



Staff Report to the Development Review Commission
Prepared by the Planning & Development Services Department
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday August 3, 2022
at 10:00 a.m. in the City Council Chambers, City Hall
175 Fifth Street North, St. Petersburg, Florida

City File: LDR-2022-03

Approval of a Text Amendment to the Land Development Regulations Section 16.40.140.4.6 Lots, to Allow Double-Frontage Lots in Residential Districts.

This is a private-initiated application requesting that the Development Review Commission (DRC), in its capacity as the Land Development Regulation Commission, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following text amendment to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to the allowance of through lots, or “double-frontage lots”, when property is zoned for residential.

APPLICANT INFORMATION

APPLICANT: Golden Key Group LLC
4222 Interlake Drive
Tampa, FL 33624
Goldenkeygroup1@gmail.com

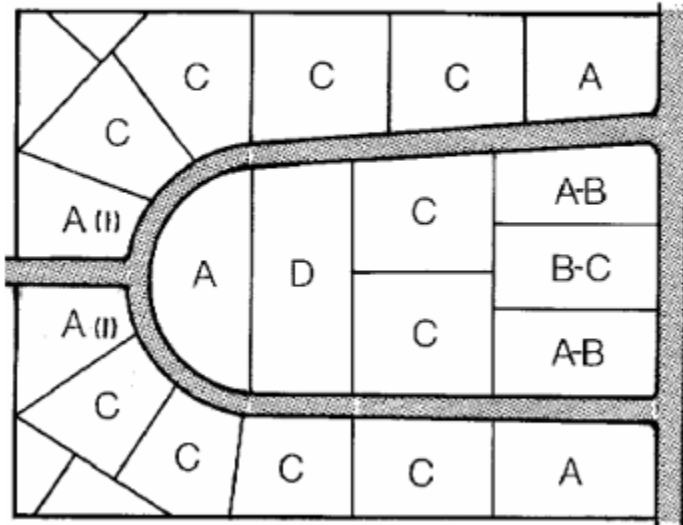
STAFF CONTACT: Ann Vickstrom, AICP, Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One – 4th Street North
St. Petersburg, Florida 33701
Ann.Vickstrom@stpete.org
(727) 892-5807

INTRODUCTION

City Code Section 16.40.140.4.6.-Lots prohibits double-frontage lots except in commercial and industrial districts. Double-frontage lots are non-corner lots that have frontage on more than one street other than an alley. Through lots are also non-corner lots with frontage on two streets. References to “through lots” and “double-frontage lots” are interchanged in the City Code. Both through lots and double-frontage lots have yard

areas immediately adjacent to the streets that are recognized as front yards. Therefore, both through lots and double-frontage lots are considered to have two front yards as shown in Figure 1 below.

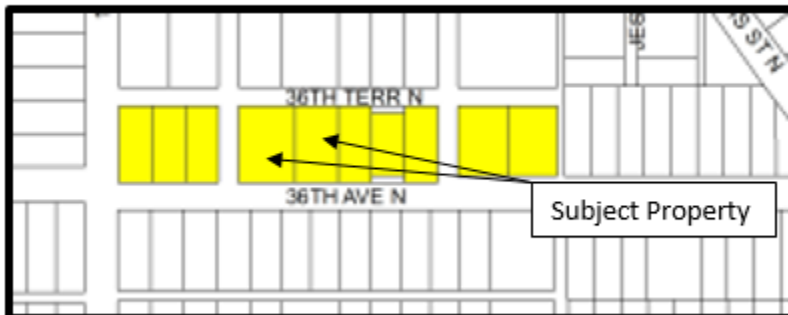
Figure 1: Through Lots are referenced as “D” a non-corner with 2 frontage sides.



Double-frontage lots were lawful when originally established or platted but became unlawful by the adoption of earlier regulations that continue under the current City Code Chapter 16, Land Development Regulations. Existing double-frontage residential lots are considered to be nonconforming lots and have a right to continue as nonconforming lots. City Code Section 16.40.140.4.6.-Lots prohibits double-frontage lots in residential districts. Therefore, a property owner with several adjacent lots or an oversized lot, on a block of through lots cannot split or create new lots if a double-frontage lot is created. The proposed text amendment will allow for the creation of double-frontage lots in residential districts, including Neighborhood Suburban Multi-family (NSM). Currently, there is no other avenue to pursue additional residential lots on a block where double-frontage and through lots prevail.

There are several residential blocks located throughout St. Petersburg where the predominant lot pattern for the block is double-frontage or through lots. The applicant owns two adjacent double-frontage lots along 36th Ave N between 13th Street N and 12th Street N (Figure 2 below), which are large enough to re-plat into three (3) lots, however, the LDRs do not currently allow the creation of double-frontage lots in residential districts.

Figure 2. Applicant’s Through Lots.



Other existing double-frontage blocks in the City include:

LOCATION OF DOUBLE-FRONTAGE LOTS

LOCATION OF DOUBLE-FRONTAGE LOTS	FROM	TO	NEIGHBORHOOD
Colony Dr S/4 th St S	Colony Point Rd S	4 th St S	Bahama Shores
53 rd Ave S/54 th Ave S	42 nd St S	36 th Way S	Maximo
15 th Ave S/Oakley Ave S	21 st St S	22 nd St S	Melrose Mercy
Queen St S/18 th St S	18 th Ave S	17 th Ave S	Melrose Mercy
17 th St S/Prescott St S	12 th Ave S	9 th Ave S	Melrose Mercy
Newton St S/14 th Ave S	Dr ML King Jr St S	12 th St S	Campbell Park
14 th Ave S/Melrose Ave S	Dr ML King Jr St S	14 th St S	Campbell Park
13 th Ave S/12 th Ave S	Dr ML King Jr St S	14 th St S	Campbell Park
11 th Ave S/James Ave S	Dr ML King Jr St S	16 th St	Campbell Park
9 th Terr S/9 th Ave S	Dr ML King Jr St S	10 th St S	Campbell Park
12 th St S/11 th St S	8 th Ave S	7 th Ave S	Campbell Park
Oakdale St S/Ward Ave S	4 th St S	Bethel Ave S	Driftwood
Bayside Dr S/Oakdale St S	Bethel Ave S	Tampa Bay	Driftwood
Ward Ave S/Florida Ave S	Bethel Ave S	Driftwood Rd S	Driftwood
Wildwood Ln/1 st St SE/24 th Ave SE	1 st St S	Driftwood Rd S	Driftwood
Jasmine Terr S/10 th Ave S	Dr ML King Jr St S	6 th St S	Roser Park
8 th St S/Prospect Ct S	Roser Park Dr S	10 th Ave S	Roser Park
16 th Ave N/17 th Ave N	Interstate 275	19 th St N	Woodlawn Oaks
17 th Ave N/17 th Ter N	14 th St N	12 th St N	Euclid St. Paul
12 th St N/13 th St N	32 nd Ave N	33 rd Ave N	Magnolia Heights
36 th Ave N/36 th Terr N	14 th St N	12 th St N	Magnolia Heights
31 st Ave N/32 nd Ave N	Dr ML King Jr St N	7 th St N	Five Points
23 rd St N/22 nd St N	50 th Ave N	52 nd Ave N	Greater Grovemont
Sycamore St N/Willow St N	Palm Ave N	SW Lincoln Cir N	Mystic Lake
NE Lincoln Cir N/Mystic Lake Dr N	Farrand Ave N	Northeast Blvd N	Mystic Lake
91 ST Ave N/92 nd Ave N	8 th St N	4 th St N	Gateway

This proposed amendment allows for the establishment of through lots, or double-frontage lots, on blocks where the predominant lot type is through lots. Existing regulations related to double-frontage/through lots are addressed in the following City Code sections:

- Section 16.60.010.7 Lot Types – provides definitions of through and double-frontage lot types.
- Section 16.60.010.8 Yards – provides standards for front, side and rear yards for through lots.
- Section 16.60.010.9 Setback Measurements, Yard - provides directives for setback measurements for through lots.
- Section 16.40.040.3 Fence, Wall and Hedge Regulations, Charts – provides locational criteria for rear yard fences on through lots.
- Section 16.50.020.4.1 Accessory Storage and Gardening Structures and Carports – provides setbacks for storage structures on through lots.

REQUEST

This private-initiated text amendment to the LDRs addresses the General Development Standards (Section 16.40) as it relates to Subdivisions in Section 16.40.140 and more specifically to Section 16.40.140.4.6. Lots. The proposed amendment allows through lots, or double-frontage lots, in residential districts, including

Neighborhood Suburban Multi-family (NSM), where eighty-percent or more of the lots on the subject block are also double-frontage lots.

LDR 2022-03: PROPOSED LDR TEXT AMENDMENT

The following changes are shown in Strike-through/Underline Format:

16.40.140.4.6. - Lots.

Lots shall be designed to comply with the following design standards:

1. *Orientation.* Insofar as practical, side lot lines shall be at right angles to straight street lines or shall be radial to curved street lines.
2. *Frontage.* All lots shall front upon a public street, except as allowed in the following subsection. Any lots with water frontage shall have a minimum of 30 feet of water frontage.
3. *Multifamily lots.* In any zoning district that allows duplex, triplex, quadraplex, townhome or other multifamily residential development, the subdivision of a parcel of land into separate lots for individual residential units shall be permitted without regard to minimum lot area, lot width, and lot depth standards and minimum yard requirements that may otherwise be applicable to the individual lots, provided that:
 - a. The parcel of land would, without being subdivided, meet the minimum lot area, lot width, and lot depth standards and the parcel provides sufficient space for required on-site parking and landscaping;
 - b. The lots provide sufficient space for buildings to meet all minimum yard requirements between building or for buildings to be attached to one or more other buildings by one or more common walls, each wall being constructed upon a lot line; and
 - c. Each lot shall have access to a street or alley either directly or through a common area accessible to the unit owner, and shall have access to required on-site motor vehicle parking spaces.
4. *Area.* Minimum lot area requirements shall be as required by the zoning district.
5. *Width.* Minimum lot width requirements shall be as required by the zoning district.
6. *Depth.* All lots shall have a depth of no less than 75 feet.
7. *Double-frontage lots.* Double-frontage lots are allowed in residential districts, including Neighborhood Suburban Multi-family (NSM), where eighty-percent or more of the lots on the subject block are also double-frontage lots. Double-frontage lots are ~~prohibited except~~ allowed in all other commercial or industrial districts.

CONSISTENCY with the COMPREHENSIVE PLAN

The following objectives and policies from the City’s Comprehensive Plan are applicable to the proposed Land Development Regulations amendment:

LU 2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

The proposed text amendment allows for infill development on residential blocks of existing through lots where eighty-percent of the lots on the subject block are also double-frontage blocks. These blocks are established and currently have public facilities. Any new through lot would be infill or redevelopment.

LU3.26 Land development regulations shall provide performance standards that ensure compatibility with surrounding uses.

The proposed text amendment to City Code Section 16.40.140.4.6. Lots provides standards for allowing double-frontage lots to ensure compatibility to the lot type on the block. Other Sections of the City Code that address compatibility and development standards for double-frontage and through lots include:

Section 16.60.010.7 - Lot Types.

Section 16.60.010.8 - Yards.

Section 16.60.010.9 - Setback Measurements, Yards.

Section 16.40.040.3 - Fence, Wall and Hedge Regulations, Charts

Section 16.50.020.4.1 - Accessory Storage and Gardening Structures and Carports

These sections of the City Code are provided in the Attachments at the end of this report.

LU 3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

The proposed text amendment allows new through lots on a block where eighty-percent of the lots are through lots allowing for infill development. Any new development shall follow the established character of the block.

LU8.1 Pursuant to the requirements of Section 163.3202 F.S. the land development regulations (Chapter 16, City Code of Ordinances) will be amended, as necessary, to ensure consistency with the goals, objectives and policies of the Comprehensive Plan.

