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**CITY OF ST. PETERSBURG  
DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**LOT LINE ADJUSTMENT  
PUBLIC HEARING**

According to Development Services Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, for Public Hearing and Executive Action on January 4, 2017 at 2:00 P.M. in Council Chambers, City Hall , 175 Fifth Street North, St. Petersburg, Florida.**

**CASE NO.:** 16-54000094 **PLAT SHEET:** G-12

**REQUEST:** Approval of a lot line adjustment with variances to the minimum lot area and width to allow construction of two (2) single-family homes on two (2) platted lots of record

**OWNER:** Terry & Marlene Stewart  
1081 18<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704-4133

**AGENT:** Martin Frame  
1052 6<sup>th</sup> Street North #3  
Saint Petersburg, Florida 33701

**REGISTERED OPPONENT:** Scott Lehman  
1075 18<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704

**ADDRESS:** 1081 18<sup>th</sup> Avenue North

**PARCEL ID NO.:** 13-31-16-63810-000-0870

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional-2 (NT-2)

**BACKGROUND:** The subject property consists of two platted lots of record, Lot 87 (an interior lot) and Lot 88 (a corner lot). The platted lots are respectively 42 feet and 50 feet in width and 121 feet in depth. As platted, the lots contain 5,082 square feet and 6,050 square feet of land area, respectively. The subject property is currently zoned NT-2 which requires a minimum lot width of 50 feet and a minimum lot area of 5,800 square feet. The requested Lot Line Adjustment proposes to adjust the existing shared lot line 8 feet to the east, reducing Lot 87 to 42 feet and increasing the corner lot to 50 feet in width. The proposed, adjusted Lot 87 is substandard in both lot width and lot area. The proposed adjustment to the corner lot is compliant to the required lot width and lot area.

The historic Property Record indicates that the subject two platted lots have been combined since at least 1979, when the existing in-ground pool was constructed.

According to the Pinellas County Property Appraiser's Office, the property is currently developed with a single-family home containing 2,686 square feet of enclosed gross area and an in-ground pool.

Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. The code was changed in 2003 to allow development on any platted lot of record. On September 17, 2015, City Council amended the non-conforming lot regulations, thereby eliminating the right to build on these substandard lots without first obtaining a variance.

During the review of the regulations by City Council starting in March of 2015, Council made the decision to change the code back to restrict such development on substandard lots, while also making clear its intent that a variance review to determine if such development would be consistent with the surrounding neighborhood pattern would be required. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing one home on one platted lot in an area that historically developed on more than one platted lot could be detrimental to the neighbors and the overall character of the neighborhood. The subject block and the immediate surrounding blocks are not an example of this situation.

**CONSISTENCY REVIEW COMMENTS:** The Planning & Economic Development Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **consistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
  - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The existing house, built prior to 1940, will be demolished and two single-family detached homes are proposed. By adjusting the lot line, the corner lot becomes more buildable since this lot has a required 12 feet street-side yard setback.

- b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

One of the two subject lots does not meet the minimum lot width and area requirements of the NT-2 zoning district. The NT-2 zoning district requires a minimum lot width of 50-feet and a minimum lot area of 5,800 square feet.

- c. *Preservation district. If the site contains a designated preservation district.*

This criterion does not apply.

- d. *Historic Resources. If the site contains historical significance.*

This criterion does not apply.

- e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

Based on a survey provided by the applicant, there is a palm and several mature oak trees on the property which shall remain.

- f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The Euclid/St. Paul neighborhood contains many individual subdivisions which were generally platted in the 1920's. The predominant development pattern for single-family homes is one home on one platted lot. In the section of the neighborhood surrounding the subject application, there are two separate subdivisions, and the platted lot widths largely range from 42 to 50 feet. There are scattered examples of one and one half lots or two lots under common ownership, ranging in one to two per block face, see the Neighborhood Lot Exhibit attached.

Staff prepared an analysis of the development pattern of the subject block, between 10<sup>th</sup> and 12<sup>th</sup> Streets North, and adjacent blocks to the north, and south of the subject block. The subject lots are within the Old Kentucky Subdivision. The platted width of the lots in this subdivision range from 42 feet to 62.5 feet, see the attached Subdivision Plat.

On the subject block facing 18<sup>th</sup> Avenue North, all the properties meet the minimum lot width and area standards. However, within the surrounding blocks of the study area, slightly more than 50% of the properties are substandard lots, see Table 1.

Staff also considers the percentage of homes that are built on one platted lot in assessing the development pattern. The percentage of properties that have one house on one platted lot on these same blocks is 89.05%, see Table 1. Based on the provided analysis, staff finds the proposal consistent with the prevailing pattern of development.

**Table 1**

Block	Conforming	Substandard	% Substandard	# One Platted Lot or Substandard	# Multiple Lots	% One Platted Lot
Subject Block	20*	2	9.09%	19	3	86%
Block 2	17	6	26.09%	20	3	87%
Block 3	0	15	100.00%	15	0	100%
Block 4	0	14	100.00%	14	0	100%
Block 5	2	2	50.00%	2	2	50%
Block 6	4	2	33.33%	6	0	100%
Block 7	4	2	33.33%	6	0	100%
<b>Average</b>			<b>50.26%</b>			<b>89.05%</b>

\*Includes subject parcel as one conforming lot

The proposed homes meet the setback regulations of the NT-2 district and shall meet the required design standards of the district. In order to further address compatibility concerns, three special conditions of approval are recommended.

Special condition #1 limits the rear garages to one-story. NT does allow two-story garages. Garages along the alleys in this neighborhood are a mix of one and two stories. This condition will help address concerns regarding the mass and size of the garages along the alley and the overall mass and scale of the development on the subject lots.

Special condition #2 will prohibit the construction of an accessory dwelling unit on the corner lot. The current zoning, NT-2, allows for an accessory dwelling unit (AKA garage apartment), if the property meets the minimum lot size of 5,800 square feet. With a variance approval, the corner lot size will be 6,050 square feet (50 X 121), which would allow such units if no special condition were included. Therefore, no garage apartment shall be allowed on this lot. This will reduce the overall number of vehicles and required parking spaces off the alley.

Special condition #3 will prohibit the removal of any healthy, protected trees and palms on the subject property that are not found to be in reasonable conflict with any proposed construction.

In summary, the redevelopment of the lots serve to improve the neighborhood character by replacing the existing structure and a street-side, screen enclosed pool with new, appropriately designed homes meeting all current land development regulations with the exception of the lot width variance, with architectural styles compatible with those within the Euclid/St. Paul neighborhood.

- g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

This criteria is not applicable.

2. *The special conditions existing are not the result of the actions of the applicant;*

The subject lots were platted at 42-feet and 50-feet in width and 121-feet in depth. The majority of the lots in the neighborhood were platted in the 1920's, which established the current development pattern. This development pattern is not the result of any action of the applicant.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

The applicant has the ability to continue the use of the property for a single-family home. However, the larger lot would allow for redevelopment of a larger home with an accessory dwelling unit, which would not be consistent with the surrounding neighborhood pattern.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

A majority of the other properties in the surrounding blocks have been allowed to develop one house on each lot of record and therefore the requested variance would allow a more consistent use of the land.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The variance request is the minimum necessary to allow the development of two single-family homes on lots of similar size to the surrounding lots with single-family homes. The reduction of 8 feet in width and 718 square feet of lot area constitutes a 16% reduction in width and a 12% reduction in lot area for the proposed subject interior lot.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and rehabilitation. As stated in the Neighborhood Suburban Single-Family zoning district Section 16.20.010.2, "The regulations of the NT districts protect the single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood. The standards for each of the districts are intended to reflect and reinforce their unique character". The character of the subdivision has been identified as one house per platted lot of record, most of which are substandard in regards to currently existing Code requirements. The following objective and policies promote redevelopment and infill development in the City:

**OBJECTIVE LU2:**

The Future Land Use Element 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.

LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

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.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The granting of the variance will not be injurious to neighboring properties as most are developed in the same pattern as proposed for the two subject lots. The proposed two homes shall comply with all other requirements of the NT-2 zoning district including setbacks, height, design and impervious surfaces.

8. *The reasons set forth in the application justify the granting of a variance;*

Staff finds that the reasons set forth in the application are sufficient to justify the granting of the lot width and area variance for one of the two subject lots.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

This criterion is not applicable. This application regards variances to allow single-family residences, which are a permitted use within this zoning district.

**FINDING OF CONSISTENCY:** Given the above considerations, pursuant Section 16.70.040.1.6, the request was found to be consistent with the purpose and intent of the Code and the Comprehensive Plan.

**PUBLIC COMMENTS:** As of the writing of this report, Staff has received the following public comments.

- Several property owners approached Staff during a site visit with interest in the nature of the subject request. Upon review of the proposal, a concern regarding the size and placement of the two homes was expressed. The registered opponent, who resides abutting the eastern side of the subject property, was one of the inquiring property owners.
- Upon receipt of the required Public Notice, a property owner contacted Staff by phone requesting additional information about the request. Once informed of the nature of the request, the citizen expressed no immediate concern.
- The Euclid/St. Paul Neighborhood Association has made no contact with Staff. The agent states that upon contact with the acting president of the association, he was advised that the association takes no position on this type application. The agent provided the application and contact information to the acting president of the

association so that it might be distributed to the residents so that they may address any questions/ concerns directly to the agent.

- A neighborhood resident submitted an e-mail expressing concerns regarding the subject proposal. Concerns were expressed regarding the increased density an additional lot would impose upon the neighborhood, the impact the construction process would impose upon the neighborhood, the impact the size of the new structures would impose upon surrounding residents and the impact the two homes would have on city services to the neighborhood. The communication is attached.
- A neighborhood resident e-mailed a statement expressing opposition to the proposed application. The concerns expressed regarded a concern that the additional two homes would impact water pressure, a concern that the additional homes would impact the available on-street parking in the surrounding area and the respondent perceives that the architecture of the proposed homes would negatively impact the aesthetic of the block. The communication is attached.
- The registered opponent submitted various documents to support opposition to the application. The concerns expressed regarded the close proximity of the proposed structure and the potential impact that might have on proposed solar panels at his abutting property and a concern that the mass of the proposed structures are not compatible with the surrounding developed properties. The documents are attached.

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

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

**SPECIAL CONDITIONS OF APPROVAL:**

1. The rear garages shall be limited to one-story on both lots.
2. There shall be no accessory dwelling unit allowed on the corner lot.
3. No existing healthy, protected tree or palm on the subject property shall be removed that are not found to be in reasonable conflict with any proposed construction. Any proposed trimming of the existing oaks shall be approved by the City arborist prior to the work performed.
4. The new homes shall comply with all requirements of the NT-2 zoning district, including but not limited to placement, design and impervious surface areas.
5. The design of the two homes shall be substantially consistent with the submitted plans.
6. This variance approval shall be valid through January 4, 2020. Substantial construction shall commence prior to this expiration date or the two (2) lots shall be conveyed into separate ownership, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

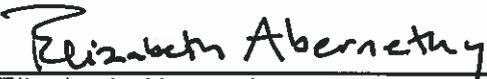
7. Prior to submittal of building permits, applicant shall obtain separate parcel identification numbers through the Pinellas County Property Appraisers Office.
8. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.

REPORT PREPARED BY:

  
\_\_\_\_\_  
Gary Crosby, Planner II  
Development Review Services Division  
Planning and Economic Development Department

*12-29-16*  
\_\_\_\_\_  
DATE

FOR:

  
\_\_\_\_\_  
Elizabeth Abernethy AICP, Chief Zoning Official (POD)  
Development Review Services Division  
Planning and Economic Development Department

*12-29-16*  
\_\_\_\_\_  
DATE

Attachments: variance narrative, public participation report, authorized agent affidavit, registered opponent form, existing property survey, neighborhood lot exhibit, proposed site plan/ elevations/ floor plans for the proposed corner lot, proposed site plan/ front elevation/ floor plans for the proposed interior lot, Old Kentucky Subdivision Plat, public comment documents (3).

# VARIANCE

## NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

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

APPLICANT NARRATIVE	
Street Address: 1081 18th Ave N, St Petersburg, FL	Case No.: 16-54000094
<b>Detailed Description of Project and Request:</b>	
We are requesting:	
a. Lot split resulting in 1 - 49' wide lot and one 43' wide lot. Reduced from the 50' standard lot width	
b. Front porch set back - reduced from 18' to 16'	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
We are requesting:	
a. Lot split resulting in 1 - 49' wide lot and one 43' wide lot. Reduced from the 50' standard lot width	
b. Front porch set back - reduced from 18' to 16' (49' lot only)	
c. Front yard set back - reduced from 25' to 23' (49' lot only) (current house is 23')	
d. Garage setback 8' from alley	
e. Side Yard Setback between two new lots at 5'	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
Yes, many of the surrounding lots are of similar size; setbacks in the neighborhood vary greatly from property to property such that the requested variances will not feel out of place and will enhance the neighborhood with attractive architecture with aesthetic interest.	
See attached reduced setback worksheet	
3. How is the requested variance not the result of actions of the applicant?	
The requested variances are consistent with the neighborhood pattern more so than the existing home and large screen pool enclosure.	



# VARIANCE

## NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

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

APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>The requested variances reduce the need to ask for additional variances to side yard setbacks and are more consistent with the neighborhood development pattern than the existing home and large pool cage. The Front Building set back request is consistent with the existing building. The home styles are consistent with the existing architectural styles making use of large front porch's that are sensitive to the pedestrian experience, rear load two car garages will improve available off street parking from 0 currently available.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>Leaving the property as is would result in a condition that is inconsistent with the neighborhood (large pool cage) vs the alternative of constructing two architecturally distinct rear load homes on lots similar in size to other lots in the immediate area.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>Granting of the requested variances will result in a development pattern that is more consistent with the neighborhood and will enhance the neighborhood by improving the existing condition of the property through:</p> <ul style="list-style-type: none"><li>-Reduced on street parking vs existing</li><li>-Enhance the character of the neighborhood with functional front porches.</li><li>-Provide interest to the elevation by way of creating depth (bay window like bump out).</li></ul>



# PUBLIC PARTICIPATION REPORT

Application No. 165400094

In accordance with LDR Section 16.70.040.1.F.2. "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

APPLICANT REPORT	
<b>Street Address:</b>	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
Applicant reached out to neighborhood association President to determine process of obtaining neighborhood review and comments. Euclid / St. Paul's established process is to disseminate the application to residents and solicit comment via email. Euclid / St. Paul's Neighborhood Association's official position with regard to these application is that they represent diverse viewpoints and take no position with regard to supporting these types of applications. Applicant provided email and phone number to be distributed with the application so that residents may contact Applicant directly with comments or concerns.	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
Mailing to neighborhood residents will occur by December 12th.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
Notified residents reside within the Euclid St. Paul's Neighborhood Association	
2. Summary of concerns, issues, and problems expressed during the process	
Initial feedback indicated a dislike of "cookie cutter" homes. Applicant is addressing this with two unique floor plans and elevations by two separate builders	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input checked="" type="checkbox"/> Other comment(s): See above note regarding the official policy of ESPNA.	
Association Name	Euclid St Paul's
President or Vice-President Signature	
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	



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

DEVELOPMENT REVIEW COMMISSION  
AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name: Terry Stewart / Marlene Stewart / Danny Stewart

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

Property Address: 1081 18th Avenue North St. Petersburg, FL 33704

Parcel ID No.: \_\_\_\_\_

Request:

Requesting from city to authorize a variance on currently property which is deeded as one lot, split into two lots.

