



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**REINSTATEMENT REQUEST  
PUBLIC HEARING**

According to Planning and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real property located within 1,000 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 announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **Wednesday, March 1, 2023, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 - 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.: 23-52000001 PLAT SHEET: G-06

REQUEST: Approval to reinstate an abandoned commercial use within an existing detached accessory structure on a residentially zoned property.

OWNER: Rooted North LLC  
832 14th Street North  
St. Petersburg, FL 33705

AGENT: Megan & Jason Kotsko  
1021 14th Street North  
St. Petersburg, FL 33705

ADDRESSES: 832 & 842 14th St. North

PARCEL ID NUMBERS: 13-31-16-10062-000-0890

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional (NT-2)

**REQUEST:**

The applicant is requesting approval of a Reinstatement of an abandoned grandfathered neighborhood scale retail use in the NT-2 zoning district. The request relates to an existing two-story structure that is currently vacant.

**BACKGROUND:**

The subject property is located on the west side of 14<sup>th</sup> Street North, between 9<sup>th</sup> and 7<sup>th</sup> Avenues North. It consists of a one-story, 1,593 square foot single family residence and a 1,502 square foot detached accessory structure. The detached structure is comprised of an 883 square foot neighborhood scale retail space below and a 619 square foot accessory dwelling unit above. The neighborhood scale retail space was originally occupied by Bon Air Grocery in 1932 and later Kristy's Market in 1977. Per section 16.10.020.1 of the Land Development Regulations, a neighborhood scale retail use is a grandfathered use that requires an active Business Tax License as well as occupancy to retain its grandfathered status. The building is currently vacant and has not maintained its Business Tax License for more than two (2) years. Therefore, the grandfathered commercial use in this building is considered abandoned resulting in this request.

**STAFF ANALYSIS:**

A Property Card Interpretation was issued on March 14, 2022 (PCI 22-41000005). The PCI determined that a commercial building was built on the subject property in 1927 and the residence above was constructed in 1959. Evaluation of the criteria for reinstatement specified by the City Code for the Commission's review indicates that reinstatement **is appropriate**, subject to conditions. An analysis follows, based on the City Code criteria to be considered by the Commission.

1. *The degree to which the property's proposed use and density is consistent with the City's Comprehensive Plan, the applicable adopted Neighborhood Plan goals and objectives, and the character of the density, lot sizes and building types within the surrounding blocks.*

The use of this structure as a retail use is compatible with the surrounding neighborhood. The existing building has been occupied by a retail use since 1927 as it was constructed for a grocery use. The properties North, East and West, along 9<sup>th</sup> Avenue North, vary in use and zoning districts. The zoning districts include CRT-1, CRS-1 and IC. These properties are occupied by medical offices, general offices and a house of worship. The surrounding properties to the south including the subject property, are zoned NT-2 and are occupied by single family and multifamily residential uses.

2. *The degree to which the property is currently or was at the time of construction in compliance with the use and density/intensity regulations of Chapter 16 (current code), Chapter 29 (previous code), or then applicable zoning codes.*

The current building is approximately 1,502 square feet according to the Pinellas County Property Appraiser. The subject property has an approximate floor area ratio of 0.42. The NT-2 zoning district permits a base floor area ratio of 0.40 or 2,448 square feet with the possibility of an additional 0.20 FAR in Bonuses. Also, up to 500 sf of the floor area of any detached accessory dwelling unit is exempt from being included in the overall site FAR.

3. *The degree to which the property is and has been in compliance with other City Codes.*

There are no active Code Compliance Cases.

4. *The degree to which the property currently has or can provide adequate provisions for parking for the proposed commercial use in accordance with the City's current codes and ordinances.*

The neighborhood scale retail use requires 1 parking space per 600 square feet. However, the first 1,200 square feet is exempt from the minimum parking requirements, as it is intended that these small retail spaces are supported by the neighborhood. Despite parking not being required for neighborhood scale retail use, the applicant has agreed to install 2-short-term bicycle parking spaces on site for patron use.

5. *The degree to which the property has an adverse impact on the neighborhood as a result of the use or number of residential units on the site in excess of that allowed under the current zoning designation, lack of needed on-site parking, substandard maintenance, or other similar factors related to the property.*

There are currently three parking spaces on the subject property. The required amount of parking for the single-family residence and the accessory dwelling unit are available on site. The single-family residence requires two parking spaces, which are provided within the existing attached garage and in the driveway accessing the garage. The accessory dwelling unit requires one on-site parking space. This parking space is provided in the paved area between the 2 structures.

6. *A structure containing previously grandfathered boarding or rooming units in a zoning district where such units are prohibited shall be converted to dwelling units. The conversion to dwelling units shall be based on the minimum gross floor area size requirements for multiple-family dwelling units of Chapter 16.*

This criterion is not applicable as the structure does not contain grandfathered rooming units. The accessory dwelling unit on the second floor is allowed by right in the NT-2 zoning district.

7. *Reinstatement of units or a use shall not exceed the previously existing legally grandfathered number of units or intensity of use.*

The existing site has an intensity of 0.42. The applicant is not proposing an addition to the existing building that would increase the intensity.

**PUBLIC COMMENTS:**

A sign was placed on the property and mail notices were sent to affected neighbors within 300 feet of the subject property on February 10, 2023. At the time that this report was published, staff had received one (1) inquiry with request for plans and a copy of the application. They sent an email expressing concern and objection to the reinstatement due to parking issues. Staff also received two emails in support of the development. One was from the Euclid St. Paul Neighborhood Association. These emails have been included in your packet.

**RECOMMENDATION:** The Planning & Development Services Department staff recommends **Approval** of the requested reinstatement of the retail use, which shall be subject to the following conditions:

1. The applicant shall contact the City's Business Tax Division and obtain all necessary Business Tax Certificates.
2. Applicant to remove asphalt area in the right of way, directly in front of the neighborhood scale retail use, and plant herbaceous ground cover.
3. Applicant to provide two short-term bicycle parking spaces adjacent to the building for use by the patrons of the neighborhood scale retail use.

4. Failure to comply with the POD's action by the applicant or any new property owner will result in the loss of reinstatement of the abandoned units. This action is applicable to the property, regardless of ownership. When the property is sold, the new property owner must also meet the conditions of reinstatement or eliminate the abandoned dwelling units.

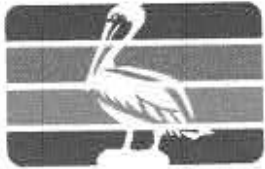
REPORT PREPARED BY:

<u>s/ Adriana Puentes Shaw</u>	<u>02/21/23</u>
Adriana Puentes Shaw, AICP	DATE
Urban Design and Development Coordinator -Development Services Department	

REPORT APPROVED BY:

<u>/s/ Corey Malyszka</u>	<u>02/21/23</u>
Corey Malyszka, AICP	DATE
Zoning Official - Development Services Department	

Attachments: Application, Location Map, Survey, Plans, Photos, Property Card Interpretation, Neighborhood Worksheet, Public Outreach, Public Comment



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# REINSTATEMENT

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 1<sup>st</sup> floor of the Municipal Services Building, One 4<sup>th</sup> Street North.