The proposed LDR text amendment is consistent to the goals, objectives, and policies of the Comprehensive Plan as provided in this Section of the staff report.

LU23 The City shall support sustainable land development patterns through the LDRs and the Comprehensive Plan.

The proposed text amendment allows additional double-frontage lots to occur in residential districts, including Neighborhood Suburban Multi-family (NSM) on blocks where this type of lot is currently located. The text amendment is recognizing an existing lot type and allowing infill of the double-frontage lots on such blocks.

PUBLIC HEARING PROCESS

The proposed ordinance associated with the LDR text amendment requires one (1) public hearing before the Development Review Commission (DRC) and one (1) public hearing before the City Council.

RECOMMENDATION

Staff recommends that the Development Review Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the City Code, Chapter 16 Land Development Regulations text amendment described herein.

ATTACHMENTS

1. Housing Affordability Impact Statement
2. Application
3. Draft Ordinance
4. City Code Sections with Development Standards for Through Lots and Double-Frontage Lots
 - Section 16.60.010.7 - Lot Types.
 - Section 16.60.010.8 - Yards.
 - Section 16.60.010.9 - Setback Measurements, Yards.
 - Section 16.40.040.3 - Fence, Wall and Hedge Regulations, Charts
 - Section 16.50.020.4.1 - Accessory Storage and Gardening Structures and Carports

REPORT PREPARED BY:

Ann Vickstrom

07/25/2022

Ann Vickstrom, AICP
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:

Derek S. Kilborn

07/28/2022

Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE



ATTACHMENT NO. 1

Housing Affordability Impact Statement

City of St. Petersburg

Housing Affordability Impact Statement

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City’s Housing and Community Development Department.

I. Initiating Department: Planning & Development Services Department

II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2022-03).

III. Impact Analysis:

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No (No further explanation required.)

Yes Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: \$ _____.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No (No further explanation required)

Yes Explanation:

IV: Certification

It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community’s ability to provide affordable housing, please explain below:

The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required. (Please attach this Impact Statement to City Council Material and provide a copy to Housing and Community Development department.)

Derek S. Kilborn, Manager, Urban Planning and Historic Preservation, signing for Liz Abernethy 07/28/2022

Director, Planning & Development Services (signature) Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development



ATTACHMENT NO. 2

Application



TEXT AMENDMENT LDRs
 TEXT AMENDMENT
COMPREHENSIVE PLAN

Application No. LDR-22-03

(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

APPLICATION

Date of Submittal:

Street Address: 1229 36th Ave / 1245 36th Ave

Parcel ID or Tract Number: 12-31-16-09486-000-0312 / 12-31-16-09486-000-0350

Zoning Classification: Present: _____

Future Land Use Plan Category: Present: _____

NAME of APPLICANT (Property Owner): GOLDEN KEY GROUP LLC

Street Address: 4222 INTERLAKE DRIVE

City, State, Zip: TAMPA FLORIDA 33624

Telephone No: 813-504-0708

Email Address: GOLDENKEYGROUP1@GMAIL.COM

NAME of any others PERSONS (Having ownership interest in property):

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

NAME of AGENT OR REPRESENTATIVE: JOSEPH CAVALERI

Street Address: 1425 CENTRAL AVE C

City, State, Zip: ST PETERSBURG FLORIDA 33705

Telephone No: (727) 827-2884

Email Address: JVCLOANS@YAHOO.COM

AUTHORIZATION

Text Amendment to the Land Development Regulations (LDRs) \$ 2,000.00

Text Amendment to the Future Land Use Plan \$ 2,000.00

credit card or check made payable to the "City of St. Petersburg"

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature:

Ronan Torrey

Date:

05-28-2022

Must be signed by title holder(s), or by an authorized agent with letter attached.



st.petersburg
www.stpete.org

LDR AMENDMENT
 REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 1229 36th Ave N / 1245 36th Ave N

Parcel ID or Tract Number: 12-31-16-09486-000-0312 / 12-31-16-09486-000-0350

Square Feet: 5750sqft

Acreage: 2/5 ACRE (17,1790 sqft)

Proposed Legal Description:

BOARDMAN & GOETZ GARDENS TRACTS E 65FT OF LOT 35 / BOARDMAN & GOETZ GARDENS TRACTS LOT 36 / BOARDMAN & GOETZ GARDENS TRACTS LOT 37

Is there any existing contract for sale on the subject property: No

If so, list names of all parties to the contract: N/A

Is contract conditional or absolute: N/A

Are there any options to purchase on the subject property: No

Is so, list the names of all parties to option: N/A

REQUEST:

The applicant is of the opinion that this request would be an appropriate amendment to the LDRs for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

The proposed coincides with every other home in the neighborhood that has been developed and built the same way as we are proposing our builds. The proposed change will allow for the build to provide additional homes available to new homebuyers, as well as create interest in the area, and curb appeal therefore providing a higher-home value for the surrounding properties in the community. The proposed will not disrupt the current zoning ordinance.

To allow through lots to be platted on residential property.
Request: In order to allow through lots to be developable, an amendment is requested to Section 16.40.140.4.6 to allow an existing through lot to be re-platted as a developable through lot.
-Muzum Klepp



Pre-Application Meeting Notes

Meeting Date: 03/22/2022 Zoning District: NT-2

Address/Location: 1235 1245 36th Ave N

Request: Text Amendment to Section to City Code Section 16.40.140.4.6 to allow a double frontage lot in a residential district.

Type of Application: Zoning Text Amendment Staff Planner for Pre-App: Ann Vickstrom

Attendees: Derek Kilborn, Britton Wilson, Scot Bolyard, Ann Vickstrom

Hollie Misztek, Joe Cavaleri

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Magnolia Heights Neighborhood Assoc	Ashley Sica	maghtsnews@gmail.com	(813)777-7350
		ashica@gmail.com	

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

Notes: This is a Pre-application meeting for a text amendment to City Code Section 16.40.140.4.6 Lots, to allow a double frontage lot in a residential district.