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

Agent's Name(s): MARTIN FRAME

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

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

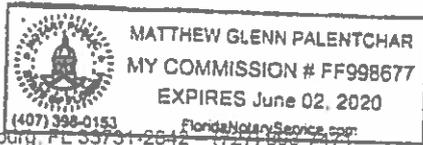
Signature (owner): Terry Stewart Marlene Stewart Terry Stewart Marlene Stewart  
Danny Stewart Printed Name(s): Danny Stewart

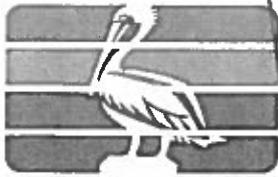
Sworn to and subscribed on this date

Identification or personally known: FL DL's (2x) for Marlene Stewart and Danny Stewart

Notary Signature: [Signature]  
Commission Expiration (Stamp or date): \_\_\_\_\_

Date: 11/16/16





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



**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION**

## REGISTERED OPPONENT FORM

### Contact Information

Name	Scott Lehman
Street Address	1025 18 <sup>th</sup> Ave N.
City ST ZIP Code	Saint Petersburg FL 33704
Telephone	914-602-5250
Email Address	sudlybike rider @ gmail . com
Signature	 Date 23 - Dec - 16

### Date of Hearing

Date of Hearing	January 4, 2017
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### Case No.

Case No.	16-54000094
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### Case Address

Case Address	1081 18 <sup>th</sup> Avenue North
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### Special Requirements

### Information on Procedures for Hearing

- 1) Staff, applicant, and, registered opponent will have a total of ten (10) minutes each to present their case.
- 2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
- 3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
- 4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, [pamela.jones@stpete.org](mailto:pamela.jones@stpete.org), at least one week prior to the hearing.

City of St. Petersburg, Development Review Services, One 4<sup>th</sup> Street North, PO Box 2842, St. Petersburg, FL 33731  
(727) 893-5498  
[www.stpete.org/ldr](http://www.stpete.org/ldr)

SECTION 13, TOWNSHIP 31S, RANGE 16E

LEGEND:

- N&D = NAIL & DISK
- FIR = FOUND IRON ROD
- M = FIELD MEASUREMENT
- P = PLAT
- CONC = CONCRETE
- R/W = RIGHT OF WAY
- FOE = FOUND OPEN END PIPE
- S/W = SIDEWALK
- T.B.M. = TEMPORARY BENCHMARK
- CLF = CHAIN LINK FENCE
- WATER METER
- FIRE HYDRANT
- DIA = OAK TREE
- DIA = PALM TREE
- +0.00 = SPOT ELEVATION

11th ST. N.

LOT 88

121' (P)  
NORTH (P&M) 120.94' (M)

LOT 87

120.96' (M)  
SOUTH 121' (P)



NORTH BASS:  
PLAT  
SCALE: 1" = 20'

NO IMPROVEMENTS  
SHOWN

#1801  
(FORMER ADDRESS)

FIR 1/2"  
NO ID.

42.02' (M)  
42' (P)

FIR 1/2"  
NO ID.

19.8'

S89°55'13"W 50.03' (M)

WEST 50' (P)

FIR 3/8"  
RLS#3035

CERTIFIED TO:

DAVID WEEKLEY HOMES

18th AVE. N.

20' BRICK, "A" CURB, 60' R/W

LEGAL DESCRIPTION

LOT 87, ACCORDING TO THE PLAT OF  
OLD KENTUCKY SUBD'N.  
AS RECORDED IN PLAT BOOK 1, PAGE 48  
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 10/26/16

Flood Zone

"X" AREA OF MINIMAL FLOOD HAZARD  
COMMUNITY PANEL #125148 12103C0217 G,  
REVISED 9/3/03

Basis of Bearings:

EAST BOUNDARY OF LOT 88  
ASSUMED NORTH (PER PLAT)

Benchmark:

CITY OF ST. PETERSBURG #72  
EL = 147.78' CITY DATUM, ADJUSTED TO  
EL = 49.90' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive  
use of the current owners of the property  
and also those who purchase, mortgage or  
guarantee the title thereto within one (1)  
year from date hereof.

1610-65.CRD

FIELD BOOK

933

PAGE 36

This Survey was prepared without the benefit of a title search and is  
subject to all easements, Rights-of-way, and other matters of record.

NOTE: Survey not valid without the signature and the orig-  
inal raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 1610-65A  
Dwn: JM

I hereby certify that the survey represented hereon meets the  
requirements of Chapter 5J-17, Florida Administrative Code.

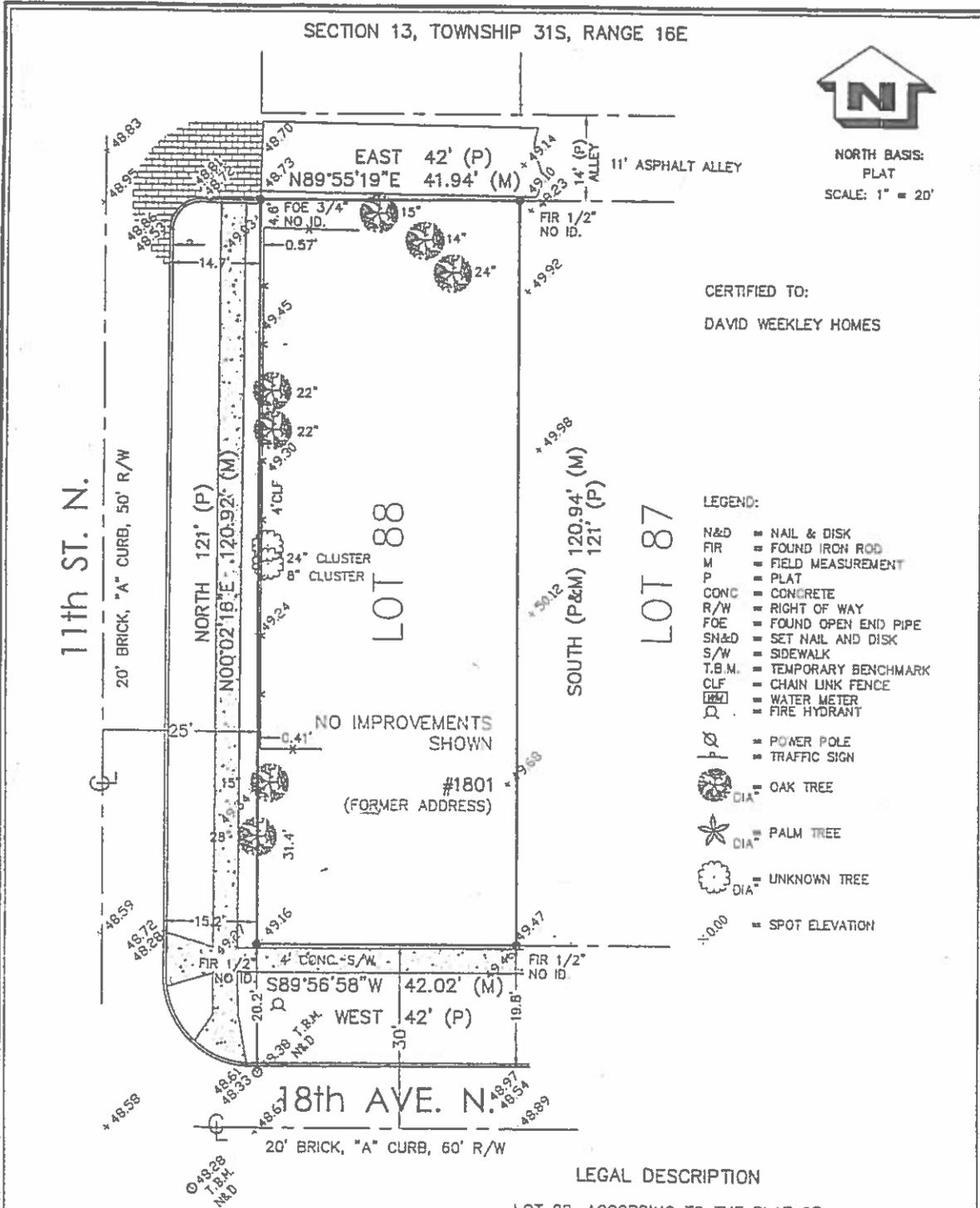
*John C. Brendla*  
JOHN C. BRENDLA  
Florida Surveyor's Registration No. 1269  
Certificate of Authorization No. 1B 760

Prepared by:  
JOHN C. BRENDLA & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
4015 82nd Avenue North  
Pinellas Park, Florida 33781  
phone (727) 576-7546 ~ fax (727) 577-9932

SECTION 13, TOWNSHIP 31S, RANGE 16E



NORTH BASIS:  
PLAT  
SCALE: 1" = 20'



CERTIFIED TO:  
DAVID WEEKLEY HOMES

- LEGEND:
- N&D = NAIL & DISK
  - FIR = FOUND IRON ROD
  - M = FIELD MEASUREMENT
  - P = PLAT
  - CONC = CONCRETE
  - R/W = RIGHT OF WAY
  - FOE = FOUND OPEN END PIPE
  - SN&D = SET NAIL AND DISK
  - S/W = SIDEWALK
  - T.B.M. = TEMPORARY BENCHMARK
  - CLF = CHAIN LINK FENCE
  - [Symbol] = WATER METER
  - [Symbol] = FIRE HYDRANT
  - [Symbol] = POWER POLE
  - [Symbol] = TRAFFIC SIGN
  - [Symbol] DIA = OAK TREE
  - [Symbol] DIA = PALM TREE
  - [Symbol] DIA = UNKNOWN TREE
  - [Symbol] = SPOT ELEVATION

LEGAL DESCRIPTION

LOT 88, ACCORDING TO THE PLAT OF  
OLD KENTUCKY SUBD'N.  
AS RECORDED IN PLAT BOOK 1, PAGE 48  
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 10/26/16

Flood Zone  
"X" AREA OF MINIMAL FLOOD HAZARD  
COMMUNITY PANEL #125148 12103C0217 G,  
REVISED 9/3/03  
Basis of Bearings:  
EAST BOUNDARY OF LOT 88  
ASSUMED NORTH (PER PLAT)  
Benchmark:  
CITY OF ST. PETERSBURG #72  
EL = 147.78' CITY DATUM, ADJUSTED TO  
EL = 49.90' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

1610-65.CRD  
FIELD BOOK 933 PAGE 36

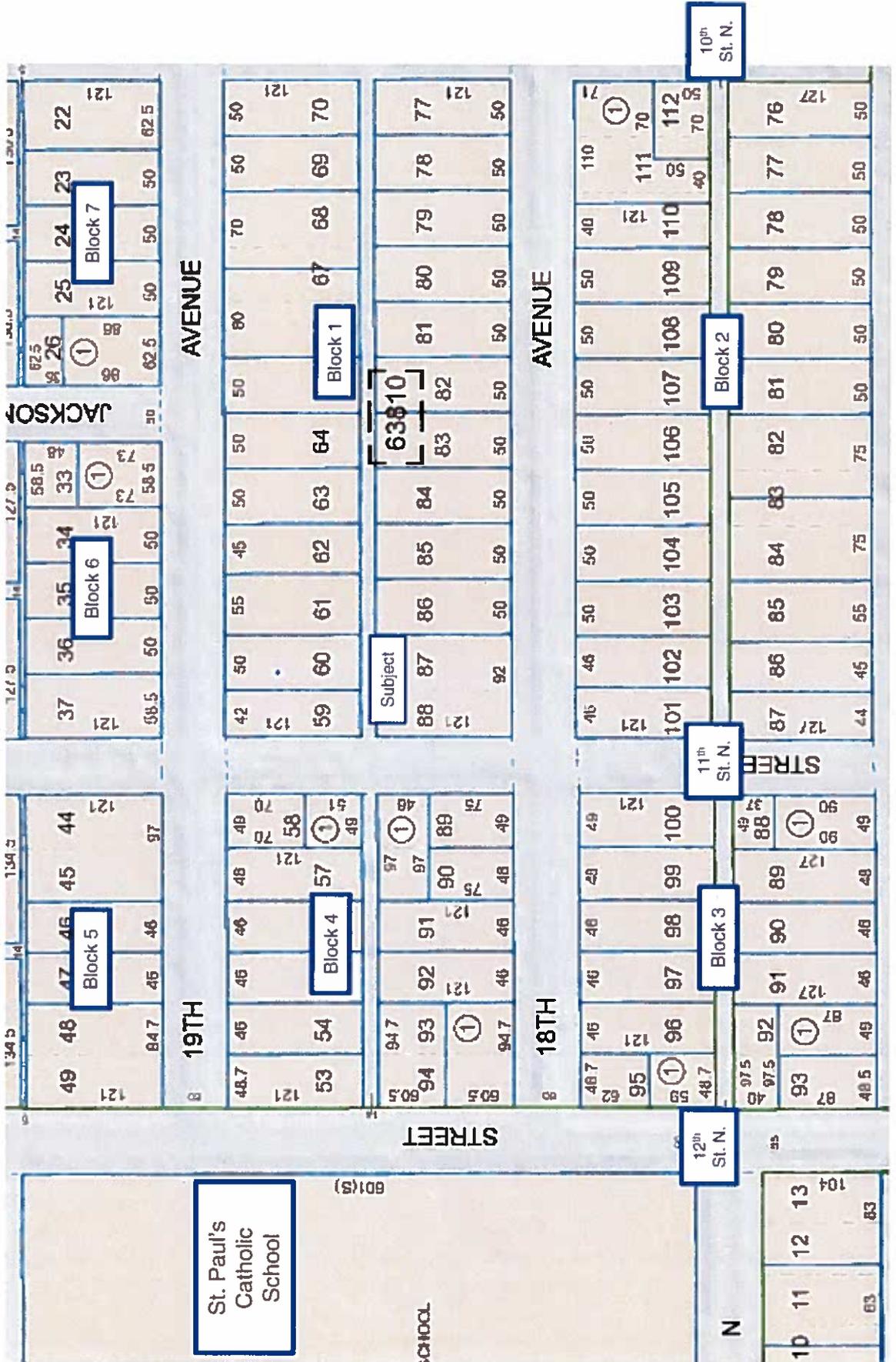
This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record. NOTE: Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the survey represented hereon meets the requirements of Chapter 5, § 17, Florida Administrative Code.  
*John C. Brendla*  
JOHN C. BRENDLA  
Florida Surveyor's Registration No. 1269  
Certificate of Authorization No. LB 760