GENERAL INFORMATION	
<b>NAME of PROPERTY OWNER:</b> Rooted North LLC	
Street Address: 832 14th Street North	
City, State, Zip: St. Petersburg, FL 33705	
Telephone No: 631-521-6423	Email Address: meg.kotsko@gmail.com
<b>NAME of AGENT or REPRESENTATIVE:</b> Megan Kotsko & Jason Kotsko	
Street Address: 1021 14th Street North	
City, State, Zip: <small>St. Petersburg FL 33705</small>	
Telephone No: 631-521-6423	Email Address: meg.kotsko@gmail.com
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 832 14th Street North	
Parcel ID#(s): 13-31-16010062-000-0890	
<b>DESCRIPTION OF REQUEST:</b>	
We request to reinstate the former neighborhood scale retail use/status of the above property with the intention of opening a children's bookstore, The Story Garden.	
<b>PRE-APPLICATION DATE:</b>	<b>PLANNER:</b>

## FEE SCHEDULE

Reinstatement Administrative Review \$200.00;  
Reinstatement Commission Review \$500.00; Each 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 variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

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

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

Signature of Owner / Agent\*: Megan Kotsko Date: 12/5/2022  
\*Affidavit to Authorize Agent required, if signed by Agent.

Printed Name: Megan Kotsko



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# REINSTATEMENT

## 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: Rooted North LLC

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

Property Address: 832 14th Street North, St. Petersburg, FL 33705

Property ID No.: 13-31-16010062-000-0890

Request: We request to reinstate the former neighborhood scale retail use/status of the above property with the intention of opening a children's bookstore.

**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): Megan Kotsko, Jason Kotsko

**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): *Megan Kotsko*

Megan Kotsko, Jason Kotsko  
Printed Name

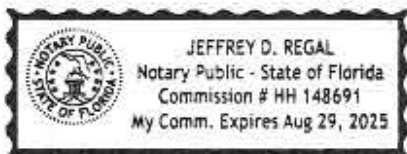
Sworn to and subscribed on this date

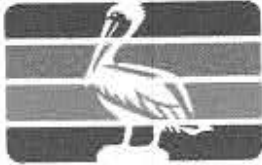
Identification or personally known: \_\_\_\_\_

Notary Signature: (Print): *J. D. Regal*: Jeffrey D. Regal

Date: 12/5/22

Commission Expiration (Stamp or date):





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# REINSTATEMENT

*NARRATIVE (PAGE 1)*

All applications for reinstatement must provide justification for the requested reinstatement 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 the criteria may be provided as a supplement to this form.

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

APPLICANT NARRATIVE	
<b>Street Address:</b> 832 14th Street North	<b>Case No.:</b>
<b>Detailed Description of Project and Request:</b> We request to reinstate the former neighborhood scale retail use/status of the above property with the intention of opening a children's bookstore.	
1. Is the building currently occupied? <i>no</i>	
2. How many dwelling units exist on the property? <small>1st floor - retail space 2nd floor - one bedroom apartment - there is a single family home on the lot as well</small>	
3. Of the total number of dwelling units, how many are occupied? <i>none</i>	
4. Have you applied for an occupational license? <i>no</i>	
5. Have you had any recent fire or building inspections? <i>upon purchase, yes</i>	
6. When did you acquire the property? <i>July 12, 2022</i>	
7. Do you own other rental property in the City of St. Petersburg? <i>no</i> <i>If yes, please provide a list of the addresses in the space below:</i>	
9. Are any variances requested in conjunction with the reinstatement application? <i>no</i> <i>If yes, please provide a completed Narrative for Variances. Staff will provide upon request.</i>	



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# REINSTATEMENT

*NARRATIVE (PAGE 2)*

All applications for reinstatement must provide justification for the requested reinstatement 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.**

<b>APPLICANT NARRATIVE</b>	
<p><b>10. Describe the consistency of the subject property with the density, building types, and general character of other properties within the surrounding blocks.</b></p> <p><small>This retail space with a studio apartment upstairs lies within the Historic Uptown Neighborhood. The properties on 443 Street N are a mix of single and multifamily homes. There is a single family brick home to the north side and on the same lot. To the south, is a small multifamily building with 4 units. Across 443 Street N there is another multifamily home. 5th Ave N runs along the north side of the property lot - across 5th Ave N from the lot there are other businesses: Discount Med Company, BICM Local Union 915, and Pinellas Christian Center. On the north side of 5th Ave N, there are mostly commercial properties that run along the south corner of Tuckee St. Paul's neighborhood. St. Anthony's Hospital is a couple blocks east of the property. There is a converted store and auto shop on the corner of 16th St and 5th Ave N (2 blocks west). The homes around the property are not unlike those of most of the other streets in Historic Uptown and Uptown St. Paul's. Some have been rehabilitated in the recent years, others still need some TLC. This property is one of those in need of TLC. It has been essentially abandoned, however, it's character and charm hold true and have promise for improvement and restoration to its former use.</small></p>	
<p><b>11. Are there any active Code violation cases for this property? What is the plan for bringing the property into compliance with the City Code?</b></p> <p>no</p>	
<p><b>12. Does the property currently or can the property provide adequate provisions for parking in accordance with the City Code?</b></p> <p><small>Currently the property appears to accommodate 3 parking spaces though they are not defined, the single family home (also on the lot) can accommodate 2 additional parking spaces in front of the garage.</small></p>	





# REINSTATEMENT

## FINANCIAL STATEMENT

Street Address: 832 14th Street North Case No.: \_\_\_\_\_

Estimate of cost for renovation or construction: \$31,500

Proposed method or evidence of financing: cash

Timetable for start and completion of the work: present - May 2023

If the subject reinstatement application is approved by the Development Review Commission, the Commission may impose Conditions of Approval that are in the best interest of the subject property and the surrounding neighborhood. These conditions may be considerable in terms of time and expense to the applicant.

By signing this Financial Statement, I affirm that I am prepared to incur the costs necessary to comply with the Conditions of Approval as levied by the Development Review Commission.

Megan Kotsko, Jh  
Signature of Property Owner

12/5/2022  
Date

Megan Kotsko & Jason Kotsko  
Print Name of Property Owner



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# REINSTATEMENT

## WORK PROGRAM

All applications to the Commission for reinstatement of abandoned uses are required to provide a work program of all work to be completed, per Section 16.70.040.1.14 of the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted.

Street Address: 832 14th Street North

Case No.: \_\_\_\_\_

The following work program should consider the following improvements needed to bring the subject property into compliance with the City Code:

- Parking (minimum of one paved, off-street space per one-bedroom or efficiency unit and an additional one-half space per additional bedroom)
- Landscaping & irrigation (per Section 16.40.060 of the City Code)
- Sidewalks (minimum of four [4] feet wide, paved sidewalks connecting parking spaces to the door of each unit)
- Any outstanding Codes Compliance issues
- Other work required to obtain a Certificate of Occupancy (it is recommended that applicants retain the services of a licensed general contractor to determine if any additional work must be completed per the Florida Building Code).

