



CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

**COMMUNITY PLANNING AND PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS REQUEST**

For **Public Hearing** and **Executive Action** on May 8, 2018 beginning at 2:00 P.M., in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida.

According to Planning and Economic Development Department records, Jeff Wolf and Sharon Winters reside or have a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of this item.



Case No.:	18-90200016
Address:	736 18 th Avenue Northeast
Legal Description:	SNELL & HAMLETT'S NORTH SHORE ADD REV. REPLAT BLK 68, W 54FT OF LOT 3
Parcel ID No.:	17-31-17-83221-068-0030
Local Landmark:	North Shore Section-700 Block of 18 th Ave NE- Historic District (HPC-16-903000008)
Owner:	Richard McGinniss
Request:	New construction of a single family dwelling within the boundaries of a designated local historic district

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Summary of Staff Findings and Case Background

Staff finds the effects of the proposed building upon the subject district to be generally **compatible** in that: 1) no historic building is being altered; 2) the proposed architectural styling, borrowing from the Monterey Revival, is generally appropriate; and 3) the size and scale of the proposed building have similarities with past precedents.

Historic Designation

The *700 Block of 18th Avenue Northeast Local Historic District* (the “subject district”) was listed in the St. Petersburg Register of Historic Places on March 16, 2017. As an intact collection of homes dating to St. Petersburg’s rapid 1920s development, this cluster of historically significant single-family houses was granted such designation as a geographically definable group of resources united in past events. The local district lies entirely within the boundaries of the *North Shore National Register Historic District* (“the National Register district”), which was designated by the National Park Service in 2003. The parcel at 736 18th Ave. NE (the “subject property”) presently contains a single-family residence in the Colonial Revival style (Figure 1) and detached garage, both constructed circa 1923 and together listed as a contributing property to both the local district and the National Register district.



Figure 1: Extant dwelling at 736 18th Ave. NE, approved for demolition through COA 17-90200031

The local, subject district and the National Register district contain a diverse selection of architectural styles, both pure and eclectic, that were fashionable during the area’s early twentieth-century development. The ten contributing properties within the local district were constructed between 1923 and 1929. They include examples of the American Foursquare, Colonial Revival, Mediterranean Revival, Mission, and Frame Vernacular style (Figure 2). The Period of Significance of the entire National Register district, which contains nearly 3,000 contributing buildings, extends from 1910 through 1950. In addition to the earlier-mentioned styles, the National Register district includes representations of Masonry Vernacular, Craftsman, Prairie, Classical Revival, Monterey, and Art Moderne architecture.



Figure 2: Representative streetscapes of subject district. The extant contributing resource at the subject property is shown at the mid-ground of the center photos.

Both in the National Register district as a whole, and within the local subject district, residences designed in these various styles are incorporated into a cohesive neighborhood experience by their similarities in scale, setback, and elements of texture such as articulated solids and voids and fenestration pattern. When viewing the local district as a single unit, its individual resources present as a cohesive streetscape while their stylistic variety adds interest.

Demolition and New Construction at Subject Property

On October 10, 2017, the Community Planning and Preservation Commission (CPPC) reviewed case 17-90200031, a request for a Certificate of Appropriateness (COA) for the demolition of the contributing dwelling and garage at 736 18th Ave. NE. The owner/applicant, Richard McGinniss, provided information detailing the structural deficiency of the subject property; as a result the request for demolition was approved by the CPPC unanimously. The approval of the request for demolition was conditioned upon an approved COA for new construction at the site. Plans for a proposed dwelling to replace that slated for demolition were submitted as COA case 17-90200047; this application was denied by the CPPC on March 13, 2018. The application being reviewed herein was subsequently submitted on March 22, 2018.

Cultural Landscape of Subject District

The subject district retains a number of significant contributing landscape features in addition to its historic buildings, including its historic vitrified brick street, granite curbs, and much of its original hexagonal concrete block sidewalks. The residences immediately surrounding the subject property have maintained fairly consistent setbacks on either side of the street, with the exception of the house at 715 18th Ave. NE, which appears to have been originally intended for use as garage apartment to a primary dwelling which was never ultimately constructed. Several of the properties have been expanded with rear additions. The properties at the southwest and northeast corners (706 and 745 18th Ave. NE, respectively), which each sit on double parcels, have been expanded with side additions (Figure 3).

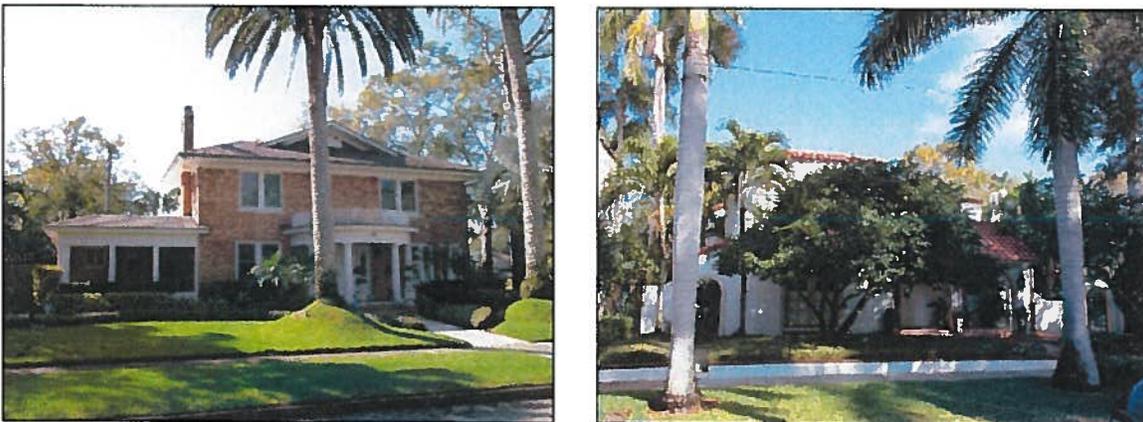


Figure 3: Contributing properties featuring side additions, which serve as prominent “entry points” to the subject district.

Previous Alterations to the Subject District

It is important to consider changes that have occurred in the setting of the subject district over time. Most buildings and their landscape features change over decades as different owners make changes of various degrees in the course of regular maintenance, lifestyle needs, and their individual and unique tastes. Emerging technologies and changing building codes and standards are additionally reflected in the aesthetic evolution of historic districts. As a collective within the district at hand, the most notable

changes include the enclosure of front porches, window replacements (a number of which have inappropriately altered window composition), roof cladding replacements, and additions to side and rear elevations. At least two primary dwellings appear to have been combined with their detached garage/apartment buildings to create singular attached building structures, thereby increasing overall building footprint and massing (746 and 756 18th Ave. NE, as shown in Figure 4). Porch extensions have occurred on buildings along the south side of the street such as at 706 18th Ave. NE (Figure 3, right). Building heights may have been affected by the alteration of some rooflines. Perhaps one of the most visible alterations in the subject district occurred in 1948 with the application of *PermaStone* veneer siding to full exterior of the dwelling directly across the street from the subject property (Figure 5).



Figure 4: Satellite view of 746 (left) and 756 18th Ave. NE, which have evolved over time to include hyphens connecting their primary residence buildings with historically detached garages. Image via Google Earth.



Figure 5: 1948 *PermaStone* veneer and low terrace wall (date unknown) at 735 18th Ave. NE, contributing resource directly across the street from subject property.

The landscape of residential districts is constantly in flux with the addition of swimming pools and enclosures, decks, replacement of entry walkway surfaces, and small landscape features such as terrace or site walls, landscape beds, and maturing and replacement vegetation. Extension and enclosing yard walls may be original in part to two or three properties within the subject district, though the terrace wall system immediately to the east of the subject property (at 746 18th Ave. NE) appears to have been constructed in 1961.

Project Review

Proposal Summary

The proposed dwelling is to be two stories in height and contain a total of 3,092 square feet of living space with a 459 square foot attached garage for a total size of 3,551 square feet. Per the application (Appendix A), materials will be as follows:

- “Conventional CMU [concrete masonry unit] construction with wood floor and roof trusses;”
- Stucco exterior siding;
- Concrete tile roof;
- Sash windows with true divided lights built by PGT; and
- Wood front door.

Additional details about the exact size, material, and profile of elements such as windows were not provided as part of this application, but it is typical of the COA process for new construction for such fine details to be submitted during the construction process and subject to staff approval.

Criteria for Granting Certificates of Appropriateness

City Code section 16.30.070.2.6 (part of the *Historic and Archaeological Preservation Overlay*), provided in full in Appendix B, details the process by which exterior changes, including new construction and alterations, to local landmarks and properties within local landmark districts, shall be reviewed through application for Certificates of Appropriateness (COAs). Per Code, this review shall be limited to exterior changes and is required in addition to any other building permits required by law. In the case of new construction within a local historic district, a proposal is measured both against the *General Criteria for Granting a COA*, and the *Additional Guidelines for New Construction* identified within the above-referenced *Overlay*.

General Criteria for Granting a COA

1. *The effect(s) of the proposed activity on the local landmark;*

Construction of the proposed dwelling will introduce a non-contributing property into the subject district, regardless of its aesthetic quality. Presently, all ten of the properties within the subject district’s boundaries are listed as contributing. However, the degree to which the introduction of a non-contributing residence will ultimately affect the district’s visual integrity can vary significantly given the proposed dwelling’s scale, site design, aesthetic details, and other design characteristics. Given the fact that the demolition of the existing contributing residence has already been determined by the Commission to be necessary through the COA process, the highest degree of overall district integrity that can be preserved will be accomplished through the creation of sympathetic infill construction that preserves the cohesive experience provided by the remaining contributing properties and landscape elements. The extent to which this is accomplished will be evaluated further through questions of compatibility contained in the *Additional Guidelines for New Construction*.

2. *The relationship between such activity and other structures on the property or, if within a historic district, other property in the historic district;*

The applicant proposes a new dwelling to be constructed that would replace a contributing historic building in the district. The subject property is located near the center of the subject district block between two contributing properties, with additional contributing properties facing it across the street. All existing

dwellings within the subject district are two-story buildings. The proposed two-story dwelling relates appropriately in both its general use and basic form.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected;*

The proposed dwelling would replace an existing contributing historic building, as approved by COA 17-90200031. Therefore, the entire historic fabric and the contributing status of the parcel will reflect a degree of loss of integrity to the subject district (Figure 6). Any new construction must be determined appropriate in its compatibility with the historic character-defining elements of the district. While no specific architectural style is mandated by the LDRs and *St. Petersburg's Design Guidelines for Historic Properties*, and the Colonial Revival style of the existing dwelling is not required to be replicated, the proposed building should create compatibility with its scale, form, materials, placement, detailing, mass, and composure in the setting of the subject historic district.

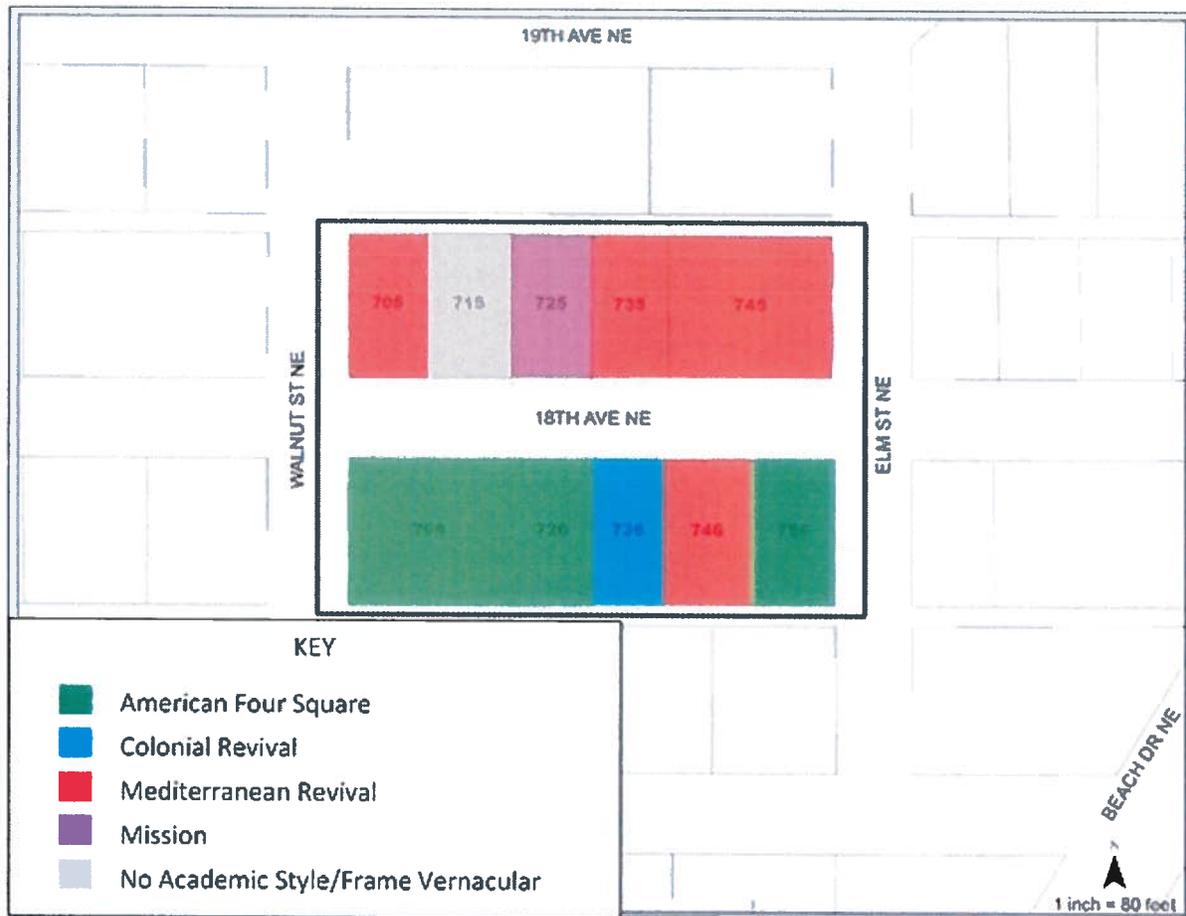


Figure 6: Extant boundaries and styles of extant contributing resources within subject district.

As such, the proposed construction will have an effect on the district as a whole based on its architectural style, texture, and materials. While the new dwelling will be a non-contributing resource regardless, its location at the center of the cohesively-scaled yet stylistically diverse residential district requires a design

that is architecturally compatible with nearby contributing historic buildings. It should also be compatible with others that set the architectural precedents for the period of significance dating from 1923 to 1929. While creating exact copies of neighboring historic resources is not expected due to changing building standards and lifestyles, contemporary but harmonious new construction is possible and can add to the character of the district as a product of its own time. It is acknowledged that the proposed building offers a contemporary approach to the Monterey style and form. However, and as discussed further below and in Appendix C, one of the primary goals of new construction, at least from a stylistic perspective, lies in a balance which incorporates historic references while avoiding rote historic mimicry.

4. Whether the denial of a COA would deprive the property owner of reasonable beneficial use of the property;

There is no evidence submitted to date indicating that the denial of this COA will deprive the owner of reasonable beneficial use of the property, since other designs may be considered and approved accordingly.

5. Whether the plans may be reasonably carried out by the applicant;

The proposed plans mostly appear to be reasonably designed, and there is no evidence to suggest that the applicant is unable to carry them out.

6. A COA for a non-contributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate the negative impacts.

As noted, the proposed dwelling would replace an existing contributing historic building. Therefore, the entire historic fabric and the contributing status of the parcel will reflect a loss of integrity to the subject district. Any new construction would have to be appropriate in its compatibility with the remaining contributing properties and landscape of the district.

Additional Guidelines for New Construction

1. The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.

All remaining dwellings within in the subject district are two stories, as is the contributing building being considered for replacement herein. The appearance of height within the subject district is quite varied and difficult to evaluate due to offsets and differences among roof styles. In the case of areas such as the locally-designated subject district, as well as the larger containing *North Shore National Register Historic District*, the diversity of architectural style and corresponding form, dimensions, and massing ultimately pose a challenge when attempting to determine compatibility of infill and additions, despite creating a rich and pleasant architectural vocabulary of contributing resources. According to a survey of the remaining properties on the subject block face (706, 726, 746, and 756 18th Ave. NE) which was submitted by the applicant as part of COA 17-90200047 (Appendix D), the finished floor elevations range from 7.97 feet to 8.43 feet, with an average of 8.14 feet, as shown:

- 706 18th Ave. NE: 8.15 feet
- 726 18th Ave. NE: 8.43 feet
- *Proposed dwelling at 736 18th Ave. NE: 10 feet*
- 746 18th Ave. NE: 7.97 feet
- 756 18th Ave. NE: 8.01 feet

The subject property is located within a Special Flood Hazard Area, zone AE. As such, all new construction and substantially-improved non-contributing structures, even within designated historic districts, are required to feature a finished floor elevation of a minimum height of two (2) feet above the zone's Base Flood Elevation of eight (8) feet; this height at which living space begins is referred to as Design Flood Elevation. The proposed dwelling, therefore, is required to feature a finished floor elevation of ten (10) feet, and so will begin with a finished floor elevation that is a minimum of 1.86 feet greater than the average of its neighbors and 2.03 feet greater than the finished floor elevation of its direct neighbor to the west (746 18th Ave. NE), which is the lowest on the subject block face (Figure 7).



Figure 7: Height comparison across subject block face as provided by applicant.

Having struggled with the challenge of nurturing redevelopment within the flood-prone yet historically and architecturally significant areas battered by hurricanes during the first decade of the twenty-first century, several coastal States have adopted design guidelines written specifically to address the question of how owners may appropriately increase the elevation of historic buildings when necessary.¹ Louisiana's Division of Historic Preservation, in particular, provides the following recommendations for new construction with height requirements:

- Site new construction to be compatible with the overall character of surrounding buildings and the historic district in terms of setback, orientation, scale, spacing, and distance from adjacent buildings.
- Preserve the overall character of the site, site topography, character-defining site features, trees, and significant vistas and views;
- Protect large trees and other significant site features from immediate and delayed construction damage, such as loss of root area and compaction of the soil by heavy equipment;
- Design the height, form, size, scale, massing, proportion, and roof shape to be compatible with the overall character of surrounding buildings and the historic district;
- Design the proportion of the proposed new building's front façade to approximate the front façade proportion of surrounding historic buildings;
- Design the spacing, placement, scale, orientation, proportion, and size of window and door openings to be compatible with the overall character of surrounding buildings and the historic district;

¹ Louisiana Office of Cultural Development, Division of Historic Preservation, *Elevation Design Guidelines for Historic Buildings in the Louisiana GO Zone*; Mississippi Development Authority, *Elevation Design Guidelines for Historic Homes in the Mississippi Gulf Coast Region*.

- *Select windows and doors with material, subdivision, proportion, pattern and detail compatible with the windows and doors of surrounding buildings and that contribute to the character of the historic district;*
- *Select materials and finishes compatible with the materials and finishes of surrounding buildings in terms of composition, scale, module, pattern, details, texture, finish, color, and sheen to contribute to the character of the historic district; and*
- *Design new buildings to be compatible with, but discernable from, historic buildings in the district.*²

These recommendations are, in fact, quite similar to the *Additional Guidelines for New Construction* being considered herein. Indeed, both sets of guidelines are based upon the *Secretary of the Interior's Standards for Rehabilitation*, which encourage property owners to preserve resources' integrity to the greatest extent possible while allowing them to retain usefulness. Contemporary elevation requirements within historic districts undoubtedly pose a challenge that will present an issue for many years to come in at-risk coastal cities such as St. Petersburg. In the case of the proposed dwelling presently being considered by this report, the applicant has taken measures to reduce the building height by both lowering the roof pitch and decreasing the plate height of each of the dwelling's two stories from the dimensions originally proposed under the previously-denied COA 17-90200047. The resulting proposal being considered here features a roof peak with a total elevation of 37.58 feet (Figure 8). According to the above-mentioned survey previously provided by the applicant, the remaining contributing properties along the block front have roof peaks with the following elevations:

- 706 18th Ave. NE: 35.16 feet
- 726 18th Ave. NE: 32.20 feet
- *Proposed dwelling at 736 18th Ave. NE: 37.58 feet*
- 746 18th Ave. NE: 35.15 feet
- 756 18th Ave. NE: 31.67 feet

The proposed dwelling, therefore, will have a roof peak that is 5.38 feet and 2.48 feet taller than its east and west neighbors, respectively, and 4.03 feet taller than the average roof peak of 33.55 feet of the four contributing houses along the subject block face. Given the required elevation and technical construction requirements, staff finds this differential to be acceptable for a dwelling that uses design measures to mitigate the visual or perceived height and verticality of the building, as the proposed dwelling does. Since conceptual drawings for the proposed dwelling were originally submitted under COA 17-90200047 (annotated in Appendix D), the applicant has modified the plans to decrease the visual appearance of height or verticality in the following ways:

- By replacing gable parapets with more **traditional gable ends**, eliminating the upward draw of the continuous wall and resulting "arrow" effect;
- Adding a **front stoop/porch** spanning nearly the full façade width. Though atypical to the Monterey style, this element further reduces the visual impact of steps up to the Design Flood Elevation;
- The addition of a functional **second-level balcony** with integral roof along the right portion of the façade. This not only serves as a nod to the traditional Monterey style, but creates a heavy

² Louisiana, 35.

horizontal line spanning much of the façade and prevents the eye from traveling vertically across this section of the dwelling; and

- The division of the **two-story window** into units that read as two separate building elements, rather than one continuous vertical line. Further, by aligning the division with the line created by the second-level balcony, this window division further enhances that horizontality.

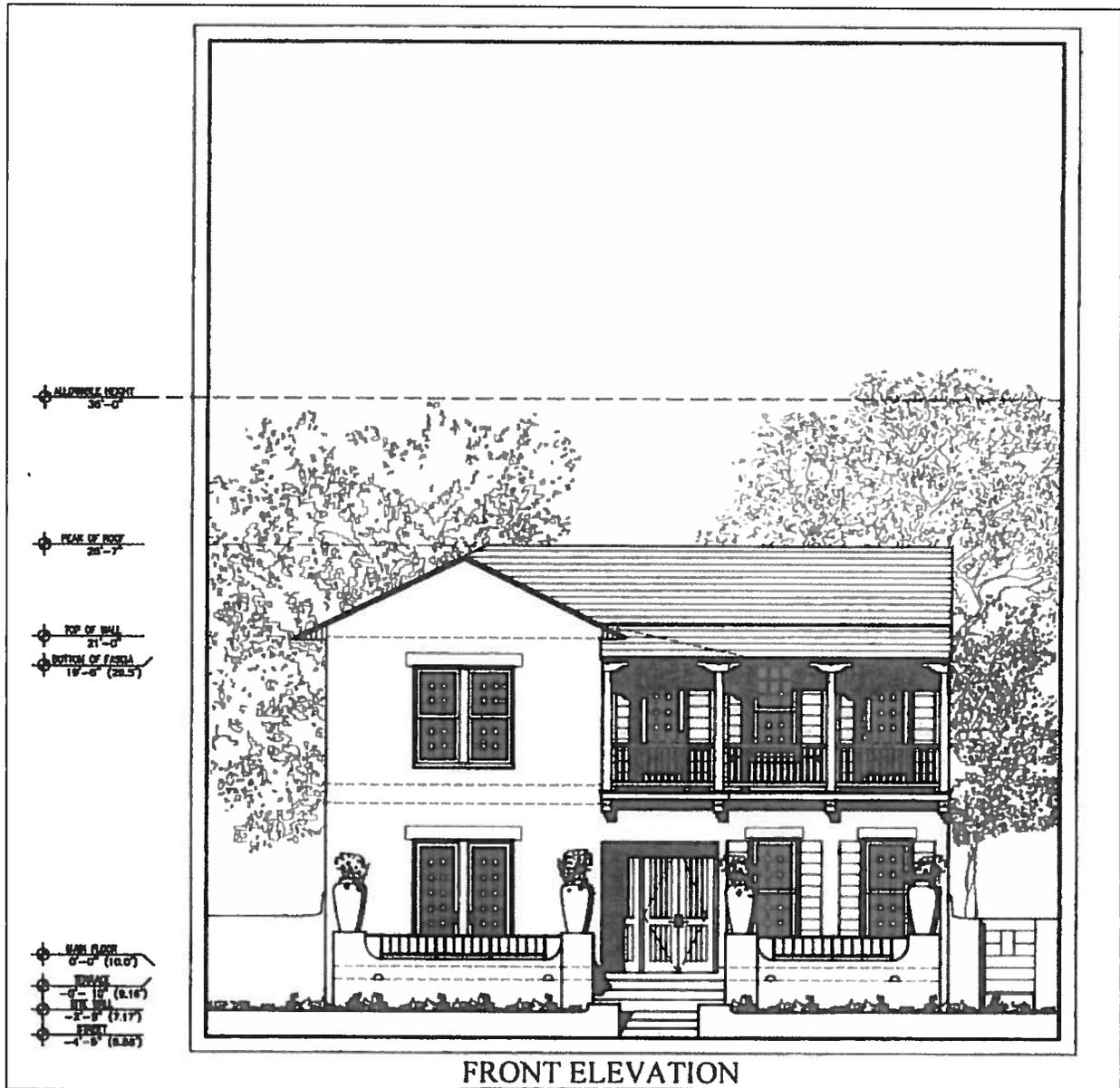


Figure 8: Height dimensions for proposed dwelling at 736 18th Ave. NE, as provided by applicant

2. *The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.*

Following the example of analyzing the actual dimensions of remaining contributing resources along the block face containing the subject property, the following lists building façade widths, heights, and the

resulting ratios. Neighboring properties’ widths were obtained from the Pinellas County Property Appraiser’s records and are therefore approximate, and their heights are from the provided survey. The dimensions of the proposed dwelling are from the applicant’s submitted Residential Analysis Calculator (Appendix E).