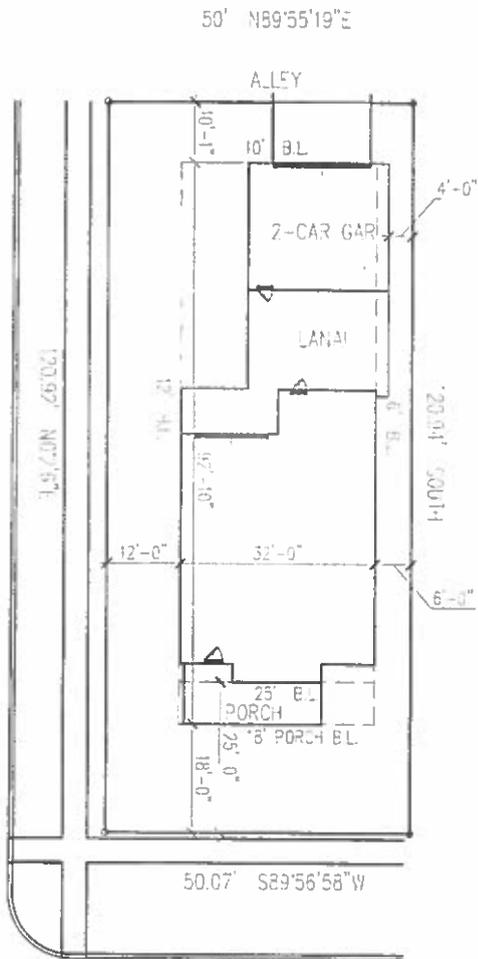
Prepared by:  
JOHN C. BRENDLA & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
4015 82nd Avenue North  
Pinellas Park, Florida 33781  
phone (727) 576-7546 ~ fax (727) 577-9932

JOB# 1610-658  
Dwn: JM

# Neighborhood Lot Exhibit



**RECEIVED**  
 DEC 27 2016  
 DEVELOPMENT REVIEW  
 SERVICES



NORTH  
 0000  
 PLT PLAN-1  
 FRAME  
 1/11/16

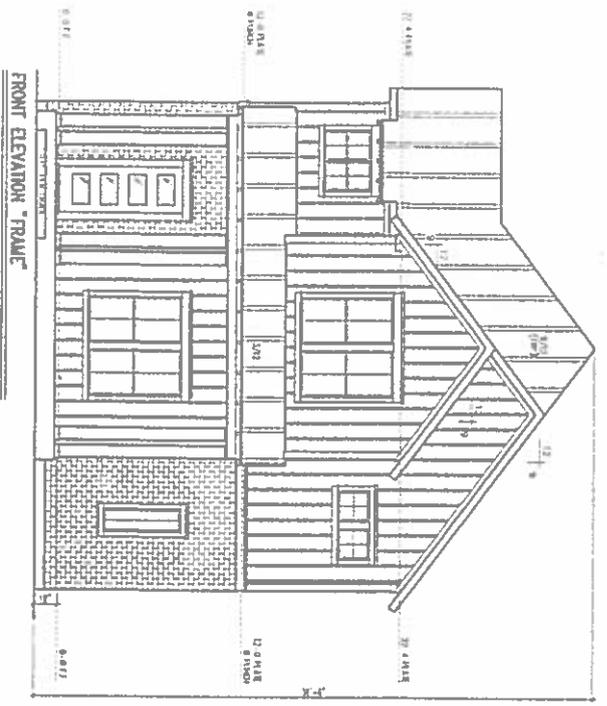
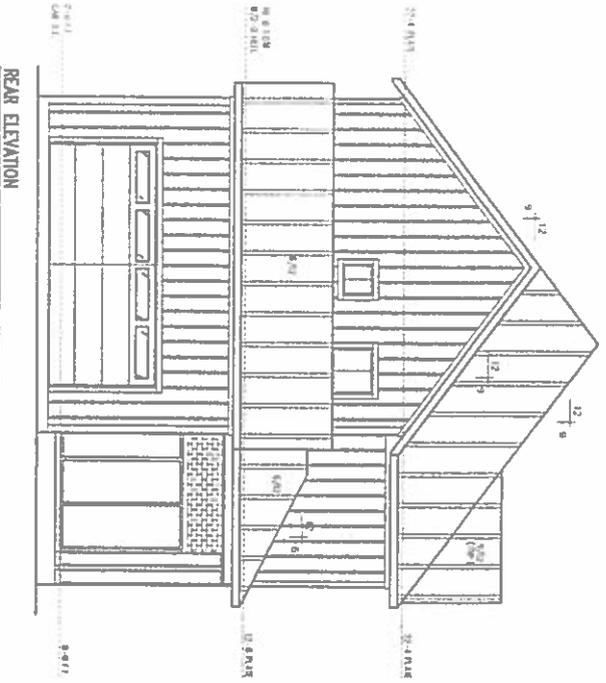
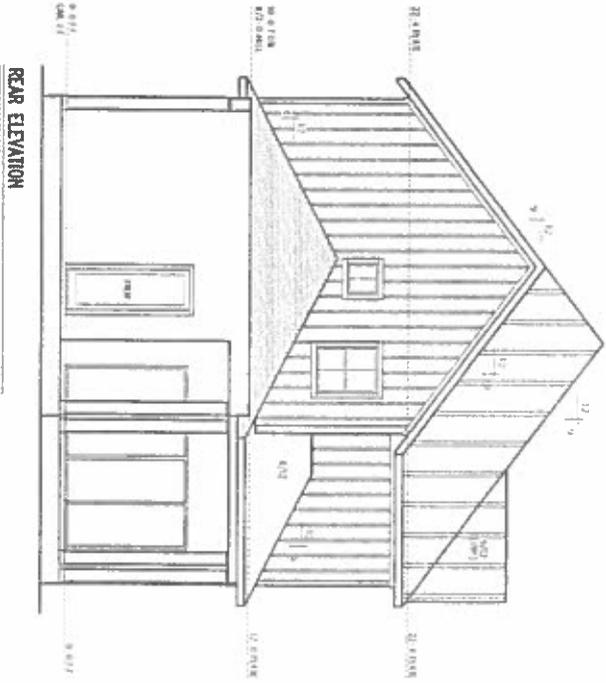
Proj. No.:	Lot:
Site No.:	Gr.:
Sheet:	Path:

**David Weekley Homes**

S. J      Scale 1/8" = 1'-0"

Date 11/15/16      Rev

© Weekley Homes LP 2012  
 The measurements, dimensions, and other specifications shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

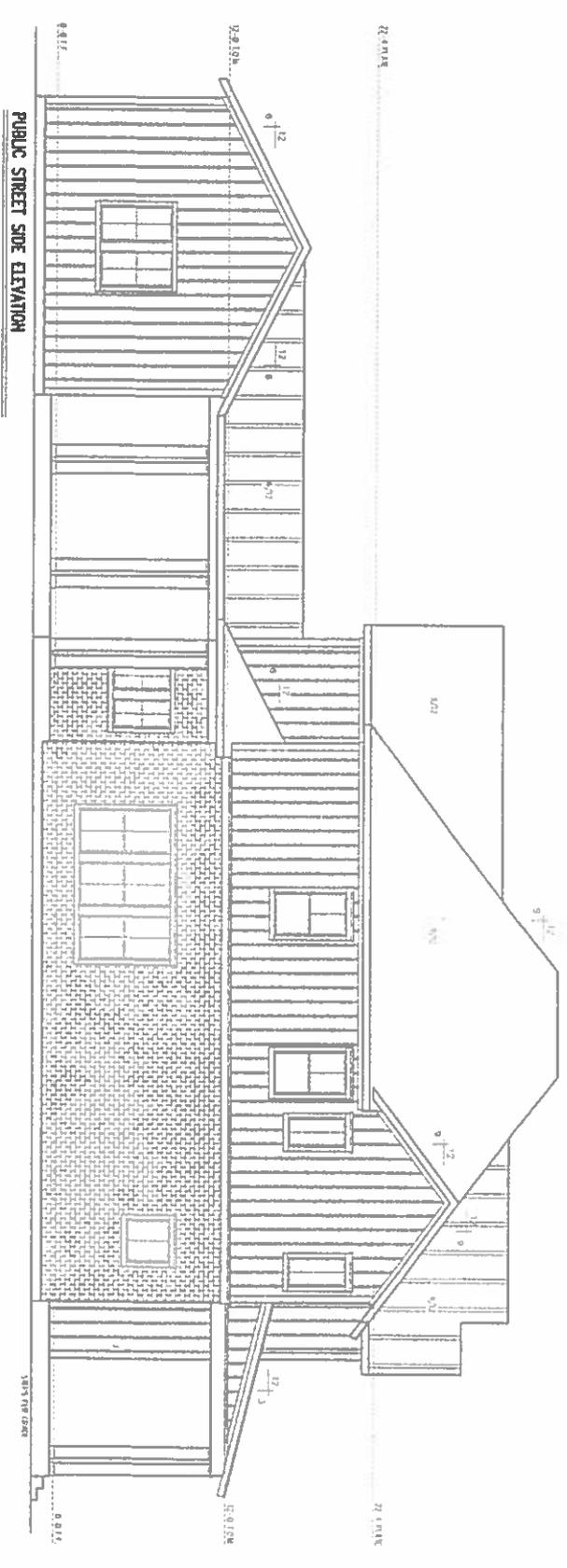
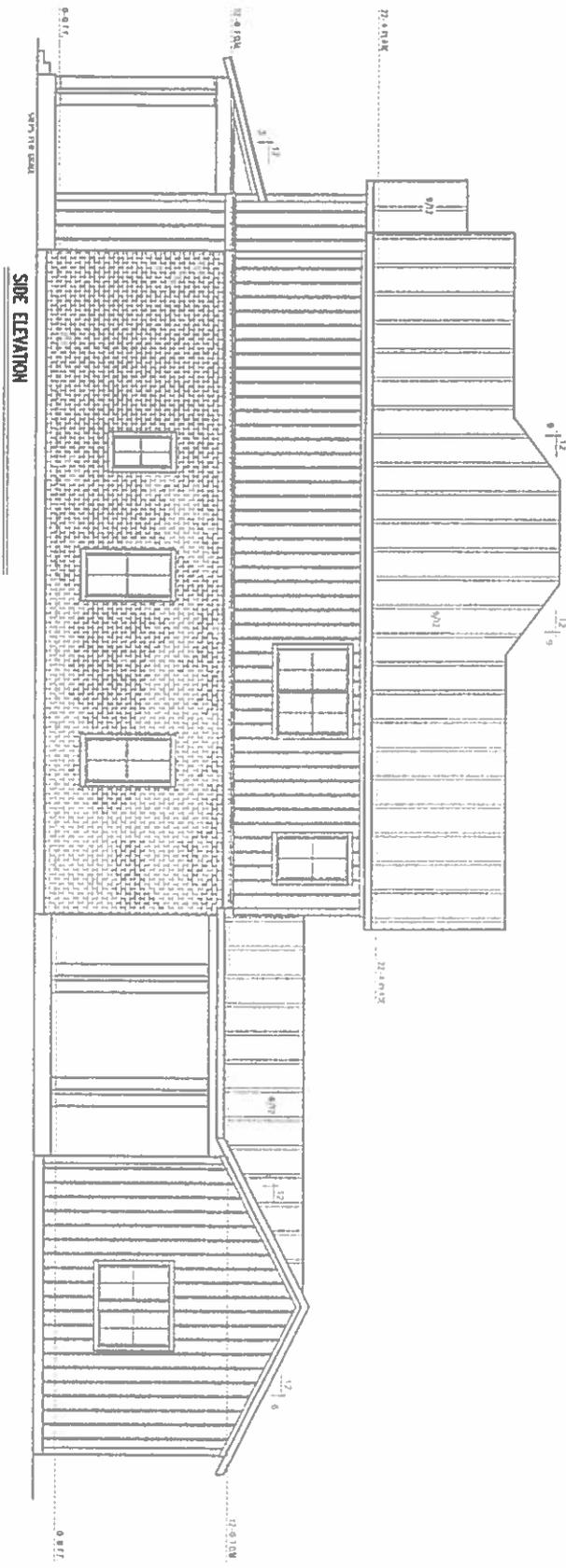


NORTH  
 0000  
 ELEV-1  
 FRAME  
 1A001

Proj No:	1st
Job No:	2nd
	3rd
	4th
	5th
	6th
	7th
	8th
	9th
	10th
	11th
	12th

**David Weekley Homes**  
 S. J  
 Date: 11/15/16  
 Scale: 1/8" = 1'-0"  
 Rev:

© Weekley Homes, L.P. 2012  
 The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.



NORTH  
 0000  
**ELV-2**  
 FRAME  
 1/16"

Proj No	Col
Job No	Blk
	Sech

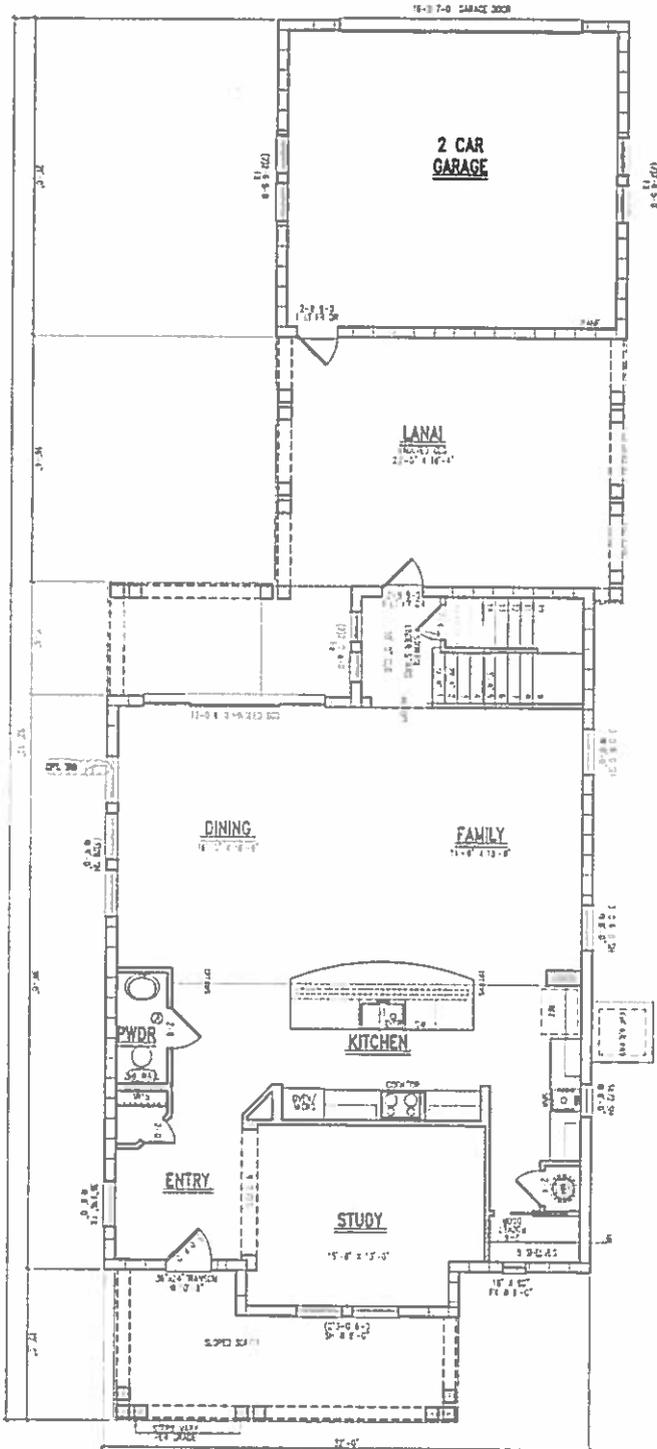
**David Weekley Homes**  
 S. J  
 Date 11/15/16  
 Scale 1/8" = 1'-0"  
 Rev.