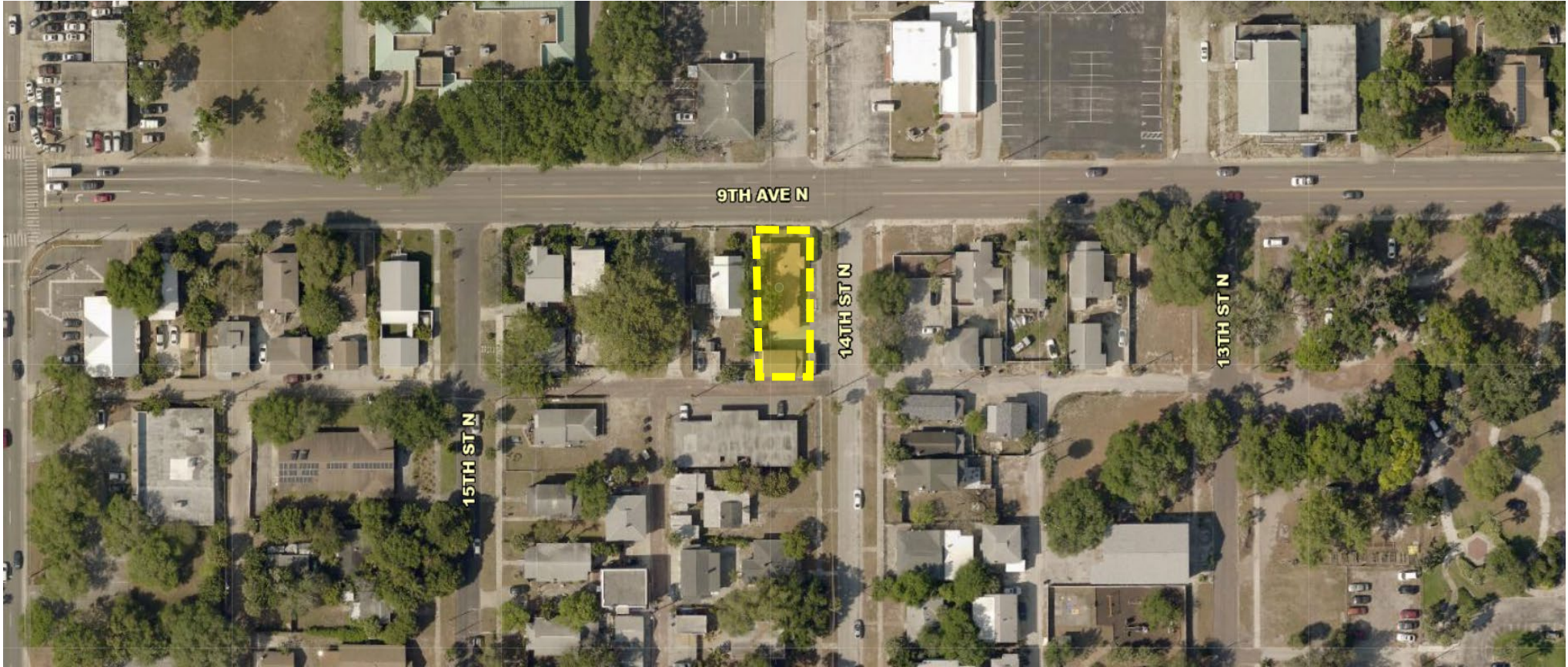
Work to be Done	Cost Estimate	Estimated Time to Complete
Update electric	\$10,000	January 2023

Work to be Done	Cost Estimate	Estimated Time to Complete
Update plumbing for ADA compliance restroom and kitchenette	\$5,000	February 2023

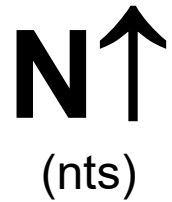
Work to be Done	Cost Estimate	Estimated Time to Complete
Replace ceilings and drywall	\$10,000	February 2023

Work to be Done	Cost Estimate	Estimated Time to Complete
Level cement of the floors and add new flooring	\$4,000	March 2023

Work to be Done	Cost Estimate	Estimated Time to Complete
Interior and exterior painting	\$2500	April 2023



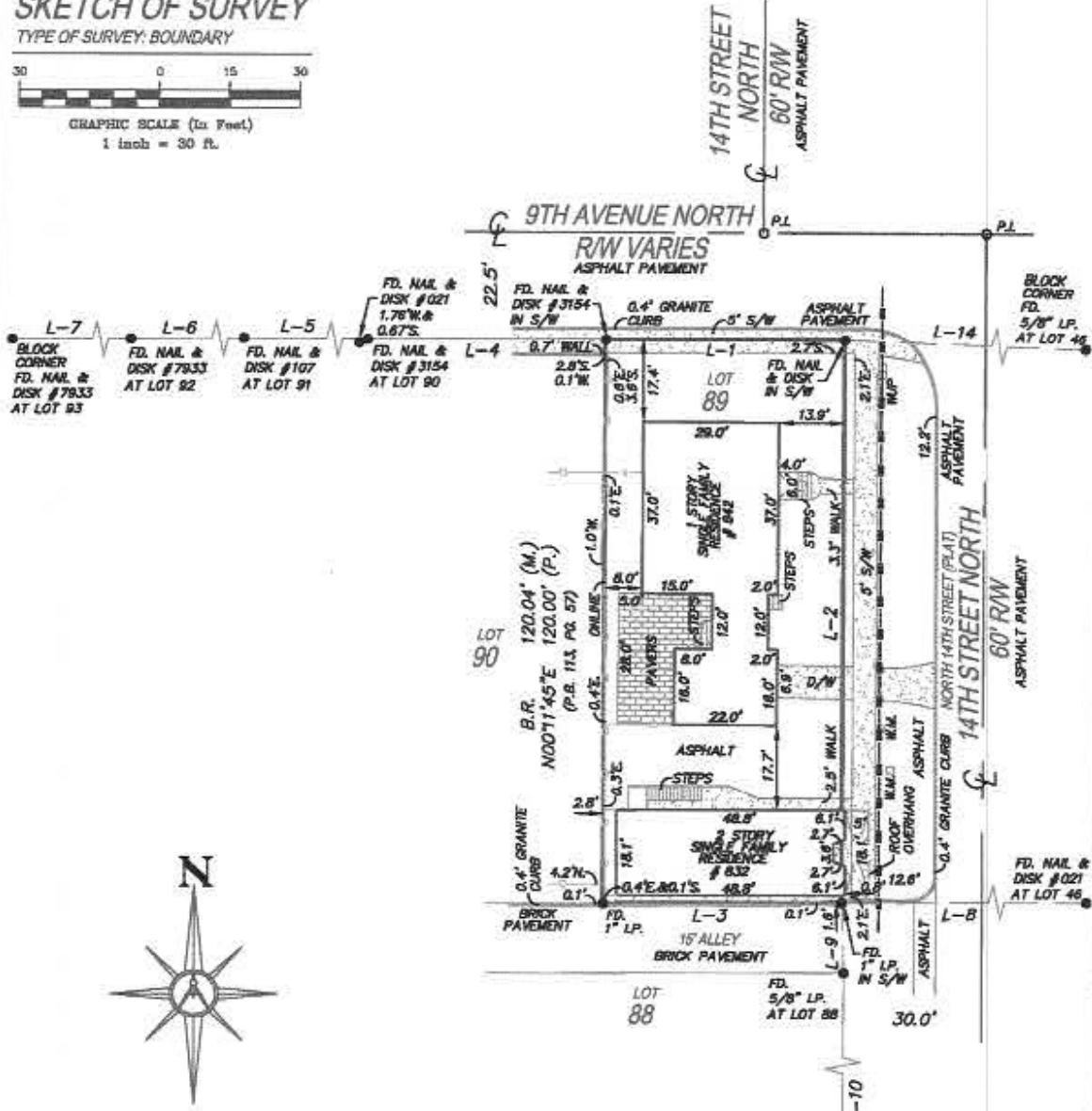
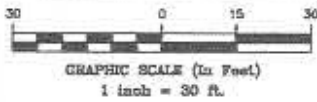
Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 23-52000001  
Address: 832 & 842 14<sup>th</sup> Street N.