Upon approval of the amendment the property own will apply to split 2 lots into 3 lots which requires a variance to the lot size and a re-plat. The property in question is 1235 36th Ave. N.

Liz Abernethy indicated in an email on 1/26/22, that the lots will still meet the underlying density of the comp plan, so we could support the variance, and because these

proposed lots will be consistent with the lots in the surrounding area. Liz further indicated that the staff does not support a change to any other section of the code.



AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name: Golden Key Group, LLC

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

Property Address: 1229 & 1245 36th Ave N

Parcel ID No.: 12-31-16-09486-000-0351 & 12-31-16-09486-000-0350

Request: Please allow the city to release any information regarding these projects to Direct Express Construction, LLC

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

Agent's Name(s): Direct Express Construction, LLC - Joseph Cavaleri & Morgan Klopp

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

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

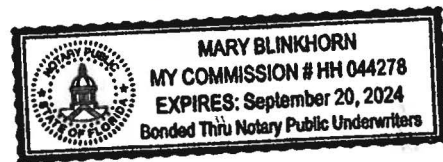
Signature (owner): [Handwritten Signature] Rohen Montyuno
Printed Name

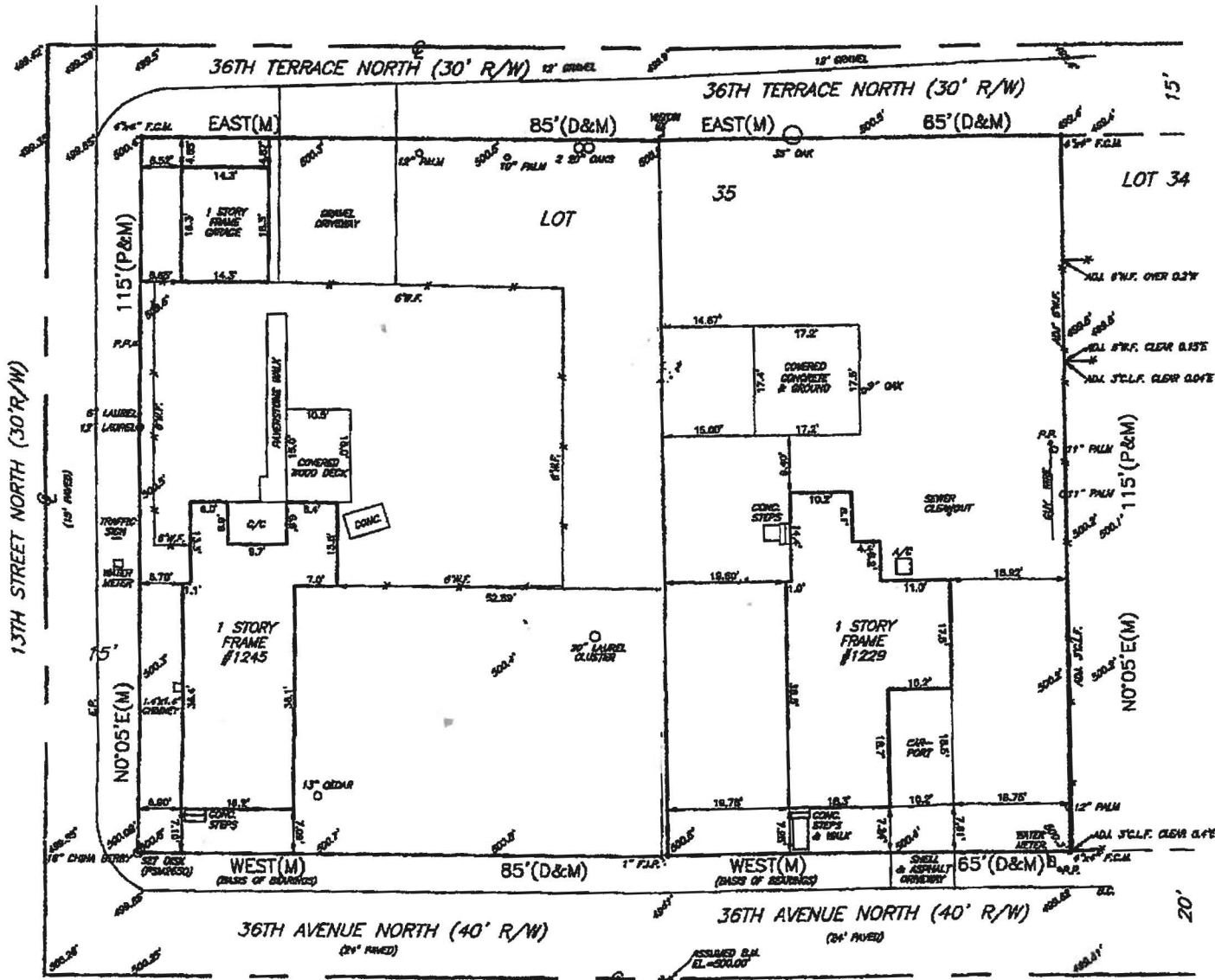
Sworn to and subscribed on this date

Identification or personally known: FL DRIVERS LICENSE

Notary Signature: [Handwritten Signature] Date: 5/26/2022

Commission Expiration (Stamp or date):





1 INCH = 20 FEET

PAGE 2 OF 2
JOB NUMBER: MMR0478

* 3 - 50ft wide lots

* ~~note~~
Quote to
Reuse
the 2744
sqft



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

GOLDEN KEY GROUP LLC

Filing Information

Document Number L17000077950
FEI/EIN Number 82-1115042
Date Filed 04/06/2017
State FL
Status ACTIVE

Principal Address

4222 interlake Dr
 Tampa, FL 33624

Changed: 01/29/2018

Mailing Address

4222 interlake Dr
 Tampa, FL 33624

Changed: 01/29/2018

Registered Agent Name & Address

MONTYANO, RONEN
 4222 interlake Dr
 Tampa, FL 33624

Address Changed: 01/29/2018

Authorized Person(s) Detail

Name & Address

Title AMBR

MONTYANO, RONEN

4222 interlake Dr
 Tampa, FL 33624

Title AMBR

Avivi, Elisheva

15422 Brushwood Dr
Tampa, FL 33624

Annual Reports

Report Year	Filed Date
2020	01/31/2020
2021	03/27/2021
2022	02/28/2022

Document Images

02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/27/2021 -- ANNUAL REPORT	View image in PDF format
01/31/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
05/15/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- Florida Limited Liability	View image in PDF format