© Weekley Homes LP 2012  
 The measurements, elevations, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

**RECEIVED**

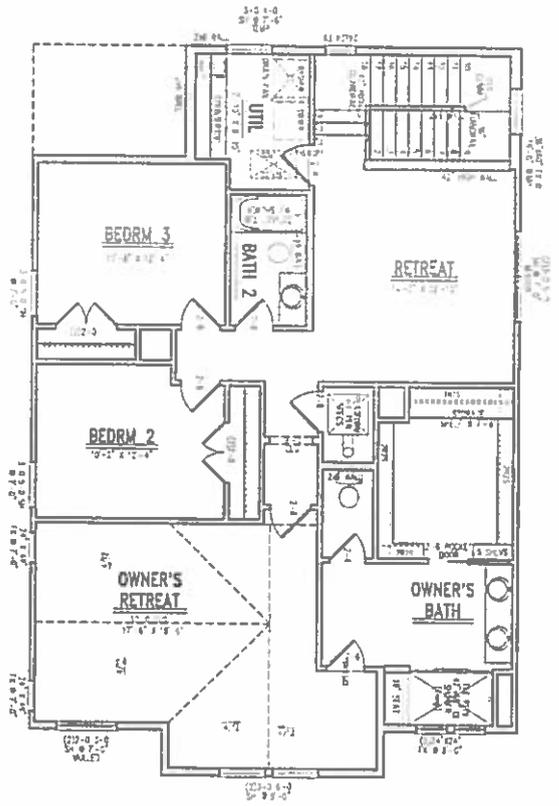
DEC 27 2016

DEVELOPMENT REVIEW  
SERVICES



FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS  
12'-0" UNLESS NOTED OTHERWISE



SECOND FLOOR

NOTE: ALL 2ND FLR. CEILING HEIGHTS  
9'-0" UNLESS NOTED OTHERWISE

PLAN SQFT.	
TOTAL FLOOR	2712
1ST FLOOR	1511
2ND FLOOR	1201
PERMITS	0
NET AREA	2712

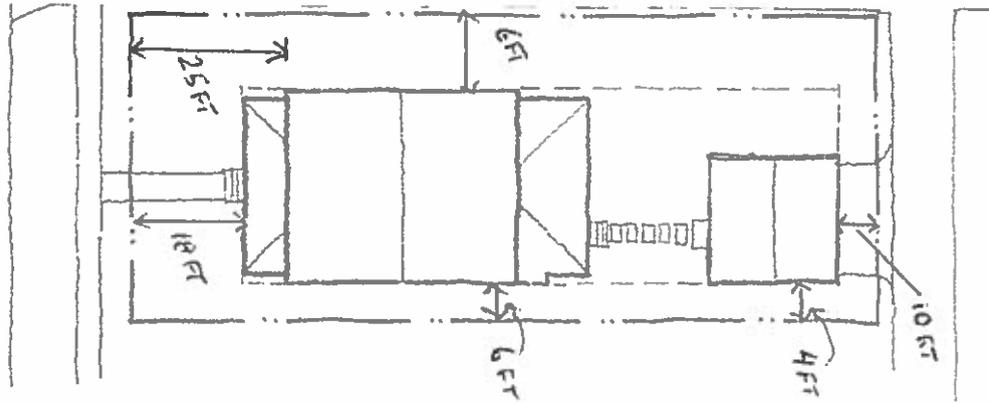
NORTH  
0000  
FRAME  
PLAN-1

Proj. No.:	
Rev. No.:	
Rev.:	

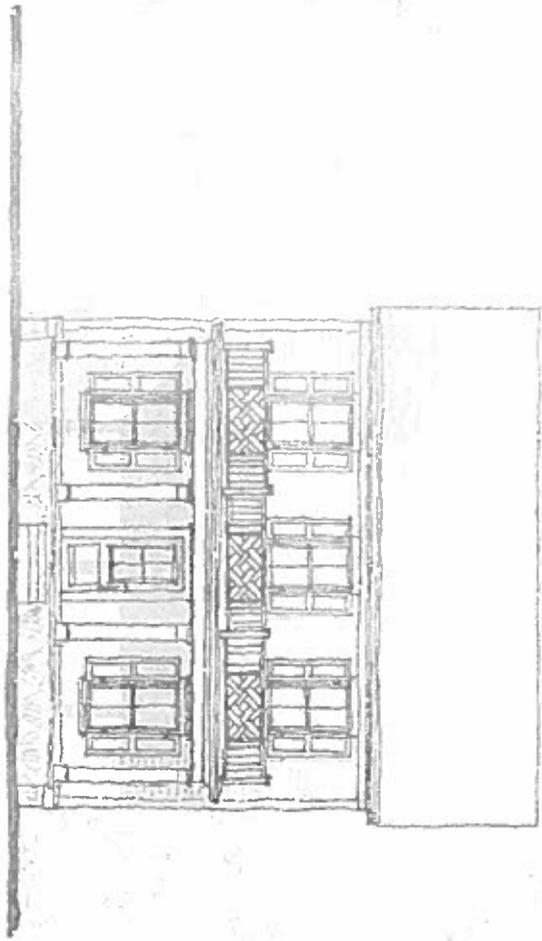
David Weekley Homes  
S. J  
Date: 11/15/16  
Scale: 1/8" = 1'-0"

© Weekley Homes LP 2012  
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

SITE PLAN



FRONT ELEVATION "C" (REV.)



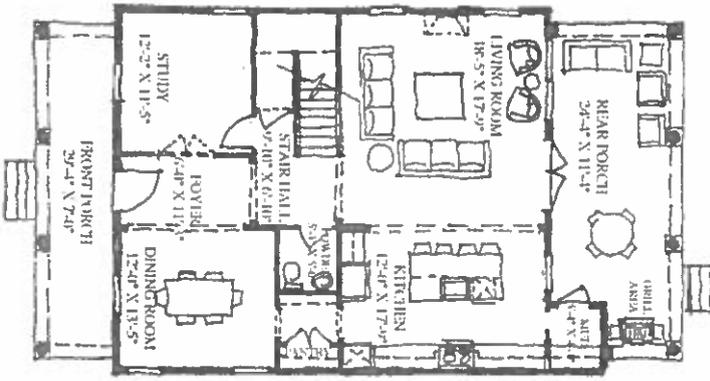
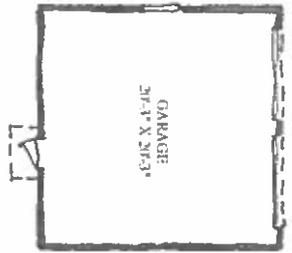
DATE: 10/01/2015  
 SHEET: 2

ST. PETERSBURG, FL  
 SITE PLAN & FRONT ELEVATION

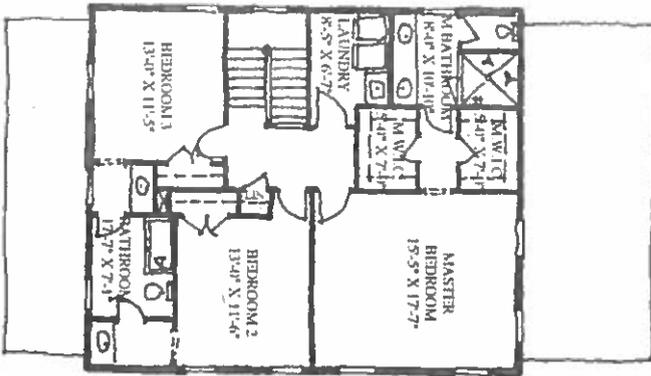
JENNIFER GARCIA  
 ARCHITECT RESTORATION  
 FLA 00002681  
 600 S MAGNOLIA AVE  
 SUITE 100  
 TAMPA, FL 33606  
 813.287.0272

THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF JENNIFER GARCIA ARCHITECT RESTORATION. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF JENNIFER GARCIA ARCHITECT RESTORATION IS PROHIBITED.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

1246 s.f. First Floor A/C  
 1171 s.f. Second Floor A/C  
 2417 s.f. Total A/C  
 455 s.f. Garage  
 205 s.f. Front Porch  
 309 s.f. Rear Porch  
 3386 s.f. Total under Roof



JENNIFER GARCIA  
 ARCHITECTURE, INC.  
 600 S. MAGNOLIA AVE.  
 SUITE 300  
 TAMPA, FL 33606  
 813.885.5527

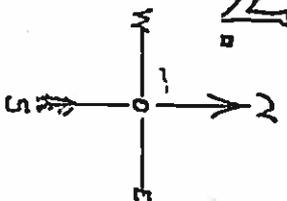
ST. PETERSBURG, FL  
 FLOOR PLANS

DRAWING DATE:  
 10.01.2015  
 SHEET  
 1

# OLD KENTUCKY SUBDIVISION

FORMERLY SNYDER'S GROVE 9TH ST-NORTH

Being a subdivision of the NE 1/4 of NE 1/4 of Section 13 Twp 31 S. R 16 E Less the N. 535 ft of NE 1/4 of NE 1/4 containing 24 acres more or less



TWELFTH STREET

STREET

LEE ST

STREET

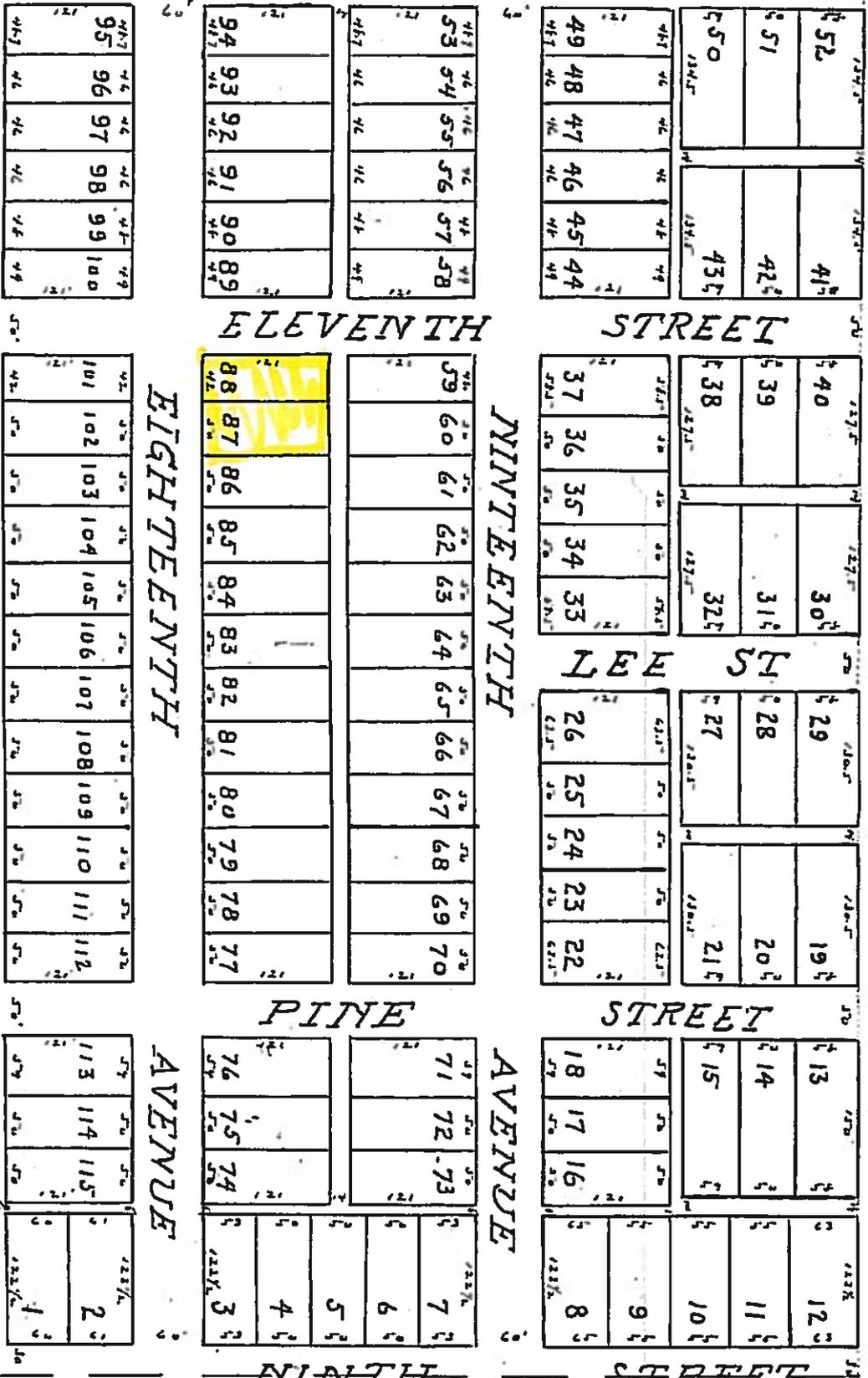
ELEVENTH STREET

NINETEENTH AVENUE

PINE STREET

AVENUE

NINTH STREET



Plat Dec. 6th 1912 C. H. Hunsicker Clerk Cincinnati

**Pamela Jones**

**From:** Sherri Magill <sherritini@gmail.com>  
**Sent:** Thursday, December 29, 2016 6:47 AM  
**To:** Scott Lehman; Pamela Jones  
**Subject:** Property Located at 1081 18th Avenue North



To Whom It May Concern:

I am not able to attend the public meeting on the fore mentioned property on January 4th, but would like to register my opposition to the construction of two 2,500 plus square feet properties on the corner of 11th Street North and 10th Avenue North. My opposition is based on the following:

- Allowing for the construction of two new, two-story level homes will continue to impact my water pressure level that has been compromised since the construction of another two-story property on our block this year.
- Allowing for the construction of two homes on that property will continue to impact the parking capacity on 10th Avenue North between 10th Street North and 11th Street which has become severely limited by the construction of another two story home on the block this year. This one property now uses four parking spaces on the street.
- The architecture of this block is primarily bungalow style homes and the two-story structures do not fit the "feel" of the street.