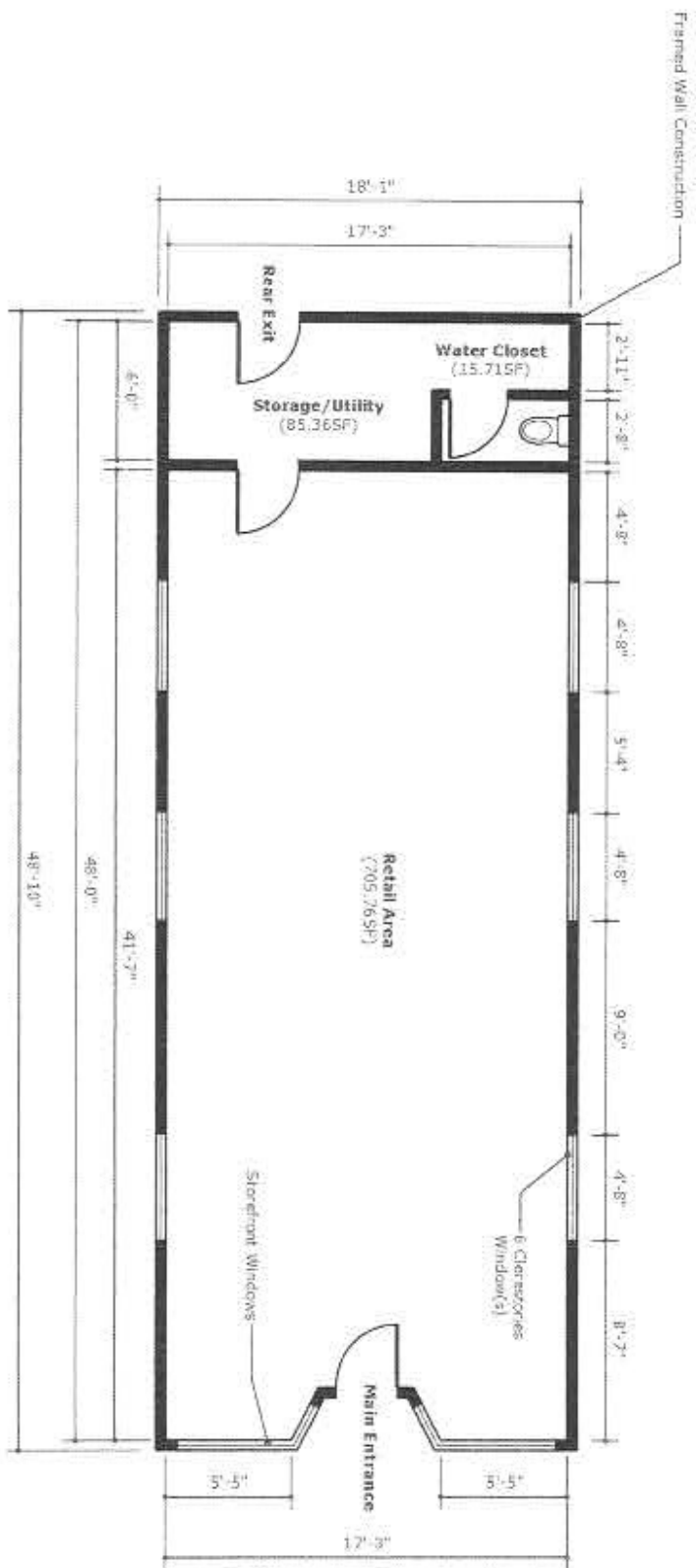
# SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



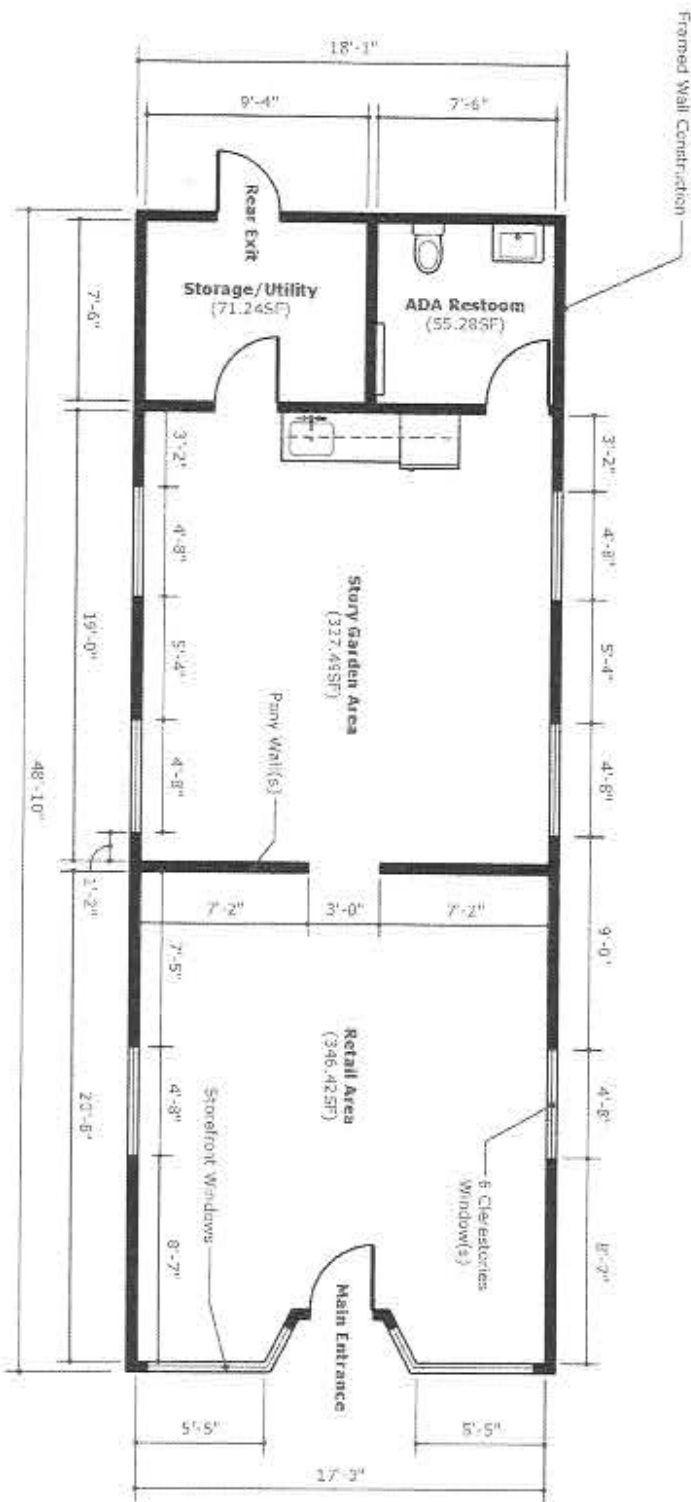
L-1	51.00' (P.)	L-8	60.00' (P.)
S89°58'53"E	51.04' (M.)	S89°49'54"W	60.14' (M.)
L-2	120.00' (P.)	L-9	15.00' (P.)
S00°15'16"W	119.88' (M.)	S01°42'29"E	15.20' (M.)
L-3	51.00' (P.)	L-10	57.00' (P.)
S89°50'24"W	50.92' (M.)	S00°21'35"W	56.78' (M.)
L-4	51.00' (P.)	L-11	55.00' (P.)
N89°53'15"E	50.98' (M.)	S00°07'25"W	55.01' (M.)
L-5	51.00' (P.)	L-12	52.00' (D.)
S89°39'37"E	52.35' (M.)	S00°11'21"W	52.23' (M.)
L-6	51.00' (P.)	L-13	53.00' (D.)
N89°32'34"E	50.89' (M.)	S00°12'14"W	52.94' (M.)
L-7	51.00' (P.)	L-14	60.00' (P.)
N89°41'11"E	51.00' (M.)	S87°55'21"E	60.07' (M.)