12-31-16-09486-000-0350**Compact Property Record Card**[Tax Estimator](#)**Updated May 26, 2022**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
GOLDEN KEY GROUP LLC 4222 INTERLAKE DR TAMPA FL 33624-2349	1245 36TH AVE N ST PETERSBURG



[Property Use:](#) 0110 (Single Family Home) Current Tax District: ST PETERSBURG (SP) Total Living: SF: 648 Total Gross SF: 970 Total Living Units: 1

[\[click here to hide\] Legal Description](#)

BOARDMAN & GOETZ GARDENS TRACTS LOT 35 LESS E 65FT

Tax Estimator File for Homestead Exemption			2022 Parcel Use	
Exemption	2022	2023		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21842/1286	\$244,400 Sales Query	121030232001	NON EVAC	Current FEMA Maps	1/2

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$212,114	\$50,874	\$25,000	\$25,874	\$25,000

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	Yes	\$191,920	\$50,172	\$25,000	\$25,172	\$25,000
2019	Yes	\$170,296	\$49,044	\$24,044	\$24,044	\$24,044
2018	Yes	\$125,878	\$48,130	\$23,130	\$23,130	\$23,130
2017	Yes	\$100,967	\$47,140	\$22,140	\$22,140	\$22,140
2016	Yes	\$72,146	\$46,170	\$21,170	\$21,170	\$21,170
2015	Yes	\$68,258	\$45,849	\$20,849	\$20,849	\$20,849
2014	Yes	\$50,681	\$45,485	\$20,485	\$20,485	\$20,485
2013	Yes	\$49,497	\$44,813	\$19,813	\$19,813	\$19,813
2012	Yes	\$44,064	\$44,064	\$19,064	\$19,064	\$19,064
2011	Yes	\$56,281	\$56,281	\$25,000	\$31,281	\$25,000
2010	Yes	\$61,097	\$57,907	\$25,000	\$32,907	\$25,000
2009	Yes	\$79,186	\$56,385	\$25,000	\$31,385	\$25,000
2008	Yes	\$109,200	\$56,329	\$25,000	\$31,329	\$25,000
2007	Yes	\$116,800	\$54,688	\$29,688	N/A	\$29,688
2006	Yes	\$118,600	\$53,354	\$28,354	N/A	\$28,354
2005	Yes	\$78,200	\$51,800	\$26,800	N/A	\$26,800
2004	Yes	\$65,900	\$50,300	\$25,300	N/A	\$25,300
2003	Yes	\$77,700	\$49,400	\$24,400	N/A	\$24,400
2002	Yes	\$61,500	\$48,300	\$23,300	N/A	\$23,300
2001	Yes	\$47,600	\$47,600	\$22,600	N/A	\$22,600
2000	No	\$39,700	\$39,700	\$39,700	N/A	\$39,700
1999	Yes	\$33,500	\$33,000	\$8,000	N/A	\$8,000
1998	Yes	\$33,600	\$32,500	\$7,500	N/A	\$7,500
1997	Yes	\$32,000	\$32,000	\$7,000	N/A	\$7,000
1996	Yes	\$33,000	\$32,800	\$7,800	N/A	\$7,800

2021 Tax Information

2021 Tax Bill	Tax District: SP
2021 Final Millage Rate	21.0216

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.

Ranked Sales [\[What are Ranked Sales?\]](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y/I
08 Dec 2021	21842 / 1286	\$310,000	Q	I
07 Jun 2000	10937 / 1069	\$42,000	U	I
Sep 1984	05838 / 0333	\$30,500	Q	
1979	04814 / 1906	\$17,000	Q	

2021 Land Information



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

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[Tax Collector Home Page](#)

[Contact Us](#)

12-31-16-09486-000-0351**Compact Property Record Card**[Tax Estimator](#)**Updated May 26, 2022**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
GOLDEN KEY GROUP LLC 4222 INTERLAKE DR TAMPA FL 33624-2349	1229 36TH AVE N ST PETERSBURG



[Property Use](#): 0110 (Single Family Home) Current Tax District: ST PETERSBURG (SP) Total Living: SF: 926 Total Gross SF: 1,106 Total Living Units: 1

[\[click here to hide\] Legal Description](#)

BOARDMAN & GOETZ GARDENS TRACTS E 65FT OF LOT 35

Tax Estimator File for Homestead Exemption			2022 Parcel Use	
Exemption	2022	2023		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21836/1611	\$246,800 Sales Query	121030232001	NON EVAC	Current FEMA Maps	1/2

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$211,588	\$123,991	\$123,991	\$211,588	\$123,991

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$196,155	\$112,719	\$112,719	\$196,155	\$112,719
2019	No	\$180,323	\$102,472	\$102,472	\$180,323	\$102,472
2018	No	\$138,517	\$93,156	\$93,156	\$138,517	\$93,156
2017	No	\$117,886	\$84,687	\$84,687	\$117,886	\$84,687
2016	No	\$89,369	\$76,988	\$76,988	\$89,369	\$76,988
2015	No	\$85,470	\$69,989	\$69,989	\$85,470	\$69,989
2014	No	\$64,019	\$63,626	\$63,626	\$64,019	\$63,626
2013	No	\$57,842	\$57,842	\$57,842	\$57,842	\$57,842
2012	No	\$64,471	\$64,471	\$64,471	\$64,471	\$64,471
2011	No	\$69,936	\$69,936	\$69,936	\$69,936	\$69,936
2010	No	\$76,340	\$76,340	\$76,340	\$76,340	\$76,340
2009	No	\$91,737	\$91,737	\$91,737	\$91,737	\$91,737
2008	No	\$124,700	\$124,700	\$124,700	\$124,700	\$124,700
2007	No	\$104,100	\$104,100	\$104,100	N/A	\$104,100
2006	No	\$101,200	\$101,200	\$101,200	N/A	\$101,200
2005	No	\$65,500	\$65,500	\$65,500	N/A	\$65,500
2004	No	\$55,800	\$55,800	\$55,800	N/A	\$55,800
2003	No	\$66,000	\$66,000	\$66,000	N/A	\$66,000
2002	No	\$49,800	\$49,800	\$49,800	N/A	\$49,800
2001	No	\$41,800	\$41,800	\$41,800	N/A	\$41,800
2000	No	\$35,900	\$35,900	\$35,900	N/A	\$35,900
1999	No	\$28,600	\$28,600	\$28,600	N/A	\$28,600
1998	No	\$28,800	\$28,800	\$28,800	N/A	\$28,800
1997	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
1996	No	\$28,900	\$28,900	\$28,900	N/A	\$28,900