Thank you for sharing my concerns with the commission and I look forward to a decision that will benefit the neighborhood and not hinder our present quality of living.

Respectfully submitted,  
Andrea C. Magill, Property Owner  
1045 18th Avenue North  
St. Petersburg, FL 33704  
727-895-2408

## Pamela Jones

---

**From:** Kelly McBride <kelly@poynter.org>  
**Sent:** Wednesday, December 28, 2016 5:35 PM  
**To:** Pamela Jones  
**Subject:** 1081 18th Ave N



Hi Pamela,

I'm writing to object to the subdivision of 1081 18th Ave N.

I live at 1080 19th Ave N. Here are my objections:

1. Density. We often have trouble finding parking. The communal garbage cans are often overflowing. Until the city is prepared to address the impact of the number of the increase in the number of people living in the Euclid St Paul, it seems reasonable to keep the number of homes consistent with the status quo.
2. Impact of construction on the neighborhood. Developers often leave the construction sites for weeks at a time. The workers who built the recently completed home next door to me constantly left food trash laying around the site attracting rats which remain a problem to this day. When I called the city, I was told they could site the landowner for the weeds, but the food garbage.
3. Size of the houses permitted negatively impacts the neighborhood. The house recently built next to me towers over my home. I lose all daylight every day around 2 PM. I change the lighting in my house painted the walls light colors to try and make it less dark. The same is true of my yard, which loses all sunlight in the mid-afternoon. The new houses seem too large for the size of the lots they are built on.
4. Impact on broader city services. There is no open parkland in Euclid St. Paul. The city sewer system cannot handle the current level of output, let alone increasing the density of the city. Emergency vehicles have difficulty navigating our neighborhood because of the increase number of parked vehicles.

Thanks for listening.

Kelly McBride

Sent from phone.

Pamela Jones

RECEIVED

**From:** Scott Lehman <surlybikerider@gmail.com>  
**Sent:** Thursday, December 29, 2016 9:13 AM  
**To:** Pamela Jones  
**Subject:** Re: Case No. 16-54000094

DEC 29 2016

DEVELOPMENT REVIEW  
SERVICES

Pamela,

There are two reasons for my opposition to the lot line adjustment at 1081 18th Avenue North, as detailed below. Supporting documentation is attached.

First, the adjustment of the the lot line will allow for a larger home to be constructed on the lot west-adjacent to my home at 1075 18th Ave North. I have recently sought to install solar panels on my home. The signed contract with Solar City is attached (in previous email) for your review. The calculations completed by Solar City place the majority of the panels on the west side of my roof. The proposed new construction includes a two-story home, with the potential for a 36 foot height structure from ground level to roof line. I understand the final design is not yet approved. However, the adjustment of the lot line introduces the potential for a 36 foot high structure to be constructed. I am concerned that a structure of this height adjacent to my property will impede the amount of available sun required to reach an optimal return on a solar panel investment. According to Florida statute 163.04 (1) which states, "*Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, **which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.** any legislative activity that has an ultimate effect of denying my right to solar energy is prohibited."* The statute is attached for your review. The bold and underline are added for emphasis and demonstrate the intent of the legislation as it pertains to this situation. I have taken no further action on the installation of a solar system due to the unknown total height and ultimate affect on solar efficacy.

Second, it is my understanding that the proposed development includes two, 2-story homes; one with 2,732 sqft of living space on a lot 50'x121' and another with 2,592 sqft of living space on a lot 42'x121', west-adjacent to my home. It is my opinion that the scale of these two-story homes does not match the scale of the two-story homes in the surrounding area. I have compiled the living square footage of the single-family, residential two-story homes within three blocks of the proposed development. The parcel cards and statistics are attached (in previous email) for your review. Please note that the he average size of a 2-story home in a 3 block area is 1,693 sqft (based on 25 2-story homes). The attached parcel cards also include the 3,240 sqft home (with in law unit) located at 1034 18th Ave North. This home was built in 2016 by Canopy. It is my opinion and the opinion of other homeowners on 18th Ave North that this home is also out of scale with the surrounding building stock. My opposition to this lot line adjustment is in part an effort to prevent a precedent for the scale of new construction in our neighborhood.

Scott Lehman  
1075 18th Ave N  
914-602-5250

On Thu, Dec 29, 2016 at 8:04 AM, Pamela Jones <[Pamela.Jones@stpete.org](mailto:Pamela.Jones@stpete.org)> wrote:

Scott,

The 2016 Florida Statutes

Title XI

COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163

INTERGOVERNMENTAL PROGRAMS

[View Entire Chapter](#)

**163.04 Energy devices based on renewable resources.—**

(1) Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.

(2) A deed restriction, covenant, declaration, or similar binding agreement may not prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restriction, covenant, declaration, or binding agreement. A property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings and within the boundaries of a condominium unit. Such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.

(3) In any litigation arising under the provisions of this section, the prevailing party shall be entitled to costs and reasonable attorney's fees.

(4) The legislative intent in enacting these provisions is to protect the public health, safety, and welfare by encouraging the development and use of renewable resources in order to conserve and protect the value of land, buildings, and resources by preventing the adoption of measures which will have the ultimate effect, however unintended, of driving the costs of owning and operating commercial or residential property beyond the capacity of private owners to maintain. This section shall not apply to patio railings in condominiums, cooperatives, or apartments.

**History.—**s. 8, ch. 80-163; s. 1, ch. 92-89; s. 14, ch. 93-249; s. 1, ch. 2008-191; s. 3, ch. 2008-227.

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=0100-0199/0163/Sections/0163.04.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.04.html)

This document is now complete.

CLOSE

OTHER ACTIONS

DocuSign Envelope ID: 01468B53-35D0-4030-B11A-0DBEFE9E5BF7

## SolarCity | Purchase

Customer Name and Address

Kristin Lehman  
1075 18th Avenue North  
Saint Petersburg, FL 33704

Installation Location

1075 18th Avenue North  
Saint Petersburg, FL 33704

Date

8/14/2016

Participant Utility Bill

kristin lehman

Here are the terms of your Solar Home Improvement Agreement

# 7.25 kW DC

System Size

# 20yr

System Warranty

### The SolarCity Promise

- We provide a money-back energy performance guarantee.
- We warrant all of our roofing work.
- We warrant and repair the System.
- We fix or pay for any damage we may cause to your property.
- We provide 24/7 web-enabled monitoring at no additional cost.
- The pricing in this Agreement is valid for 30 days after 8/14/2016.

Initials  
DS  
kl

### Your SolarCity Purchase Agreement Details

Contract Price	\$23,925.00
REC Value (Estimate)	- \$0.00
Rebate Value (Estimate)	- \$0.00
Amount Due	\$23,925.00
Est. first year production	9,959 kWh

Raw Statistics*		
Average	1726	
Max	3240	House with inlaw unit build in 2016 by Canopy on 50x121 lot
Min	966	

Normalized Statistics (outliers removed)**		
Average	1693	
Max	2368	Build in 1924 on 45x127 lot
Min	1259	

\* 25 2-story homes in a three block radius

\*\*23 2-story homes in a three block radius

Address	Living Space (SqFt)
1104 17th Ave N	966
1049 17th Ave N	1259
939 18th Ave N	1292
1080 19th Ave N	1318
1030 19th Ave N	1323
1145 17th Ave N	1543
1126 18th Ave N	1544
1100 19th Ave N	1559
1134 18th Ave N	1560
1101 17th Ave N	1567
1070 17th Ave N	1636
1014 18th Ave N	1640
1020 18th Ave N	1656
1820 11th St N	1690
1015 17th Ave N	1706
1050 19th Ave N	1738
1027 19th Ave N	1780
1069 19th Ave N	1864
1015 19th Ave N	1876
1072 19th Ave N	1896
1090 19th Ave N	1904
1045 17th Ave N	1944
1030 17th Ave N	2280
1085 17th Ave N	2368
1034 18th Ave N	3240

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

WM

### 13-31-16-63810-000-0750

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address Change Mailing Address</b>	<b>Site Address</b>
GAGEN, CHRISTOPHER J GAGEN, LORI S 939 18TH AVE N ST PETERSBURG FL 33704-4219	939 18TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units: 1

[click here to hide] Legal Description  
OLD KENTUCKY LOTS 75 & 76

<a href="#">Mortgage Letter</a>	<input checked="" type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage 100.00%
			Non-Homestead Use Percentage 0.00%
			Classified Agricultural No

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
11109/1746	\$297,100 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$260,772	\$169,021	\$119,021	\$144,021	\$119,021

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$260,772	\$169,021	\$119,021	\$144,021	\$119,021
2015	Yes	\$228,855	\$167,846	\$117,846	\$142,846	\$117,846
2014	Yes	\$210,604	\$166,514	\$116,514	\$141,514	\$116,514
2013	Yes	\$174,253	\$164,053	\$114,053	\$139,053	\$114,053
2012	Yes	\$161,311	\$161,311	\$111,311	\$136,311	\$111,311
2011	Yes	\$172,734	\$172,734	\$122,734	\$147,734	\$122,734
2010	Yes	\$182,735	\$182,735	\$132,735	\$157,735	\$132,735
2009	Yes	\$229,715	\$207,143	\$157,143	\$182,143	\$157,143
2008	Yes	\$290,600	\$206,936	\$156,936	\$181,936	\$156,936
2007	Yes	\$360,200	\$200,909	\$175,909	N/A	\$175,909
2006	Yes	\$363,900	\$196,009	\$171,009	N/A	\$171,009
2005	Yes	\$283,900	\$190,300	\$165,300	N/A	\$165,300
2004	Yes	\$253,300	\$184,800	\$159,800	N/A	\$159,800
2003	Yes	\$201,000	\$181,400	\$156,400	N/A	\$156,400
2002	Yes	\$185,500	\$177,200	\$152,200	N/A	\$152,200
2001	Yes	\$174,500	\$174,500	\$149,500	N/A	\$149,500
2000	Yes	\$120,100	\$86,700	\$61,700	N/A	\$61,700
1999	Yes	\$114,100	\$84,500	\$59,500	N/A	\$59,500
1998	No	\$18,800	\$18,800	\$18,800	N/A	\$18,800
1997	No	\$21,500	\$21,500	\$21,500	N/A	\$21,500
1996	No	\$19,400	\$19,400	\$19,400	N/A	\$19,400

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mail 2015 Tax Bills October 31

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$3,820.77

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

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

Sale Date	Book/Page	Price	Q/U	V/I
02 Nov 2000	11109 / 1746	\$157,500	Q	I
	04606 / 1637	\$12,000	U	
	04149 / 0978	\$36,000	U	

**2016 Land Information**

Seawall No

Frontage None

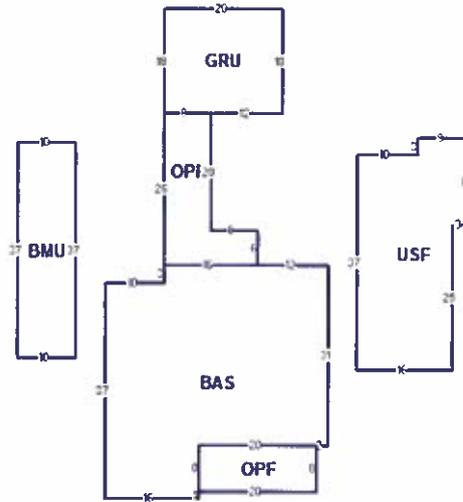
View

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	109x121	2200.00	109.0000	0.6527	\$156,517	FF

Property Appraiser General Information

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)  
 Site Address: 939 18TH AVENUE N

Quality: Above Average  
 Square Footage: 3093.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip  
 Roof Cover: Clay Tile/Glazed  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 5  
 Year Built: 1927  
 Effective Age: 39  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>	
<u>Upper Story</u>	655	655	0.90	590	
<u>Open Porch</u>	0	416	0.20	83	
<u>Garage Unfinished</u>	0	360	0.25	90	
<u>Basement Unfinished</u>	0	370	0.15	56	
<u>Base</u>	1,292	1,292	1.00	1,292	
<b>Total Living SF</b>	<b>1,947</b>	<b>Total Gross SF</b>	<b>3,093</b>	<b>Total Effective SF</b>	<b>2,111</b>

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1927

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



**13-31-16-63810-000-1121**

Compact Property Record Card

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
PANTALEO, JACI L PANTALEO, GREGORY J 1014 18TH AVE N ST PETERSBURG FL 33704-4134	1014 18TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units: 1

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

OLD KENTUCKY N 71FT OF LOT 112 & N 71FT OF E 20FT OF LOT 111 & E 10FT OF LOT 110 & W 30FT OF LOT 111

<a href="#">Mortgage Letter</a>	<input type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage 100.00%
			Non-Homestead Use Percentage 0.00%
			Classified Agricultural No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
10587/0971	\$393,500 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/SO/H Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$333,655	\$202,544	\$152,544	\$177,544	\$152,544

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/SO/H Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$333,655	\$202,544	\$152,544	\$177,544	\$152,544
2015	Yes	\$293,427	\$201,136	\$151,136	\$176,136	\$151,136
2014	Yes	\$256,479	\$199,540	\$149,540	\$174,540	\$149,540
2013	Yes	\$227,786	\$196,591	\$146,591	\$171,591	\$146,591
2012	Yes	\$218,128	\$193,305	\$143,305	\$168,305	\$143,305
2011	Yes	\$211,622	\$187,675	\$137,675	\$162,675	\$137,675
2010	Yes	\$218,690	\$184,901	\$134,901	\$159,901	\$134,901
2009	Yes	\$269,270	\$180,040	\$130,040	\$155,040	\$130,040
2008	Yes	\$337,900	\$179,860	\$129,860	\$154,860	\$129,860
2007	Yes	\$358,700	\$174,621	\$149,621	N/A	\$149,621
2006	Yes	\$361,400	\$170,362	\$145,362	N/A	\$145,362
2005	Yes	\$274,100	\$165,400	\$140,400	N/A	\$140,400
2004	Yes	\$243,500	\$160,600	\$135,600	N/A	\$135,600
2003	Yes	\$195,500	\$157,600	\$132,600	N/A	\$132,600
2002	Yes	\$186,300	\$153,900	\$128,900	N/A	\$128,900
2001	Yes	\$164,700	\$151,500	\$126,500	N/A	\$126,500
2000	Yes	\$147,100	\$147,100	\$122,100	N/A	\$122,100
1999	No	\$109,500	\$90,200	\$65,200	N/A	\$65,200
1998	Yes	\$89,900	\$88,800	\$63,800	N/A	\$63,800
1997	Yes	\$95,100	\$87,400	\$62,400	N/A	\$62,400
1996	Yes	\$86,400	\$84,900	\$59,900	N/A	\$59,900