- L-10 FD. 3/4" IP AT LOT 88
- L-11 FD. 3/4" IP AT LOT 87
- L-12 FD. 3/4" IP AT PARCEL ID: 13-31-16-100 62-000-0660
- L-13 FD. 3/4" IP AT LOT 85



**The Story Garden - Existing Floorplan**

Scale: 3/16" = 1'-0"



The Story Garden - Proposed Floorplan

Scale: 3/16" = 1'-0"

Photos of 832 14th Street North, St. Pete FL 33705





March 14, 2022

Bhela, Ajit S. Est.  
832 14<sup>th</sup> Street N  
St. Petersburg, FL 33705

<b>RE: PROPERTY CARD INTERPRETATION:</b>	<b>22-41000005</b>
Property Generally Located At:	832 and 842 14 <sup>th</sup> Street N
Parcel ID No.:	13-31-16-10062-000-0891 and 13-31-16-10062-000-0890

To Whom It May Concern:

A Property Card Interpretation letter has been completed for the above-referenced property. Lot 89 of the Bon Air subdivision is owned by The Estate of Ajit S. Bhela and contains two structures, addressed as 832 and 842 14<sup>th</sup> Street N. The separate Parcel IDs containing the structures are not considered to be two separate buildable lots. Per Section 16.60.010.3.B. of the Land Development Regulations, "No permit for development shall be issued for a lot that does not meet the minimum lot area requirements of the applicable zoning district, except for nonconforming lots of record." The rear parcel is not a nonconforming lot of record. Prior to the issuance of any permits for this property, the owner will be required to recombine the parcels back into one Parcel ID through the County Property Appraiser's Office.

The following findings have been made:

**LEGALLY CONSTRUCTED STRUCTURES**

1. The property is zoned NT-2, which allows one single-family home and one accessory dwelling unit if the lot meets the minimum size requirement of 4,500 square feet. The City will recognize more than one dwelling unit on the property if the units were legally constructed.
1. The property cards for Lot 89 date back to 1927 when a permit was issued at the address #832 to "erect one-story frame store addition" (Permit #24974) (see attached property cards).
2. On 4/18/50, a permit was issued at the address #842 for a "six room and bath residence with B/W and garage (29'x 65')" (Permit #79581).
3. On 1/9/59, a permit was issued at #832 to "Replace wood stairs with steel and reside (store with apartment over)" (Permit #46134).
4. From 1988 to present, one building permit has been issued for the property: 10/30/00: Roof - commercial (Permit # 00-10001308).
5. Accordingly, the interpretation can be made that **one (1) single-family dwelling unit, one (1) accessory dwelling unit and a ground floor commercial retail space were legally constructed on the property.**

**LEGAL STATUS OF COMMERCIAL SPACE**

1. When there is a commercial use on a property where such use is no longer allowed in the Zoning District, the use may be continued as a non-conforming use or a grandfathered use  
 St. Petersburg, FL 33731-2842  
 T: 727-893-7111





- under certain conditions. The former market use on the property would be considered "Neighborhood Scale Retail," which is a grandfathered use in the NT-2 Zone.
2. Commercial uses may lose their grandfathered status and become abandoned for the following reasons:
    - a. Not occupied due to violations of building, nuisance, or other public health, welfare, and safety codes for a continuous period of one year or for intermittent periods amounting to one year or more within any two-year period.
    - b. Not occupied for a continuous period of two years. For residential units and uses, such occupancy must be as a tenant or owner and may not be incident to the occupant's employment as caretaker or security person for the property.
    - c. No business tax receipt has been issued for the property or the unit that is the subject to abandonment for a continuous period of two years or for intermittent periods amounting to two years or more within any three-year period.
  3. There is no record of Business Tax payment for a commercial use on site for at least the past three years. The commercial use therefore has lost its grandfathered status and is considered abandoned.
  4. The commercial use may be re-established through the Reinstatement process. If the owner desires to apply for a Reinstatement, please contact [DRC@stpete.org](mailto:DRC@stpete.org) to schedule a required pre-application meeting.
  5. If the property owner desires to modify the commercial space on the property, a Redevelopment Application may be submitted to the Development Review Services Division of the City prior to demolition or modification of the space, after the Reinstatement is approved. Please contact [DRC@stpete.org](mailto:DRC@stpete.org) to schedule a required pre-application meeting for a Redevelopment Plan.

### **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 subsequent 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.

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 or the Development Review Commission, please feel free to contact the Clerk at (727) 892-5498.

Sincerely,



David Goodwin, Interim Zoning Official  
Development Review Services Division  
Planning & Development Services Department

Attachments: City Property Cards, Pinellas County Property Cards, Application

SUBDIVISION

BON AIR SUB.