2021 Tax Information

[2021 Tax Bill](#) Tax District: **SP**
2021 Final Millage Rate 21.0216

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.

Ranked Sales [\[What are Ranked Sales?\]](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y/I
03 Dec 2021	21836 / 1611	\$303,000	Q	I
13 Oct 2021	21769 / 0023	\$228,000	Q	I
20 Jun 2008	16292 / 2599	\$150,000	Q	I
22 May 2007	15802 / 0376	\$67,000	U	I

2021 Land Information

Seawall: No

Frontage:

View: None

[Land Use](#)

Land Size

Unit Value

Units

[Total Adjustments](#)

[Adjusted Value](#)

[Method](#)

Single Family (01)

65x115

3250.00

65.0000

0.9894

\$209,011

FF

[\[click here to hide\] 2022 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 1229 36TH AVE N

Building Type: **Single Family**

Quality: **Fair**

Foundation: **Continuous Footing Poured**

Floor System: **Wood**

Exterior Wall: **Frame Stucco**

Roof Frame: **Gable Or Hip**

Roof Cover: **Shingle Composition**

Stories: **1**

Living units: **1**

Floor Finish: **Carpet/ Vinyl/Asphalt**

Interior Finish: **Drywall/Plaster**

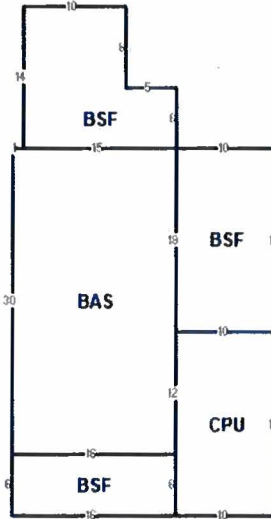
Fixtures: **6**

Year Built: **1950**

Effective Age: **34**

Heating: **Central Duct**

Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Carport Unfinished (CPU)	0	180
Base Semi-finished (BSF)	446	446
Base (BAS)	480	480
Total Living SF: 926		Total Gross SF: 1,106

[\[click here to hide\] 2022 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PORCH	\$23.00	210.00	\$4,830.00	\$1,932.00	1950

[\[click here to hide\] Permit Data](#)

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

Permit Number	Description	Issue Date	Estimated Value
07-6000841	ADDITION/REMODEL/RENOVATION	03 Aug 2007	\$27,850





If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

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ATTACHMENT NO. 3
Draft Ordinance

ORDINANCE NO. ___-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING SECTION 16.40.140.4.6 TO ALLOW DOUBLE-FRONTAGE LOTS IN RESIDENTIAL DISTRICTS, INCLUDING NEIGHBORHOOD SUBURBAN MULTIFAMILY (NSM), WHERE EIGHTY-PERCENT OR MORE OF THE LOTS ON THE SUBJECT BLOCK ARE DOUBLE-FRONTAGE LOTS; PROVIDING FOR SERVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 16.40.140.4.6 of the St. Petersburg City Code is hereby amended, as excerpted in pertinent part, to read as follows:

16.40.140.4.6. - Lots.

Lots shall be designed to comply with the following design standards:

1. *Orientation.* Insofar as practical, side lot lines shall be at right angles to straight street lines or shall be radial to curved street lines.
2. *Frontage.* All lots shall front upon a public street, except as allowed in the following subsection. Any lots with water frontage shall have a minimum of 30 feet of water frontage.
3. *Multifamily lots.* In any zoning district that allows duplex, triplex, quadraplex, townhome or other multifamily residential development, the subdivision of a parcel of land into separate lots for individual residential units shall be permitted without regard to minimum lot area, lot width, and lot depth standards and minimum yard requirements that may otherwise be applicable to the individual lots, provided that:
 - a. The parcel of land would, without being subdivided, meet the minimum lot area, lot width, and lot depth standards and the parcel provides sufficient space for required on-site parking and landscaping;
 - b. The lots provide sufficient space for buildings to meet all minimum yard requirements between building or for buildings to be attached to one or more other buildings by one or more common walls, each wall being constructed upon a lot line; and
 - c. Each lot shall have access to a street or alley either directly or through a common area accessible to the unit owner, and shall have access to required on-site motor vehicle parking spaces.
4. *Area.* Minimum lot area requirements shall be as required by the zoning district.
5. *Width.* Minimum lot width requirements shall be as required by the zoning district.
6. *Depth.* All lots shall have a depth of no less than 75 feet.
7. *Double-frontage lots.* Double-frontage lots are allowed in residential districts, including Neighborhood Suburban Multi-family (NSM), where eighty-percent or more of the lots on the subject block are also double-frontage lots. ~~Double-frontage lots are prohibited except~~ allowed in all other ~~commercial or industrial~~ districts.

SECTION 2. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section,

subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

SECTION 3. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

SECTION 4. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND CONTENT:

CITY ATTORNEY (designee)

 /s/ Elizabeth Abernethy
PLANNING & DEVELOPMENT SERVICES DEPT.