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 31

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$7,447.61

Tax District **SP**

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

Sale Date	Book/Page	Price	O/U	V/I
13 Jul 1999	10587 / 0971	\$185,000	Q	I
26 Nov 1991	07743 / 0682	\$102,500	Q	I

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

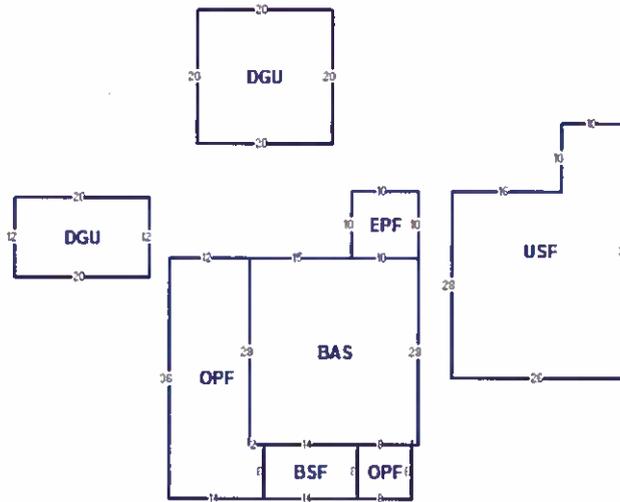
**2016 Land Information**

Seawall: No	Frontage: None			View:		
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Single Family (01)	40x121	2200.00	40.0000	0.9800	\$86,240	FF
Single Family (01)	70x71	2200.00	70.0000	0.7084	\$109,094	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1014 18TH AVE N

Quality: Above Average  
 Square Footage: 2892.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 6  
 Year Built: 1936  
 Effective Age: 29  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	828	828	0.90	745
<a href="#">Open Porch</a>	0	512	0.20	103
<a href="#">Enclosed Porch</a>	0	100	0.60	60
<a href="#">Detached Garage Unfinished</a>	0	640	0.35	224
<a href="#">Base Semi-finished</a>	112	112	0.80	90
<a href="#">Base</a>	700	700	1.00	700
Total Living SF: 1,640		Total Gross SF: 2,892		Total Effective SF: 1,922

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1936
PATIO/DECK	\$9.00	500.00	\$4,500.00	\$1,800.00	1966
POOL	\$28,000.00	1.00	\$28,000.00	\$11,200.00	1966

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
12-12000040	ROOF	03 Dec 2012	\$8,050



**13-31-16-39672-000-0780**  
 Compact Property Record Card

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
HAYES, PAMELA ANN 1015 17TH AVE N ST PETERSBURG FL 33704-4129	1015 17TH AVE N ST PETERSBURG



[Property Use:](#) 0110 (Single Family Home)

Living Units 1

[click here to hide] **Legal Description**  
 HILCREST LOT 78

<a href="#">Mortgage Letter</a> <a href="#">File for Homestead Exemption</a>			<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>		
Homestead	Yes	Yes	Homestead Use Percentage 100.00%	
Government	No	No	Non-Homestead Use Percentage 0.00%	
Institutional	No	No	Classified Agricultural No	
Historic	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
16656/1444	\$144,700 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/008

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$140,720	\$106,355	\$55,855	\$80,855	\$55,855

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$140,720	\$106,355	\$55,855	\$80,855	\$55,855
2015	Yes	\$121,174	\$105,616	\$55,116	\$80,116	\$55,116
2014	Yes	\$120,218	\$104,778	\$54,278	\$79,278	\$54,278
2013	Yes	\$112,934	\$103,230	\$52,730	\$77,730	\$52,730
2012	Yes	\$101,504	\$101,504	\$51,004	\$76,004	\$51,004
2011	Yes	\$115,133	\$115,133	\$64,633	\$89,633	\$64,633
2010	Yes	\$125,219	\$125,219	\$74,719	\$99,719	\$74,719
2009	No	\$208,785	\$208,785	\$208,785	\$208,785	\$208,785
2008	No	\$256,300	\$256,300	\$256,300	\$256,300	\$256,300
2007	Yes	\$256,800	\$122,995	\$97,995	N/A	\$97,995
2006	Yes	\$276,500	\$119,995	\$94,995	N/A	\$94,995
2005	Yes	\$214,100	\$116,500	\$91,500	N/A	\$91,500
2004	Yes	\$191,800	\$113,100	\$88,100	N/A	\$88,100
2003	Yes	\$161,800	\$111,000	\$86,000	N/A	\$86,000
2002	Yes	\$140,100	\$108,400	\$83,400	N/A	\$83,400
2001	Yes	\$115,800	\$106,700	\$81,700	N/A	\$81,700
2000	Yes	\$103,600	\$103,600	\$78,600	N/A	\$78,600
1999	No	\$73,000	\$73,000	\$73,000	N/A	\$73,000
1998	Yes	\$62,100	\$60,500	\$35,500	N/A	\$35,500
1997	Yes	\$62,800	\$59,500	\$34,500	N/A	\$34,500
1996	Yes	\$57,800	\$57,800	\$32,800	N/A	\$32,800

**2016 Tax Information**

<a href="#">Click Here for 2016 Tax Bill</a>	<b>Tax District</b> SP
<small>Tax Collector Mails 2015 Tax Bills October 31</small>	
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$3,141.05

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

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

Sale Date	Book/Page	Price	O/U	V/I
27 Jul 2009	16656 / 1444	\$130,200	U	I
18 Jun 2009	16619 / 0521	\$15,000	U	I
26 Feb 1999	10420 / 0086	\$158,000	Q	I
05 Dec 1991	07750 / 1985	\$71,900	Q	I
02 Dec 1987	06633 / 0895	\$65,000	Q	

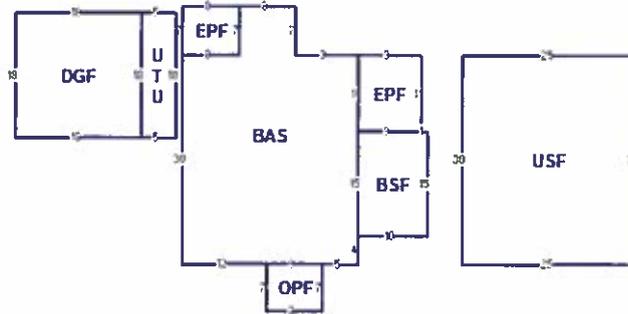
**2016 Land Information**

Seawall No	Frontage None			View	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>
Single Family (01)	50x127	2200.00	50 0000	0 9900	\$108,900
					<b>Method</b>
					FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1015 17TH AVE N

Quality: Average  
 Square Footage: 2331.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Reclad Alum/Viny  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 5  
 Year Built: 1930  
 Effective Age: 39  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Other Depreciation: 10%  
 Functional Depreciation: 15%



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Utility Unfinished</a>	0	90	0.24	22
<a href="#">Upper Story</a>	750	750	0.90	675
<a href="#">Open Porch</a>	0	56	0.20	11
<a href="#">Enclosed Porch</a>	0	155	0.60	93
<a href="#">Detached Garage</a>	0	324	0.40	130
<a href="#">Base Semi-finished</a>	150	150	0.80	120
<a href="#">Base</a>	806	806	1.00	806
Total Living SF: 1,706		Total Gross SF: 2,331	Total Effective SF: 1,857	

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1930

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">16-03001318</a>	ROOF	23 Mar 2016	\$2,350
<a href="#">16-03000561</a>	ROOF	10 Mar 2016	\$8,800
<a href="#">13-09000255</a>	SPECIAL USE	09 Sep 2013	\$9,500
<a href="#">11-10000773</a>	ROOF	24 Oct 2011	\$750
<a href="#">10-06000343</a>	SUBSIDENCE	09 Jun 2010	\$5,500



**13-31-16-63810-000-1100**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
HOLST, RENE HOLST, BRUCE THOMAS 106 HANOVER RD EAST HANOVER NJ 07936-3407	1020 18TH AVE N ST PETERSBURG



[Property Use](#), 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**  
OLD KENTUCKY W 40FT OF LOT 110

<a href="#">Mortgage Letter</a>	<input type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	No	No	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage: 0.00%
			Non-Homestead Use Percentage: 100.00%
			Classified Agricultural: No

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
15928/1507	\$290,800 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOI Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$241,699	\$192,986	\$192,986	\$241,699	\$192,986

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOI Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	No	\$241,699	\$192,986	\$192,986	\$241,699	\$192,986
2015	No	\$221,762	\$175,442	\$175,442	\$221,762	\$175,442
2014	No	\$195,398	\$159,493	\$159,493	\$195,398	\$159,493
2013	No	\$144,994	\$144,994	\$144,994	\$144,994	\$144,994
2012	No	\$133,671	\$133,671	\$133,671	\$133,671	\$133,671
2011	No	\$142,577	\$142,577	\$142,577	\$142,577	\$142,577
2010	No	\$149,782	\$149,782	\$149,782	\$149,782	\$149,782
2009	No	\$178,764	\$178,764	\$178,764	\$178,764	\$178,764
2008	No	\$222,200	\$222,200	\$222,200	\$222,200	\$222,200
2007	No	\$210,200	\$210,200	\$210,200	N/A	\$210,200
2006	No	\$216,900	\$216,900	\$216,900	N/A	\$216,900
2005	Yes	\$179,100	\$171,100	\$146,100	N/A	\$146,100
2004	Yes	\$166,100	\$166,100	\$141,100	N/A	\$141,100
2003	Yes	\$141,900	\$118,300	\$93,300	N/A	\$93,300
2002	Yes	\$125,700	\$115,600	\$90,600	N/A	\$90,600
2001	Yes	\$104,300	\$104,300	\$79,300	N/A	\$79,300
2000	No	\$81,500	\$76,000	\$51,000	N/A	\$51,000
1999	Yes	\$74,000	\$74,000	\$49,000	N/A	\$49,000
1998	No	\$47,500	\$47,500	\$47,500	N/A	\$47,500
1997	No	\$47,500	\$47,500	\$47,500	N/A	\$47,500
1996	Yes	\$47,100	\$47,100	\$22,100	N/A	\$22,100

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Maria 2015 Tax Bills (October 31)

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$5,395.04

Tax District: **SP**

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

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

Sale Date	Book/Page	Price	O/U	V/I
09 Aug 2007	15928 / 1507	\$355,000	Q	I
06 Sep 2005	14578 / 1441	\$275,000	Q	I
06 Oct 2003	13123 / 1241	\$207,000	Q	I
02 Jun 2000	10931 / 1731	\$151,000	Q	I
02 Feb 1998	09979 / 0925	\$95,000	Q	I
02 Aug 1990	07343 / 2399	\$63,900	Q	I

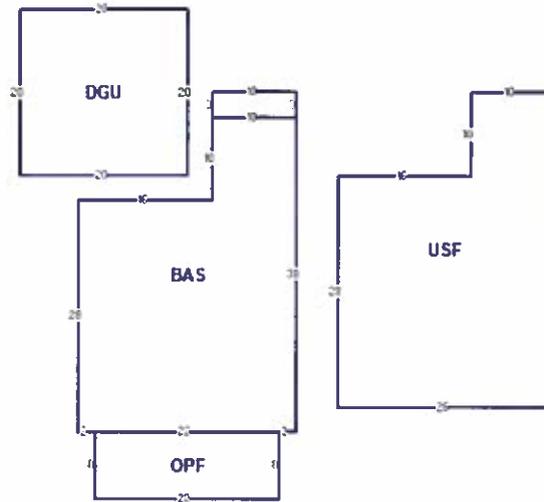
**2016 Land Information**

Seawall: No	Frontage: None	View:				
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>	<b>Method</b>
Single Family (01)	40x121	2200.00	40.0000	0.9800	\$86,240	FF

[\[click here to hide\]](#) 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1020 18TH AVE N

Quality: Above Average  
 Square Footage: 2262.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Hard Tile/Wood/Marble  
 Interior Finish: Custom  
 Fixtures: 5  
 Year Built: 1920  
 Effective Age: 29  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	828	828	0.90	745
<a href="#">Open Porch</a>	0	206	0.20	41
<a href="#">Detached Garage Unfinished</a>	0	400	0.35	140
<a href="#">Base</a>	828	828	1.00	828
Total Living SF 1,656		Total Gross SF 2,262		Total Effective SF 1,754

[\[click here to hide\]](#) 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$12.00	150.00	\$1,800.00	\$792.00	1994
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$3,060.00	1920

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

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

Permit Number	Description	Issue Date	Estimated Value
15-09000286	HEAT/AIR	05 Sep 2015	\$6,000
14-01000194	ROOF	08 Jan 2014	\$7,250
00-11000730	GARAGE	13 Dec 2000	\$6,900



**13-31-16-63810-000-1100**

Compact Property Record Card

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address <a href="#">Change Mailing Address</a></b>	<b>Site Address</b>
HOLST, RENE HOLST, BRUCE THOMAS 106 HANOVER RD EAST HANOVER NJ 07936-3407	1020 18TH AVE N ST PETERSBURG



[Property Use](#), 0110 (Single Family Home)

Living Units 1

[click here to hide] Legal Description  
OLD KENTUCKY W 40FT OF LOT 110

<b>Mortgage Letter</b>	<input type="checkbox"/> <b>File for Homestead Exemption</b>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	No	No	Homestead Use Percentage: 0.00%
Government	No	No	Non-Homestead Use Percentage: 100.00%
Institutional	No	No	Classified Agricultural: No
Historic	No	No	

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
15928/1507	\$290,800 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$241,699	\$192,986	\$192,986	\$241,699	\$192,986

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	No	\$241,699	\$192,986	\$192,986	\$241,699	\$192,986
2015	No	\$221,762	\$175,442	\$175,442	\$221,762	\$175,442
2014	No	\$195,398	\$159,493	\$159,493	\$195,398	\$159,493
2013	No	\$144,994	\$144,994	\$144,994	\$144,994	\$144,994
2012	No	\$133,671	\$133,671	\$133,671	\$133,671	\$133,671
2011	No	\$142,577	\$142,577	\$142,577	\$142,577	\$142,577
2010	No	\$149,782	\$149,782	\$149,782	\$149,782	\$149,782
2009	No	\$178,764	\$178,764	\$178,764	\$178,764	\$178,764
2008	No	\$222,200	\$222,200	\$222,200	\$222,200	\$222,200
2007	No	\$210,200	\$210,200	\$210,200	N/A	\$210,200
2006	No	\$216,900	\$216,900	\$216,900	N/A	\$216,900
2005	Yes	\$179,100	\$171,100	\$146,100	N/A	\$146,100
2004	Yes	\$166,100	\$166,100	\$141,100	N/A	\$141,100
2003	Yes	\$141,900	\$118,300	\$93,300	N/A	\$93,300
2002	Yes	\$125,700	\$115,600	\$90,600	N/A	\$90,600
2001	Yes	\$104,300	\$104,300	\$79,300	N/A	\$79,300
2000	No	\$81,500	\$76,000	\$51,000	N/A	\$51,000
1999	Yes	\$74,000	\$74,000	\$49,000	N/A	\$49,000
1998	No	\$47,500	\$47,500	\$47,500	N/A	\$47,500
1997	No	\$47,500	\$47,500	\$47,500	N/A	\$47,500
1996	Yes	\$47,100	\$47,100	\$22,100	N/A	\$22,100