LOT ✓

89

13-31-16

BLOCK

G-6

BUILDING

ELECTRICAL

PLUMBING

G-6

Location: 832 - 14th St. No.  
 #24974 - 9/13/27 - \$700  
 Owner Joseph Goodman, Jr. - Erect  
 one-story frame store addition  
 #46134A-F - 1/9/59 - \$1000  
 Owner Hilda Packer - Replace wood  
 stairs with steel and reside  
 (store with apartment over)  
 (Type VI)  
 #71222 - RO-1 - 4/30/80 - \$625  
 Owner Paul W. Clement - 25' of 3'  
 and 112' of 6' high wood fence -  
 NO PLANS (Type VI) Quaid Fence;  
 Contractor

#15722 - 4/12/32 - Bon Air Grocery  
 Ice Machine and Service (Keesler)  
 Cert. #3620B of 4/12/32 issued to  
 Power Co.  
 #9965 - 9/1/48 - Bon Air Grocery  
 Brinson - 1-2HP motor 2c 6sw 3ws  
 3-mtr. 5-frac.  
 #3855 - 10/3/43 - Mrs. J. Goodman  
 Conover - meter loop for second  
 floor  
 #8811F- 7/8/77- Kristy's Market-  
 Mitchel Elec - combine meters

#P5876D-7-30-81-Ajits Bhela  
 Russell & Sons-1-WS





Copy

SUBDIVISION BOW AIR

89

LOT

BLOCK

BUILDING

ELECTRICAL

PLUMBING

G-6

Location: 842 - 14th Street North  
#79581-F - 4/18/50 - \$8000  
Owner Robert Bishop - Six room and  
bath residence with B/W and garage  
(29' x 65') (Type D) A. W. Hampton,  
Contractor

#9462B - 6/7/50 - A. Hampton  
Hudson - 11c 16sw 27p 1b 3ws  
2-meters 1-range 1-w.heater  
1-attic fan 1-floor furnace

13-31-6  
#12091 - 5/26/50 - C. Hampton  
Dardis - c-1-s-b-ewh  
#13176 - 8/21/50 - B. Bishop  
J. F. Dardis - gwh  
#P6220B - 3/19/74 - James Waldie-  
Bay Area Plbg - repl-ewh

INSTALLATION

GAS

#6530C - 10/18/51 - Mrs.Hilda Packer  
Modern Gas Appl. - wall heater  
842-14th Street North  
G602023-12-26-85, A. Bhela,  
People's Gas Syst., Inc.,  
1 WH., Natural Gas. Sea/

SIGNS

SEWER

SEPTIC TANK

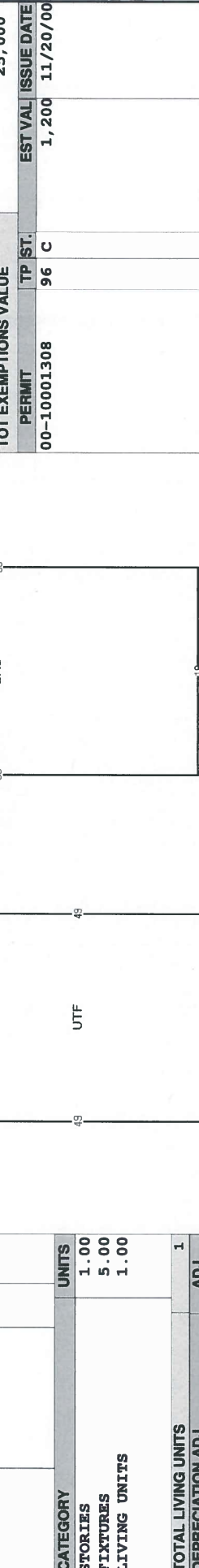
#743 - 5/26/50 - G. Hampton  
Dardis  
#798 - 7/3/50 - G. Hampton  
Dardis

832 14TH ST N, ST PETERSBURG 33705-0110 Single Family Home

Map Id: 1106.0 1.00 1.00 1.00 AREA = 11; NEB = 06

\*\* VALUE SUBJECT TO CHANGE \*\*

QUALITY	Fair	BUILDING CHARACTERISTICS		VALUE SUMMARY	
CATEGORY	TYPE	%	PTS	PRIOR JUST MARKET VALUE	86,994
FOUNDATIO	2CONTINUOUS	100	3.00	CURRENT JUST MARKET VALUE	103,368
FLOOR	1SLAB ON	100	6.00	ASSESSED VALUE	43,989
EXTERIOR	4CONCRETE	100	26.0	HX/NHX CAP BASE YEAR	1994
ROOF	1GABLE OR	100	6.00	TAXABLE VALUE	18,989
ROOF	3SHINGLE	100	5.00	HX	Yes
FLOOR	2CARPET/	100	5.00	% HX	100.00
INTERIOR	2DRYWALL/PLA	100	33.0	TOT EXEMPTIONS VALUE	25,000
HEATING	1UNIT/SPACE/	100	1.00	PERMIT	00-10001308
COOLING	NONE	100	0.00	TP ST.	96 C
				EST VAL	1,200
				ISSUE DATE	11/20/00



CATEGORY	UNITS	BUILDING NOTES	
STORIES	1.00	1ST FLOOR - VACANT/STORAGE	
FIXTURES	5.00	2ND FLOOR - OWNERS APARTMENT	
LIVING UNITS	1.00	ZONED NT-2, NEIGHBORHOOD TRADITIONAL	
TOTAL LIVING UNITS	1	2018: GRANDFATHERED COMMERCIAL USE HAS BEEN ABANDONED & CAN LIKELY BE REINSTATED IF COMMERCIAL	
DEPRECIATION ADJ	ADJ		
EXTERNAL OBSOLESCENCE	0.0000		
NEIGHBORHOOD	0.0000		
EXTERNAL OBSOLESCENCE	0.0000		
TYPE	QU		
06	01	100.0	
RCND	YB	EA	
39769	1930	42	
SAR	AREA	% B	EFF. AREA
UTF	872	35	305
BAS	630	100	630
TAXING DISTRICT SP JUST VALUE/SF 164.08			
1,502			
935			

L	N	OFFICIAL BOOK	DATE OF SALE	INSTR	Q	V	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE
1	05225	1728			Q	Q		28500	N			MONTH/YEAR OF

L	N	EXTRA FEATURE	DESCRIPTION	BD	NHX	LEN	FRONT	DEPTH	FF T	FRNT FT FACTOR	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT EFF YEAR	BLT AGE	% GOOD	XF VALUE	INFLUENCE DESCRIPTION	UNIT VALUE	ADJ UNIT VALUE	LAND VALUE	OTHER ADJ AND NOTES
C	1	01	SINGLE	100		32.00	51.00	70	123.00	32.00	FF 130	0.65	1.00						3,700.00	2,958.15	94,661.20	UT IV

NOTES			APPRAISAL DATES	
			REVIEW DATE	06/22/2020
			FIELD NUMBER	224
			REVIEW TYPE	Oblique



BUILDING CHARACTERISTICS				VALUE SUMMARY			
QUALITY	Average	TYPE	%	PTS	PRIOR JUST MARKET VALUE	CURRENT JUST MARKET VALUE	ASSESSED VALUE
FOUNDATIO	2	CONTINUOUS	100	3.00	158,411	176,236	115,354
FLOOR	3	WOOD	100	12.0			
EXTERIOR	2	FRAME -	100	23.0			
ROOF	1	GABLE OR	100	6.00			
ROOF	3	SHINGLE	100	5.00			
FLOOR	2	CARPET/	100	5.00			
INTERIOR	1	2DRYWALL/PLA	100	33.0			
HEATING	1	UNIT/SPACE/	100	1.00			
COOLING	1	NONE	100	0.00			