ATTACHMENT NO. 4

City Code Sections with Development Standards

for Through Lots/Double-Frontage Lots

16.60.010.8. Yards.

16.60.010.8.1. Yards, front.

- A. The term "front yard" means a yard extending between the side lot lines across the portion of a lot adjacent to a roadway.
- B. On a corner lot, the front yard shall be the yard facing the roadway on which the lot has its lesser dimension, provided that on roadways shown on the major street map, front yards shall also be provided abutting such arterial or collector streets.
- C. Combining existing platted lots of record without replatting shall not change the lot frontage due to location of a corner.
- D. On a through lot, both yards facing the roadways shall be front yards.

(Code 1992, § 16.60.010.8.1; Ord. No. 876-G, § 27, 2-21-2008; Ord. No. 893-G, § 13(16.60.010.8.1), 9-4-2008)

16.60.010.8.2. Yards, side.

- A. The term "side yard" means a yard extending along the side of a lot between the rear line of the front yard and the rear lot line.
- B. Where the front yard of a corner lot ("first lot") adjoins the side yard of another lot ("second lot"), the side yard of the second lot shall be not less than the minimum width required by the district regulations between the front and rear yard lines. From the point of intersection of the side yard and rear yard lines, the side yard line shall run in a straight line to the point of intersection of the front yard of the first lot and the common boundary line, as illustrated in the diagram below.
- C. The side yards of a through lot shall extend between the rear lines of the front yards.

(Code 1992, § 16.60.010.8.2; Ord. No. 876-G, § 27, 2-21-2008)

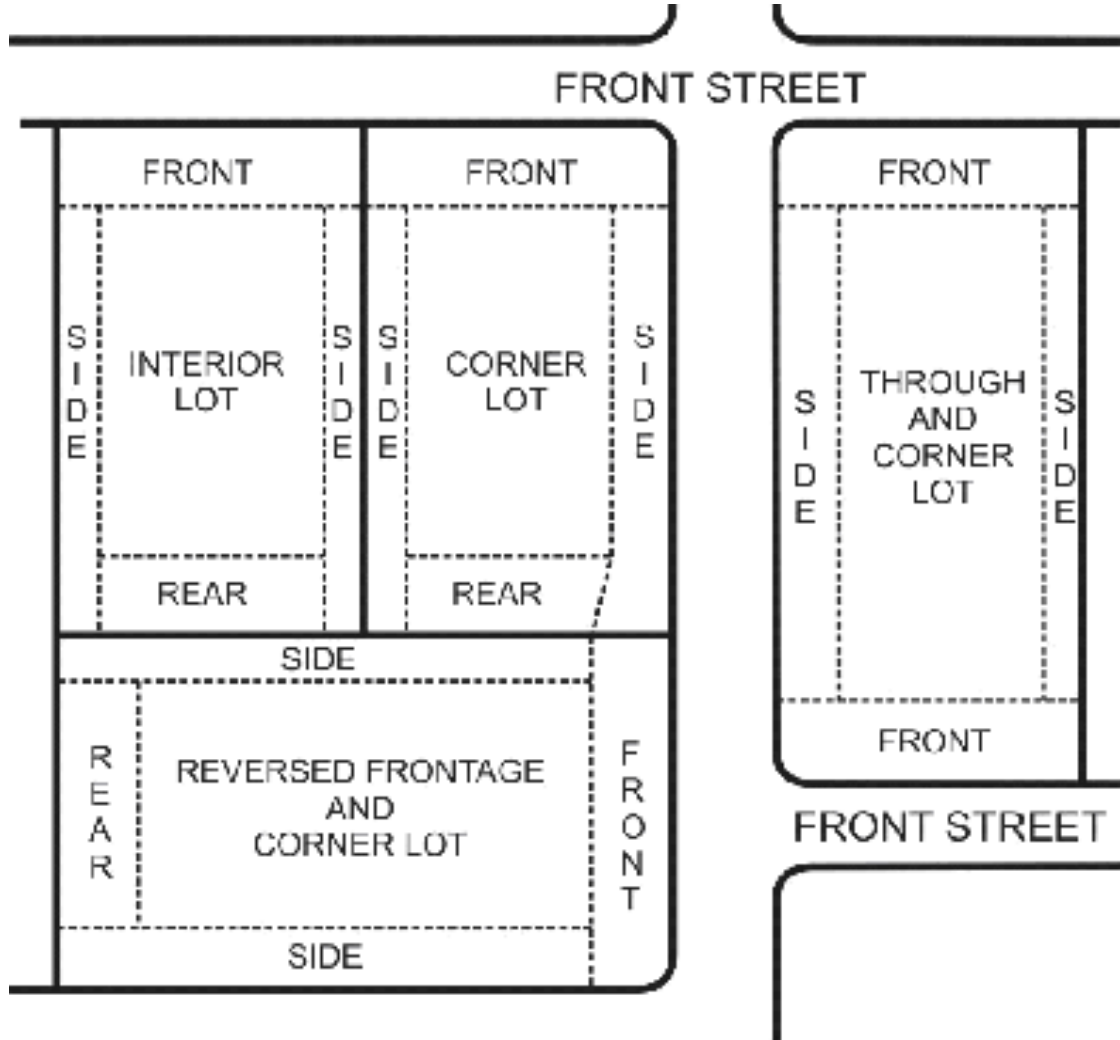
16.60.010.8.3. Yards, rear.

- A. The term "rear yard" means yard extending across the rear of a lot between the side yard lines.
- B. The rear yard shall be at the opposite end of the lot from the front yard, except in the case of through lots and waterfront lots.
- C. On through lots, one frontage may be considered the rear yard when 50 percent or more of the developed through lots in the block have established that frontage as a rear yard by both building design and usage. Where that percentage doesn't exist, the yard which shall be considered a rear yard shall be determined based upon the following order of factors: a) the location of the rear yards of abutting through lots, b) the predominant location of the rear yards of other developed lots on the block, c) the location of the front entry into the house on the subject lot, and d) the relationship of the yard to other yards on abutting properties.