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Mails 2015 Tax Bills October 31

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$5,395.04

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

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

Sale Date	Book/Page	Price	O/U	V/I
09 Aug 2007	15928 / 1507	\$355,000	Q	I
06 Sep 2005	14578 / 1441	\$275,000	Q	I
06 Oct 2003	13123 / 1241	\$207,000	Q	I
02 Jun 2000	10931 / 1731	\$151,000	Q	I
02 Feb 1998	09979 / 0925	\$95,000	Q	I
02 Aug 1990	07343 / 2399	\$63,900	Q	I

**2016 Land Information**

Seawall: No

Frontage: None

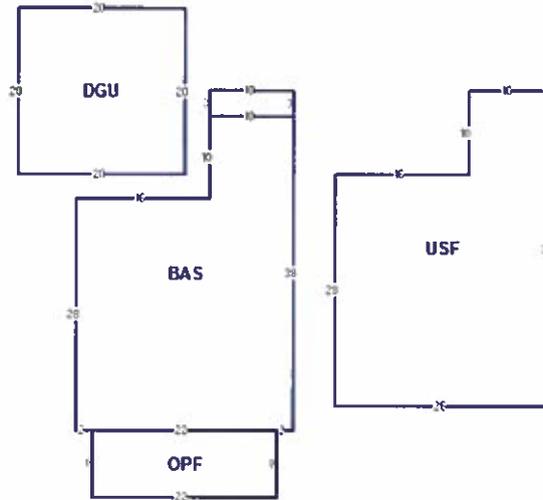
View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	40x121	2200.00	40.0000	0.9800	\$86,240	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1020 18TH AVE N

Quality: Above Average  
 Square Footage: 2262.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Hard Tile/Wood/Marble  
 Interior Finish: Custom  
 Fixtures: 5  
 Year Built: 1920  
 Effective Age: 29  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	828	828	0.90	745
<a href="#">Open Porch</a>	0	206	0.20	41
<a href="#">Detached Garage Unfinished</a>	0	400	0.35	140
<a href="#">Base</a>	828	828	1.00	828
Total Living SF: 1,656		Total Gross SF: 2,262		Total Effective SF: 1,754

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$12.00	150.00	\$1,800.00	\$792.00	1994
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$3,060.00	1920

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">15-09000286</a>	HEAT/AIR	05 Sep 2015	\$6,000
<a href="#">14-01000194</a>	ROOF	08 Jan 2014	\$7,250
<a href="#">00-11000730</a>	GARAGE	13 Dec 2000	\$6,900



**13-31-16-63810-000-0250**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
BRUCE, PAUL BRUCE, AMY 1027 19TH AVE N ST PETERSBURG FL 33704-4143	1027 19TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units 1

[click here to hide] **Legal Description**  
OLD KENTUCKY LOT 25

<a href="#">Mortgage Letter</a>	<input type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage 100.00%
			Non-Homestead Use Percentage 0.00%
			Classified Agricultural No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
18269/2610	\$356,100 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$296,662	\$241,756	\$191,756	\$216,756	\$191,756

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$296,662	\$241,756	\$191,756	\$216,756	\$191,756
2015	Yes	\$256,618	\$236,354	\$186,354	\$211,354	\$186,354
2014	Yes	\$239,911	\$234,478	\$184,478	\$209,478	\$184,478
2013	No	\$35,515	\$35,515	\$35,515	\$35,515	\$35,515
2012	No	\$26,409	\$26,409	\$26,409	\$26,409	\$26,409
2011	No	\$26,964	\$26,964	\$26,964	\$26,964	\$26,964
2010	No	\$36,254	\$36,254	\$36,254	\$36,254	\$36,254
2009	No	\$71,212	\$71,212	\$71,212	\$71,212	\$71,212
2008	No	\$94,000	\$94,000	\$94,000	\$94,000	\$94,000
2007	No	\$119,000	\$119,000	\$119,000	N/A	\$119,000
2006	No	\$78,800	\$78,800	\$78,800	N/A	\$78,800
2005	No	\$51,700	\$51,700	\$51,700	N/A	\$51,700
2004	No	\$41,600	\$41,600	\$41,600	N/A	\$41,600
2003	No	\$44,600	\$44,600	\$44,600	N/A	\$44,600
2002	No	\$39,900	\$39,900	\$39,900	N/A	\$39,900
2001	No	\$29,800	\$29,800	\$29,800	N/A	\$29,800
2000	No	\$56,100	\$56,100	\$56,100	N/A	\$56,100
1999	No	\$63,500	\$63,500	\$63,500	N/A	\$63,500
1998	No	\$57,000	\$57,000	\$57,000	N/A	\$57,000
1997	No	\$57,800	\$57,800	\$57,800	N/A	\$57,800
1996	No	\$53,800	\$53,800	\$53,800	N/A	\$53,800

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mail 2016 Tax Bills (October 11)

Tax District: **SP**

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$6,621.88

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

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

Sale Date	Book/Page	Price	Q/U	V/I
20 Dec 2013	18269 / 2610	\$279,600	Q	I
10 Jan 2013	17859 / 0005	\$29,900	Q	V
13 Dec 2012	17829 / 1191	\$29,900	U	V
28 Aug 2012	17782 / 0130	\$75,000	U	V
01 Dec 2006	15506 / 0781	\$75,000	U	I

**2016 Land Information**

Seawall: No

Frontage: None

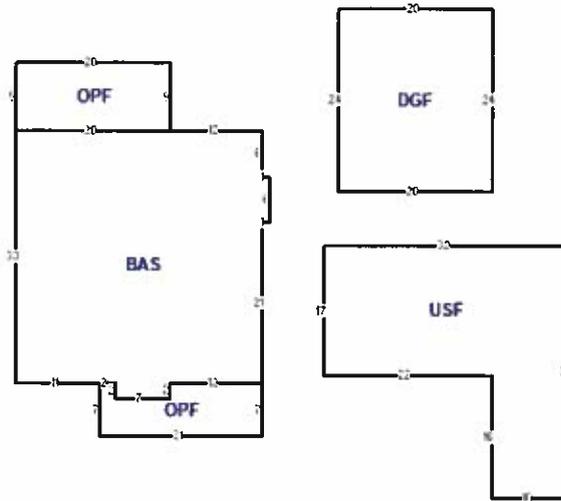
View

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	50x121	2200.00	50.0000	0.9800	\$107,800	FF

[\[click here to hide\]](#) 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1027 19TH AVE N

Quality Average  
 Square Footage 2573.00  
 Foundation Continuous Footing  
 Floor System Wood  
 Exterior Wall Cb Stucco/Cb Reclad  
 Roof Frame Gable Or Hip  
 Roof Cover Shingle Composition  
 Stories 1  
 Living units 1  
 Floor Finish Carpet/Hardtile/Hardwood  
 Interior Finish Upgrade  
 Fixtures 8  
 Year Built 2013  
 Effective Age 4  
 Heating Central Duct  
 Cooling Cooling (Central)



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	704	704	0.90	634
<a href="#">Open Porch</a>	0	313	0.20	63
<a href="#">Detached Garage</a>	0	480	0.40	192
<a href="#">Base</a>	1,076	1,076	1.00	1,076
Total Living SF: 1,780		Total Gross SF: 2,573		Total Effective SF: 1,965

[\[click here to hide\]](#) 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$22,000.00	1.00	\$22,000.00	\$21,340.00	2015
PATIO/DECK	\$9.00	220.00	\$1,980.00	\$1,921.00	2015

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

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">15-07000792</a>	POOL	17 Jul 2015	\$29,886
<a href="#">13-05001203</a>	NEW RESIDENCE	13 Jun 2013	\$152,500
<a href="#">13-06000327</a>	GARAGE	13 Jun 2013	\$4,800
<a href="#">00-1000604</a>	DEMOLITION	28 Feb 2000	\$2,433
<a href="#">00-1000605</a>	PARTIAL DEMO	28 Feb 2000	\$2,433



**13-31-16-39672-000-0610**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
KREBS, JOHN E KREBS, MARY A 1030 17TH AVE N ST PETERSBURG FL 33704-4130	1030 17TH AVE N ST PETERSBURG



[Property Use](#) 0810 (Single Family - more than one house per parcel)

Living Units 2

[click here to hide] **Legal Description**  
HILCREST LOT 61

<a href="#">Mortgage Letter</a>	<input type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>
<b>Exemption</b>	<b>2016</b>	<b>2017</b>
Homestead	Yes	Yes
Government	No	No
Institutional	No	No
Historic	No	No
Homestead Use Percentage: 100.00%		
Non-Homestead Use Percentage: 0.00%		
Classified Agricultural: No		

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
06832/1014	\$252,900 <a href="#">Sales Query</a>	121030233003	NON EVAC	001/008

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$222,967	\$88,168	\$38,168	\$63,168	\$38,168

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$222,967	\$88,168	\$38,168	\$63,168	\$38,168
2015	Yes	\$199,053	\$87,555	\$37,555	\$62,555	\$37,555
2014	Yes	\$181,376	\$86,860	\$36,860	\$61,860	\$36,860
2013	Yes	\$147,946	\$85,576	\$35,576	\$60,576	\$35,576
2012	Yes	\$143,422	\$84,146	\$34,146	\$59,146	\$34,146
2011	Yes	\$162,385	\$81,695	\$31,695	\$56,695	\$31,695
2010	Yes	\$172,413	\$80,488	\$30,488	\$55,488	\$30,488
2009	Yes	\$214,568	\$78,372	\$28,372	\$53,372	\$28,372
2008	Yes	\$266,000	\$78,294	\$28,294	\$53,294	\$28,294
2007	Yes	\$262,000	\$76,014	\$51,014	N/A	\$51,014
2006	Yes	\$290,200	\$74,160	\$49,160	N/A	\$49,160
2005	Yes	\$191,900	\$72,000	\$47,000	N/A	\$47,000
2004	Yes	\$169,500	\$69,900	\$44,900	N/A	\$44,900
2003	Yes	\$140,500	\$68,600	\$43,600	N/A	\$43,600
2002	Yes	\$122,100	\$67,000	\$42,000	N/A	\$42,000
2001	Yes	\$96,000	\$66,000	\$41,000	N/A	\$41,000
2000	Yes	\$75,700	\$64,100	\$39,100	N/A	\$39,100
1999	Yes	\$72,900	\$62,500	\$37,500	N/A	\$37,500
1998	Yes	\$61,600	\$61,600	\$36,600	N/A	\$36,600
1997	Yes	\$60,900	\$60,900	\$35,900	N/A	\$35,900
1996	Yes	\$61,400	\$60,500	\$35,500	N/A	\$35,500

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Mails 2015 Tax Bills October 31

Tax District	SP
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$4,976.91

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

Sale Date	Book/Page	Price	Q/U	V/I
13 Sep 1988	06832 / 1014	\$80,000	U	
	05450 / 0130	\$50,100	Q	
	04888 / 2208	\$36,000	Q	

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

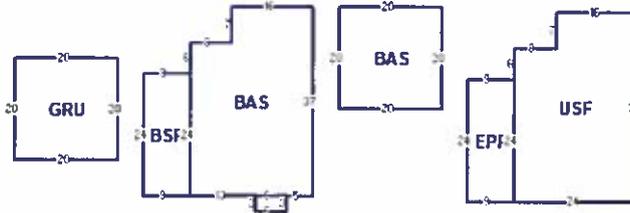
**2016 Land Information**

Seawall: No	Frontage: None	View	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>
Multi-Fam <10 Units (08)	50x127	2200.00	50.0000
		<b>Total Adjustments</b>	<b>Adjusted Value</b>
		0.9900	\$108,900
			<b>Method</b>
			FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1030 17TH AVE N

Quality: Above Average  
 Square Footage: 2914.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame Siding  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 3  
 Living units: 2  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 9  
 Year Built: 1921  
 Effective Age: 39  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	832	832	0.90	749
<a href="#">Open Porch</a>	0	18	0.22	4
<a href="#">Garage Unfinished</a>	0	400	0.25	100
<a href="#">Enclosed Porch</a>	0	216	0.60	130
<a href="#">Base Semi-finished</a>	216	216	0.80	173
<a href="#">Base</a>	1,232	1,232	1.00	1,232
Total Living SF: 2,280		Total Gross SF: 2,914		Total Effective SF: 2,388

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1921
PATIO/DECK	\$9.00	200.00	\$1,800.00	\$972.00	1999

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
98-1000224	ROOF	05 Nov 1998	\$4,000
98-8001191	ROOF	22 Oct 1998	\$4,200



**13-31-16-63810-000-0660**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ALONSO, FRANK ALONSO, GRACE 4640 SW 64TH CT MIAMI FL 33155-5921	1030 19TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units 1

[click here to hide] Legal Description  
OLD KENTUCKY LOT 66 & W 30FT OF LOT 67

Mortgage Letter <input type="checkbox"/> <a href="#">File for Homestead Exemption</a>			2017 Parcel Use	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>		
Homestead	No	No	Homestead Use Percentage 0.00%	
Government	No	No	Non-Homestead Use Percentage 100.00%	
Institutional	No	No	Classified Agricultural No	
Historic	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
13839/1423	\$275,000 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	\$236,642	\$180,277	\$180,277	\$236,642	\$180,277

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	No	\$236,642	\$180,277	\$180,277	\$236,642	\$180,277
2015	No	\$203,849	\$163,888	\$163,888	\$203,849	\$163,888
2014	No	\$186,370	\$148,989	\$148,989	\$186,370	\$148,989
2013	No	\$51,664	\$46,999	\$46,999	\$51,664	\$46,999
2012	No	\$42,726	\$42,726	\$42,726	\$42,726	\$42,726
2011	No	\$51,983	\$51,983	\$51,983	\$51,983	\$51,983
2010	No	\$62,314	\$62,314	\$62,314	\$62,314	\$62,314
2009	No	\$106,114	\$106,114	\$106,114	\$106,114	\$106,114
2008	No	\$136,200	\$136,200	\$136,200	\$136,200	\$136,200
2007	No	\$169,500	\$169,500	\$169,500	N/A	\$169,500
2006	No	\$162,100	\$162,100	\$162,100	N/A	\$162,100
2005	No	\$179,500	\$179,500	\$179,500	N/A	\$179,500
2004	Yes	\$157,800	\$122,900	\$97,900	N/A	\$97,900
2003	Yes	\$120,600	\$120,600	\$95,600	N/A	\$95,600
2002	Yes	\$118,700	\$79,100	\$54,100	N/A	\$54,100
2001	Yes	\$86,100	\$77,900	\$52,900	N/A	\$52,900
2000	Yes	\$75,700	\$75,700	\$50,700	N/A	\$50,700
1999	Yes	\$75,200	\$75,200	\$50,200	N/A	\$50,200
1998	No	\$60,800	\$60,800	\$60,800	N/A	\$60,800
1997	No	\$61,500	\$61,500	\$61,500	N/A	\$61,500
1996	No	\$60,300	\$60,300	\$60,300	N/A	\$60,300

