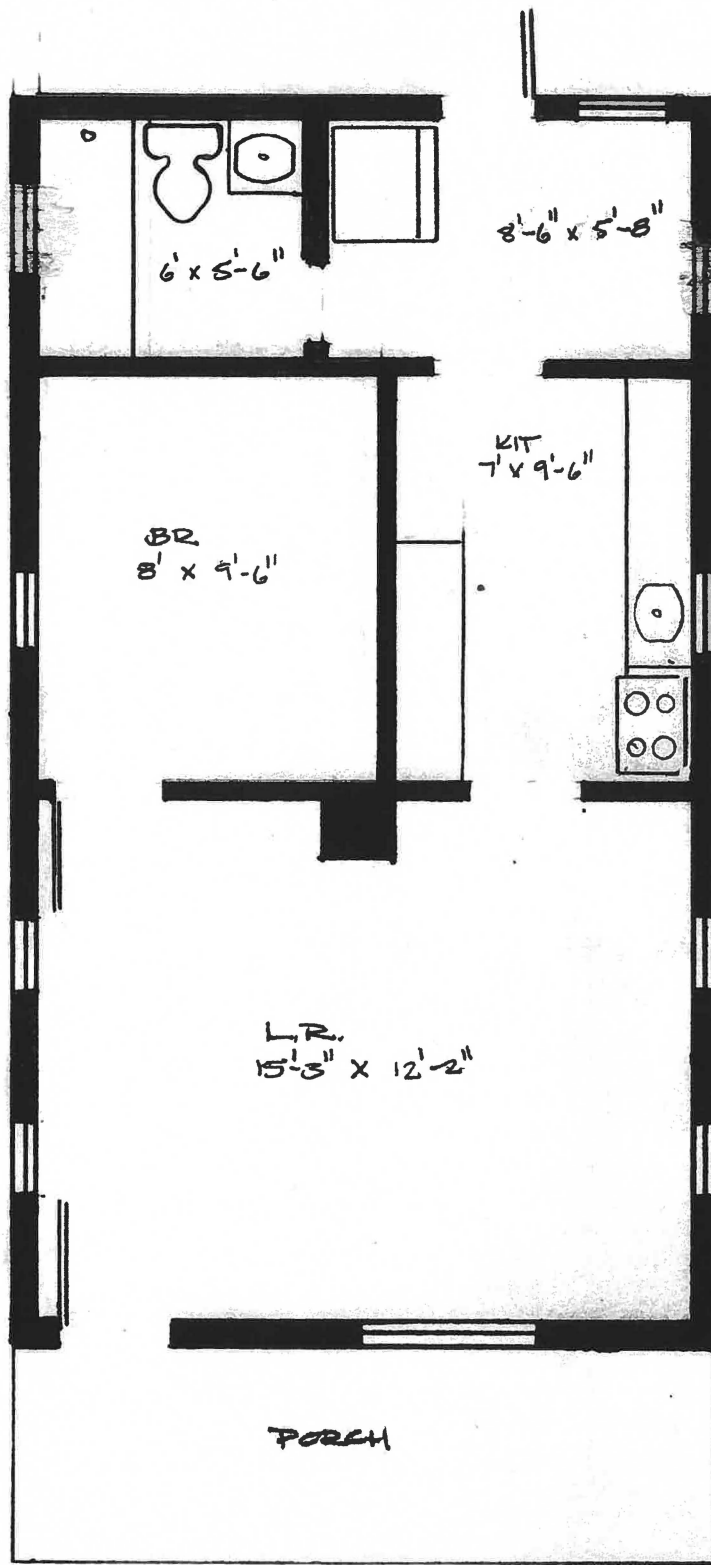
View of 251 7th Ave N front entrances to both units. Garage is white building to the right of 251 7th Ave.

249 7th Ave N Unit 1





251 7th AVENUE N
UNIT #1



251 7TH AVENUE N
UNIT # 2