Property	Total Façade Width	Height (from Finished Floor Elevation to Peak of Roof)	Width Height Ratio
706 18 th Ave. NE (on double parcel) ¹	58 feet	27.01 feet	2.15
726 18 th Ave. NE	35 feet	23.77 feet	1.47
Proposed dwelling at 736 18th Ave. NE	39.67 feet	26.58 feet	1.49
746 18 th Ave. NE	34 feet	27.18 feet	1.25
756 18 th Ave. NE	36 feet	23.66 feet	1.52
¹ The property at 706 18 th Ave. NE. is being discounted as an outlier for this evaluation, as it is located on a double parcel and its original form been altered through a 1936 addition to its west side elevation.			

With the dual lot, corner property at 706 18th Ave. NE excluded, the remaining three extant contributing resources at the subject block face have an average width height ratio of approximately 1.41, giving the proposed dwelling a ratio of approximately six (6) percent above average but still within the range established by other contributing properties, which spans from 1.25 to 1.52.

3. The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.

Historically, windows in the subject district have been designed with vertical orientations, with individual sashes appearing taller than they are wide, and often grouped as pairs or ribbons. Several window sets throughout the subject district have been replaced with non-historic materials, though most reference the historic configuration of openings and light divisions. The proposed dwelling repeats the historic pattern, with window units consisting of vertically-oriented nine-over-nine and four-over-four sash windows, placed individually as well as in paired and four-part ribbons. An exception is the glass doors facing the interior courtyard. These are not visible from the public street, and while such large single-light openings would not historically be found in the subject district, their location gives them minimal impact on the district as a whole. As noted above, further details are needed on window and door materials and profiles and will be subject to staff review. Exterior, three-dimensional muntins (simulated divided light or true divided light windows) will be required, as will a profile and wall depth that references those historically found in the subject district.

4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.

As noted above, the proposed dwelling incorporates ribbon units of two and four windows which reference those found in contributing resources in the subject district. Articulation of façade and side elevations within the subject district is fairly rich, with offsets such as projections and punctures creating depth and mitigating monotony. Vertical forms, many at varied heights, are typically intersected by horizontal forms to create a visually dynamic directional flow. Large walls are typically made more interesting through pitched, textured roofs, roof hoods, and front porches

The degree of ornamentation and texture among contributing resources is also mixed, with some quite elaborate and others quite plain. The dwelling in the subject district featuring the smallest degree of ornamentation is perhaps the extant historic building on the subject property, which has been approved for demolition. It must also be suggested that any new building will likely be considered more visually dominant and lot-consuming than that which is to be demolished due not only to its contemporary character, but also to the freshness of materials, especially stucco.

The proposed dwelling does create interesting relationships of solids and voids, resulting in interest and transparency. The exterior of the proposed dwelling is to be clad with stucco, a treatment which is found readily in the district. Differentiation of textures occurs with the use of functional shutters, which further add an element of horizontality to the façade. There does not appear to be any trim package proposed for the dwelling's windows, though openings are proposed to be recessed. Some decorative panels appear below certain window sets at the side elevations, and of course, the shutters provide meaningful texture. What appear to be cement window sills are emphasized at the top of each window, while smaller forms are presented at lower.

Information submitted by the applicant suggests proposed fenestration and transparency numbers which far exceed the minimums established by the subject district's NT-3 zoning, which must be met before COAs can be considered. The degree and pattern of fenestration is further considered by staff to be appropriate for the district, especially at the façade, where evenly-spaced bays of windows align between the first and second floor, referencing a traditional pattern of window placement.

5. The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.

Setbacks vary within the subject district. Front yards, though appearing fairly similar, vary in depth. Porch placement, along with the type of walkway designed, affects the feeling of open space and similarity. It is the differences in owners' approach to this public area through their own design tastes and vegetation planning that creates the open space, which typically changes over time between owners. The pattern of open front yard space is additionally affected by privacy wall and fence construction or lack thereof, later additions (some of which are now historic in their own right), porches and outdoor living space, and other primary entrance features. The diversity of these features is tempered by a commonness the relationship between resources' facades and the sidewalk, especially when considering the pedestrian experience. Unlike other historic districts, such as Granada Terrace (HPC-88-02), where a particular identity is deemed to be historically characteristic (Mediterranean Revival), and other forms such as Tudor, which may be historic yet not significant due to context, most of the entire North Shore area welcomed a variety of architectural designs. The spaces between resources within the subject district, therefore, are defined more by their relatively pedestrian scale and resources' orientation to this public domain, than specific architectural or vegetative characteristics.

Historically, the existing dwelling that will be demolished was placed close to its east property line. Other dwellings were constructed at what appear to be minimum setbacks along their respective side yards, which is important to consider given the larger scale of the two-story houses that were developed on the block. On each side of the block, the dwellings at diagonally opposite corners (706 and 745 18th Ave. NE) were developed on double lots, which then tends to skew any opportunity for observing a distinct pattern for building setbacks alongside area in the subject district. The development of what are typically larger homes with wider façade presence establishes a historic relationship that is assumed to be compatible

even though the variation of scale is different when viewing a single lot versus a double—each with a single dwelling at its front.

The proposed dwelling reveals side and rear setbacks that appear to conform to required setbacks for the NT-3 District, except for the subject property's pre-demolition dwelling which encroaches into its east side yard by over three feet; the proposed dwelling would eliminate this encroachment and meet the required minimum setback distance—i.e., from 3.17 feet to 7.50 feet. However, at the façade, the proposed dwelling elevation encroaches into the required setback, resulting from approved Variance # 17-56000011 as approved by the City's Development Review Commission in December, 2017 (Appendix X). The variance's approval is based upon a field evaluation of front setbacks established on the block in which the development is proposed, and found that the averages for the block face (which encompasses half of the subject district) are as follows:

- Building setback: 21.6 feet,
- Porch setback: 16.8 feet, and
- Stoop setback: 14.7 feet.

The proposed dwelling's front setback is approximately:

- Building setback: 23 feet, and
- Stoop/porch setback: 16 feet.

This makes the space surrounding the building compatible with remaining contributing resources in the subject district.

During the process of reviewing the proposed dwelling, input from staff of the Construction Services and Permitting Division revealed that, pursuant to City Code section 16.40.050.12.1.1, terracing the front yard as a whole as a measure of mitigating the visual impact of the building's required elevation is not permitted:

Use of nonstructural fill in flood hazard areas (Zone A): In flood hazard areas other than coastal high hazard areas (Zone A), fill on the outside of the footprint of the foundation of single-family through quadruplex residential structures on lots which are not part of a development with a master grading plan approved by the POD is prohibited, except for fill in the front yard which is necessary in the construction of a driveway to a garage and the front entrance for access to the structure. If a site plan with lot elevations and proposed fill is submitted for plan review prior to issuance of a permit and approved in advance by the Building Official, and if the use of fill does not create any additional stormwater runoff onto abutting properties, minor amounts of fill shall be allowed to:

1. *Provide adequate lot grading for drainage;*
2. *Raise a side yard up to the elevation of an abutting property; and*
3. *The use of fill shall not create any additional stormwater runoff onto abutting property.*

However, it has been confirmed that the construction of a low site wall itself, without the application of fill to the yard beyond that which is necessary to allow entry to the dwelling, would be permissible. Low site walls with terraced front yards are found within the subject district, most notably directly across the street from the subject property, but site walls merely defining the boundary of a front yard are not

typical. Nonetheless, given the restrictions due to the flood zone, the site wall may be appropriate as a visual reference to other properties in the district.

6. *The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.*

Contributing resources within the district were historically constructed relatively close to their front property lines to allow for garages and more utilitarian activities to be confined to the rear. A variety of front setbacks occur, and varied designs in porch and stoop configurations affect actual setbacks and their appearance to passers-by. One dwelling (715 18th Ave. NE) is much deeper on its lot since it appears to have been developed as a garage unit and the primary building was never ultimately constructed. Along the subject district's south face, there is a varied front setback pattern from the property lines to the façade of each of the five dwellings. While three dwellings are within two feet of each other's measured distance, one is setback approximately 10 feet further, and the subject property within half of that. Measurements to the porches and stoop for each also varies, suggesting no strict development standard. The two dwellings across the street at 725 and 735 18th Ave. NE reveal the most encroachment into the front setback than all other buildings for their vertical walls, though number 735 has a stoop/porch system that encroaches to within 5.5 feet of its property line, much closer than all others. This is tempered by a consistency in the relationship between the contributing resources and the sidewalk, with their visually public space of front yards and the private interiors being joined by the middle ground of the front porch.

The applicant proposes a large front stoop/porch with centered entry steps. The proposed confining wall with simple railings and decorative urns would run much of the length of the façade, though it is articulated slightly from the side elevation walls at each end. The proposed front wall is fairly similar in concept to other entry systems in the district and surrounding areas. The proposed wall does tend to anchor the overall building to the ground, and softens the building's visual height, especially at the front gable at the left of the façade.

7. *The relationship of the materials and texture of the façade of the new construction shall be visually compatible with the predominant materials used in contributing resources in the district.*

The most visible material of the proposed dwelling is the exterior stucco treatment, with composite presenting as wood reserved for architectural elements and details. Additional texture is added through the addition of functioning shutters and the intended roof cladding. Generous window divisions (generally, nine over nine lights) also add texture that references glazing found in the subject district. Concrete window headers which appear larger above windows rather than the sills below are proposed. This represents a contemporary adaptation to windows that would still be inserted deeply within their openings (which is found historically), but with lacking trim. Such a treatment is not uncommon for Mediterranean styles. Although color is typically not part of COA reviews, it may be prudent, given concerns over the height of the proposed dwelling, to consider the avoidance of stark white for coloration, though color restrictions are not entirely enforceable into the future. The use of earth tones would help to reduce the dominance of the new building in the district. The applicant has submitted plans suggesting that an off-white will be used.

The visual texture of the proposed dwelling is heightened greatly by the second-story, upper level balcony, which is a direct reference to the Monterey style. The stylistic nature of the proposed dwelling has been primarily discussed as a Monterey-inspired design, though it also exhibits inspiration from Dutch and English Colonial architectural forms. The result is a building whose appearance is decidedly eclectic despite

references to styles historically found within the local district to some degree, but present in the larger National Register district to a greater extent. Nonetheless, the proposed dwelling presents itself as a product of its time, perhaps more notably due to its form than any applied ornamentation.

While absolute replication of existing contributing properties is not a typical ambition of new construction, an examination of inspirational homes provides a good basis for evaluating style. The Monterey style is absent from the local district in which the proposed dwelling is slated to be constructed, and represented to a limited degree within the larger National Register district. As depicted in Virginia and Lee McAlester's classic reference *A Field Guide to American Houses* (Figure 9), the upper-level balcony is consistently a prominent feature of the style, with additional ornamentation applied fairly minimally and fenestration patterned with a certain amount of restraint.

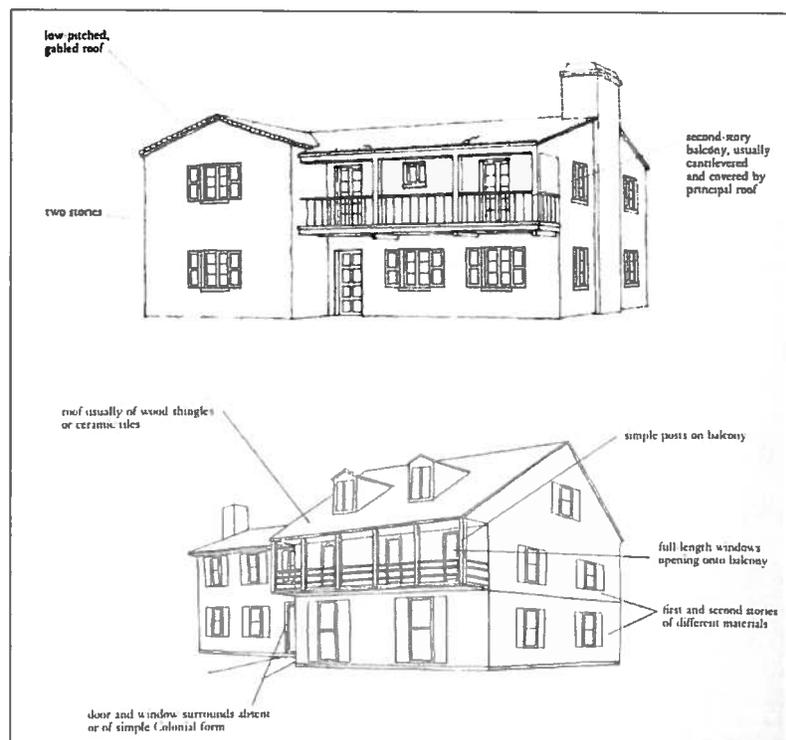


Figure 9: Monterey identifying features and common details. Images via Virginia and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1984.

The primary character-defining features of the Monterey style include:

- Two-story form;
- A second-level balcony, usually cantilevered, extending across the majority or the entirety of the façade and sheltered by the principal roof;
- A low, side-gabled or hipped roof that extends to shelter the second-level balcony in an unbroken line from its peak;
- With the exception of that sheltering the balcony, overhangs that are generally minimal relative to styles popular earlier in the twentieth century;
- A primary entrance that is relatively central to the façade and beneath the balcony;

- Although some examples of Monterey houses feature full-length balconies, a common variant (which is present in four of the five examples below) features an articulated bay projecting to the edge of the balcony (shown at the right of examples A, B, D, and E);
- Although none are found in the local examples below, front-facing gable wings, similar to that present in at the left side of the proposed dwelling's façade, were common;
- One or two visually weighty chimneys, generally centered on side elevations at gable ends; and
- Not uncommonly, especially in later examples, influences from other Colonial Revival styles.

Five properties listed as contributing to the National Register district were noted to be constructed in the Monterey style (Figure 10), encompassing less than one percent of contributing properties. Their average date of construction is 1942. According to the 2003 nomination documentation for the *North Shore National Register Historic District*,

The Monterey style is a modern interpretation of the Anglo-influenced Spanish Colonial houses of northern California. Built from the 1920s through the 1950s, the houses combined Spanish adobe construction with pitched-roof, massed-plan English forms brought to California from the eastern United States. Examples from the early 1920s usually favor Spanish detailing, while those from the 1940s to the 1950s generally reflect American Colonial Revival elements. A common characteristic of the type is a full-width balcony on the second story of the main façade.



Figure 10: North Shore National Register Historic District contributing properties constructed in the Monterey style. Clockwise, from upper left: (A) 2130 Coffee Pot Boulevard Northeast (8PI03409), constructed 1940; (B) 606 20th Avenue Northeast (8PI03406), constructed 1950; (C) 2500 Coffee Pot Boulevard Northeast (8PI03701), constructed 1942; (D) 215 26th Avenue North (8PI04869), constructed 1940; and (E) 224 26th Avenue North (8PI04845), constructed 1936. All images courtesy of Google Earth Street View.

Given the above references, both found locally within the National Register district containing the subject property, and as defined by the nationally-accepted style guide, *A Field Guide to American Houses*, the proposed dwelling at 736 18th Ave. NE features the following elements of the Monterey style:

- From street view, the appearance of a **two-story, side-gabled façade** with front-facing gabled wing;
- **Stucco** exterior treatment;
- A fairly **low-pitched roof** with minimal overhangs;
- A cantilevered **upper-level balcony** with simple supports;
- **Simple window and door surrounds** defining divided-light, vertically-oriented sash windows; and
- **Shutters**.

Elements of the proposed dwelling that diverge from the Monterey style, and more generally from the aesthetic principles common to early-to-mid twentieth century design include:

- Long and irregular **L-shaped form**,
- The recessed **front entrance** and **tripartite door**;
- The presence of a first-floor, elevated **front porch** or patio projection.

Overall, the visual texture of the proposed dwelling is considered to be compatible with the subject district in that it successfully references an early-twentieth century style that is present within the larger National Register district, as well as materials, scale, and fenestration patterns that tend to be typical across styles of the era.

8. The roof shape of the new construction shall be visually compatible with contributing resources in the district.

The proposed dwelling features a gabled ell roof with a shed roof above the one-story garage at the rear. The shape of the gabled ell roof is quite typical for the Monterey style, from which the proposed dwelling draws inspiration.

The shed roof at the garage is not common for the subject district or surrounding area, since historically rear garage buildings were constructed as separate structures with independent gable or hip, and sometimes (generally when associated with flat-roofed Mediterranean Revival or Mission style dwellings), flat roofs with parapets. Over time, some of these detached garage buildings have been connected to their corresponding primary residence buildings via breezeways and enclosed additions, generally resulting in either a flat-roofed “hyphen” connection or a stepped gable. Although an alley-facing gable above the garage may more accurately reflect the history of the district, it appears that the shed roof will result in the smallest visual impact to the alley, which has been perceived as a primary goal for this project.

Final approval of the roof material will be subject to staff review. At present, roof cladding in the subject district includes composite and clay tile materials, and further research reveals that historically roofing in the district consisted primarily of the same. Though metal has not been found to exist in the District, a precedent for approving metal on a Craftsman style dwelling was established by the CPPC for a new construction in the Roser Park Historic District. Typically, metal roofing as a mainstream approach would not have been used in more affluent neighborhoods of the North Shore area. Most historic review guidelines recommend that similar materials be used and that any introduction of new materials be avoided since there is a concern of changing the design or integrity of a district. The application suggests that concrete tiles will be the roof material of choice, though details of their appearance will need to be provided to determine their appropriateness.

9. *Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.*

The applicant proposes a full-depth wall enclosure along the east side yard and a partial wall enclosure at the south alley-facing elevation. Site walls also appear at the front elevation, articulated slightly back from the line created by the façade. In addition and as discussed above, a front site wall would also enclose the lower portion of the front yard for its full length. Site and enclosing yard walls do exist in the subject district on houses with Mediterranean influences. These walls tend to be shaped and sometimes serve as side attachments that incorporate gates and arcades. Newer examples appear along yard property lines, with the earliest found documented to 1961.

10. *The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.*

The proposed dwelling contains a total of 3,551 square feet of enclosed space on a 5,965 square foot parcel, for a Floor Area Ratio of .595. Per information submitted by the applicant and provided as Appendix D, the remaining properties on the south face of the block are as follows:

Property	Square Footage	Parcel Size	FAR
706 18 th Ave. NE	Excluded due to double lot		
726 18 th Ave. NE	3,007 sf	6,380 sf	.471
<i>Proposed, 736 18th Ave. NE (from plans)</i>	<i>3,551</i>	<i>5,965</i>	<i>.595</i>
746 18 th Ave. NE	4,420 sf	7,700 sf	.574
756 18 th Ave. NE	4,134 sf	6,600 sf	.626

The physical size of the proposed dwelling is, therefore, within range of adjacent properties.

In architecture, massing refers to the arrangement of built forms related to scale, bulk, and proportions of width to height to length. These issues can be considered to reflect a building's visual posture and stability, and how visually appropriate it is comparatively with other extant buildings in the district. Coordination of large structures can achieve compatibility, not only with the size of the parcel, but also in terms of prominence in the district through a building's vertical wall articulation, fenestration, architectural ornamentation, and certain horizontal treatments including roof design.

Though the common detached garage is absent, the proposed dwelling is not overly large or small for the district. Its two-story character blends appropriately into the district, which consists only of two-story dwellings. So, massing compatibility would reflect a two-story building is necessary as a replacement for the extant historic structure. For comparison, the existing contributing building's mass presented a large rectangular block with a one-story wing originally, followed later by a second-floor addition to the wing. This building has a horizontal, side gable appearance. The proposed building references this horizontality in its overall side-gabled form with a front-gabled ell. Although the front gable itself along the façade as a primary, structural massing form in the subject district, it is important to note that vertical tower presentations are found in the at 725 and 746 18th Ave. NE, and to a degree, at 756—the latter which may not be historically accurate as it exists today. The gabled ell form is representative of the Monterey architectural style as well as the pre-railroad type of folk vernacular. The proposed building adds additional depth and movement to the frontal mass, aided further by a fenestration package. Unlike the

existing building that is to be demolished, fenestration along the frontal elevation is more dynamic, with various elements referencing historic character of buildings in the district. This is created by walls, generous windows and shutters, and the second-story front balcony treatment.

11. *The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.*

The proposed dwelling is a single-family residence that, like remaining properties in the subject district, is oriented to the street based on a pedestrian scale, with vehicular access confined to the rear alleyway. In fact, the proposed dwelling will eliminate the only extant front-facing driveway currently present within the local district. Although, as referenced above, the alley-facing garage is not entirely detached, several contributing properties within the subject district have seen their primary residences and detached garages joined by alterations over time. Further, the garage portion of the building is articulated to some degree from the mass of the primary living space, providing a reference to this historic system of using separate buildings.

12. *New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.*

The proposed dwelling is a new construction that would replace a contributing dwelling and garage whose demolition has been previously approved by the CPPC. Therefore, as part of this COA review, no historic materials are assumed to remain or be preserved. The proposed design features a modernized expression of architectural styles found in the *North Shore National Register Historic District* and other historic areas of St. Petersburg. Certain treatments and architectural orchestrations such as gabled roof forms, divided window sashes, and a generous open porch with recess provide strong historic references while also maintaining sufficient differentiation between what is historic and what is new in the subject district. The proposed dwelling would be built upon a contributing parcel that would then be revised to a non-contributing status in the District.

13. *New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark and its environment would be unimpaired.*

Removal of the proposed dwelling in the future would not restore or preserve any historic integrity of the contributing property, and represents a complete loss of historic fabric, other than the site, its parcel dimensions, and its orientation to the rights-of-way. A return to a vacant parcel would cause a break in the developed rhythm of the street.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, Staff recommends that the Community Planning and Preservation Commission **Approve** the Certificate of Appropriateness request number COA 18-90200016 for the construction of a single family residence located at 736 18th Ave. NE.

Suggested Conditions of Approval

1. Details of finer materials not included herein, including roof material; window profile, configuration, and placement in the wall planes; balcony and porch railing design; exterior door and gate details; etc. will be provided to, and subject to review by staff as they become available.
2. Any other design changes not included as part of this COA review and approval shall require the approval of the CPPC, with the exception of minor changes as deemed appropriate by staff.
3. Extant historic landscape elements including hexagonal concrete block sidewalks, granite curbs, and mature shade trees shall be preserved where possible.

References

Louisiana Office of Cultural Development, Division of Historic Preservation. *Elevation Design Guidelines for Historic Buildings in the Louisiana GO Zone*. Available online at:

<https://www.crt.state.la.us/Assets/OCD/hp/unique-louisiana-education/Disaster-Recovery/Final%20Elevation%20Design%20Booklet%2012-07-15%20v2.pdf>.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*.

Mississippi Development Authority. *Elevation Design Guidelines for Historic Homes in the Mississippi Gulf Coast Region*. Available online at

www.msdisasterrecovery.com/documents/historic_properties-hpc.pdf.

Appendix A: Application Package for COA 18-90200016



CERTIFICATE OF APPROPRIATENESS

Application No. 18-90200016

List of Required Submittals



Included in this packet:

- General Information
- COA Approval Matrix
- Application
- Narrative

Only complete applications will be accepted:

- Completed COA application form
- Application fee payment
(See fee schedule in General Information section)
- Site plan or survey of the subject property:
 - To scale on 8.5" x 11" paper
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces and landscaping
- Elevation drawings:
 - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - Depicts all sides of existing & proposed structure(s)
- Samples or a detailed brochure for new materials to be used
- Photographs of the subject property and structures in question

The following items are optional, but strongly suggested:

- Floor plans:
 - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - North arrow
 - Locations of all doorways, windows, and walls (interior & exterior)
 - Dimensions and area of each room

Note: A Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.