(Code 1992, § 16.60.010.8.3; Ord. No. 876-G, § 27, 2-21-2008; Ord. No. 893-G, § 13,(16.60.010.8.3), 9-4-2008; Ord. No. 287-H, § 25, 7-20-2017)

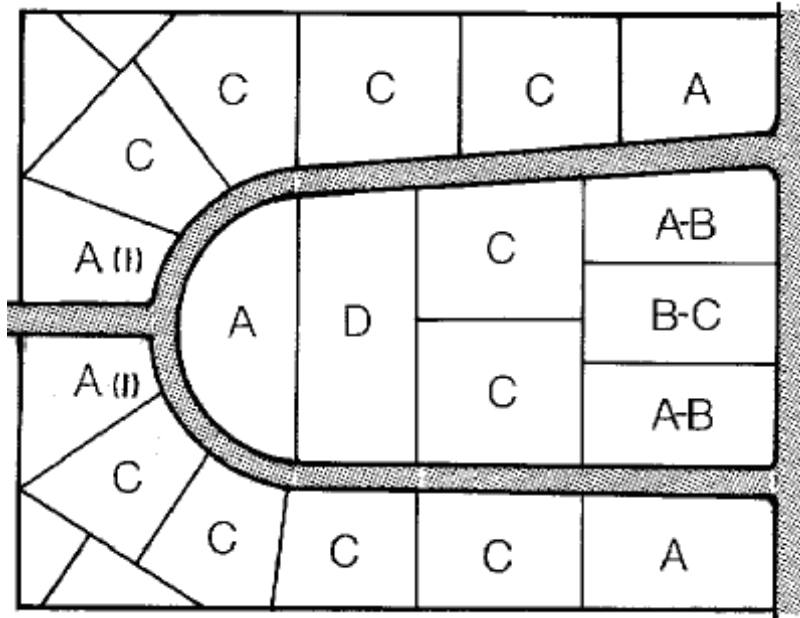
16.60.010.9. Setback measurements, yard.

A. *Rectangular lots; yard nomenclature, location.* The following diagram is intended to illustrate the terminology used with reference to front, side, and rear yards on interior, corner, reversed frontage, and through lots of rectangular shape.



16.60.010.7. Lot types.

The following diagram illustrates the terminology used in these regulations with reference to corner lots ("A"), reverse frontage lots ("B"), interior lots ("C") and through lots ("D"). Some lots can be described as a corner lot or as a reversed frontage lot ("A-B"), or as a reversed frontage lot or interior lots ("B-C").



1. The term "corner lot" means a lot located at the intersection of two or more streets. A lot with frontage on a curved street shall be considered a corner lot unless the lot approximates a triangle, in which case it shall be considered an interior lot. For this purpose, a lot approximates a triangle if two straight lines, each intersecting the curved street boundary line at a tangent at the points where the side lot lines intersect the curved boundary line, are extended to their point of intersection and form an angle which equals or exceeds 135 degrees.
2. The term "reversed frontage lot" means a lot in which the shorter roadway frontage is at right angles, or approximately right angles, to the general pattern established by other lots in the same block and in the block on the opposite side of the street. A reversed frontage lot may be a corner lot or an interior lot.
3. The term "interior lot" means a lot other than a corner lot, with only one frontage on a street other than an alley.
4. The term "through lot" means a lot other than a corner lot, with frontage on more than one street other than an alley. Through lots with frontage on two streets may be referred to as "double frontage lots."

(Code 1992, § 16.60.010.7; Ord. No. 876-G, § 27, 2-21-2008)

SECTION 16.40.040. - FENCE, WALL AND HEDGE REGULATIONS

16.40.040.3. Charts.

5. DESIGN AND OTHER RELATED REGULATIONS	
D. STANDARDS FOR MEASUREMENT	<p>1. The height of a fence, wall or hedge shall be measured from 1) the existing natural grade upon which the structure to be measured sits, or 2) the finished grade at the time of subdivision platting. Measurement shall be taken from the abutting property. Where the existing grade of one lot has been modified due to FEMA regulations, measurement shall be made from the mid-point of the existing grade and the FEMA required minimum grade. Where the existing grade of two or more adjacent lots has been modified due to FEMA regulations, measurement shall be made from the new finished grade.</p>
	<p>2. Except as provided in Section B of this chart, the addition of any material (e.g. screening, flags, lattice, or planters) to a fence or wall which is visible above the fence or wall shall be considered part the fence or wall when measuring overall height.</p>
E. LOCATIONAL CRITERIA	<p>1. Hedge regulations shall only apply to hedges within five (5) feet of a property line of a residential use and within ten (10) feet of a property line for all other uses. This provision shall not include waterfront yards.</p>
	<p>2. In waterfront yards, a hedge shall not exceed three (3) feet in height within a primary view corridor consisting of the first five (5) feet measured from the waterfront boundary line. The primary view corridor shall additionally include portions of the waterfront yard, on each side of the waterfront yard, located as follows: From a rear corner, measure along the waterfront boundary line for a distance equal to one-half of the depth of the waterfront yard to a point. From that point, extend a straight line to a point where the waterfront setback line intersects the nearer side boundary line, and from that intersection, return to the corner. In the remainder of the waterfront yard there is no limit on the height of hedges.</p>
	<p>3. Fence and wall heights shall apply in all required yards. Fences and walls shall not exceed the maximum building height within the buildable area.</p>
	<p>4. In the DC and CCT-2 zoning districts, no fence or wall shall be installed within three (3) feet of any wall on an adjoining property if such wall has one or more windows or doors, and no fence or wall shall impede required emergency egress from a window or door on any property.</p>
	<p>5. For Through-Lots and other irregular lots, at least one yard shall be considered to be a rear yard for the purpose of allowing fences, walls or hedges. The yard which shall be allowed a rear yard fence, wall, or hedge shall be determined based upon the following order of factors: a) the predominant location of rear yards of other lots in the block, b) the location of the front entry into the house on the subject lot, and c) the relationship of the yard to other yards on abutting properties.</p>