CATEGORY	UNITS
STORIES	1.00
FIXTURES	3.00
LIVING UNITS	1.00

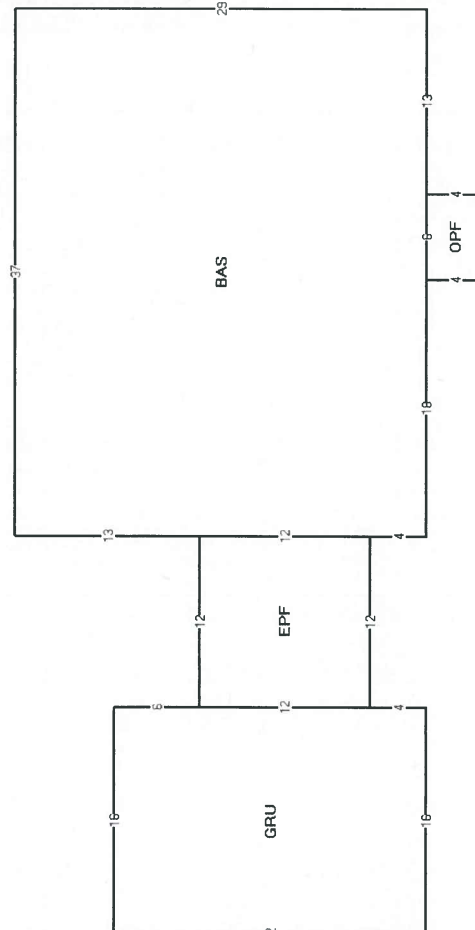
TOTAL LIVING UNITS	ADJ
1	0.0000
EXTERNAL OBSOLESCENCE	0.0000
NEIGHBORHOOD	0.0000
EXTERNAL OBSOLESCENCE	0.0000

TYPE	QU	AREA	% B	EFF. AREA
01	02	0.00%		
RCND	YB	EA		
55949	1950	43		

SAR	AREA	% B	EFF. AREA
GRU	352	25	88
OPF	24	20	5
BAS	1,073	100	1,073
EPF	144	60	86
	1,593		1,252
			164.25

TAXING DISTRICT	SP	JUST VALUE/SF	HX/
1	593	1,252	
		164.25	

L N	EXTRA	DESCRIPTION	BD	NHX	LEN	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	UNIT	ADJ UNIT	LAND	OTHER ADJ
C	1	01	SINGLE	0.0		51.00	88.00	70	107.00	51.00	FF	130	0.87	1.00		3,700.00	3,444.33	175,661.20	UT IV



BUILDING: 1

02R ON BUSY ST

\*\* VALUE SUBJECT TO CHANGE \*\*

NOTES

APPRAISAL DATES	
REVIEW DATE	06/22/2020
FIELD NUMBER	224
REVIEW TYPE	Oblique



# PROPERTY CARD INTERPRETATION (PCI)

**RECEIVED**  
MAR 02 2022  
DEVELOPMENT REVIEW SERVICES

Application No. 22-4100005

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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b>	
Street Address: 832 14th Street North	
City, State, Zip: St. Petersburg, fl. 33705-1252	
Telephone No:	Email Address:
<b>NAME of AGENT or REPRESENTATIVE: Robert Earhart</b>	
Street Address: 2932 Central Avenue	
City, State, Zip: st. Petersburg, fl. 33712	
Telephone No: 813-810-9951	Email Address: robearhart@yahoo.com
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 832 14th Street North, St. Petersburg, fl. 33705	
Parcel ID#(s): 13-31-16-10062-000-0891	
Legal Description (may be attached):	
BON AIR S 32 FT OF LOT 89	

## FEE SCHEDULE

The fee for a property card interpretation application: \$60.00 (1<sup>st</sup> 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\*: [Signature] Date: 13<sup>th</sup> Feb 2022  
\*Affidavit to Authorize Agent required, if signed by Agent. UPDATED 09-30-16





# 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: VEERINDAR P. WESTON

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

Property Address: 832 14TH STREET NORTH, ST. PETERSBURG, FL. 33705-1252

Parcel ID No.: 13-31-16-10062-000-0891

Request: Is the lower Utility Area usable for a storefront? Is it usable as an Artist's Studio? What other uses would it qualify for?

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): ROBERT EARHART

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]

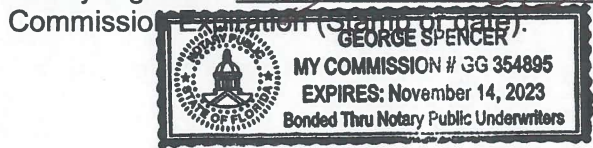
VEERINDAR P. WESTON  
Printed Name

Sworn to and subscribed on this date

Identification of personally known: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

Date: 2/13/22



As owner of the subject property, I understand that a property card interpretation (PCI) 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.





# 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? Vacant
2. How many dwelling units exist at the property? One
3. How many rooming units exist at the property? One
4. Does the owner occupy the property as his or her permanent residence? No
5. When was the last time the property was owner-occupied? MONTH \_\_\_\_\_ YEAR \_\_\_\_\_ .
6. Are the dwelling units or rooming units currently occupied? No
  - a. If yes, how many units are currently occupied? N/A
  - b. If yes, where are the units located within the structure(s)? Upper level
7. On what date did you purchase the property? IN PROBATE

### CHECKLIST

- Completed PCI application form;
- Application fee;
- Affidavit to authorize agent, if agent signs;
- A floor plan for each dwelling unit or rooming unit drawn to scale with dimensions;
- Scaled, site plan of the entire property;
- Dimensions of the lot;
- Dimensions and locations of all buildings and other structures;
- Parking spaces;
- 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.





**st.petersburg**  
www.stpete.org

# REINSTATEMENT

## 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: 832 14th Street North	Case No.: 23-52000001	
Description of Request: We request to reinstate the former neighborhood scale retail use/office of the above property with the intention of opening a children's bookstore.		
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: 935 14 <sup>th</sup> St. N	Owner Name (print): Nancy Smith	<u>OWNER</u>
	Owner Signature: Nancy Smith	
2. Affected Property Address: 1401 - 9 <sup>th</sup> AVENUE NORTH	Owner Name (print): JANELLE QUINN	<u>AGENT</u>
	Owner Signature: Janelle Quinn	
3. Affected Property Address: 1215 - 9 <sup>th</sup> AVE NO	Owner Name (print): JANELLE QUINN	<u>OWNER</u>
	Owner Signature: Janelle Quinn	
4. Affected Property Address: 825 14 <sup>th</sup> St N.	Owner Name (print): Steven Becker	<u>TENANT</u>
	Owner Signature: Steven Becker	
5. Affected Property Address: 830 14 <sup>th</sup> St. No. Unit #3	Owner Name (print): (Tenant) Mary Jane Declet	<u>TENANT</u>
	Owner Signature: Mary Jane Declet	
6. Affected Property Address: 709 14 <sup>th</sup> St. N.	Owner Name (print): CHRISTINA FIANOS	<u>TENANT</u>
	Owner Signature: Christina Fianos	
7. Affected Property Address: 1315 9 <sup>th</sup> AVE NORTH	Owner Name (print): Pastor GASTON JAMES (813) 452-8713	<u>AGENT</u>
	Owner Signature: Pastor Gaston James	Kingdom Addict 76@gmail.com
8. Affected Property Address: 1000 14 <sup>th</sup> St. N.	Owner Name (print): SCOTT BOURNE	<u>OWNER</u>
	Owner Signature: Scott Bourne	