Planning and Economic
Development Department

Urban Planning and
Historic Preservation
Division

[http://www.stpete.org/
historic_preservation](http://www.stpete.org/historic_preservation)

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33713
727 / 893.7471

Last Updated: 09/12/2012

Completeness review by city staff: _____



CERTIFICATE OF APPROPRIATENESS

GENERAL INFORMATION

Purpose

The Historic Preservation Ordinance, **City Code Section 16.30.070**, requires issuance of a Certificate of Appropriateness (COA) prior to any exterior alteration to a locally designated landmark or property within a locally designated historic district. Exterior alterations include, but are not limited to, the following work: changes to walls, roof, or windows; painting unpainted masonry; additions; relocation, and demolition. Building new structures and demolition requests within a historic district, as well as any digging or replacement of plantings on a designated archaeological site also require a COA. The intent of the COA is to insure that the integrity and character of the landmark or historic district is maintained.

Pre-Application Meeting

All applicants must schedule a pre-application meeting with Staff prior to an application being accepted. Staff requests that all pre-application meetings be scheduled at least one (1) week prior to the application deadline (see Community Preservation Commission Schedule). Minor maintenance projects can often be approved at this meeting. Pre-application meetings can be scheduled by calling (727) 892-5470.

At the meeting, staff will determine if the application is appropriate for administrative approval based upon the COA Approval Matrix as per the regulations in the Historic Preservation Ordinance. Although legal notification is mandatory for administrative approvals, these applications will not require a public hearing unless an appeal is filed with the Urban Planning and Historic Preservation Division. Permits must be obtained within 18 months of approval. Staff shall have the discretion to refer any case to the Community Preservation Commission.

Application Submittal

Only complete applications will be accepted. (See the List of Required Submittals for COA applications.) Complete applications must be filed by 2:00 PM on the application deadline date. Per the Commission's Rules of Procedure, a maximum of twelve (12) applications may be scheduled for any given public hearing. This limit does not apply to applications which are determined by the Urban Planning and Historic Preservation Division to be appropriate for administrative approval. Applications requiring a public hearing are scheduled in the order received. Applications in excess of twelve (12) which require a public hearing shall be scheduled for the next available regular meeting.

Fee Schedule

Commission Review		Staff Review	
Additions	\$ 300.00	General Application	\$ 50.00
Appeal	\$ 250.00	Appeal	\$ 250.00
Alterations and Repair	\$ 300.00		
Demolition (primary building)	\$ 1,000.00		
Demolition (accessory structure)	\$ 500.00		
New Construction	\$ 300.00		
Relocation	\$ 500.00		
<i>After-the-Fact – Twice the initial fee</i>			
<i>Revision of previously approved COA - ½ of the original fee</i>			

Site Plans, Floor Plans, and Elevation Drawings

All applications for the Community Preservation Commission require a detailed, accurate site plan or survey and elevation drawings. Some applications for the Commission may require floor plans as well. Staff strongly encourages applicants to retain the services of a design professional to prepare the required plans. The City is unable to accept site plans, floor plans, or elevations that are incomplete, illegible, unclear, or do not meet the criteria listed on the "List of Required Submittals." Such determinations are made at the discretion of the City.



CERTIFICATE OF APPROPRIATENESS

GENERAL INFORMATION

Community Preservation Commission Review

By applying to the Community Preservation Commission, the applicant grants permission for Staff and members of the Community Preservation Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Community Preservation Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification

All applications made to the Community Preservation Commission are required by City Code to provide public notification of Certificate of Appropriateness applications. The applicant will be required to post a sign on the subject property and to hand deliver, or send via the U.S. Postal Service, notification letters to all property owners within 200 feet of the subject property. The City will provide one original notification letter and procedures to complete the posting of the sign and the notification of property owners. The applicant will be responsible for obtaining a list of properties and mailing labels from the [Pinellas County Property Appraiser](#). These legal notifications must be mailed by the dates noted on the Community Preservation Commission schedule with verification of mailing returned to staff within seven (7) days of the meeting date.

Public Hearing

Applications appropriate for public hearing will be heard by the Community Preservation Commission on the dates listed on the Community Preservation Commission Schedule. The public hearings begin at 9:00 A.M. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial. Therefore, it is required that the applicant or authorized representative attend the hearing.

Community Preservation Commission Approvals

If approved by the Community Preservation Commission, the applicant must wait to initiate construction until after the ten (10) day appeal period. Permits and inspections are required, when applicable. Permits must be obtained within 18 months from the date of the Community Preservation Commission meeting, unless otherwise directed by the Commission. After the expiration date, a one-year extension to complete the work in progress may be approved in the manner originally approved if the owner can show why the work has not been completed.

All conditions of approval must be completed and approved through inspection by Historic Preservation staff before the final building inspection is approved. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Community Preservation Commission or Historic Preservation Division does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

FEMA Regulations

FEMA regulations may affect your ability to proceed with your plans – even if approved by the Community Preservation Commission. Designated properties may receive variances from local flood hazard requirements when rehabilitating their buildings. Applicants are advised to contact the City's FEMA Coordinator at (727) 893-7876 to determine the impact of FEMA regulations, if any.



Certificate of Appropriateness Approval Matrix

(City code section 16.30.0070.2.6, updated February 10, 2015)

ACTION	CONTRIBUTING and INDIVIDUAL LANDMARKS			NON-CONTRIBUTING		
	Staff	CPPC	No Review	Staff	CPPC	No Review
ADDITIONS						
All		X			X	
ARCHAEOLOGY						
Ground disturbing activities (digging, planting, use of heavy machinery, excavation, vegetation removal)	X					X
CANVAS AWNINGS						
Installation, removal, or alterations	X			X		
CLEANING						
1. Pressure washing, less than 100 psi			X			X
2. Other methods and applications	X			X		
CARPPTS and PORTE COCHERES						
All alterations		X		X		
DECKS, PATIOS						
1. With a roof		X		X		
2. Without a roof	X			X		
DEMOLITIONS						
1. Primary structures		X			X	
2. Accessory structures, historic		X		X		
3. Accessory structures, non-historic	X			X		
4. Historic additions		X			X	
5. Non-historic additions	X			X		
DOORS, ENTRIES, AND GARAGE DOORS						
1. Same materials, style, and size	X			X		
2. Change in materials or style		X		X		
3. Change in openings		X		X		
4. Entry features	X			X		
5. ADA requirements	X			X		
6. Other alterations	X			X		
DRIVEWAYS						
1. Change in materials	X			X		
2. Change in size or configuration	X			X		
3. New or relocated driveway	X			X		
EXTERIOR WALL FINISH						
1. Removal of non-historic material	X			X		
2. All other finishes (including painting of an originally unpainted surface)	X			X		
3. Waterproofing	X			X		
FOUNDATIONS						
1. Same material, style, and size	X			X		
2. Change in material, style, or size		X		X		
3. Sidewalk vault lights	X			X		
INTERIOR ALTERATIONS						
Ad Valorem Tax Exemption Applications ONLY	X					X
LANDSCAPE FEATURES						
1. Arbors, pergolas, and gazebos	X			X		
2. Permanent water features	X			X		
3. Lighting	X			X		
4. Sidewalks	X			X		
5. Walkways	X			X		
6. Planting or removal, non-historic vegetation			X			X
7. Alteration, planting, removal, historic vegetation	X			X		
8. Other	X			X		



Certificate of Appropriateness Approval Matrix

(City code section 16.30.0070.2.6)

ACTION	CONTRIBUTING and INDIVIDUAL LANDMARKS			NON-CONTRIBUTING		
	Staff	CPPC	No Review	Staff	CPPC	No Review
MECHANICAL SYSTEMS						
1. Electrical, plumbing, pool equipment	X			X		
2. HVAC	X			X		
3. Solar Panels	X			X		
4. Other	X			X		
NEW CONSTRUCTION						
All		X			X	
PAINTING						
1. Painting previously painted surfaces			X			X
2. Changes in paint color			X			X
PLAQUES AND MARKERS						
All	X			X		
POOLS						
1. Above ground pools		X		X		
2. In ground pools	X			X		
3. Pool screen enclosures	X			X		
PORCHES AND BALCONIES						
1. Open an enclosed porch	X			X		
2. Enclose a porch		X		X		
3. Alterations		X		X		
RELOCATION						
1. Into a Local Landmark district		X			X	
2. Other		X		X		
RESTORATION (A return to the original based on historic evidence as originally designed and constructed.)						
All	X			X		
ROOF and CHIMNEYS						
1. Same materials and shape	X			X		
2. Change in materials		X		X		
3. Change in shape		X		X		
4. Other alterations		X		X		
SIGNS						
All signage	X			X		
Street numbers			X			X
SHEDS						
Less than 100 sq. ft.	X			X		
SHUTTERS						
1. Removable shutters	X			X		
2. Permanent shutters	X			X		
SITE WALLS AND FENCES						
1. Walls or fences behind the front façade	X			X		
2. Walls or fences in front of or equal to front façade		X		X		
3. Retaining walls	X			X		
4. Demolition, historic		X		X		
5. Sea walls	X			X		
WINDOWS						
1. Same materials, style, and size	X			X		
2. Change in materials or style		X		X		
3. Change in openings		X		X		

NOTES:

Any formal appeal of a City staff determination shall be acted upon first by the City's Community Planning and Preservation Commission ("CPPC").
 Any formal appeal of a CPPC determination shall be acted upon in accordance with Section 16.70.015 titled, "Decisions and Appeals Table."

The POD may refer a COA application for public hearing review where the request is not substantially similar to another action already listed, or if the request is non-traditional, may set precedent and therefore requires the benefit of public deliberation and a CPPC decision.



CERTIFICATE OF APPROPRIATENESS

Application No. _____

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

NAME of APPLICANT (Property Owner): Richard McGinniss

Street Address: 2250 Central Ave

City, State, Zip: St. Petersburg, FL 33712

Telephone No: 727-674-5623

Email Address: Richard @ moderntampa Bay Homes

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

PROPERTY INFORMATION:

Street Address: 736 18th Ave NE

Parcel ID or Tract Number: 17-31-17-83221-068-0030

General Location:

Designation Number:

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
- 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner / Agent: _____

Date: _____

3/22/18



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (**City Code Section 16.30.070**). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available on-line at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 736 18th Ave NE, St. Pete, FL 33704 COA Case No: _____

Type of Request

- Alteration of building/structure
- New Construction
- Relocation
- Demolition
- Alteration of archaeological site
- Site Work

Proposed Use

- Single-family residence
- Multi-family residence
- Restaurant
- Hotel/Motel
- Office
- Commercial
- Other

Estimated Cost of Work: \$ 500,000

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

Conventional CMU Construction with Wood Floor & Roof Trusses

2. Roof and Roofing System

Concrete Tiles



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows

PGT True Divided Lights

4. Doors

Wood front Door

5. Exterior siding

stucco

6. Decorative elements

front framed porch
Custom front porch + gate

7. Porches, Carriage Porch, Patio, Carport, and Steps

front porch

8. Painting and/or Finishes

paint / stain per plans

9. Outbuildings

N/A

10. Landscaping, Parking, Sidewalk, Garden features

per plans

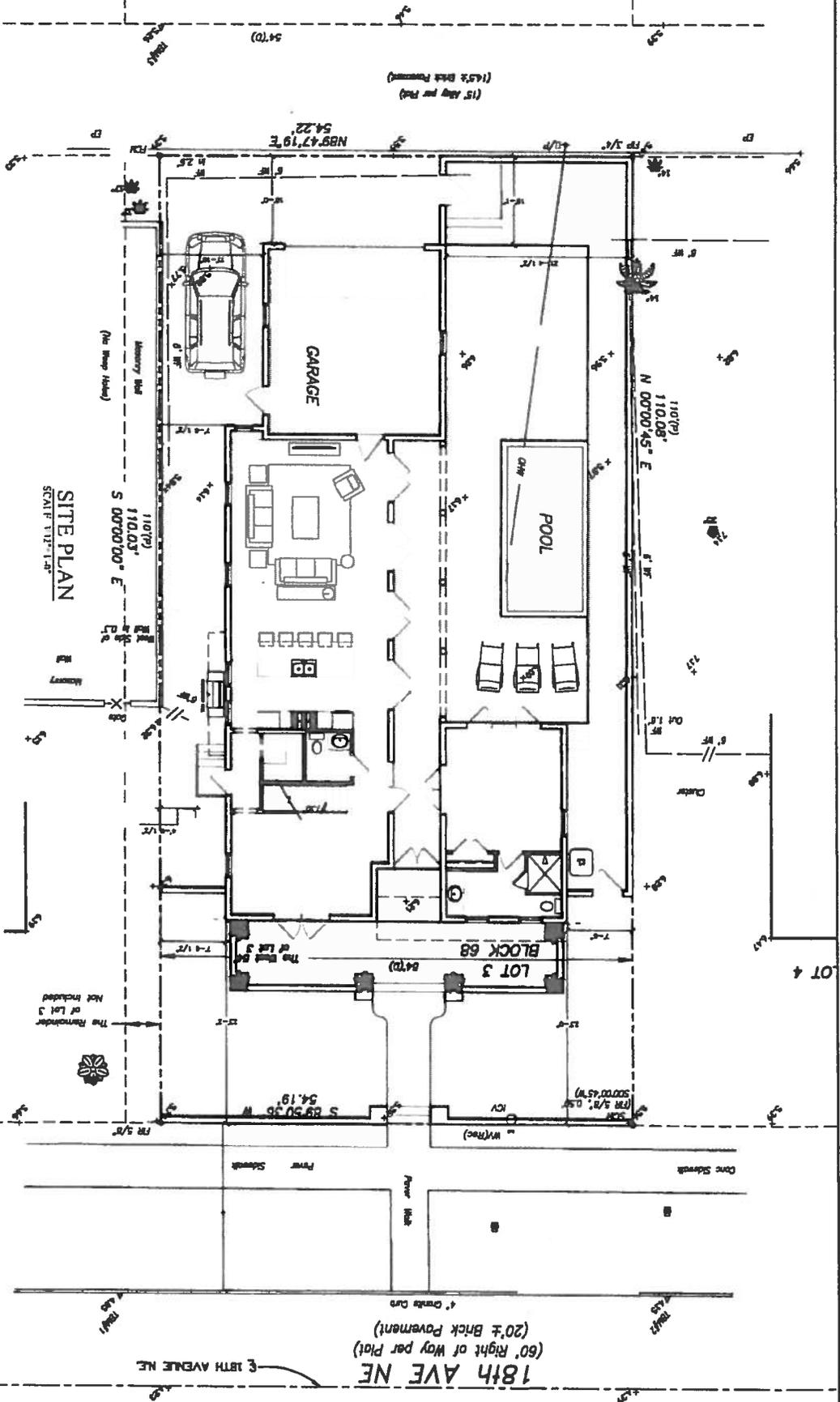
11. Other

COOPER JOHNSON SMITH
REGISTERED PROFESSIONAL ARCHITECT

736 18TH AVENUE NE RESIDENCE

MARCH 22, 2018

ST. PETERSBURG,
FLORIDA

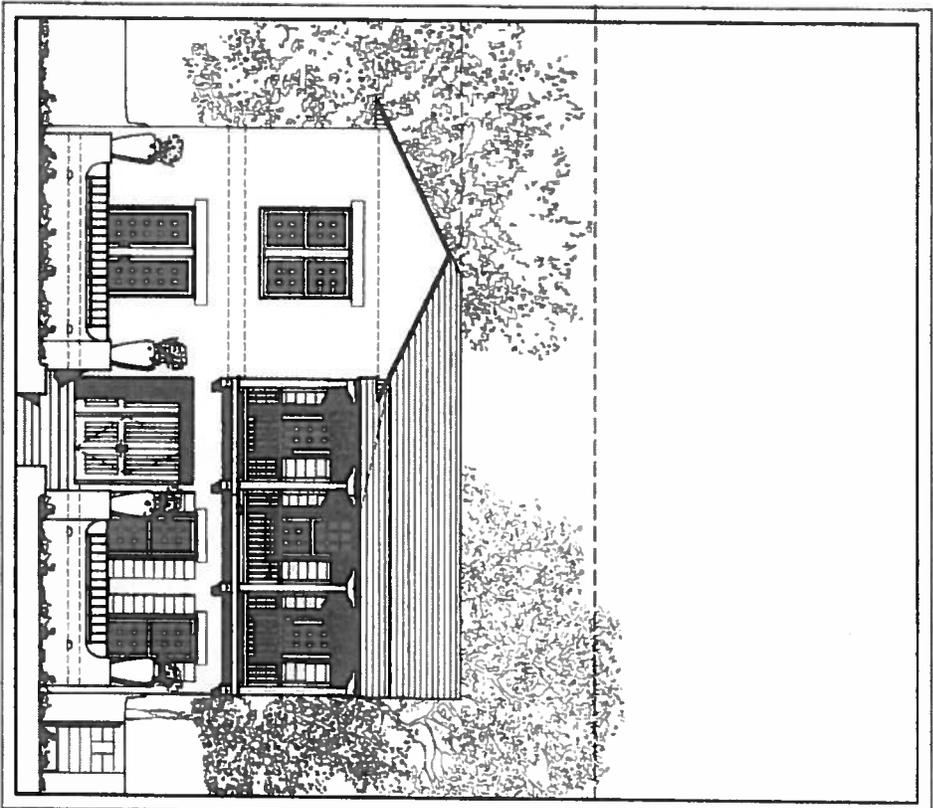


SITE PLAN
SCALE: 1/8" = 1'-0"

18th AVE NE
(60' Right of Way per Plat)
(20' Right of Way per Plat)

736 18TH AVENUE NE

COOPER JOHNSON SMITH
ARCHITECTS & YOUNG ENGINEERS

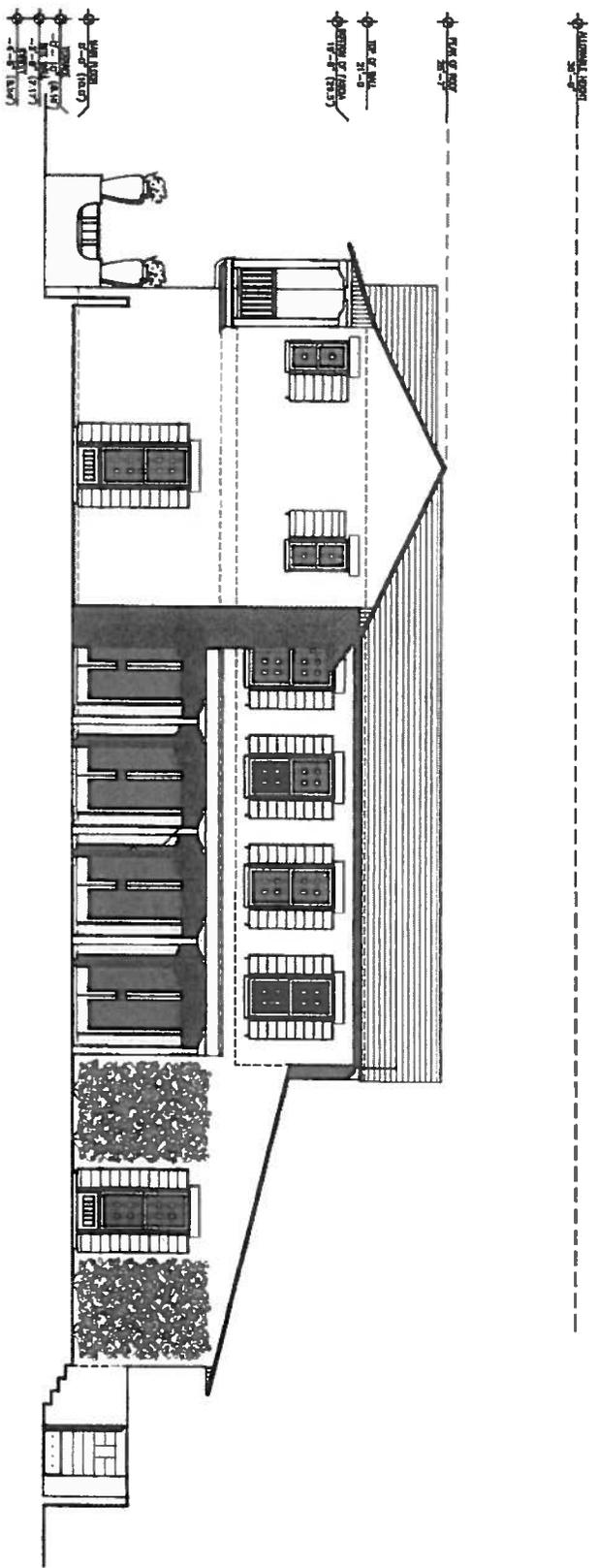


FRONT ELEVATION
SCALE 1/8"=1'-0"

736 18TH AVE NE RESIDENCE

MARCH 22, 2018

ST. PETERSBURG,
FLORIDA



COOPER JOHNSON SMITH
ARCHITECTS & FURNITURERS

736 18TH AVE NE RESIDENCE

WEST ELEVATION
SCALE 1/8" = 1'-0"

ST. PETERSBURG,
FLORIDA

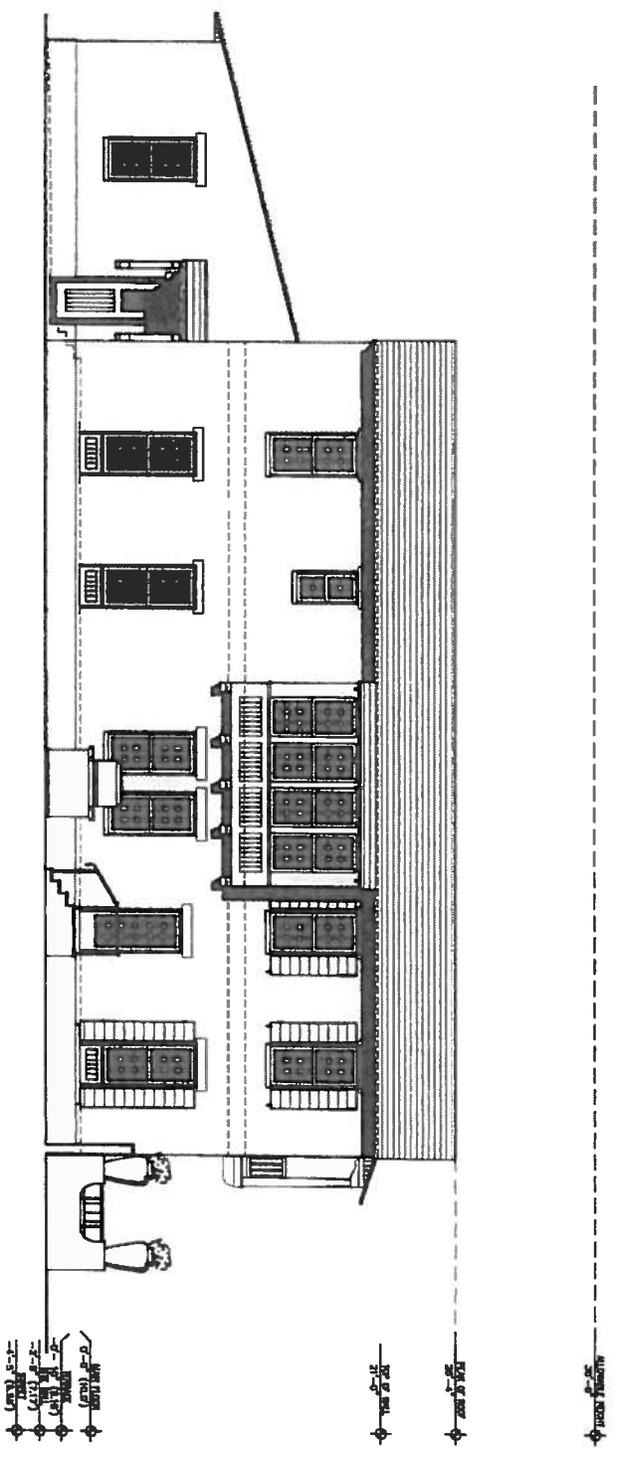
COOPER JOHNSON SMITH
ARCHITECTS & FLOOR PLANNERS

736 18TH AVE NE RESIDENCE

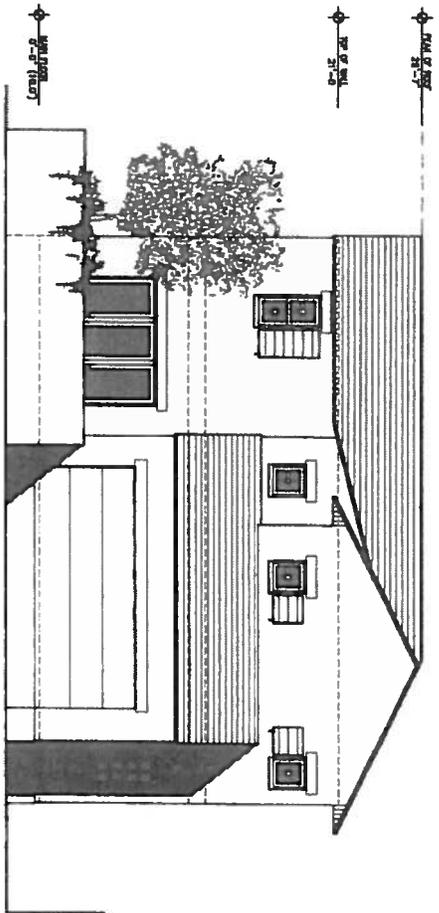
MARCH 22, 2018

ST. PETERSBURG,
FLORIDA

EAST ELEVATION
SCALE 1/8" = 1'-0"



COOPER JOHNSON SMITH
ARCHITECTS & INTERIOR DESIGNERS



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
736 18TH AVE NE RESIDENCE

MARCH 22, 2018

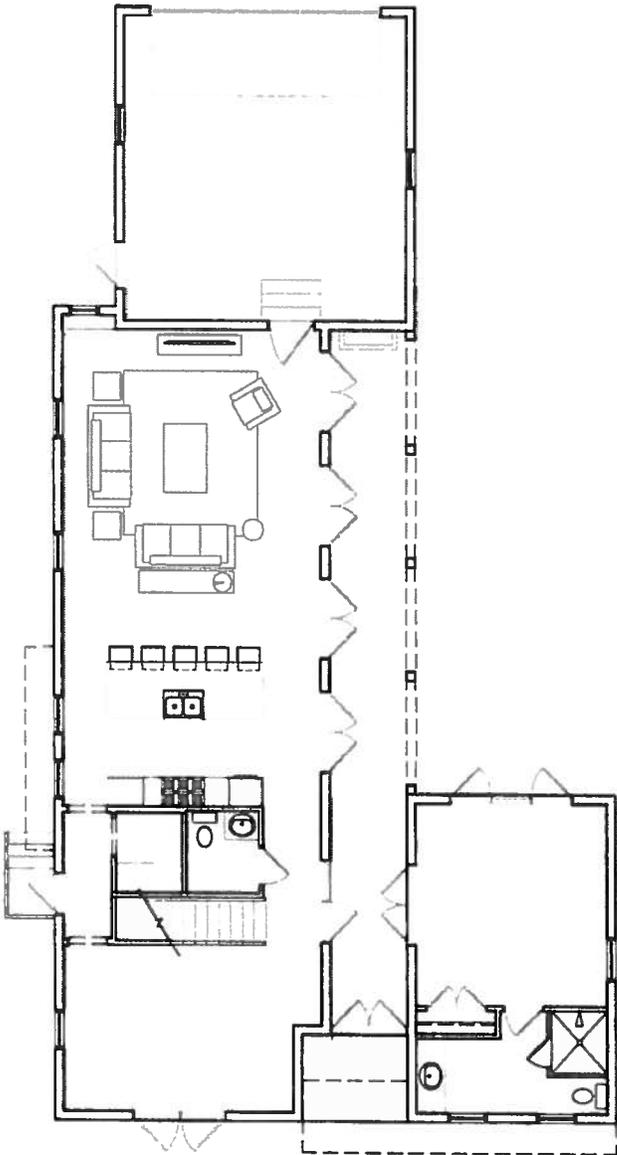
ST. PETERSBURG,
FLORIDA

COOPER JOHNSON SMITH
ARCHITECTS & INTERIORS

736 18TH AVE NE RESIDENCE

MARCH 22, 2018

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



ST. PETERSBURG,
FLORIDA

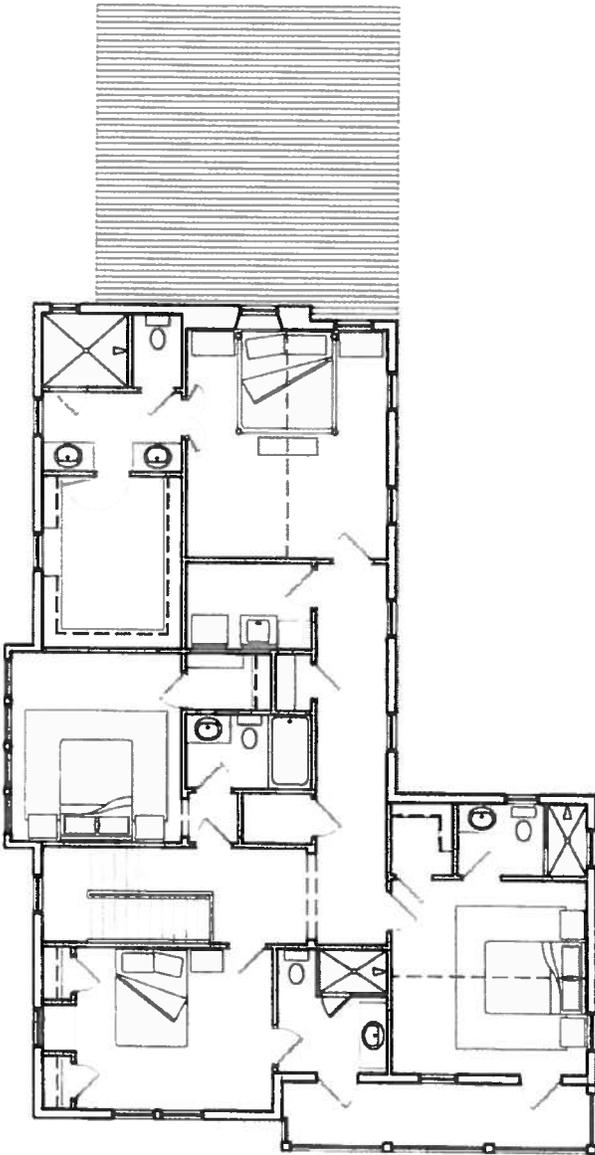
COOPER JOHNSON SMITH
ARCHITECTS & INTERIORS

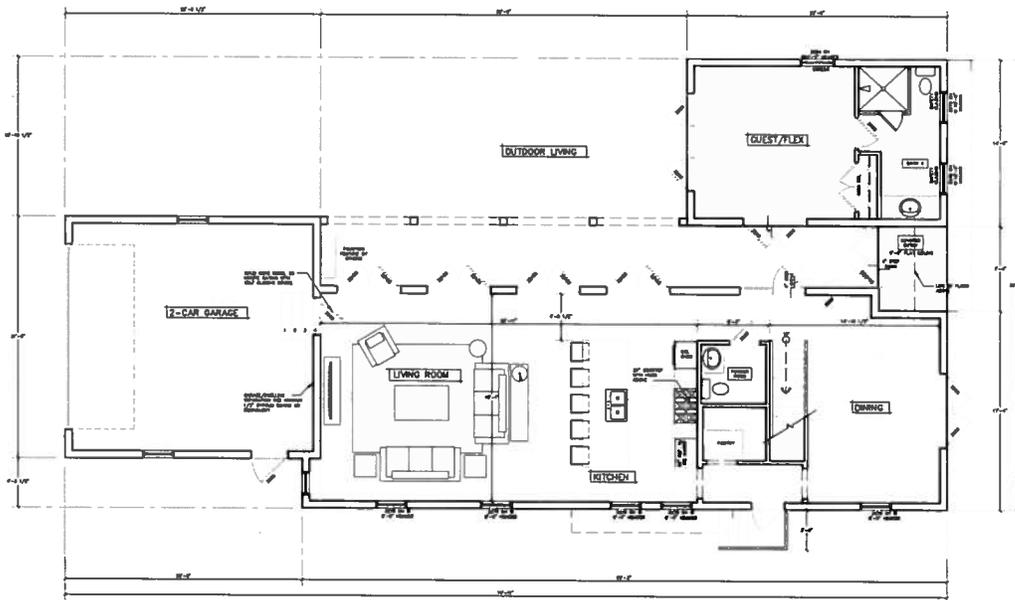
736 18TH AVE NE RESIDENCE

MARCH 22, 2018

ST PETERSBURG,
FLORIDA

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"





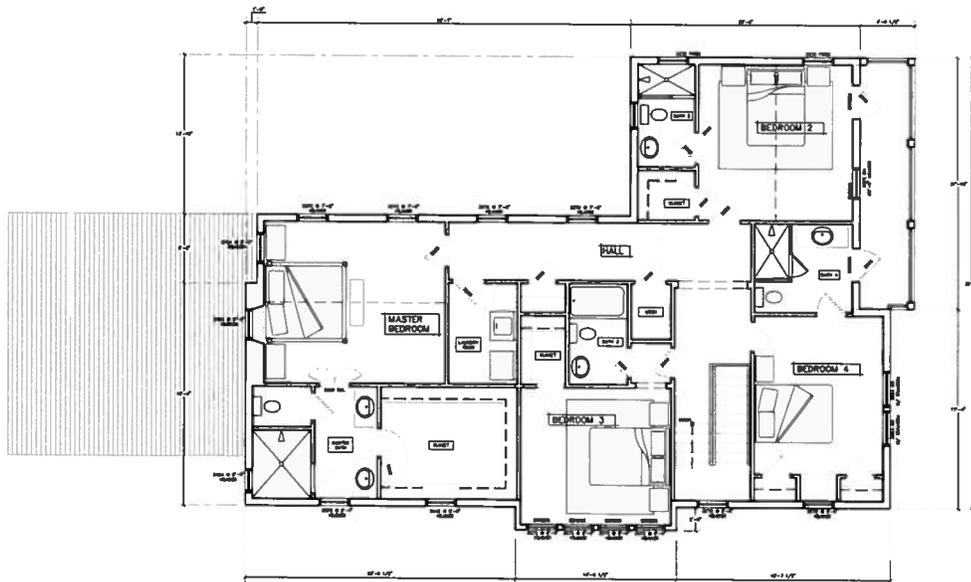
FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

COOPER JOHNSON SMITH
ARCHITECTS & TOWN PLANNERS

736 18TH AVE NE RESIDENCE

APRIL 13, 2018

ST. PETERSBURG,
FLORIDA



SECOND FLOOR PLAN

SCALE 1/8"=1'-0"

COOPER JOHNSON SMITH
ARCHITECTS & TOWN PLANNERS

736 18TH AVE NE RESIDENCE

APRIL 13, 2018

ST. PETERSBURG,
FLORIDA

**Appendix B: City Code Section 16.30.070.2.6 – Approval
of Changes to Local Landmarks**

16.30.070.2.6. Approval of changes to local landmarks.

A. *Certificate of appropriateness (COA)* . No person may undertake any of the following actions affecting a local landmark or property within a local landmark district without first obtaining a COA:

1. Alteration of a designated archaeological site;
2. Alteration to the exterior part of a building, structure or object within the designated boundary of a local landmark;
3. New construction;
4. Demolition; or
5. Relocation, including the relocation of a building into a historic district.

Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes, except when part of an application for an ad valorem tax exemption. Whenever any alteration, new construction, demolition, or relocation is undertaken on a local landmark or within a local landmark district without a COA, the Building Official is authorized to issue a stop work order.

A COA shall be in addition to any other building permits required by law. The issuance of a COA shall not relieve the property owner of the duty to comply with other federal, state and local laws and regulations.

Certain ordinary repair and maintenance activities that are otherwise permitted by law may be undertaken without a COA. The final determination of what work is considered ordinary repair and maintenance shall be made by the POD. Property owners may request the POD to review any scope of work to determine if a COA is required at no charge.

Owners of properties which are subject to a COA review shall make all artifacts from archaeological sites available to the investigating archaeologists for purposes of analysis and for the reasonable period of time needed for the analysis.

No COA approved by the Commission shall be effective for a period of ten days from the date of approval. If during that ten-day period an appeal is made, the decision shall automatically be stayed during the appeal.

B. *Application procedures for a COA*. No permits shall be issued for an alteration, new construction, demolition or relocation affecting a local landmark without first directing the applicant to the POD to determine if a COA is required. The applicant shall complete an application form provided by the POD which shall include the following information:

1. Drawings, sketches and plans of the proposed work;
2. Photographs of the existing building or structure and adjacent properties;
3. A complete written description of the proposed work which clearly describes the building materials to be used;
4. In the case of archaeological sites, a site plan that illustrates the archaeological site boundary and clearly describes any potential impacts or disturbances to the site.
5. The POD shall determine when an application is complete and may request additional information when such application is determined to be incomplete.
6. For relocations, a written statement from the applicant shall be included in the application addressing:
 - a. How the proposed relocation will impact the seven factors of integrity which contribute to the local landmark; and
 - b. Why the relocation is necessary.

(7) Each application for a COA shall be accompanied by the required fees.

C. *Review of a COA.*

1. The Commission shall hold a public hearing and approve, by resolution, a COA approval matrix for local landmarks and archaeological sites. The matrix shall identify which approvals shall be made by the POD and which shall be made by the Commission. Changes to the matrix shall be made in the same manner. Approval of any action which is not specifically identified on the matrix shall be made by the Commission.
2. The decision to approve, approve with conditions, or deny any application, shall be based on the criteria contained in this section.
3. The Commission shall hold a public hearing after providing mailed and posted notice as required in the application and procedures section for each COA request requiring Commission approval. The Commission may vote to defer its decision if adequate information is not available to make a decision but shall reconsider the application at the earliest opportunity after adequate information is made available. The Commission shall act within 60 days after the close of the public hearing unless an extension is agreed to by the property owner.
4. The decision by the POD to approve, approve with conditions, or deny any application shall be provided to the owner, and the applicant, if different than the owner. The POD's decision shall be in writing and shall state the reasons for such approval. The POD's decision may be appealed to the Commission by following the procedures for appeals in the applications and procedures section, however, only the owner may appeal the POD's decision under this paragraph. The POD shall provide mailed notice to the owner as required in the application and procedures section for each COA request requiring POD approval at least ten days before making a decision unless this time frame is waived by the owner.

D. *Modifications to a COA.* Modifications to a COA shall be made only by the Commission or POD, based on the approval matrix, after receipt of a completed application by following the procedures for approval of a COA. The POD shall determine when an action affects a local landmark or property within a local landmark district. Modification to any work or materials approved by the COA or any condition of the COA is prohibited without receipt of an approval as set forth herein. Fees for review of a COA shall be established by the City Council.

E. *General criteria for granting a COA.* In approving or denying applications for a COA for alterations, new construction, demolition, or relocation, the Commission and the POD shall evaluate the following:

1. The effect(s) of the proposed activity on the local landmark;
2. The relationship between such activity and other structures on the property or, if within a historic district, other property in the historic district;
3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected;
4. Whether the denial of a COA would deprive the property owner of reasonable beneficial use of the property;
5. Whether the plans may be reasonably carried out by the applicant;
6. A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate the negative impacts.

F. *Additional guidelines for alterations.* In approving or denying applications for a COA for alterations, the Commission and the POD shall also use the following additional guidelines which are based on the United States Secretary of the Interior's Standards for the Treatment of Historic Properties:

1. A local landmark should be used for its historic purpose or be adaptively fit into a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.
 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.
 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 8. Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.
- G. *Additional guidelines for new construction*. In approving or denying applications for a COA for new construction (which includes additions to an existing structure), the Commission and the POD shall also use the following additional guidelines:
1. The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.
 2. The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.
 3. The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.
 4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.
 5. The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.
 6. The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.
 7. The relationship of the materials and texture of the facade of the new construction shall be visually compatible with the predominant materials used in contributing resources in the district.
 8. The roof shape of the new construction shall be visually compatible with contributing resources in the district.
 9. Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.
 10. The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.

11. The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.
12. New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.
13. New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark and its environment would be unimpaired.

Appendix C: An Overview of Design Review Approaches to New Construction in Historic Districts

Guidance for Review of New Construction in Historic Districts

City of St. Petersburg

Historic and Archaeological Preservation Overlay

Staff evaluation of the appropriateness of proposed new construction within historic districts is guided first by a set of *Additional Guidelines for New Construction* provided in City Code Section 16.30.070.2.6 G, found within the City's Historic and Archaeological Preservation Overlay. These guidelines identify thirteen (13) criteria to be applied to proposed construction, in addition to those criteria typically used to evaluate COAs. The *Additional Guidelines for New Construction* aim to measure visual compatibility of contributing resources within the district with the following elements of the proposed construction:

- Height,
- Relationship of width to height of the front elevation,
- Relationship of window height to window width,
- Relationship of solids and voids (the rhythm created by wall recesses, projections, and openings) at the front façade,
- Relationship of buildings to open spaces between them,
- Relationship of entrances and porch projections to the sidewalk,
- Relationship of materials and texture of the façade,
- Roof shape,
- The enclosure (or lack thereof) created by appurtenances such as walls, wrought iron, fences, building facades, and landscape masses,
- Size and mass in relation to open spaces, windows, door openings, porches, and balconies, and
- Directional character.

Additionally, new construction shall not destroy historic materials important to the landmark, and should be built so that, if removed in the future, the local landmark will not experience a decrease in its historic significance.

As directed by the City's Historic and Archaeological Preservation Overlay, the primary concerns related to the appropriateness of new construction are not surrounding the presentation of a historical style, but of the aesthetic compatibility of elements related to size and scale. It should be noted that several of these elements, such as the width to height ratio (suggesting overall verticality or horizontality of massing), rhythm of solids and voids, entrance in relationship to the sidewalk/street, texture, and roof shape are often intrinsic qualities within a given architectural style. Therefore, districts defined by a singular style it may be difficult or impossible for new construction to meet the above criteria without borrowing very heavily from that style. However, in more diverse districts, such as the one in question, there may be room for a degree of eclecticism so long as the presentation of size (both of the building as a whole and elements such as windows and entrances) is in keeping with surrounding contributing resources.

St. Petersburg's Design Guidelines for Historic Properties

St. Petersburg Resolution No. 2017-396 adopted the City's *Design Guidelines for Historic Properties*, which were constructed to provide a thorough examination of the historic architectural styles within the city, as well as information on project planning toward the preservation and rehabilitation of historic buildings and sites. These guidelines recommend that new construction within historic neighborhoods (both

designated districts and undesignated but historic or traditional communities) follow the architectural styles, rhythm of the street, scale, orientation, setback, and details and materials of its surroundings. Further, new construction should consider the following:

Recommended:

- Encourage rehabilitation and adaptive use of existing structures and landscapes;
- Design new buildings to be compatible in scale, size, materials, color, and texture;
- Employ contemporary design that is compatible with the character and feel of the historic neighborhood.

Not recommended:

- Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district;
- Using architectural styles which do not relate to the context of the historic neighborhoods.¹

These guidelines emphasize the same evaluation of compatibility established by St. Petersburg's City Code, though perhaps with more of an overt emphasis on taking stylistic inspiration from surrounding properties.

Secretary of the Interior's Standards

The Secretary of the Interior is empowered to establish professional standards and provide guidance on the preservation of the nation's historic properties by the National Historic Preservation Act, which was first passed in 1966. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* address new construction within historic districts as an alteration to (and, if executed properly, a rehabilitation of) the district's setting. New construction is addressed in the following guidelines. Those most relevant to the review of the proposed dwelling and the subject property have been highlighted by staff.

Recommended:

- Adding a new building or historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures;
- Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting;
- **Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings;**
- **Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting;**
- Ensuring that new construction is secondary to the historic building and does not detract from its significance;
- Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property;
- Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be

¹ City of St. Petersburg, *St. Petersburg's Design Guidelines for Historic Properties*, (2017), 130-131.

compatible with the size and scale of the historic building and surrounding buildings – usually the front elevation of the new building should be in the same plane (i.e. not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.

Not Recommended:

- Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures;
- Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting;
- Replicating the features of the historic building when designing a new building with the result that it may be confused as historic or original to the site or setting;
- Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting;
- Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building;
- Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.²

Additional Scholarly Work

Given the inevitability of change within even the most well-protected and –maintained historic districts, the philosophy of infill design has been examined by a number of researchers and scholars within the historic preservation field. In his 2009 book *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*, **Steven W. Semes** compares new construction within existing neighborhoods to joining a conversation already in progress.³ Semes argues that alterations and new construction should prioritize harmony with, and respect for, their surroundings, further stating:

There are two ways that we should look at historic places: First, we should view them as historians do, as the record of how individuals and communities built their homes, their monuments, their cities, for all sorts of varied reasons and in all kinds of varied circumstances. We want to know why they are the way they are. Second, as architects and citizens, we want to know what we can learn from them and what will happen to them next. We want to integrate them into the new world we are always in the process of making. Those of us who are in a position to make decisions about the future of historic environments need to view them according to a trajectory stretching from the past into the future. The longer the arc along which we envisage the history of a site, the deeper our understanding of it both as a historical and a future reality will be. In this way preservation gives the past a future.⁴

Based upon this “conservation ethic,” the architectural vocabulary of the North Shore National Register Historic District, and more specifically of the 700 Block of 18th Avenue Northeast Local Historic District can be evaluated based on its representation of St. Petersburg’s early- to mid-twentieth century development.

² Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, (Washington, D.C.: U.S. Department of the Interior, 2017), 160-162.

³ Steven W. Semes, *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*, (New York: W.W. Norton & Co, Inc, 2009), 25.

⁴ Semes, 244.

The criteria suggested by City Code's *Additional Guidelines for New Construction* are, in many ways, an attempt to objectively measure and document broad historical trends and patterns as they reveal themselves in the architecture of a given era. For example, many of the elements that are variously defined as "character-defining" by preservationists or as "charm" by residents (broad front porches, small setbacks, detached rear garages, references to Spanish and Mediterranean architecture), are in fact products of utility and prevailing lifestyles and ideologies of the era. An attempt to replicate, or create compatibility of, these dimensions is, therefore, an endeavor to acknowledge this history by applying its physical form to a new structure, or, as Semes might put it, to speak the architectural language of North Shore's origins.

Writing for the National Trust for Historic Preservation, **Eleanor Essor Gorski, AIA** recommends that a proposed project be evaluated for compatibility with the surrounding historic district based on the following criteria:

- Site placement;
- Height, massing, proportion, and scale;
- Materials;
- Development patterns; and
- Architectural characteristics (ornamentation and fenestration).⁵

These criteria offer similar direction to the *Additional Guidelines for New Construction* found in City Code, though perhaps from a broader perspective. Regarding contemporary influences within historic districts, Gorski notes:

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings state that a new design should be "differentiated from the old." This is sometimes taken to an extreme, when applicants propose a contemporary design that would distinctly stand apart from the existing buildings in the district, drawing attention to itself instead of working as part of the ensemble of buildings. In a district with a long period of significance and many different building styles, it is easier to make an argument for such a distinctive contemporary design. In a district with more consistent building styles and with very little new construction, this becomes more difficult. The degree to which such a building would stand out and not be compatible can be measured somewhat but is also subjective.⁶

According to Gorski, who writes with local historic districts and Commission review in mind, this balance in differentiating new from old is among the primary challenges in encouraging compatible new construction. Gorski further cautions against missteps such as approving out of scale projects and encouraging exact replication of historic styles, which she finds to seldom be successful.

Relationship between the COA Process and Zoning Requirements

As established by St. Petersburg's Code of Ordinances, Historic and Archaeological Preservation Overlay, the Community Planning and Preservation Commission is tasked with "regulating alterations, demolitions, relocations, and new construction to local landmarks" through the issuance of COAs. A COA for any exterior alteration to a historic landmark (including new construction within a local historic district) is

⁵ Eleanor Essor Gorski, AIA, *Regulating New Construction in Historic Districts*, (Washington, D.C.: National Trust for Historic Preservation, n.d.), 8.

⁶ Gorski, 11.

required in addition to any other building permits required by law. The design of the proposed dwelling, therefore, must not only meet broader zoning requirements, but additionally meet the requirements for new construction as established by the Historic and Archaeological Preservation Overlay. To facilitate this heightened review process, historic preservation staff has coordinated with staff members in the Construction Services and Zoning Divisions. Their comments are referenced below, where applicable.

References

City of St. Petersburg. *St. Petersburg's Design Guidelines for Historic Properties*. 2017.

Gorski, Eleanor Essor. *Regulating New Construction in Historic Districts*. Washington, D.C.: National Trust for Historic Preservation. n.d.

Semes, Steven W. *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*. New York: W.W. Norton & Company, Inc. 2009.

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington, D.C.: United States Department of the Interior, National Park Service, Technical Preservation Services. 1995, revised by Anne E. Grimmer 2017

**Appendix D: Relevant Materials Submitted as Part of COA
17-90200047**

* Submitted as part of COA 17-40200047

SELECT SURVEYING, INC.
912 W CANDLWOOD AVE
TAMPA, FL 33603
Phone: 813-453-4408

February 26, 2018

Dear Richard,

To follow are the elevations we shot this week for the homes on the south side of 18th Ave N.E., in St. Petersburg, FL, said homes are between Walnut St. N.E. (on the west) and Elm St. N.E. (on the east).