# REINSTATEMENT

## 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: 832 14th Street North	Case No.: 23-52000001
Description of Request: We request to reinstate the former neighborhood scale retail use/status of the above property with the intention of opening a children's bookstore.	
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: 1405 10th Ave N Owner Name (print): SANDRA DOTHAERT Owner Signature: <i>[Signature]</i>	<u>OWNER</u>
2. Affected Property Address: 1032 14th St N Owner Name (print): Danielle Singleton Owner Signature: <i>[Signature]</i>	<u>OWNER</u>
3. Affected Property Address: 830 14th Street N Apt. 1 Owner Name (print): Mostafa Saliman Owner Signature: <i>[Signature]</i>	<u>TENANT</u>
4. Affected Property Address: 721 14th St N, STP Owner Name (print): Michelle Sullivan - Tenant Owner Signature: <i>[Signature]</i>	<u>TENANT</u>
5. Affected Property Address: 1314 9th Ave N, St. Pete, 33705 Owner Name (print): Nick Kelasteght Owner Signature: <i>[Signature]</i>	<u>TENANT</u>
6. Affected Property Address: Owner Name (print): Owner Signature:	
7. Affected Property Address: Owner Name (print): Owner Signature:	
8. Affected Property Address: Owner Name (print): Owner Signature:	





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www.stpete.org

# REINSTATEMENT

## 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: 832 14th St. N.

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

- Emails, mailings, sign posted.
- Walked neighborhood to collect signatures on multiple days/times of day
- Phone call to HVNA president, message left Feb. 17, 2023

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

- 3 Emails sent to ESPNA, HVNA, CONA, FICO - Dec. 27, 2022 (Notice of Intent + Application)
- Dec. 30, 2022 (w/ photos of emails sent for Notice of Intent)
- Feb. 13, 2023 (Notice of Public Hearing)

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

- Public mailings sent on Thursday, Feb. 9, 2023 - residents/business w/in 300ft
- Public hearing sign posted on building on Thursday, Feb. 9, 2023

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

- ESPNA replied, "fully supports this/ Let us know what we can do to help."
- Call from resident - James Keane - parking concern.

### NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at [variance@stpetecon.org](mailto:variance@stpetecon.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: Dec. 27, 2022
- Attach the evidence of the required notices to this sheet such as Sent emails. See attached sent emails.









Megan Kotisko <meg.kotisko@gmail.com>

### Application for Reinstatement of 832 14th Street North

1 message

Megan Kotisko <meg.kotisko@gmail.com>  
To: 'President @ ESPNA' <president@espna.org>

Tue, Dec 27, 2022 at 10:44 AM

Hello Helen & ESPNA Board Members,

My name is Megan Kotisko. I live in Euclid St. Paul's neighborhood and recently purchased a property across 8th Ave North in Historic Uptown. I am writing to you as I would like to open a new business at this property: 832 14th Street North. My plan is to renovate the building and open a children's bookstore, to be called The Story Garden. I'm a former kindergarten teacher with a passion for children's literature and fostering the development of young readers. This is really a dream of mine that is on the verge of coming true!



Future Home of The Story Garden  
832 14th Street North, St. Paul, FL 33705

I've been in the neighborhood since 2012 and an active member and past president of Euclid St. Paul's Neighborhood Association. I have driven by this run down shop for years and always loved the idea of seeing it brought back to life. I'm very excited to have this opportunity available to me at this time and deeply wish to see this building restored to its original potential and use.

To do this, I am in the process of submitting my Application for Reinstatement with the City of St. Paul to reinstate the former neighborhood scale retail use of this space. In order to submit this application, I need to share my notice of intent to file with you.

<https://mail.google.com/mail/u/0/?ui=compose&to=president@espna.org&subject=Application%20of%20Intent%20to%20Reinstate%20832%2014th%20Street%20North>

2:07 PM

Final - Application for Reinstatement of 832 14th Street North

Attached you'll find my application, pre-application notes, floor plans, the property survey, and photos of the property. I am more than happy to meet in person, via zoom, attend a meeting, or talk on the phone should you have any questions.

Thank you for your time and consideration.

Megan Kotisko  
831-521-0423

832 14th St M Application Reinstatement.pdf  
3512K











**From:** [Megan Kotsko](#)  
**To:** [Adriana P. Shaw](#)  
**Subject:** Fwd: Reinstatement Application - 832 14th St N  
**Date:** Thursday, February 16, 2023 9:37:55 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the response below from Euclid St. Paul's Neighborhood Association President, Helen Memoli, in support of our reinstatement application.

----- Forwarded message -----

**From:** **ESPNA President** <[president@espna.org](mailto:president@espna.org)>  
**Date:** Sun, Jan 1, 2023 at 2:23 PM  
**Subject:** Re: Reinstatement Application - 832 14th St N  
**To:** Megan Kotsko <[meg.kotsko@gmail.com](mailto:meg.kotsko@gmail.com)>

Hello Megan,

The board fully supports this. Please let us know what we can do to help.

Sincerely,  
Helen

On Fri, Dec 30, 2022 at 15:42 Megan Kotsko <[meg.kotsko@gmail.com](mailto:meg.kotsko@gmail.com)> wrote:

Hello again,

I believe I also needed to send the completed portion of the Notice of Intent to File on the bottom of page 11 with the attachments of the sent emails to the neighborhood associations of Euclid St Paul's and Historic Uptown, FICO and CONA. Please see attached.

Thank you again for your time & consideration. Happy New Year!

Sincerely,  
Megan

--

Chris Scronce  
President, ESPNA

## Adriana P. Shaw

---

**Subject:** FW: FW: additional signatures - case no 23-5000001

---

**From:** James Keane <james.4701@gmail.com>

**Sent:** Friday, February 17, 2023 1:22 PM

**To:** Adriana P. Shaw <Adriana.Shaw@stpete.org>

**Subject:** Re: FW: additional signatures - case no 23-5000001

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello again,

I had the opportunity to speak with Megan about 832 and the reinstatement application.

As I stated to her, I wish I could support this but I most definitely DO NOT support this reinstatement.

The impact on parking needs to weigh more heavily in my opinion, The location has been vacant and not licensed for retail location for more than 3 years. The 12 years I have owned my home at 800 14th St. the building has been empty with no operational business. I do not believe that the "grandfathered" option works under these circumstances.

Also, the fact that Megan opened with " we are not required to provide parking" really set the tone for me that this person is not showing consideration for residents and property owners south of 832 whose parking will most be affected.

As I pointed out in a previous email, the names listed on the page of supporters are 1. not all property owners and 2. do not live in close proximity to the parcel in question.

Please let me know when the public meeting will be.

With thanks

James Keane

800 14th St. N.

**From:** [Lindsay Carter](#)  
**To:** [Adriana P. Shaw](#)  
**Subject:** Bookstore  
**Date:** Friday, February 17, 2023 8:36:51 PM

---

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Adriana,  
Just a quick email in support of the new, proposed children's bookstore! Hope to see it come to fruition. :)

Thanks!

Lindsay Carter  
850-225-7585