Existing:

#706 18th Ave N.E.: Finished Floor Elevation 8.15; Top of Fascia 27.18; Peak of Roof 35.16; Height 27.01
#726 18th Ave N.E.: Finished Floor Elevation 8.43; Top of Fascia 25.25; Peak of Roof 32.20; Height 23.77
#746 18th Ave N.E.: Finished Floor Elevation 7.97; Top of Fascia 33.29; Peak of Roof 35.15; Height 27.18
#756 18th Ave N.E.: Finished Floor Elevation 8.01; Top of Fascia 26.10; Peak of Roof 31.67; Height 23.66

Proposed:

#736 18th Ave N.E.: Finished Floor Elevation 10.00; Top of Fascia 28.75; Peak of Roof 35.50; Height 25.50

Total: Finished Floor Elevation 42.56; Top of Fascia 140.57; Peak of Roof 169.68; Height 127.12

Average: Finished Floor Elevation 8.51; Top of Fascia 28.11; Peak of Roof 33.94; Height 25.42

Average v. Proposed Finished Floor Elevation 1.49; Top of Fascia 0.64; Peak of Roof 1.56; Height -0.08

Conclusions/Notes (by others)

1. #736 is 1..56' higher than the aggregated average roof height as measured in absolute terms (inc additional elevation).
2. Adjusted to eliminate flood elevation requirement, #736 is actually .08' less in floor to top of roof height than the aggregated total heights
3. New code technical requirements (trusses v. stick frame) add another 10-12" to 1st floor assembly making it more difficult to be equal to comparables
4. The subject property (#736) roof and fascia heights are equivalent in height to other buildings on the block despite the burden of flood and new code requirements

Note: Height = Peak of Roof minus Finished Floor Elevation

Please call me if there are any questions.

Best regards,

Patrick J. Collins, Florida Surveyor No. 5523



The firm has been electronically signed and sealed by Patrick J. Collins using a Digital Signature and Seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Patrick Collins

2018.02.26

11:50:11

-05'00"

* Submitted as part of COA 17-90200047



1100 16th Street N
St. Petersburg, FL 33705
727-894-1800 phone
727-894-8916 fax
valbridge.com

February 28, 2018

Mr. Richard McGinnis
736 18th Ave NE
St. Petersburg, FL 33704

As requested, I have calculated the FAR (Floor Area Ratio) of the homes in the 700 block of 18th Ave NE, St. Petersburg, FL. The FARs are derived on the single lots that are fully developed in my opinion. Included in the FAR is: any enclosed building space, including garage and storage, but excluding outdoor living areas such as porches or covered patios. Calculations are based on sizes as indicated in the Pinellas County Property Appraiser's records.

Following are the individual properties:
North side-

705 18th Ave NE, 2,152sf living area plus 308sf detached "semi-finished" space, equals 2,460sf. Lot size equals 6,600sf, resulting FAR is .373

715 18th Ave NE, excluded. It appears that this may have formerly been an accessory such as a garage apartment, sitting adjacent to the alley and at the rear of the lot, and the site would appear suitable for expansion or re-development.

725 18th Ave NE, 3,703sf living area plus 504sf garage, equals 4,207sf. Lot size equals 6,600sf, resulting FAR is .637

735 18th Ave NE, 2,889sf living area plus garage 396sf plus utility 24sf, equals 3,309sf. Lot size equals 6,600sf, resulting FAR is .501.

745 18th Ave NE, excluded. A property on a double lot.

South side-

706 18th Ave NE, excluded. A property on a double lot.

726 18th Ave NE, 2,087sf living area, plus 440sf enclosed porch plus 480sf garage, equals 3,007sf. Lot size equals 6,380sf. Resulting FAR equals .471.

Page Two

736 18th Ave NE, excluded, McGinnis property

746 18th Ave NE, 3,958sf living area plus 462sf garage, equals 4,420sf. Lot size equals 7,700sf, resulting FAR is .574.

756 18th Ave NE, 3,254sf living area plus 440sf detached living plus 440sf garage, equals 4,134sf. Lot size equals 6,600sf. Resulting FAR is .626.

Summary of single lots that are fully developed (in my opinion):

ADDRESS	TOTAL LIVING PER PROP.	APPRAISER	FAR
705 18 th Ave NE	2,460sf		.373
725 18 th Ave NE	3,703sf		.637
735 18 th Ave NE	2,889sf		.501
726 18 th Ave NE	2,087sf		.471
746 18 th Ave NE	3,958sf		.574
756 18 th Ave NE	3,254sf		.626



Tom Hockensmith, SRA
State Certified Residential Appraiser RD1405
Valbridge Property Advisors – Tampa Bay
1100 16th Street N
St. Petersburg, FL 33704.



December 20, 2017

Richard McGinniss
736 18th Avenue NE
St. Petersburg, FL 337

Re: Case No.: 17-56000011
Request: Approval of a reduced front yard setbacks to allow construction of a new single-family home.
Address: 736 18th Avenue NE
Parcel ID No.: 173117832210680030
Zoning: NT-3

Dear Mr. McGinniss,

This application to the Development Review Commission (DRC) was administratively approved on December 12, 2017. The St. Petersburg City Code permits administrative approval of applications, following the prescribed public notice.

The subject application requests approval of reduced front yard setbacks to allow construction of a single-family residence. The subject site is in a Local Historic District and any construction shall require a Certificate of Appropriateness from the Planning and Historic Preservation Division. Given the following considerations, the request was found to be consistent with the purpose and intent of the Code. **This approval is subject to the Special Conditions of Approval at the end of this letter.**

Analysis of Criteria:

The Planning & Economic Development Department staff (POD) reviewed this application found that the requested reduction is consistent with these standards per City Code Section 16.20.010.10 for NT, which states that approval for reduced front setbacks shall be based on the following: **"Front setbacks will be based on predominant building setbacks established in the block in which the development is proposed" and "predominant shall mean equal to or greater than 50%".**

Staff Response: After field verification, staff has determined that the average front setback for the subject block and the block across the street is 21.6-feet to the principal structure, 16.8-feet to the porch and 14.7-feet to the stoop. The applicant's request is to build a home with a 20-foot front yard setback. The analyzed data reveals that the average front yard setback is not consistent with the applicant's request. Therefore, staff is approving the following minimum setbacks:

- Building from 30 feet to 21.6 feet
- Porch from 23 feet to 16.8 feet
- Stoop from 20 feet to 14.7 feet



P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7171

SPECIAL CONDITIONS OF APPROVAL:

1. The approval for reduced front yard setbacks shall be valid through December 12, 2020. Substantial construction shall commence by this expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.
2. The subject property is in a Local Historic District, and therefore, shall require a Certificate of Appropriateness from the Planning and Historic Preservation Division.
3. Approval of the reduced front yard setbacks does not grant or imply variances from other sections of the City Code or other applicable regulations.

Please feel free to contact Cristian I. Arias with any questions at 727-892-5096

Sincerely,

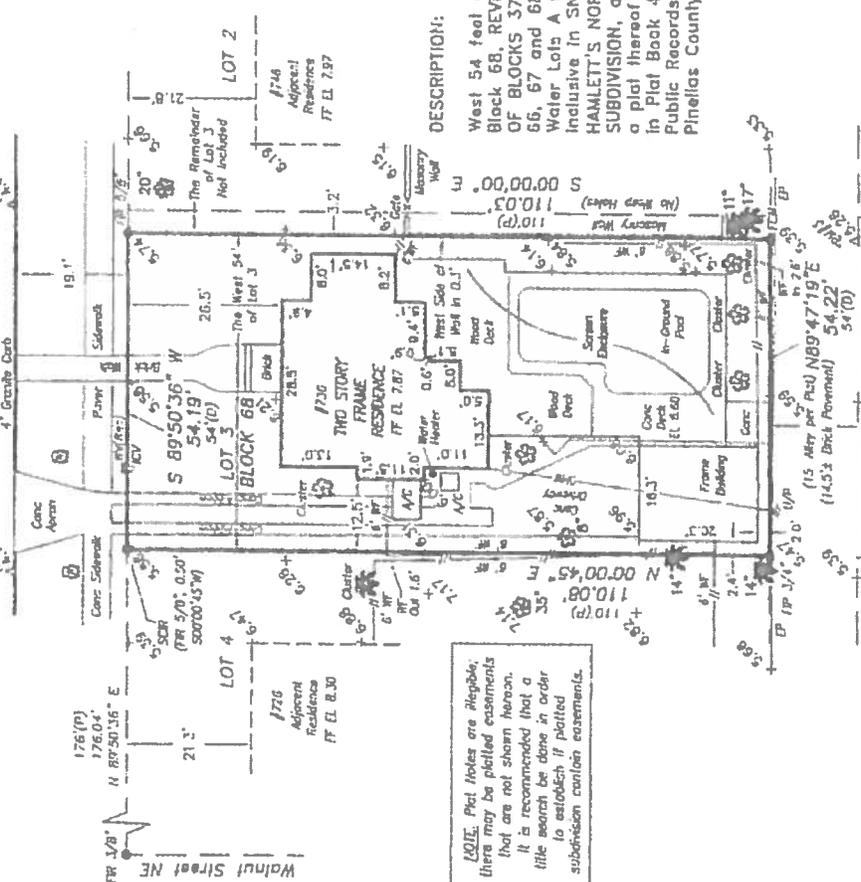


Elizabeth Abernethy, AICP
Zoning Official (POD)
Development Review Services Division

Attachments: survey and average setback table.

SECTION 17, TOWNSHIP 31 SOUTH, RANGE 17 EAST

18th AVE NE
(60' Right of Way per Plat)
(20' 2" Brick Pavement)
4" Concrete Curb



NOTE: Plat Notes are illegible; there may be platted easements that are not shown hereon. It is recommended that a title search be done in order to establish if platted subdivision contain easements.

DESCRIPTION:

West 54 feet of Lot 3, Block 68, REVISED PLAT OF BLOCKS 37, 38, 65, 66, 67 and 68, and Water Lots A to V INCLUSIVE IN SNELL & HAMLITT'S NORTH SHORE SUBDIVISION, according to a plat thereof recorded in Plat Book 4, Page 39, Public Records of Pinellas County, Florida.

Select Surveying, Inc.
Licensed Business Number 7318
718 W MLK BLVD - SUITE 100-B
Tampa, Florida 33603
PH. (813) 258-3210



BOUNDARY & TOPOGRAPHIC SURVEY (W/Trees)
736 18th AVENUE NORTHEAST
SAINT PETERSBURG, FLORIDA 33704

REVISIONS:
DRAWN BY: DJB
SCALE: 1"=20'
DATE: 3-31-2015
PARTY CHIEF: SD
FIELD BOOK: 1
JOB #: 736 18th Ave
PAGE: 6
JOB #: 15-0323

PINELLAS COUNTY, FLORIDA

LEGEND:

- TBM
 - CONC
 - U/P
 - FF EL
 - WF
 - FIR
 - FCM
 - SCRF
 - FFP
 - KV
 - W(M/Rec)
 - OWR
 - (D)
 - (P)
- EXISTING SPOT ELEVATION
 - TEMPORARY BENCHMARK, NAIL SET
 - NEAR EDGE OF PAVEMENT CONCRETE
 - UTILITY POLE
 - FINISHED FLOOR ELEVATION
 - WOOD FENCE
 - FOUND IRON ROD
 - FOUND CONCRETE MONUMENT
 - SET CAPPED IRON ROD 5/8"
 - SURVEYOR NO. 5523
 - FOUND IRON PIPE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - EDGE OF PAVEMENT
 - CENTERLINE OF PAVEMENT
 - A/C
 - AIR CONDITIONER
 - RECLAIMED WATER VALVE
 - OVERHEAD WIRE(S)
 - DEED DATA
 - PLAT DATA

SYMBOL LEGEND

- CONC
- U/P
- FF EL
- WF
- FIR
- FCM
- SCRF
- FFP
- KV
- W(M/Rec)
- OWR
- (D)
- (P)

NOTE: SIZES REPRESENT APPROXIMATE DIAMETER AT BREAK HEIGHT

NOTE: TREES LESS THAN 4" DIAMETER AT BREAK HEIGHT ARE NOT SHOWN

SURVEYOR'S NOTES:

- 1) This is to certify that a survey has been made under my supervision of the property described hereon and that this drawing is a true and accurate representation thereof as shown to me by or for the person whose name appears on this plat. I am a duly licensed Professional Surveyor in the State of Florida, and I am duly sworn to the Florida Department of Professional Regulation, and I am duly licensed under the Florida Administrative Code, pursuant to Chapter 475.027, Florida Statutes.
- 2) Bearings are based on the East boundary of subject property bearing 300°00'00" on an assumed bearing.
- 3) This survey was conducted for the purposes as stated hereon only, and is not intended to determine the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- 4) This survey was conducted without the benefit of title, insurance, there may be other easements, right-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
- 5) No underground utilities, underground encroachments, building foundations were observed on a part of the survey, unless otherwise shown. Sheds, if any, were not located.
- 6) This survey not void without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- 7) The property shown hereon falls within Flood Zone "AE", per Federal Emergency Management Agency Flood Map No. 133148 0217 0, dated 0-28-00 (Base Flood Elevation 6).
- 8) Elevation shown hereon are based on City of St. Petersburg Benchmark #1, Elevation 3.087, North American Vertical Datum of 1988.
- 9) Bearings and distances are from the field unless noted otherwise.

Date Signed: **4-1-15**
Lent Date of Field Survey: 3-27-2015

Felicia J. Cuthis
Registered Land Surveyor and Mapper
State of Florida No. 9523

CERTIFIED TO:
MODERN TAMPA BAY HOMES
USAMeritBank
Title Insurers of Florida

Reduced Setback Analysis field verification

Project #17-56000011

Address	Stoop	Porch	House
726 18th Avenue NE	16.7	18.7	21.3
706 18th Avenue NE	18.6	22.8	31
746 18th Avenue NE	14	16.5	21.8
756 18th Avenue NE	13	14.8	22.7
705 18th Avenue NE	19.7	24.4	29
735 18th Avenue NE	5.5	6.8	15.5
725 18th Avenue NE	15.5	15.5	15.5
745 18th Avenue NE	14.3	15.2	15.7
Average	14.7	16.8	21.6

All measurements in feet measured from property line (Approx)

* Subject block and block across the street from subject site

Subject site: 736 18th Avenue NE

736 18th Ave NE



Proposed Home

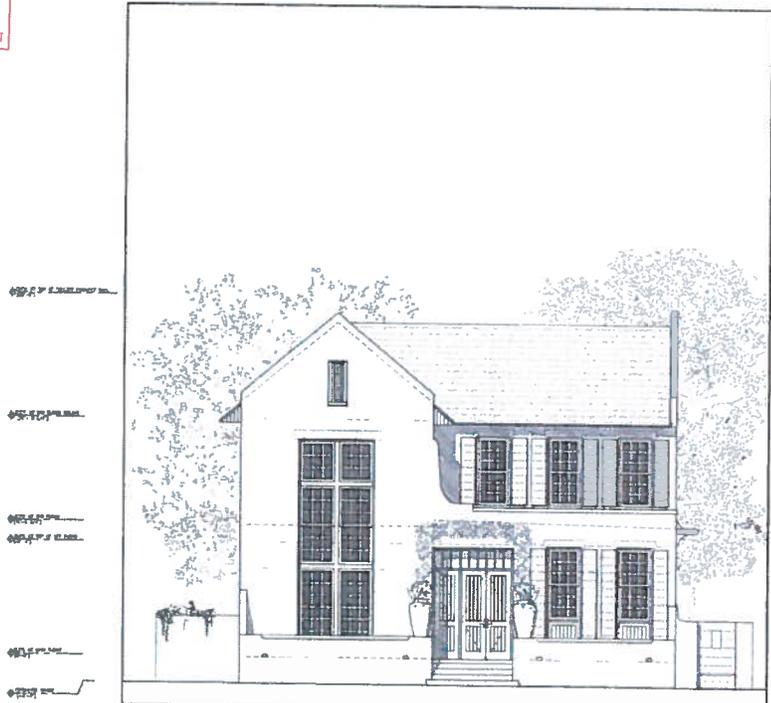


736 18th Avenue NE. St. Petersburg

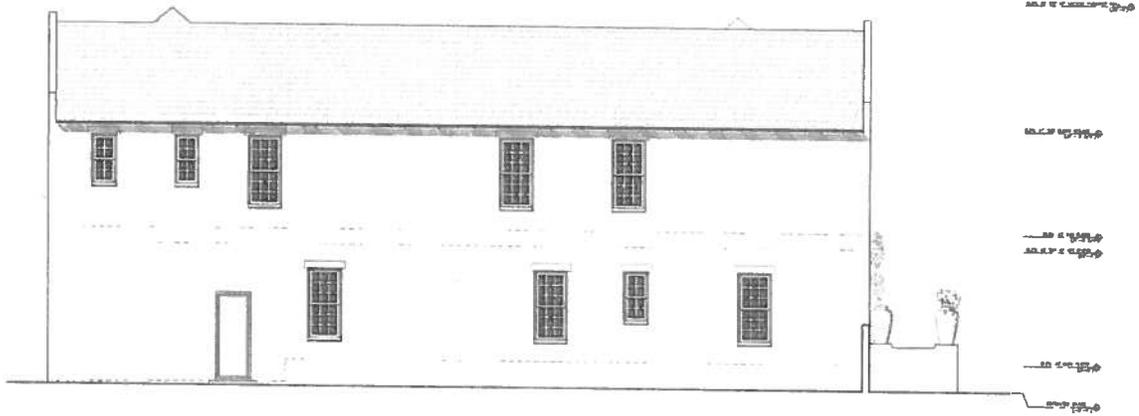


Submitted November 21, 2017

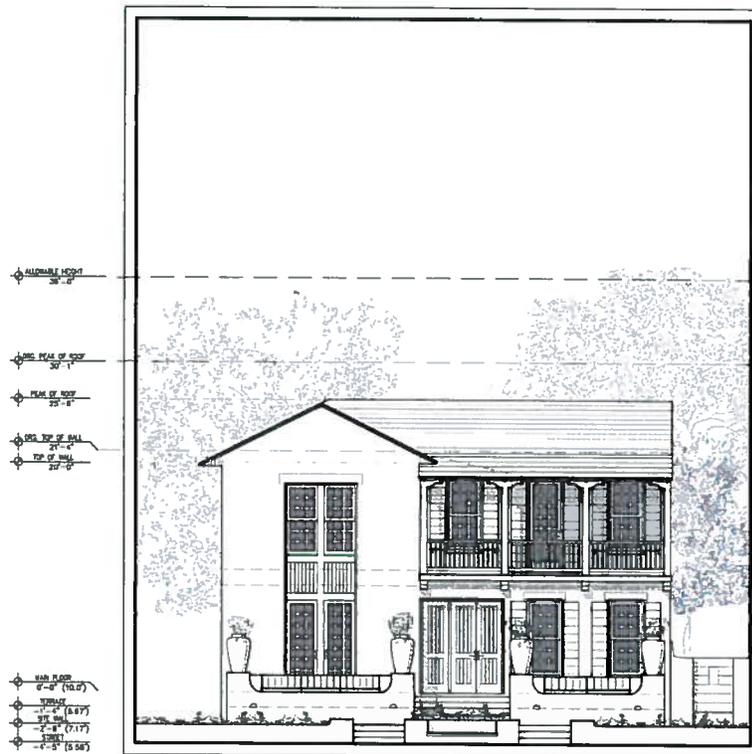
CITY OF ST. PETERSBURG
DEC 28 2017
PLANNING & ECONOMIC DEVELOPMENT



FRONT ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION (OPT 5B)
SCALE 1/8"=1'-0"

Submitted March 1, 2018



SIDE ELEVATION (OPT 5B)

SCALE 1/8"=1'-0"

Appendix E: Residential Analysis Calculator for Proposed Dwelling at 736 18th Ave. NE

**Zoning District
NT-2 and NT-3**

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

Neighborhood Traditional Analysis Calculator	
Site Address:	736 18th Ave Ne
Parcel ID or Lot #:	
Zoning District:	
Permit # if Known	
1st Submittal Date:	
Revision Date:	

Note: Lot Area and One of the two below lines must be filled in for results to show in grey fields below.

Lot Area in Sq Ft	5,965
Front Yard Area in Sq Ft (area between the front building setback line & the front property line)	1,242
OR	
Front and Street Side yard Area Combined in Sq Ft (Front = area between the front building setback line & the front property line, Side = area between the Street Side building setback line & the Street Side property line)	

Only fill in numerical values in this calculator in the white cells, grey cells have formulas embedded

16.20.010.5 Maximum Development Potential

BUILDING COVERAGE					
Includes all enclosed structures.					
	Lot Total Square Feet	% of Building Coverage Area Allowed	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	5,965	55%	3,281	1,849	31.00%
OR					
If primary is one story	5,965	60%	3,579		0.00%

IMPERVIOUS SURFACE RATIO (Site Ratio)					
Impervious surface means a surface that has been compacted or covered with a layer of material so that it is resistant to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas, pools, and surfaces such as compacted sand, limerock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, pavers, and other similar surfaces. For purposes of calculating the ISR, 50 percent of the surface area of decks shall be included as impervious surface.					
Deck means a structure consisting of a floor that is raised above the finished grade of the lot, typically, the structure is elevated on piers and constructed of wood or simulated wood materials. The pier construction eliminates the need for changes to the existing grade.					
	Lot Total Square Feet	% of Impervious Area Allowed	Sq Ft Allowed	Actual Impervious Area In Square Feet	Actual Impervious Area In Percentage
Entire Site	5,965	65%	3,877	3,252	54.52%
Interior Lot - Front Yard	1,242	45%	559	306	24.64%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	0	25%	0		#DIV/0!

email devrev@stpete.org for a digital version or download at www.stpete.org/LDR

FLOOR AREA RATIO

Floor area ratio (FAR) is the measurement of intensity of building development of a site. A floor area ratio is the relationship between gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor area of all buildings on the site and dividing the sum by the net land area. For example, a floor area ratio of 1.0 means one square foot of building may be constructed for every one square foot of lot area.

In the NT zoning districts the FAR includes any enclosed space above the required design flood elevation line, including enclosed garage space, but excludes that portion of the enclosed space that is below the required design flood elevation and up to 500 sf of the floor area of any detached accessory dwelling unit.

				Total Square Feet	
Total Allowed FAR Base	0.40			2,386	
FAR Potential with Bonuses Requested from Next Page - But cannot exceed max Immediately below this row	0.20			1,193	
Max FAR Allowed is .40 base plus potential of .20	0.60			3,579	

Proposed Gross Floor Area New Plus Existing

Actual First Floor (Exclude Percentage of Space Below Design Flood Elevation)		1,390	
Actual Second Floor		1,702	
Attic if Accesible via Stair		0	
Actual Garage		459	
Actual Other Enclosed			
500 Square Foot Exemption for Accessory Dwelling Unit (Enter as Negative 500)			
			Total FAR Requested
			3,551
			Max FAR Allowed
			3,579

FLOOR AREA RATIO			
Residential Floor Area Ratio Bonus. An FAR bonus of up to 0.20 shall be granted when structures incorporate design elements set forth herein. The following options may be utilized in any combination, however, the maximum FAR bonus is 0.20.			
R Bonus Points Requested	Max Allowed	Bonus Requested	Drawing Detail / Sheet #
a. One story covered front porch with a separate roof structure with a minimum width of 60% of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08		
b. Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire facade, and .005 bonus for every 1 foot of additional front setback of at least one third of the facade but which is less than the entire facade, no bonus is allowed unless the setback is at least six feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	0.10		
c. Additional second story side setbacks: .01 bonus for every 1 foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	0.05/side		
d. Total residential floor area of the second story does not exceed 75% of the first story (excludes garage sf): 0.05 bonus.	0.05		
e. Reduction of the height of both the peak and roofline of a two story building from the maximum allowed height: 0.02 bonus per foot, maximum 0.06.	0.06	0.06	
f. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20% of the width of the front façade: 0.04 bonus.	0.04		
g. Side façade articulation: side facades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front two thirds of the side facade: 0.02 bonus per side, maximum 0.04.	0.04		
h. Front facade articulation: front facades (excluding the porch) which feature offsets of at least six feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10	0.10		
i. All windows have true or simulated divided light muntins on interior and exterior surfaces: 0.03 bonus.	0.03		
j. One story - principal structure: 0.15 bonus.	0.15		
k. One story - all structures: 0.20 bonus.	0.20		
l. Style, materials and detailing consistent with an Architectural Style in St. Petersburg's Design Guidelines for Historic Properties: .10 bonus	0.10	0.1	
m. Planting of larger shade trees between the front façade and the curb - 4" min caliper measured 6" above grade, Spread 8" -10", Height 4-ft to 16-ft, 100 gallon container grown: 0.01 bonus per tree, maximum 0.20 bonus.	0.02	0.02	
n. LEED or Florida Green Building Coalition Certification: 0.05 bonus.	0.05		
o. Solar Ready: .02 bonus.	0.02	0.02	
Total of Bonuses Requested		0.20	

Repetitive Design	
Design of homes on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, architectural details (doors, windows, columns, porches).	
Yes	No
	I have another model within three parcels.

16.20.010.11 Building and Site Design

Wall composition and transparency.

Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank facades, except that garages located at the rear one-third of the lot may have blank facades but not on the street side.

No portion of a facade shall contain a blank area greater than 16 feet in width.

Facade is the face or elevation of a building:

To determine the facade area:

The area of the regulated exterior facade corresponds to the height measurement from the finished floor to the ceiling of the interior space multiplied by the exterior length.

Less any intersecting wall(s) and exterior roof structure(s) within the above area.

For multiple story building; the exterior facade area corresponding to any floor joist(s) is/are not included.

Fenestration - windows, doors and other exterior openings in a building and includes trim, shutters and other architectural details and features.

Entry doors and garage doors count toward fenestration.

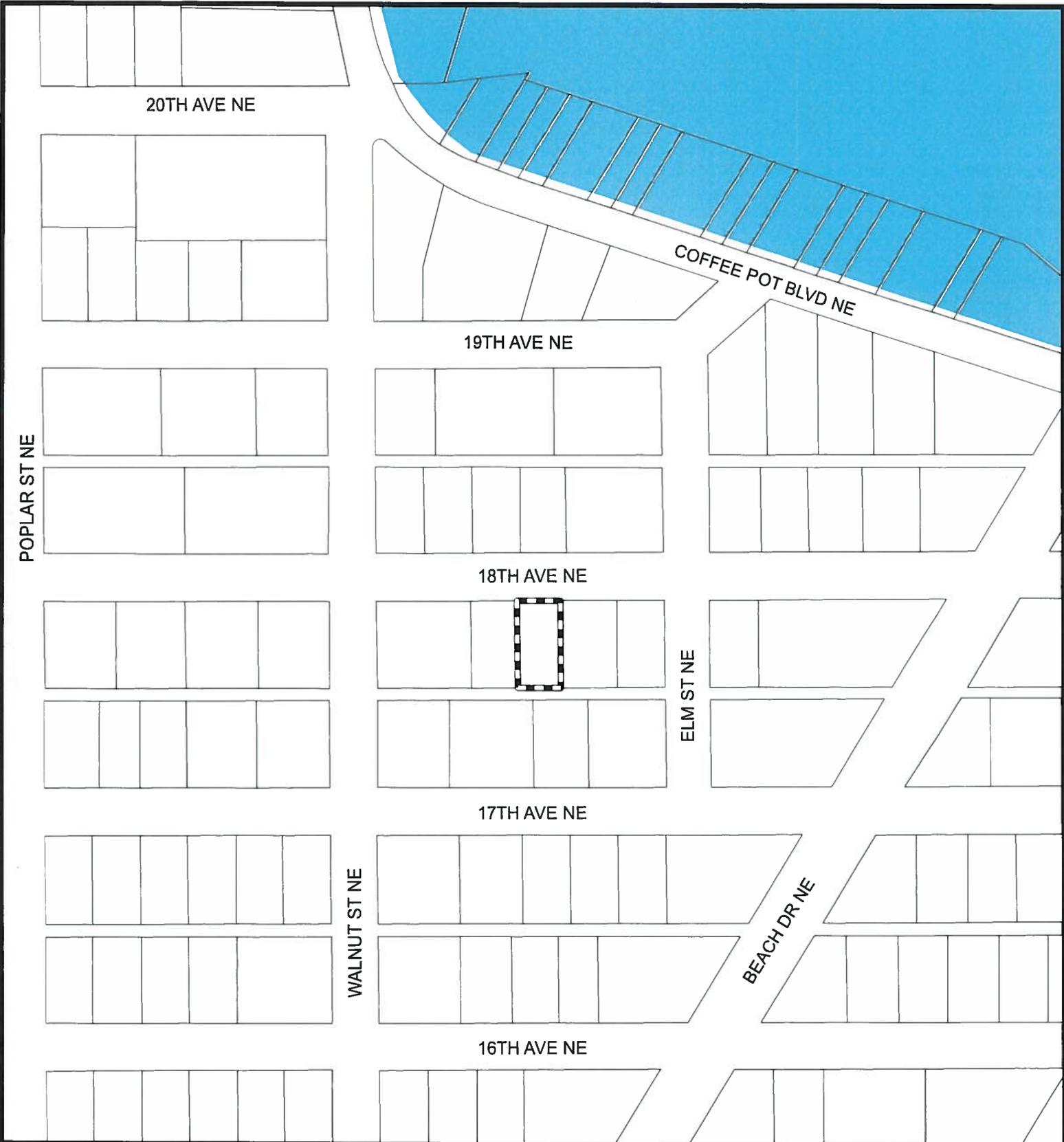
Transparency - glass or other transparent or translucent materials that are installed on the exterior facade.

On front, street side, or rear elevations on corner lots the area of the opening in a porch which has no wall in the background counts towards transparency.

On interior side elevations the area of the opening in a porch counts towards transparency.

Height in Feet - Floor to Ceiling			Total Sq. Ft of Façade	Fenestration Required	Square Ft Actual Fenestration	Transparency Required	Square Ft Actual Transparency
Front Elevation	Façade Length in Feet			30%		50.00%	
10.00	39.67	First Floor	396.7	119.01	168	59.505	85
9.00	39.67	Second Floor	357.03	107.109	145	53.5545	155
		Total	753.73	226.12	313.00	113.06	240.00
Interior Side Elevation	Façade Length of front 2/3			20%		50.00%	
10.00	77.00	First Floor	770	154	433	77	302
9.00	54.67	Second Floor	492.03	98.406	178	49.203	110
		Total	1262.03	252.41	611.00	126.20	412.00
Interior Side Elevation	Façade Length of front 2/3			20%		50.00%	
10.00	77.00	First Floor	770	154	433	77	257
9.00	54.67	Second Floor	492.03	98.406	178	49.203	199
		Total	1262.03	252.41	611.00	126.20	456.00
Street Side	Façade Length in Feet			30%		50.00%	
10.00	0.00	First Floor	0	0		0	
9.00	0.00	Second Floor	0	0		0	
		Total	0.00	0.00	0.00	0.00	0.00
Rear Elevation	Façade Length in Feet			10%		50.00%	
10.00	39.67	First Floor	396.7	39.67	177	19.835	111
9.00	39.67	Second Floor	357.03	35.703	28	17.8515	26
		Total	753.73	75.37	205.00	37.69	137.00

Appendix F: Aerial Map and Parcel Map



Community Planning and Preservation Commission

736 18th Ave NE

AREA TO BE APPROVED,

SHOWN IN

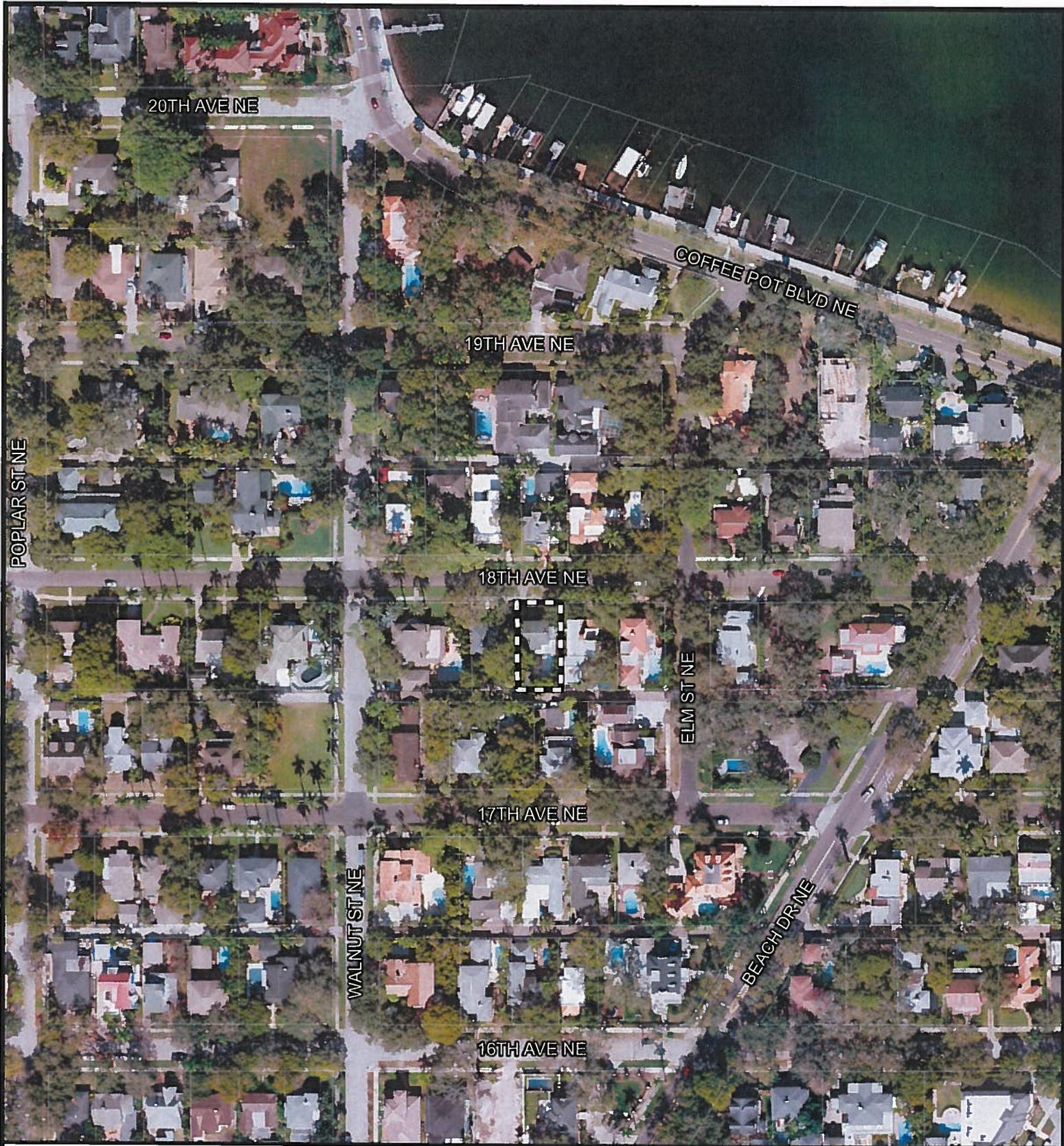


CASE NUMBER

18-90200016



N
SCALE:
1" = 180'



Community Planning and Preservation Commission

736 18th Ave NE

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

18-90200016



N
SCALE:
1" = 180'



Staff Report to the St. Petersburg Community Planning and Preservation Commission

Prepared by the Planning & Economic Development Department,
Urban Planning & Historic Preservation Division

For Public Hearing and Executive Action on May 8, 2018
at 2:00 p.m., in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

According to Planning & Economic Development Department records, no Community Planning & Preservation Commission member resides or owns property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-51

This is a private application requesting the following:

Amend the Future Land Use Map:

- From RM (Residential Medium) to PR-MU (Planned Redevelopment-Mixed Use), or other less intensive use

Amend the Official Zoning Map:

- From NSM-1 (Neighborhood Suburban Multi-Family) to CCS-1 (Corridor Commercial Suburban), or other less intensive use

The subject property includes an existing fitness club with surface parking. The applicant is proposing to replace the existing fitness club with an updated fitness club and *structured* parking. Structured parking is not an allowable use on the portion of the subject property zoned NSM-1 (Neighborhood Suburban Multi-Family).

CONTENTS

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Site Description.....	Page 2
Zoning History.....	Page 2
Staff Analysis.....	Page 3
Relevant Considerations.....	Page 7
Attachments.....	Page 12

APPLICANT INFORMATION

APPLICANT/OWNER: **Diane Maiolo, Diane Marie Fishing, Inc.**
1860 Tanglewood Drive NE
St Petersburg Florida 33702

OTHER: **LA Fitness**
3161 Michelson Dr., Ste. 600
Irvine, CA 92612

AGENT: **Kyle Hehenberger, AIA, LEED AP BD+C**
ARC3 Architecture
6699 13th Avenue N., Suite 4A
St. Petersburg, Florida 33710

SITE DESCRIPTION

Street Address: 5908 4th Street North

Parcel ID Number: (Portion of parcel) 31-30-17-61146-025-0010

General Description: The subject area is bounded on three sides by SW Madison Circle North (north), 4th Street North (east), SW Monroe Circle North (south), and Commonwealth Avenue North (west), and existing CCS-1 zoning to the east.

Acreage: Approximately 1.47 acres

Zoning: NSM-1 (Neighborhood Suburban Multi-Family)

Future Land Use: RM (Residential Medium)

Countywide Plan Map: RM (Residential Medium)

Existing Use: The subject area is currently developed as surface parking for the LA Fitness club building located to the east. The existing building, although part of the same parcel, is currently zoned CCS-1 and is therefore, not part of the current map amendment application.

Surrounding Uses: The subject area has multi-family residential to the north, single-family residential to the west and south. An existing fitness club is to the east.

Neighborhood Assoc.: Edgemoor Neighborhood Association
Richard Kirby, President
No Neighborhood Plan

ZONING HISTORY

The NSM-1 (Neighborhood Suburban Multi-Family) zoning designation has been in place since September 2007, following the implementation of the City's Vision 2020 Plan, the City-wide rezoning and update of the Land Development Regulations (LDRs). Prior to 2007, the subject area was designated RM 12/15 (Residential, Multi-Family).

Development Potential

The subject area measures approximately 1.47 acres, or 63,886 sq. ft. in size:

- *Current Zoning.* Providing all other district regulations are met, the development potential for the subject area shall not exceed a multi-family density of 22 market rate units *plus* an additional nine (9) workforce housing units, subject to a workforce housing agreement. Non-residential development shall not exceed a floor area ratio of 0.50 or approximately 31,943 square feet.
- *Proposed Zoning.* Subject to a development restriction against increasing allowable density within the Coastal High Hazard Area (“CHHA”) described later in this report and providing all other district regulations are met, the development potential of the subject area shall not exceed a floor area ratio of 0.55 or approximately 35,137 square feet.

STAFF ANALYSIS

The primary issues associated with this private application are consistency and compatibility of the requested designations with the established land use and zoning patterns and provision of adequate public services and facilities.

Background

The subject property was last developed in 2001, following approval by the City of St. Petersburg’s Development Review Commission (then known as the Environmental Development Commission). On April 4, 2001, the DRC approved a special exception and related site plan (Case No. SE-01-012) for the development of a new fitness center with ground floor and off-street parking, parking within a residential zoning category, and four (4) variances to the front yard building setback, greenyard, maximum floor area ratio, and restricted parking hours for that portion of the parking lot zoned RM 12/15.

Depth of Commercial Zoning

The existing CCS-1 zoned portion of the larger parcel measures approximately 110 linear feet in depth from 4th Street North at the northeast corner and increases to approximately 185 linear feet in depth from 4th Street North at the southeast corner. This is less than the 200 linear feet commonly applied to commercial considerations along the 4th Street North corridor. If approved, the depth of commercial zoning will increase to approximately 325 and 425 feet respectively.

While this would normally raise concern about compatibility with adjacent single-family residences, City staff believes this particular request is mitigated by several factors. First, the subject property is completely bounded by public rights-of-way and does not *adjoin* any single-family properties in the surrounding neighborhood. Second, multi-family residences are developed across the entire northern boundary (across SW Madison Avenue North) to a depth of more than 500 linear feet from 4th Street North. Third, single-family residences located to the west (across Commonwealth Avenue North) are oriented in a north-south configuration meaning their side yard faces the subject area and not their front yard. Finally, SW Madison Circle North (north) and SW Monroe Circle North (south) provide multiple routes back to 4th Street North, further mitigating possible vehicle congestion.

Coastal High Hazard Area

The subject area is located within the Coastal High Hazard Area (“CHHA”). *See attachment.* In an effort to reduce losses of life and property caused by natural disasters, the State of Florida requires local governments to designate a CHHA in which public expenditures and population growth are limited (Section 163.3178, Florida Statutes). The Coastal High Hazard Area is defined as “the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.” Areas included in the CHHA are governed both by state law and local policies adopted to administer those provisions in St. Petersburg’s Comprehensive Plan and Countywide Plan Rules.

While the CHHA has existed since 1985, the definition and applicable standards have changed a number of times with the most recent changes taking place in 2006, 2010, and 2016. During this time, the City adopted two (2) policies to address the CHHA in 2008. Land Use Policy LU7.1 states that “Requests for residential density increases within the Coastal High Hazard Zone shall not be approved,” and Coastal Management Objective CM10.B states that “The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives and policies of the Future Land Use Element”. These two (2) policies clearly restrict and prohibit increases in density in the CHHA (and are quite different from the permissible language that exists at both the state and county levels.)

Determination of whether an increase in density is being requested is measured using the maximum development potential of the *existing* and *proposed* Future Land Use Map categories. In this instance, the existing Future Land Use Map category RM permits up to 15 units per acre; the proposed Future Land Use Map category PR-MU permits up to 24 units per acre – an increase of nine (9) units per acre. Since Land Use Policy LU7.1 prohibits approving requests for residential density increases, the applicant is proposing to file a covenant on the land restricting future residential development to the maximum number permitted under existing standards.

The current development potential permits a maximum 31 dwelling units comprised of 22 market rate units *plus* an additional nine (9) workforce housing units. The covenant shall only apply to the subject area and be flexible enough to include future legislative changes relating to the CHHA in state law and local policies adopted in St. Petersburg’s Comprehensive Plan and Countywide Plan Rules. The covenant will protect against future changes to the subject area if redevelopment does not occur as intended by the applicant.

Furthermore, the applicant’s proposal to redevelop the subject area with an updated fitness club and structured parking, lacks any residential units thereby supporting Coastal Management Objective CM10.B requiring that the City direct population concentrations away from within the CHHA.

Consistency and Compatibility

City staff has concluded that this request to amend the Official Zoning Map from NSM-1 (Neighborhood Suburban Multi-Family) to CCS-1 (Corridor Commercial Suburban), or other less intensive use, and Future Land Use Map from RM (Residential Medium) to PR-MU (Planned Redevelopment-Mixed Use), or other less intensive use, is consistent with the City’s Comprehensive Plan.

The requested designations are also consistent with:

- **Policy LU3.4** of the Comprehensive Plan, which states that *the Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators*. The requested PR-MU plan designation and CCS-1 zoning category are consistent with existing designations on the subject parcel and adjoining properties to the east. As described earlier under the section relating to commercial intrusion, public rights-of-way provide physical separation between the commercial categories and single family properties.
- **Policy LU3.6** which states that *land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated*. The established character of the surrounding area is mixed. The subject area has been used as a surface parking lot since 2001. Other surrounding uses include a fitness club, multi-family and single-family developments.
- **Policy LU 3.7** which states that *land use planning decisions shall include a review to determine whether the existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions*. Given the physical separation provided by the surrounding roadways, City staff believes the proposal is logically drawn related to existing and expected future conditions.

LEVEL OF SERVICE (LOS) IMPACT

The Level of Service (LOS) impact section of this report concludes that the proposed rezoning will not alter the City's population or the population density pattern or have a negative effect upon the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY

Level of Service impacts are addressed further in this report. Approval of the requested Plan change and rezoning does not guarantee that the subject property will meet the requirements of concurrency at the time development permits are requested. Upon application for site plan review or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

PUBLIC COMMENTS

As of this writing, City staff received one letter of objection from Austin and Kelsey Lillard, Property Owners, 135 SW Monroe Circle North.

RECOMMENDATION

Staff recommends **APPROVAL** on the basis that the request is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, subject to the following condition(s):

Amend the Future Land Use Map:

- **From RM (Residential Medium) to PR-MU (Planned Redevelopment-Mixed Use), or other less intensive use**

Amend the Official Zoning Map:

- **From NSM-1 (Neighborhood Suburban Multi-Family) to CCS-1 (Corridor Commercial Suburban), or other less intensive use**

Conditions of Approval

1. Amendments to the Official Zoning Map and Future Land Use Map are subject to the recording of a covenant on the subject area restricting future development of residential dwelling units to the current development potential - a maximum 31 dwelling units comprised of 22 market rate units plus an additional nine (9) workforce housing units. The covenant shall only apply to the subject area and be flexible enough to include future legislative changes relating to the CHHA in state law and local policies adopted in St. Petersburg's Comprehensive Plan and Countywide Plan Rules.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO OFFICIAL ZONING MAP

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following objectives and policies from the Land Use Element and Transportation Element are applicable:

- LU2 The Future Land Use Plan shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.
- LU2.4 The City may permit an increase in land use intensity or density outside of activity centers where available infrastructure exists and surrounding uses are compatible.
- LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize their need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.
- LU3.1.F.2 Planned Redevelopment Mixed Use (MU) – Allowing mixed use retail, office, service, and medium density residential uses ...research/development, commercial recreation, and light manufacturing/assembly (Class A)...”
- LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.
- LU3.6 Land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.
- LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.
- LU 3.17 Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.
- LU7.1 Requests for residential density increases within the Coastal High Hazard Zone shall not be approved.
- LU18.1 Requests to amend the Land Use Plan and Land Development Regulations to permit retail/office development in the North Sector on corridors other than 4th Street North should be recommended for denial by Staff, except at appropriate intersections of major streets or in designated mixed use settings.

CM10.B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives, and policies of the Future Land Use Element.

R3.1 Encourage the private sector to continue to provide recreational and cultural facilities and programs.

b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

There are no environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units.

This subject area will have no impact on the population or population density pattern of the immediate area. Any possible increase in the number of residential units will be negated by a covenant on the land.

d. Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, stormwater management.

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested land use change and rezoning for the subject 1.47 acres be approved, the City has sufficient capacity to serve the subject property.

WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's current potable water demand is 28.8 million gallons per day (mgd).

The City's adopted LOS standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 80 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The subject property is served by the Northeast Water Reclamation Facility, which presently has excess average day capacity estimated to be 7.13 million gallons per day (MGD). The estimate is based on a permit capacity of 16 MGD and a calendar year 2016 daily average flow of 8.87 MGD. Therefore, there is excess average daily sanitary sewer capacity to serve the amendment area.

SOLID WASTE

All solid waste disposal is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 930,750 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

Summary of traffic impact (p.m. peak hour trips):

The vehicle trip generation rate under the existing RM (Residential Medium) land use is approximately 13.4 p.m. peak hour trips, calculated as follows:

- a. 96 avg. daily trips per acre of land x 1.47 acres = approximately 141.12 avg. daily trips
- b. 141.12 average daily trips x 0.095 = approximately 13.41 p.m. peak hour trips

The vehicle trip generation rate under the proposed PR-MU (Planned Redevelopment Mixed Use) land use is approximately 60.47 p.m. peak hour trips, calculated as follows:

- a. 433 avg. daily trips per acre of land x 1.47 acres = approximately 636.51 avg. daily trips
- b. 636.51 average daily trips x 0.095 = approximately 60.47 p.m. peak hour trips

Under a typical analysis, this plan change from RM to PR-MU would result in an estimated net increase of 47 p.m. peak hour trips. In this instance however, it should be noted that the p.m. peak hour trips are likely exaggerated here as the fitness club already exists on the subject property and the redevelopment proposal will simply rebuild the fitness club with structured parking. The intense, development normally considered within the mixed-use PR-MU category is not proposed by the applicant.

Existing Conditions

The subject property has access to 4th Street North, which is a four-lane, minor arterial that is maintained by the Florida Department of Transportation. Based on the Forward Pinellas 2016 Level of Service Report, the level of service (LOS) for 4th Street North from 38th Avenue North to 62nd Avenue North is "C". This level of service is based on the 2016 average annual traffic (AADT) volume of 39,169. The volume-capacity ratio for this four-lane divided facility is 0.696, so there is spare capacity to accommodate new trips.

The statutory provisions for transportation concurrency were rescinded in 2011. In the absence of state imposed transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization (MPO) authorized a multi-jurisdictional task force to develop a countywide approach to manage the transportation impacts associated with development or redevelopment projects through local site plan review processes. The task force created the Pinellas County Mobility Plan, which was adopted by the MPO in September 2013, and called for the renaming the Transportation Impact Fee Ordinance as the Multimodal Impact Fee Ordinance, which became effective on May 1, 2016. On March 3, 2016 the St. Petersburg City Council approved amendments to the Future Land Use, Transportation, Capital Improvements and Intergovernmental Coordination elements of the Comprehensive Plan in order to ensure consistency with the countywide approach to managing transportation impacts associated with development or redevelopment projects.

Policy T3.1 in the Transportation Element, which previously identified the LOS “D” standard for major roads in St. Petersburg, was revised to include policies that pertain to the implementation of the Pinellas County Mobility Management System. Transportation management plans, and in some cases traffic studies, are required for large development projects (51 new peak hour trips or more) that impact deficient roads, which are defined countywide as major roads operating at peak hour LOS “E” and “F” and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years. The proposed rezoning is not located on a deficient road, so a transportation management plan or traffic study would not be required for a land development project on the subject property.

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. PSTA’s Route 4 provides service along 4th Street North, with service frequencies of 15 minutes.

RECREATION

The City’s adopted LOS for recreation and open space is 9 acres per 1,000 population, the actual LOS City-wide is estimated to be 21.9 acres per 1,000 population. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT

Prior to development of the subject property, site plan approval will be required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

- e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.**

Upon application for site plan review or development permits, a full review will be conducted through the City’s Engineering Department, Development Review Services Division, and Construction Services and Permitting Division to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

- f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.**

The subject area is an existing surface parking lot providing required parking spaces for an existing fitness club. Redevelopment of the subject area to accommodate an improved fitness club with structured parking is appropriate.

- g. Whether the proposed change is consistent with the established land use pattern.**

The proposed CCS-1 and PR-MU categories are contiguous with the same existing categories to the east. Consistency is further outlined in the report section titled “Depth of Commercial Zoning” on page 3.

- h. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**

The existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change. Since the City Code allows surface parking on property zoned NSM-1 and this was previously authorized by Special Exception Case No. SE-01-012, the existing site is functional and the boundaries are logically drawn.

- i. If the proposed amendment involves a change from a residential to a nonresidential use, whether more nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.**

The applicant maintains that this change will allow significant improvements to the existing fitness club, including complete redevelopment of the facility, and the addition of child care, indoor pool, additional equipment and personal training space. The map amendments are required in order to construct structured parking, an essential component of the overall redevelopment plan.

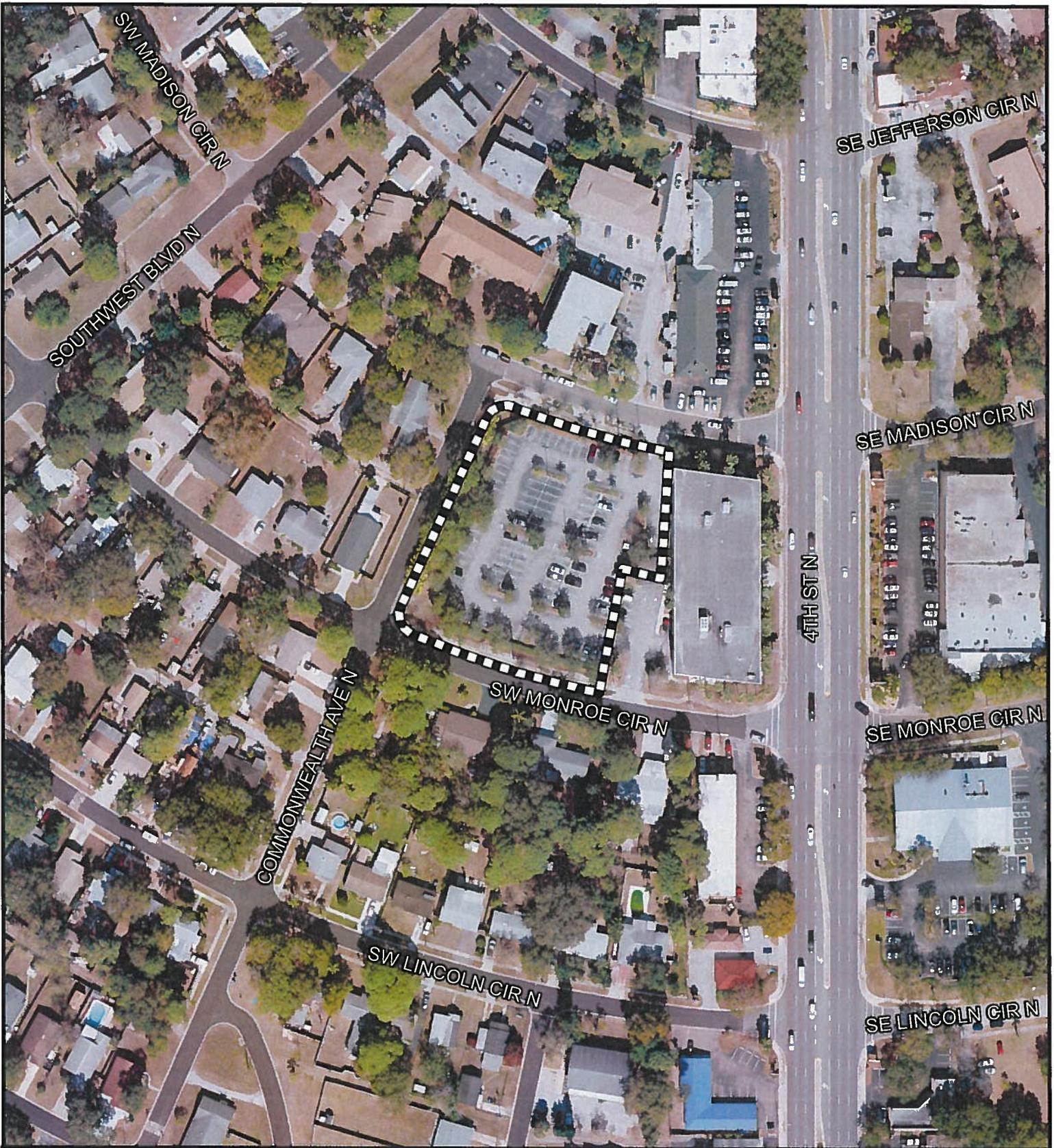
- j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is located in the 100-year flood plain. Specifically, the property is located in Special Flood Hazard Area AE, Flood Zone 9-feet, which requires that the top of the lowest habitable floor be at or above 9- feet NAVD (North American Vertical Datum). The subject property is also located within the CHHA (Coastal High Hazard Area) and Hurricane Evacuation Level “B.” Additional narrative is provided in the section titled “Coastal High Hazard Area.”

- k. Other pertinent facts. None.**

ATTACHMENT A

MAP SERIES



AERIAL

CITY FILE

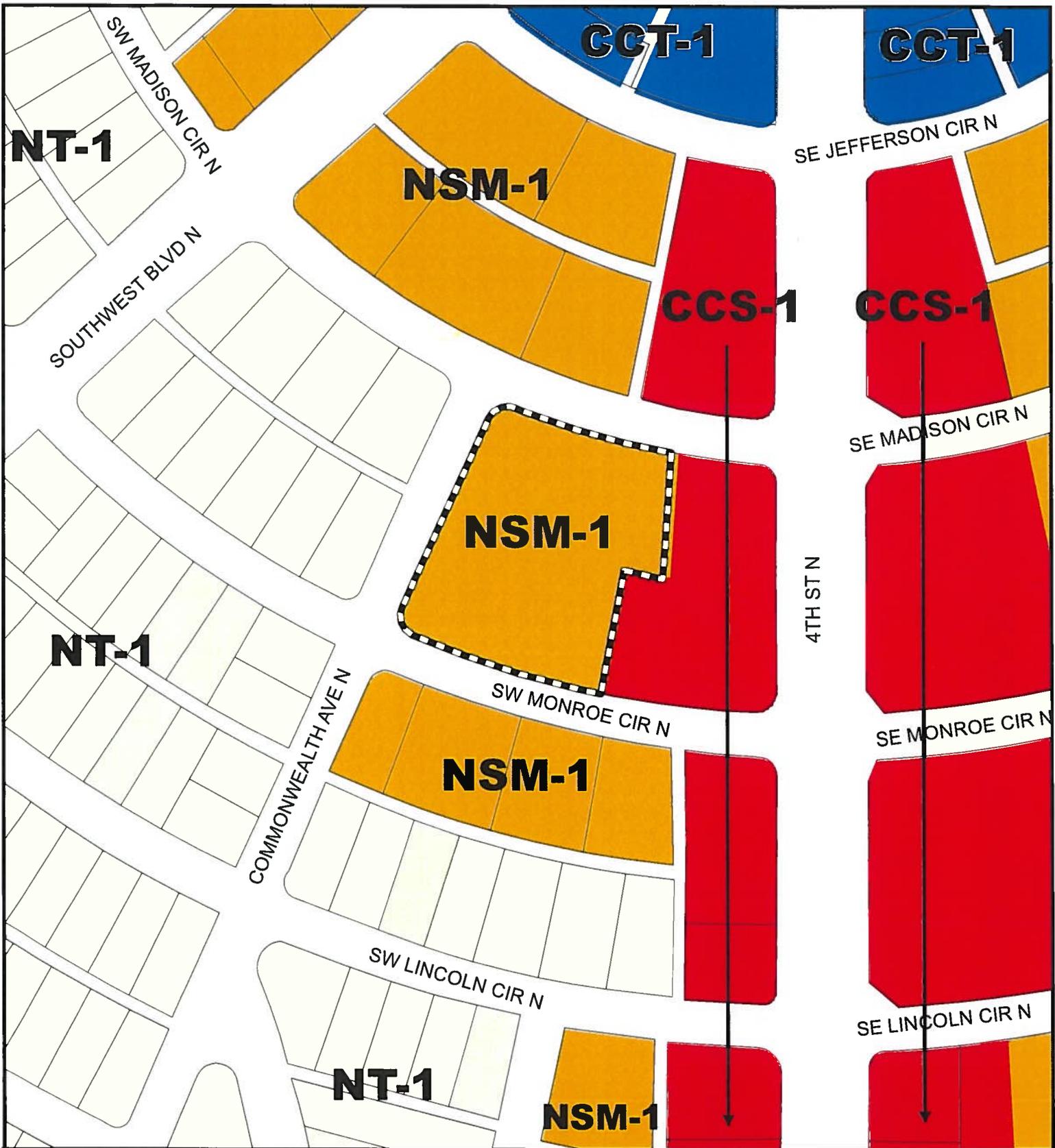
FLUM-51

SCALE: 1" = 140'



SUBJECT AREA



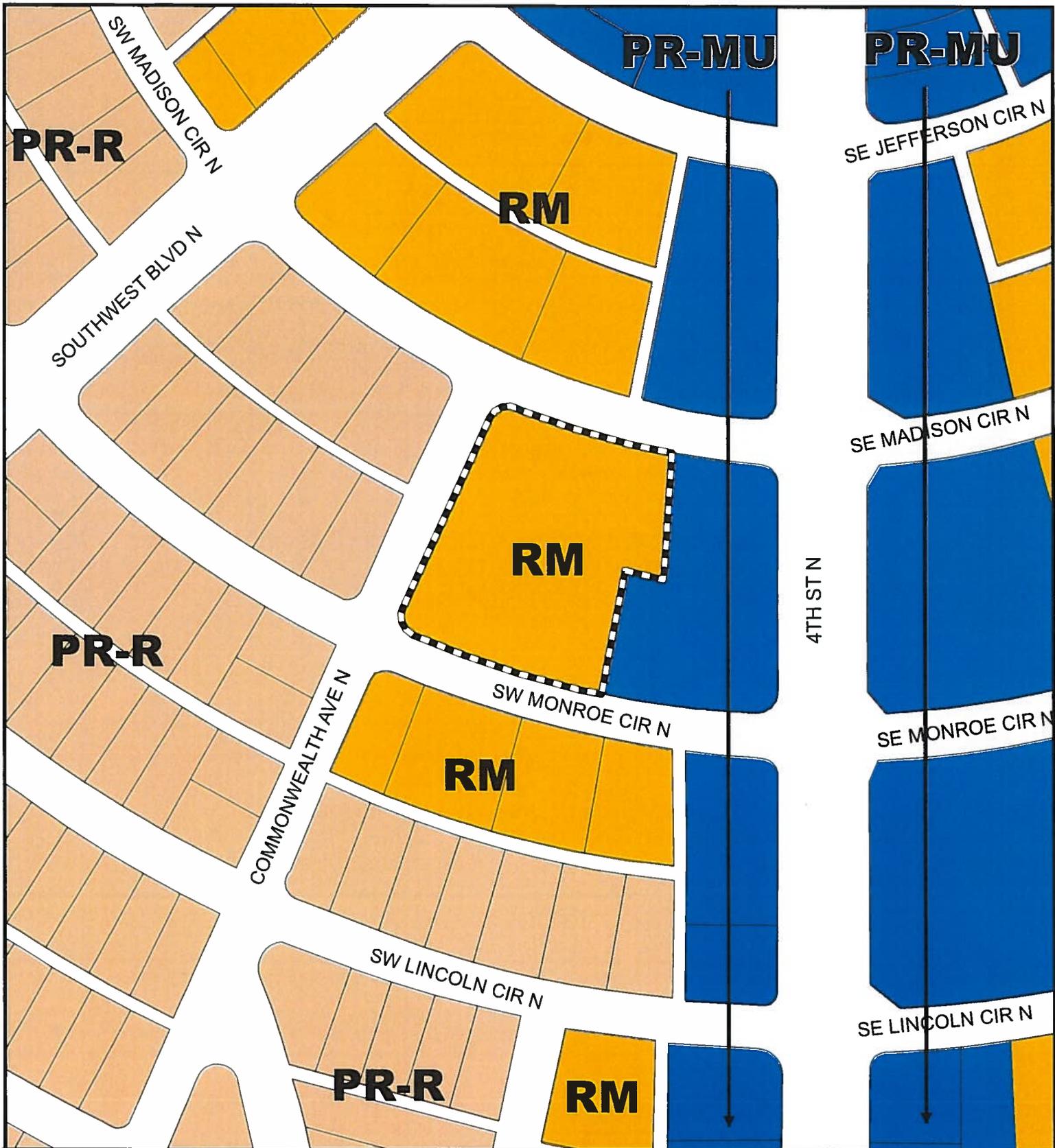


EXISTING ZONING

CITY FILE
FLUM-51
SCALE: 1" = 140'

From: NSM-1 (Neighborhood Suburban Multi Family - 1)	To: CCS-1 (Corridor Commercial Suburban - 1)
 SUBJECT AREA	





FUTURE LAND USE

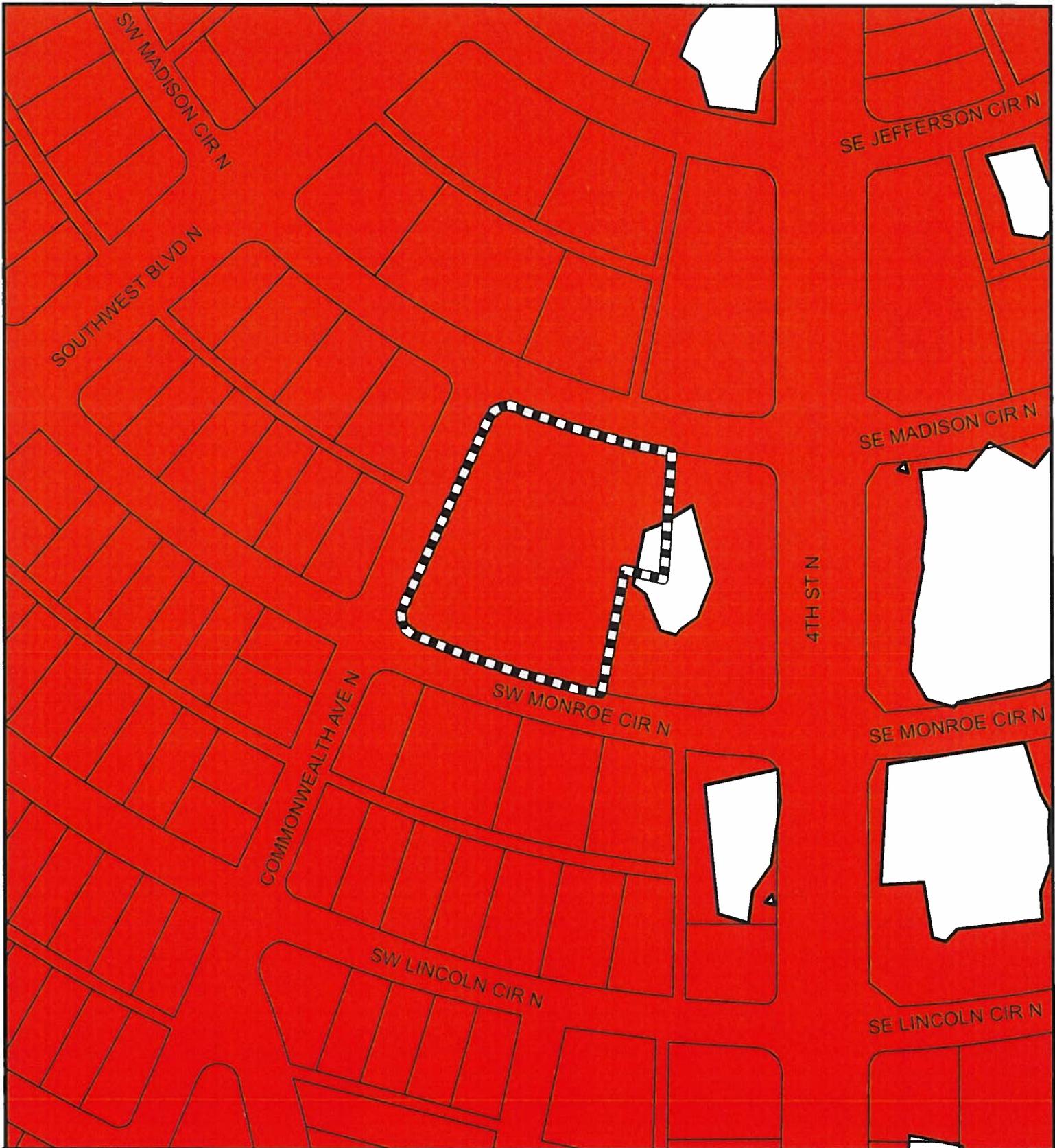
CITY FILE
FLUM-51
 SCALE: 1" = 140'

From: RM
 (Residential Medium)

To: PR-MU
 (Planned Redevelopment
 Mixed-Use)

 SUBJECT AREA





COASTAL HIGH HAZARD AREA (CHHA)

CITY FILE

FLUM-51

SCALE: 1" = 140'



CHHA



SUBJECT AREA



ATTACHMENT B

PUBLIC COMMENTS

I am writing you in regards to the LA Fitness project on 4th street, city file FLUM-51. We received a notice for the public hearing taking place tomorrow.

First, let me state that we are not impressed with how LA Fitness has handled this situation. We were informed by a neighbor in a brief conversation that LA Fitness held a neighborhood meeting to discuss these changes. From my understanding, this meeting had only a few people from the neighborhood in attendance because no one knew about it. LA Fitness did not express this to many living in the area who would be directly affected by this project. After learning of the meeting, I contacted the gym and was met with a negative attitude and told to that if I wanted to know more I would need to come in Monday through Friday between 9 and 5. I have spoken with the architect for the project and has made some great suggestions, but we would like to see those suggestions turned into reality within this project.

I have outlined our biggest concerns here:

1. Increase in traffic: At the end of the day, this is a neighborhood with families and children, and we already have cars cutting through the neighborhood, speeding, and running stop signs. This traffic would only increase with the LA Fitness project. If you drive through the neighborhood, you can see signs that read "Drive like your kids live here." It has become apparent to me that many of the LA Fitness patrons do not realize that this is a family neighborhood, and LA Fitness can do nothing to stop this. Their customers sit in the parking lot blaring music all hours of the night. This would only be amplified with a parking garage. Would it be possible to have a left turn only on the side facing Monroe Circle and a right turn only on the side facing Madison Circle? While it would not completely stop people from cutting through the neighborhood, I believe it could ease the situation.
2. Privacy: We own a house directly behind the LA Fitness. With this parking garage project, we stand to lose privacy in our own home and yard. Individuals in the parking garage would be able to see directly into our yard, even with a 6 foot privacy fence. While some would say that the current code allows for construction of up to 4 stories, something like an apartment complex is different from a parking garage where. This is a huge concern for us, as we are not the only people affected by this; our children would be too. Will the side of the parking garage facing Commonwealth Avenue be open or solid? I spoke with the architect, and he mentioned doing some type of screening to ensure our privacy. This should be discussed, as it is a serious concern for us.
3. Safety: LA Fitness does not maintain their property as is, and with the addition of a parking garage, this would only get worse. We witnessed first-hand, three months of no landscaping. There was lumber, beer bottles, a Save-A-Lot grocery cart, and other items piling up in the grass area behind the gym. What is LA Fitness going to do to ensure security on the premises and within the parking garage?
4. Property Value: We believe that our property value would decrease with the construction of this garage, as no one wants to purchase a home with a parking garage looking down into it.

We thank you for your time.

Best,
Kelsey & Austin Lillard

ATTACHMENT C

APPLICATION



FUTURE LAND USE PLAN CHANGE REZONING

Application No. _____
(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: 03/23/2018
Street Address: 5908 4th Street North
Parcel ID or Tract Number: 313017611460250010
Zoning Classification: Present: CCS-1 / NSM-1 Proposed: CCS-1
Future Land Use Plan Category: Present: PR-MU / RM Proposed: PR-MU

NAME of APPLICANT (Property Owner): Diane Maiolo, Diane Marie Fishing, Inc.

Street Address: 1860 Tanglewood Drive NE
City, State, Zip: St. Petersburg, FL 33702
Telephone No: (727) 522-6183
Email Address: samdla@cs.com

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

Specify Interest Held: Lease Holder
Is such Interest Contingent or Absolute: Absolute
Street Address: 3161 Michelson Drive Suite 600
City, State, Zip: Irvine, CA 92612
Telephone No: 949-244-3715
Email Address: annaz@fitnessintl.com

NAME of AGENT OR REPRESENTATIVE: ARC3 Architecture

Street Address: 6699 13th Avenue North, Suite 4A
City, State, Zip: St. Petersburg, Florida, 33710
Telephone No: (727) 381-5220
Email Address: steve@arc-3.com, kyle@arc-3.com



AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map \$ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map \$ 2,000.00
Rezoning only \$ 2,000.00
Cash or 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: Diane Maiolo Date: 3-20-18
Must be signed by title holder(s), or by an authorized agent with letter attached.



FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 5908 4th Street North

Parcel ID or Tract Number: 31-30-17-61146-025-0010

Square Feet: 103.679

Acreage: 2.38

Proposed Legal Description:

See attached for narrative.

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

If so, list names of all parties to the contract: -

Is contract conditional or absolute: -

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

Is so, list the names of all parties to option: -

REQUEST:

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

See attached for narrative.



Narrative for the Future Land Use Plan Change Rezoning Application for Parcel 31-30-17-61146-025-0010

PROPOSED LEGAL DESCRIPTION:

Lots 1 through 15 inclusive, Block 25, NORTH ST. PETERSBURG SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, Page 64 of the Public Records of Pinellas County, Florida, LESS AND EXCEPT that part of Lots 1, 2 and 3 conveyed to the State of Florida by Deed recorded in O.R. Book 1774, Page 461, and LESS AND EXCEPT that part of Lots 4, 5 and 6 conveyed to the State of Florida by Deed recorded in O.R. Book 1774, Page 464, TOGETHER WITH those portions of vacated alleys lying within Block 25 described as follows: The North 1/2 of alley lying South of Lots 12 through 15; the South 1/2 of alley lying North of Lots 7 through 11; the West 1/2 of alley lying East of Lot 15; the East 1/2 of alley lying West of Lots 1 through 3; the West 1/2 of alley lying East of Lot 7; and the East 1/2 of alley lying West of Lots 4 through 6, all on the aforesaid plat.

REQUEST:

The LA Fitness site located at 5908 4th Street North currently includes a 28,000 sf fitness club with surface parking for 168 vehicles (4.9 spaces/1000 sf). The existing fitness club is elevated to allow parking below the building maximizing surface parking on the site. We would like to replace the existing club from the ground up with a new 37,000 sf, single story fitness club, along with a 296 space parking structure (8 spaces/1000 sf).

The property is currently zoned partially CCS-1 and NSM-1. This proposal will modify the portion of the site currently zoned NSM-1 to CCS-1, so the entire site will be zoned CCS-1. A fitness club is a permitted use in the CCS-1, not the NSNM-1, and there is not sufficient room to expand on the current CCS-1 portion of the site. Structured parking is also only permitted on the CCS-1 portion of the site.

Expanding the club will allow LA Fitness to provide additional updated amenities enjoyed by their patrons, such as child care, indoor lap pool, additional equipment and personal training space. The improvements will allow the building to be constructed at grade to engage the street and pedestrian, in a way not possible with the currently elevated structure. The architecture of the existing building in no way relates to the existing context and leaves much to be desired aesthetically. This redevelopment of the club will allow a design appropriate in scale and style for the neighborhood.

The planned parking structure will provide significantly better parking capacity. The parking structure is planned to include 296 spaces (8 spaces/1000 sf) to provide sufficient parking for the club during peak periods of use. LA Fitness does not want to disrupt the residential nature of their neighbors and is striving to do everything possible to prevent any parking from spilling onto neighboring streets. The architecture of the new club will be integral in the design of the parking structure and designed to provide an appropriate scale, given the context of the site. We plan to use landscaping as a buffer for the structured parking as well.



Staff Report to the St. Petersburg Community Planning & Preservation Commission
Prepared by the Planning & Economic Development Department,
Urban Planning and Historic Preservation Division

For Public Hearing and Executive Action on May 8, 2018,
at 2:00 p.m., in City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: FLUM-50
2901 54th Avenue South

According to Planning & Economic Development Department records, no Community Planning & Preservation Commission member resides or owns property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

This request is to amend the *Official Zoning Map* designation from CRS-1 (Corridor Residential Suburban-1) to CCS-1 (Corridor Commercial Suburban-1) and amend the Future Land Use Map designation from I (Institutional) to PR-MU (Planned Redevelopment – Mixed Use). The applicant’s desire is to develop the site as a small commercial drive-through restaurant.

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<i>Attachment 3: Application</i>	Page 15
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APPLICANT INFORMATION:

APPLICANT / PROPERTY OWNER:

Bethel Community Baptist Church
2901 54th Avenue South
St. Petersburg, FL 33712

APPLICANT'S REPRESENTATIVE(S):

Daniel Epperly
ARO Engineering
2805 Dr. Martin Luther King Junior Street North
St. Petersburg, FL 33704

SITE DESCRIPTION:

Street Address: 2901 54th Avenue South
Parcel ID Number: 02-3216083270010030
General Description: East of 31st Street South and North of 54th Avenue South
Legal Description: See Attachment No. 2
Acreage: 3.77 acres of a 12.26 acre parcel
Zoning, Existing: CRS-1 (Corridor Residential Suburban-1)
Future Land Use: I (Institutional)
Countywide Plan Map: P/SP (Public/Semi-Public)
Existing Use: The subject portion of the property is vacant. The larger parcel is occupied by the Bethel Community Baptist Church.
Surrounding Uses: North: predominately single-family uses with the church serving as a buffer; South: mixed-use commercial, including: supermarket, department store, bank, and gas station; East: mixed-use commercial, including: drugstore and bank; West: bank immediately adjacent followed by a school.
Neighborhood Assoc.: Lakewood Estates Civic Association

ZONING HISTORY:

The present CRS-1 zoning designation has been in place since September 2007, following the implementation of the City's Vision 2020 Plan, the citywide rezoning, and update of the land development regulations (LDRs).

SITE HISTORY:

As stated above, the subject portion of the property is estimated to be 3.77 acres or 164,451 square feet in size, and is currently vacant. The entire parcel is estimated to be 12.26 acres or 534,055 square feet and is occupied by the Bethel Community Baptist Church. The applicant has indicated that the subject portion of the property will be utilized in the future for a small commercial drive-through restaurant. While requests have been made in the past to rezone the entire parcel (12.26 acres), City staff have historically recommended against proposed commercial zoning beyond the northern line of the existing commercial zoning. This request is only for the portion of the parcel south of that line.

Development potential under the present CRS-1 zoning designation is as follows: 57 multifamily units, calculated at a base density of 15 units per acre; 82,226 square feet of non-residential space, based on a floor-area-ratio (FAR) of 0.5; or a mix of these uses.

Development under the requested CCS-1 zoning designation is as follows: 57 multifamily units, calculated at a base density of 15 units per acre; 90,448 square feet of non-residential space, based on a floor-area-ratio (FAR) of 0.55; or a mix of these uses.

STAFF ANALYSIS:

The primary issues associated with this private application are consistency and compatibility of the requested designation with the established land use and zoning patterns and level of service considerations.

CONSISTENCY AND COMPATIBILITY

The established character of the immediate area is commercial, with the subject portion of the property being surrounded on all sides by a mix of non-residential uses including a church to the north, drugstore to the west, bank to the east, and supermarket shopping plaza to the south. The requested CCS-1 zoning is consistent and a natural continuation of the zoning district designation to the west and squares with existing CCS-1 zoning located immediately across 54th Avenue South. Furthermore, it does not extend beyond the depth of existing CCS-1 zoning to the west and CRS-1 zoning to the east. Therefore, the requested designation is consistent with Policy LU3.6 which states that *“land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.”*

The requested CCS-1 zoning does not create any additional intrusion to the surrounding residential uses and is a natural continuation of the CCS-1 zoning to the west and south, which contains a mix of commercial uses including drugstores, banks, and supermarkets. There are no abutting residential uses. Therefore, the request also satisfies Policy LU3.17, which states *“future expansion of commercial uses is encouraged when infilling into existing commercial areas.”*

LEVEL OF SERVICE (LOS) IMPACT

The Level of Service (LOS) impact section of this report concludes that the proposed rezoning and FLUM will not alter the City's population or the population density pattern or have a negative effect upon the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY:

Level of Service impacts are addressed further in this report. Approval of this rezoning and FLUM request does not guarantee that the subject property will meet the requirements of Concurrency at the time development permits are requested. **Completion of this rezoning and FLUM amendment does not guarantee the right to develop on the subject property.** Upon application for site plan review, or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

SPECIAL CONDITIONS:

Approval of this rezoning and FLUM amendment is **contingent upon approval of modifications to the Special Exception (08-32000016)**, including but not limited to review of site drainage, maintenance of impervious surface ratios, and traffic circulation.

RECOMMENDATION:

City staff recommends **APPROVAL** of the applicant's request to amend the Official Zoning Map designation from CRS-1 (Corridor Residential Suburban-1) to CCS-1 (Corridor Commercial Suburban-1) and the FLU Map designation from I (Institutional) to PR-MU (Planned Redevelopment – Mixed Use), or other less intensive use, on the basis that the proposal is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO OFFICIAL ZONING MAP:

- a. **Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.**

The following policies and objectives from the Comprehensive Plan are applicable:

- LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

- LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.
- LU3.17 Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.
- LU3.18 All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets or lowering the LOS below adopted standards, and with proper facilities for pedestrian convenience and safety.
- LU4(2) Commercial – the City shall provide opportunities for additional commercial development where appropriate.
- LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.
- LU18: Commercial development along the City's major corridors shall be limited to infilling and redevelopment of existing commercially designated frontages.

b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units and or public schools.

The proposed change will not alter population or the population density pattern and thereby impact residential dwelling units and/or public schools. While the zoning will change, both CRS-1 and CCS-1 have an underlying base density of 15 dwelling units per acre.

- d. **Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, stormwater management.**

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested rezoning for the subject property be approved, the City has sufficient capacity to meet all demands.

WATER

Under the existing interlocal agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member governments' water supply needs. The City's current potable water demand is 28.8 million gallons per day.

The City's adopted level of service (LOS) standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 80 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The subject property is served by the Southwest Water Reclamation Facility, which presently has excess average day capacity estimated to be 0.22 million gallons per day (MGD). The estimate is based on a permitted capacity of 20 MGD and a calendar year 2016 daily average flow of 19.78 MGD. Therefore, there is excess average daily sanitary sewer capacity to serve the amendment area.

SOLID WASTE

All solid waste disposal is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 930,750 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill is expected to remain in use for at least 86 years, based on current grading and disposal rate.

There is excess solid waste capacity to serve the amendment area.

TRAFFIC

Summary of traffic impact (p.m. peak hour trips):

The vehicle trip generation rate under the existing I (Institutional) land use is approximately 37.25 p.m. peak hour trips, calculated as follows:

- a. $104 \text{ avg. daily trips per acre of land} \times 3.77 \text{ acres} = \text{approximately } 392.08 \text{ avg. daily trips}$
- b. $392.08 \text{ average daily trips} \times 0.095 = \text{approximately } 37.25 \text{ p.m. peak hour trips}$

The vehicle trip generation rate under the proposed PR-MU (Planned Redevelopment Mixed Use) land use is approximately 155.08 p.m. peak hour trips, calculated as follows:

- a. $433 \text{ avg. daily trips per acre of land} \times 3.77 \text{ acres} = \text{approximately } 1632.41 \text{ avg. daily trips}$
- b. $1632.41 \text{ average daily trips} \times 0.095 = \text{approximately } 155.08 \text{ p.m. peak hour trips}$

Under a typical analysis, this plan change from I to PR-MU would result in an estimated net increase of 117.83 p.m. peak hour trips.

Existing Conditions

The subject property has access to 54th Avenue South, which is classified as a City-maintained four-lane minor arterial, is presently operating at a level of service "B" between 31st Street South and Dr. Martin Luther King Junior Street South, according to the Forward Pinellas 2016 Level of Service Report. This level of service is based on the 2016 average annual traffic (AADT) volume of 16,527. The volume-capacity ratio for this four-lane divided facility is 0.490, so there is spare capacity to accommodate new trips.

The statutory provisions for transportation concurrency were rescinded in 2011. In the absence of state imposed transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization (MPO) authorized a multi-jurisdictional task force to develop a countywide approach to manage the transportation impacts associated with development or redevelopment projects through local site plan review processes. The task force created the Pinellas County Mobility Plan, which was adopted by the MPO in September 2013, and called for the renaming the Transportation Impact Fee Ordinance as the Multimodal Impact Fee Ordinance, which became effective on May 1, 2016. On March 3, 2016 the St. Petersburg City Council approved amendments to the Future Land Use, Transportation, Capital Improvements and Intergovernmental Coordination elements of the Comprehensive Plan in order to ensure consistency with the countywide approach to managing transportation impacts associated with development or redevelopment projects.

Policy T3.1 in the Transportation Element, which previously identified the LOS "D" standard for major roads in St. Petersburg, was revised to include policies that pertain to the implementation of the Pinellas County Mobility Management System. Transportation

management plans, and in some cases traffic studies, are required for large development projects (51 new peak hour trips or more) that impact deficient roads, which are defined countywide as major roads operating at peak hour LOS “E” and “F” and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years. The proposed rezoning and FLUM amendment is not located on a deficient segment of road, so a transportation management plan or traffic study would not be required for a land development project on the subject property. However, it should be noted that the road segment adjacent, 54th Avenue South from 34th Street South to 31st Street South, is classified as a deficient segment of road.

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. The PSTA has one route that provides local transit service to the subject site: Route 11 has a service frequency of one hour. The LOS standard for mass transit is headways less than one hour.

RECREATION

The City's adopted LOS for recreational acreage, which is 9 acres per 1,000 population, will not be impacted by this proposed rezoning. Under both the existing and proposed zoning, the LOS citywide will remain at 27.3 acres per 1,000 population.

STORMWATER MANAGEMENT

Sufficient capacity exists to accommodate the requested change.

- e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.**

The land area is both appropriate and adequate for the anticipated use of the subject property.

- f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.**

There are approximately 92.85 acres of vacant land in the City designated with CCS-1 zoning.

- g. Whether the proposed change is consistent with the established land use pattern.**

The proposed change will permit mixed-use development, which is consistent with the established land use pattern to the west, east and south of the subject area.

- h. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**

The existing CRS-1 zoning district boundary is not illogically drawn in relation to existing conditions.

- i. **If the proposed amendment involves a change from a residential to a nonresidential use, whether more nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.**

Both the current zoning, CRS-1, and the proposed zoning, CCS-1, allow for mixed-use development opportunities (i.e., each allow for some residential, office and commercial uses).

- j. **Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), the subject area is not located within the 100-year flood plain.

- k. **Other pertinent information.** None.

MAP SERIES



AERIAL

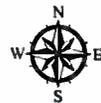
CITY FILE

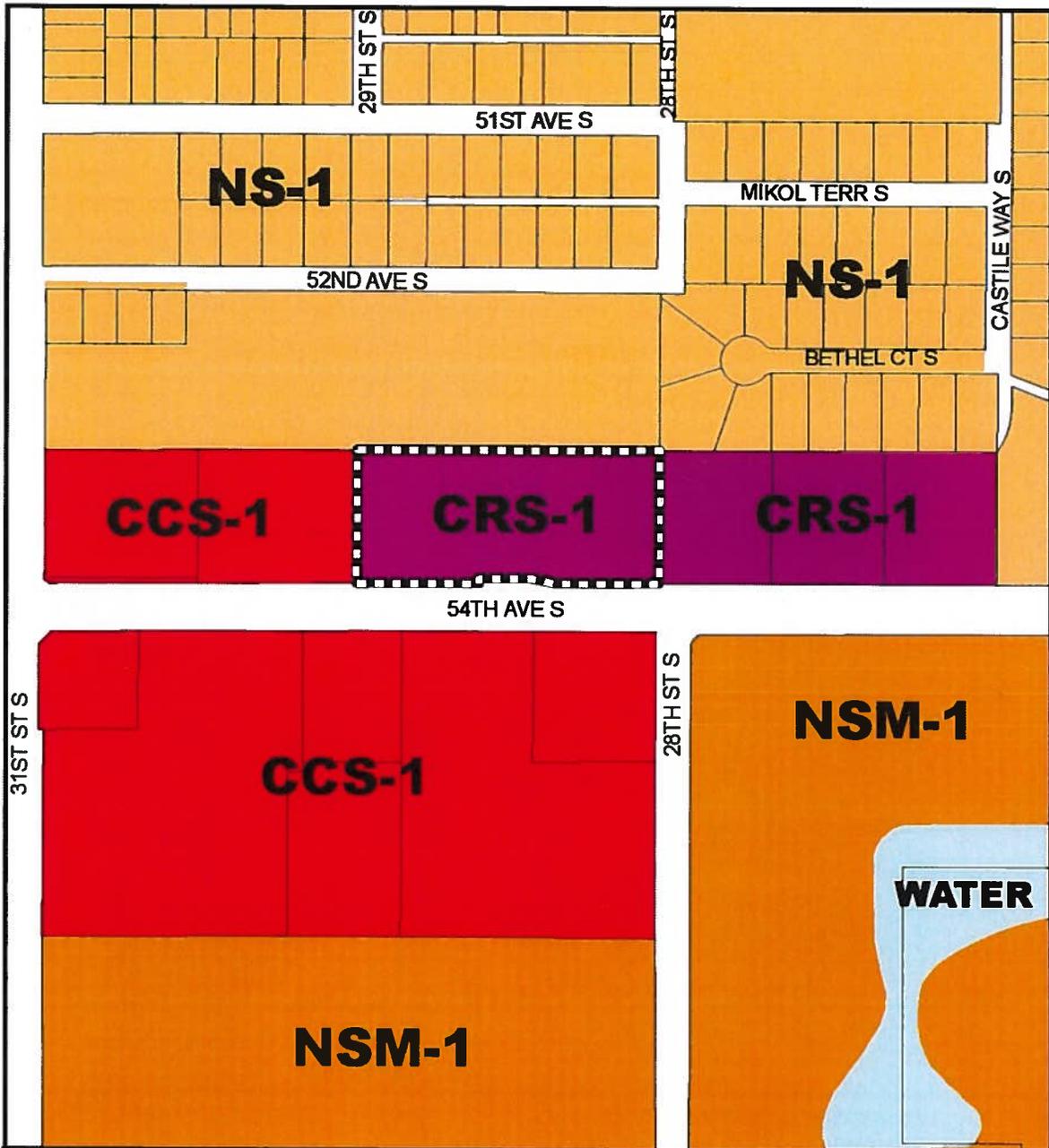
FLUM-50

SCALE: 1" = 255'



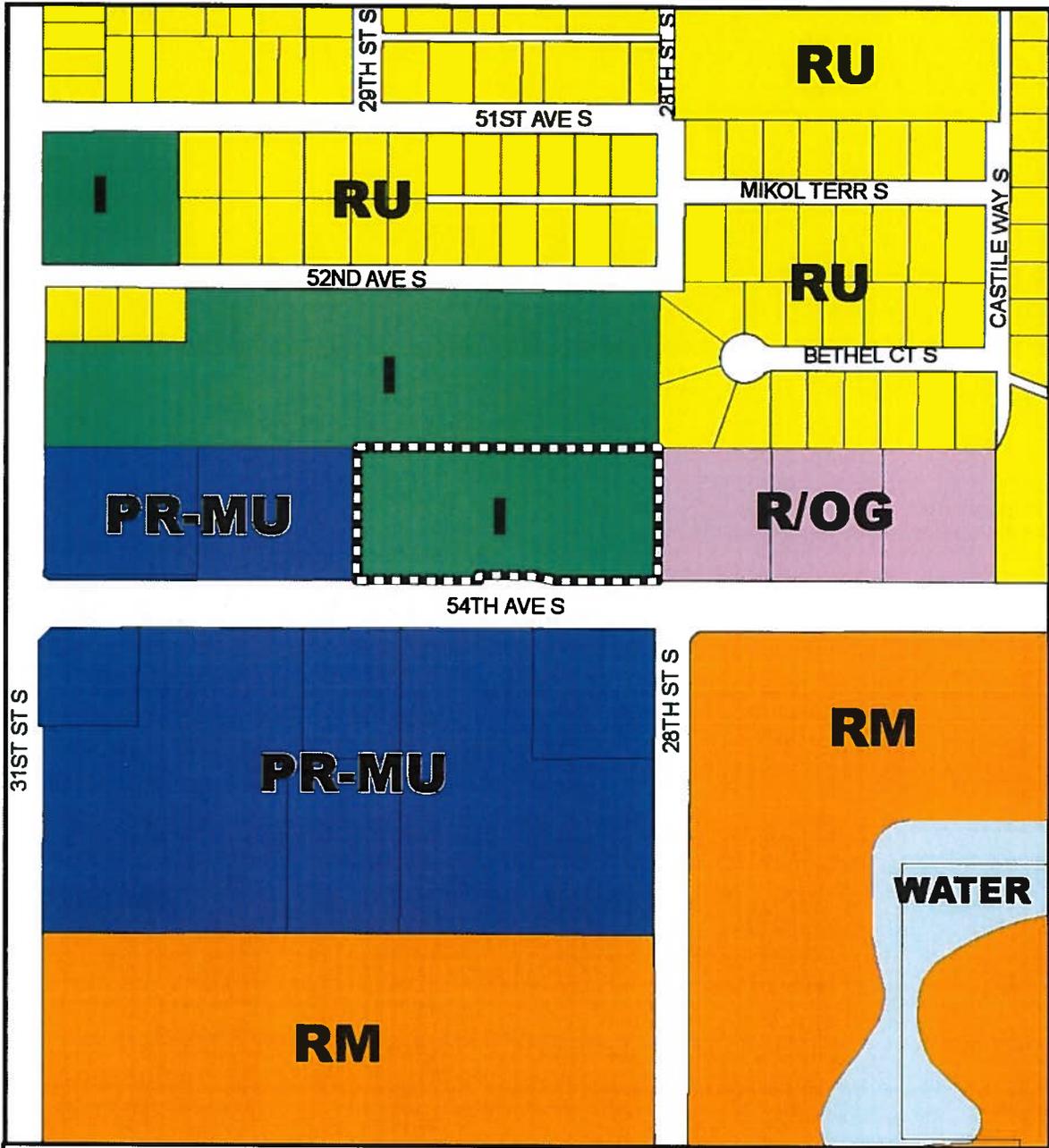
SUBJECT AREA





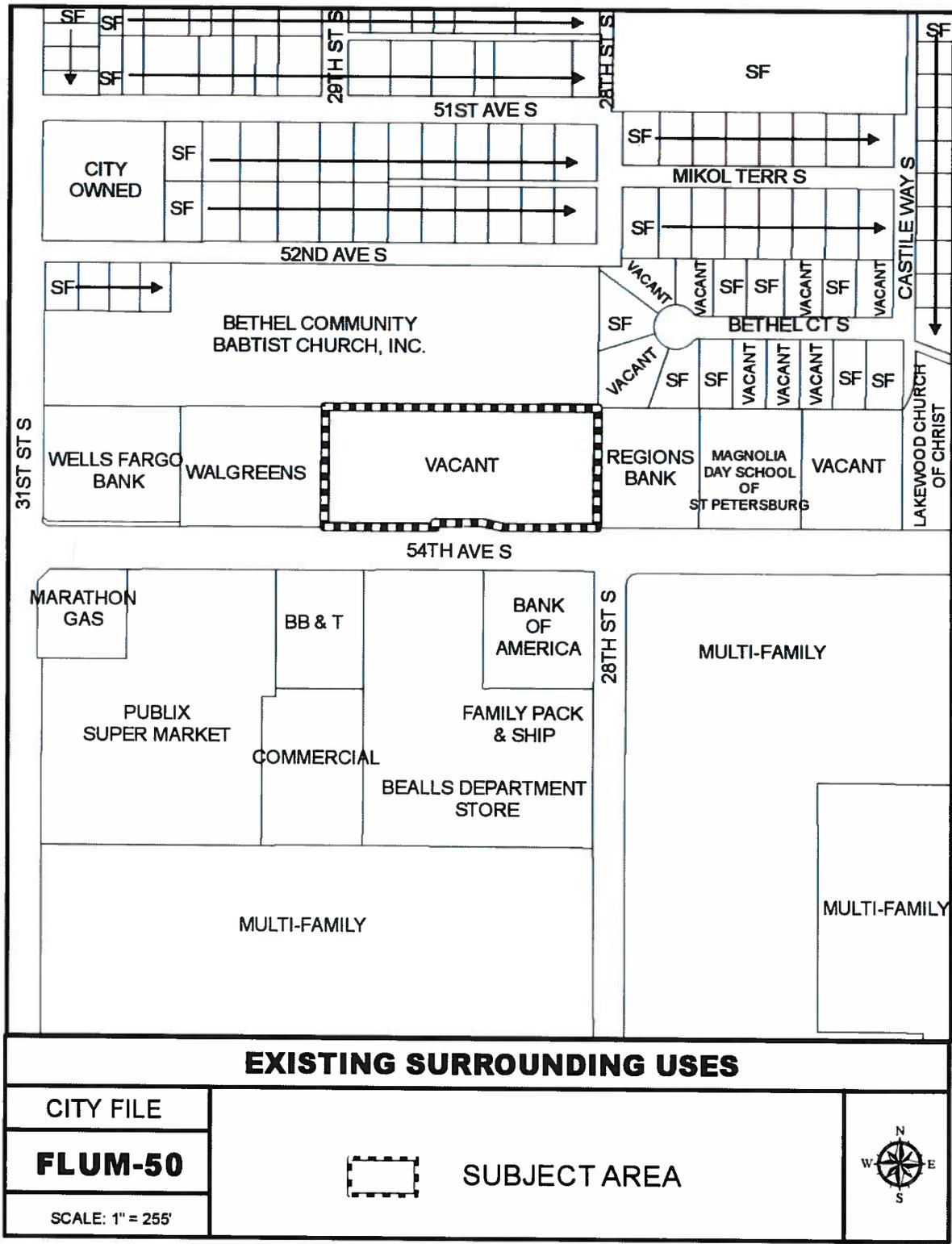
EXISTING ZONING

CITY FILE	From: CRS-1 (Corridor Residential Suburban - 1)	To: CCS-1 (Corridor Commercial Suburban - 1)	
FLUM-50			
SCALE: 1" = 255'	SUBJECT AREA		



FUTURE LAND USE

CITY FILE	From: I (Institutional)	To: PR-MU (Planned Redevelopment -Mixed Use)	
FLUM-50	SUBJECT AREA		
SCALE: 1" = 255'			



LEGAL DESCRIPTION (Area to be amended)

Real property in the City of St. Petersburg, County of Pinellas, State of Florida, described as follows:

Bethel Community Baptist Church Sub Block 1, Lot 3 less that portion lying north of Lot 4

APPLICATION

st.petersburg
www.stpete.org



FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 2801 54th Ave. S.
Parcel ID or Tract Number: 02-32-16-08327-001-0030
Square Feet: 534,055
Acreage: 12.26
Proposed Legal Description:
TBD after rezoning.

Is there any existing contract for sale on the subject property: Yes
If so, list names of all parties to the contract: Stephen R. Gerlach, Inc.
Is contract conditional or absolute: Conditional

Are there any options to purchase on the subject property: Yes
Is so, list the names of all parties to option: Stephen R. Gerlach, Inc.

REQUEST:

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

The above referenced site currently has two future land use designations. The Northern part of the site is listed as NS-1, while the southern portion is CRS-1. The site currently sits adjacent to CCS-1 zoned lots to both the west and south. The purpose of this application is to request that the southern CRS-1 portion of the site be changed to a CCS-1 designation to support the construction of a small commercial drive thru restaurant at this location. Multiple mixed use commercial developments exist in this area along 54th Ave. S., therefore this type of development does not differ in type when compared to others in the same vicinity. No modification to the NS-1 portion of the site is requested.

UPDATED 08-23-2012

PUBLIC COMMENTS

City staff have received two emails and two phone calls related to this item. While a couple residents were simply seeking clarifications, two were opposed to the land use change due to concerns about commercial intrusion and traffic congestion. Judy Ellis, President of Lakewood Estates Civic Association, has registered as an opponent.