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 31

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$5,282.16

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Tax District **SP**

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

Sale Date	Book/Page	Price	O/U	V/I
21 Sep 2004	13839 / 1423	\$156,700	U	I
12 Dec 2002	12406 / 0377	\$127,000	Q	I
24 Dec 1997	09945 / 2637	\$61,500	U	I
24 Dec 1997	09945 / 2636	\$69,500	U	I
06 Jul 1992	07959 / 1450	\$69,500	U	I
06 May 1992	07900 / 0533	\$72,000	U	I

**2016 Land Information**

Seawall No

Frontage None

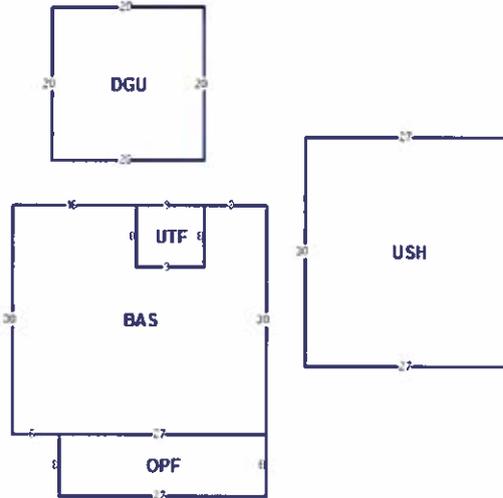
View

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	80x121	2200.00	80.0000	0.8428	\$148,333	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1030 19TH AVE N

Quality: Above Average  
 Square Footage: 2416.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 6  
 Year Built: 1925  
 Effective Age: 34  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Utility</a>	0	72	0.35	25
<a href="#">Upper Story High</a>	405	810	0.50	405
<a href="#">Open Porch</a>	0	216	0.20	43
<a href="#">Detached Garage Unfinished</a>	0	400	0.35	140
<a href="#">Base</a>	918	918	1.00	918
Total Living SF: 1,323		Total Gross SF: 2,416		Total Effective SF: 1,531

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">09-07000826</a>	WINDOWS (OVER 5K)	03 Jun 2011	\$21,300
<a href="#">09-7000826</a>	RESIDENTIAL ADD	27 Jul 2009	\$10,000
<a href="#">05-2001103</a>	ROOF	11 Mar 2005	\$5,534



**13-31-16-63810-000-1080**

Compact Property Record Card

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
LEITAO, JASON LEITAO, SUSAN 1034 18TH AVE N ST PETERSBURG FL 33704-4134	1034 18TH AVE N ST PETERSBURG



[Property Use](#) 0810 (Single Family - more than one house per parcel)

Living Units 2

[click here to hide] **Legal Description**  
OLD KENTUCKY LOT 108

<a href="#">Mortgage Letter</a>	<input checked="" type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>
<b>Exemption</b>	<b>2016</b>	<b>2017</b>
Homestead	No	Application Pending*
Government	No	No
Institutional	No	No
Historic	No	No
		*New application received for tax year 2017
		Homestead Use Percentage 0.00%
		Non-Homestead Use Percentage 100.00%
		Classified Agricultural No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
18534/2438	\$113,600 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/SO/HCap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	\$94,124	\$76,151	\$76,151	\$94,124	\$76,151

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/SO/HCap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	No	\$94,124	\$76,151	\$76,151	\$94,124	\$76,151
2015	No	\$69,228	\$69,228	\$69,228	\$69,228	\$69,228
2014	Yes	\$110,920	\$57,185	\$25,000	\$32,185	\$25,000
2013	Yes	\$72,720	\$56,340	\$25,000	\$31,340	\$25,000
2012	Yes	\$66,304	\$55,398	\$25,000	\$30,398	\$25,000
2011	Yes	\$77,920	\$53,784	\$25,000	\$28,784	\$25,000
2010	Yes	\$83,917	\$52,989	\$25,000	\$27,989	\$25,000
2009	Yes	\$109,943	\$51,596	\$25,000	\$26,596	\$25,000
2008	Yes	\$143,100	\$51,544	\$25,000	\$26,544	\$25,000
2007	Yes	\$163,800	\$50,043	\$25,043	N/A	\$25,043
2006	Yes	\$162,400	\$48,822	\$23,822	N/A	\$23,822
2005	Yes	\$122,800	\$47,400	\$22,400	N/A	\$22,400
2004	Yes	\$107,800	\$46,000	\$21,000	N/A	\$21,000
2003	Yes	\$81,500	\$45,200	\$20,200	N/A	\$20,200
2002	Yes	\$78,700	\$44,200	\$19,200	N/A	\$19,200
2001	Yes	\$65,000	\$43,500	\$18,500	N/A	\$18,500
2000	Yes	\$53,000	\$42,300	\$17,300	N/A	\$17,300
1999	Yes	\$51,000	\$41,200	\$16,200	N/A	\$16,200
1998	Yes	\$40,600	\$40,600	\$15,600	N/A	\$15,600
1997	No	\$42,200	\$38,100	\$13,100	N/A	\$13,100
1996	Yes	\$40,900	\$37,000	\$12,000	N/A	\$12,000

**2016 Tax Information**

<a href="#">Click Here for 2016 Tax Bill</a>	<b>Tax District</b> SP
<small>Tax Collector Made 2015 Tax Bills October 31</small>	
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$2,100.97

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

Sale Date	Book/Page	Price	O/U	Y/I
09 Sep 2014	18534 / 2438	\$68,000	Q	I
02 Jun 1997	09724 / 1464	\$48,000	Q	I
03 May 1990	07267 / 1696	\$20,000	U	I

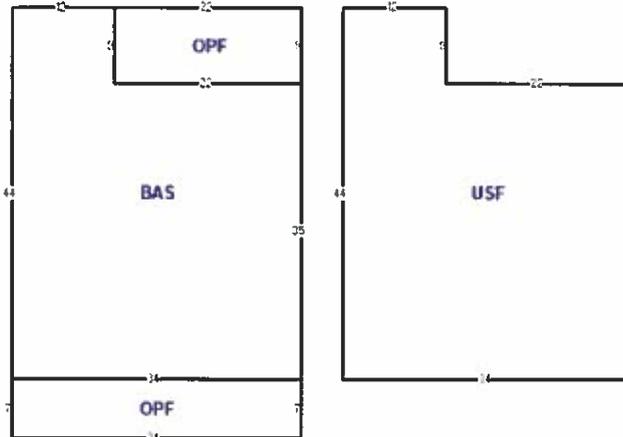
**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

**2016 Land Information**

Seawall: No	Frontage: None	View:
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>
Multi-Fam <10 Units (08)	50x121	2200.00
	<b>Units</b>	<b>Total Adjustments</b>
	50.0000	0.9800
	<b>Adjusted Value</b>	<b>Method</b>
	\$107,800	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)  
 Site Address: 1034 18TH AVE N

Quality: Average  
 Square Footage: 3032.00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Drywall/Plaster  
 Fixtures: 6  
 Year Built: 2016  
 Effective Age: 1  
 Heating: Central Duct  
 Cooling: Cooling (Central)



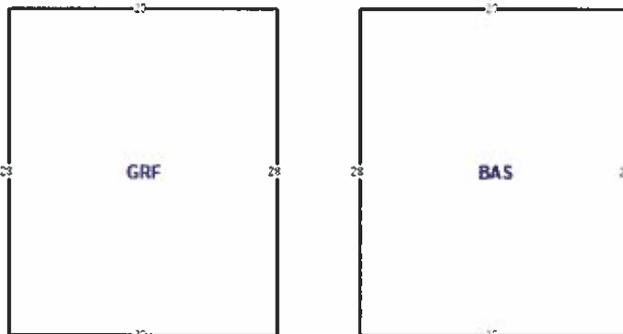
[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	1,298	1,298	0.90	1,168
<a href="#">Open Porch</a>	0	436	0.20	88
<a href="#">Base</a>	1,298	1,298	1.00	1,298
Total Living SF: 2,596		Total Gross SF: 3,032		Total Effective SF: 2,554

[click here to hide] 2017 Building 2 Structural Elements [Back to Top](#)  
 Site Address:

Quality: Average  
 Square Footage: 1288.00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Drywall/Plaster  
 Fixtures: 3  
 Year Built: 2016  
 Effective Age: 1  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

Building 2 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Garage</a>	0	644	0.35	225
<a href="#">Base</a>	644	644	1.00	644
Total Living SF: 644		Total Gross SF: 1,288		Total Effective SF: 869

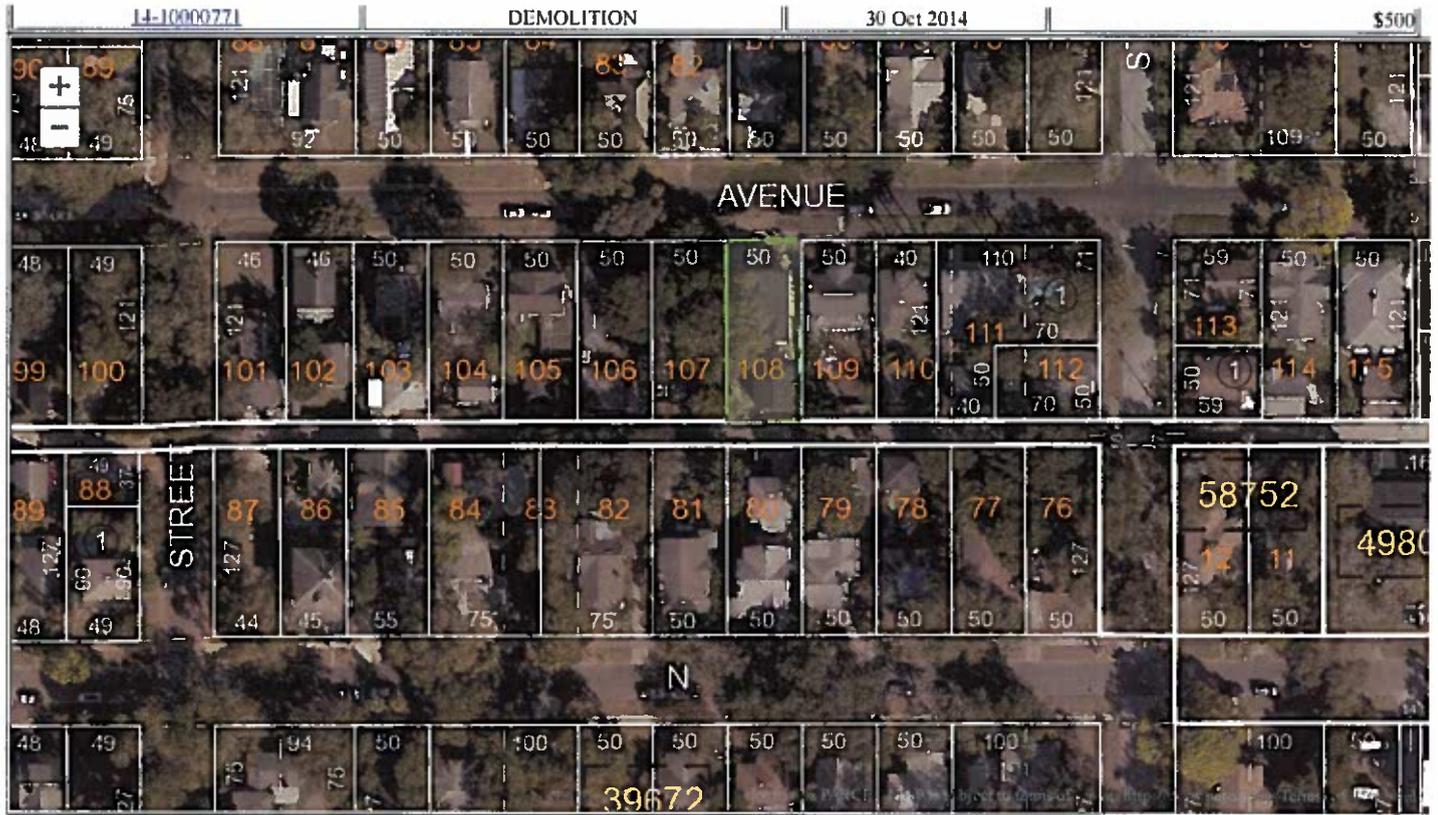
[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$9.00	238.00	\$2,142.00	\$2,142.00	2016
FIREPLACE	\$3,000.00	1.00	\$3,000.00	\$3,000.00	2016

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">15-01001306</a>	GARAGE	23 Apr 2015	\$50,000
<a href="#">15-01001304</a>	NEW RESIDENCE	23 Apr 2015	\$300,000
<a href="#">14-10000770</a>	DEMOLITION	30 Oct 2014	\$4,400



[Interactive Map of this parcel](#) [Map Legend](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)

**13-31-16-39672-000-0810**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
ZIMMERMANN, GERHARD 1045 17TH AVE N ST PETERSBURG FL 33704-4129	1045 17TH AVE N ST PETERSBURG



[Property Use](#): 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**  
HILCREST LOT 81

<a href="#">Mortgage Letter</a>	<input type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage: 100.00%
			Non-Homestead Use Percentage: 0.00%
			Classified Agricultural: No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
18688/0307	\$255,600 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/008

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$226,756	\$153,815	\$103,815	\$128,815	\$103,815

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$226,756	\$153,815	\$103,815	\$128,815	\$103,815
2015	Yes	\$204,195	\$203,395	\$153,395	\$178,395	\$153,395
2014	Yes	\$184,813	\$100,494	\$50,494	\$75,494	\$50,494
2013	Yes	\$166,325	\$99,009	\$49,009	\$74,009	\$49,009
2012	Yes	\$152,847	\$97,354	\$47,354	\$72,354	\$47,354
2011	Yes	\$168,235	\$94,518	\$44,518	\$69,518	\$44,518
2010	Yes	\$179,642	\$93,121	\$43,121	\$68,121	\$43,121
2009	Yes	\$221,700	\$90,673	\$40,673	\$65,673	\$40,673
2008	Yes	\$278,000	\$90,582	\$40,582	\$65,582	\$40,582
2007	Yes	\$292,800	\$87,944	\$62,944	N/A	\$62,944
2006	Yes	\$316,200	\$85,799	\$60,799	N/A	\$60,799
2005	Yes	\$232,800	\$83,300	\$58,300	N/A	\$58,300
2004	Yes	\$206,500	\$80,900	\$55,900	N/A	\$55,900
2003	Yes	\$175,900	\$79,400	\$54,400	N/A	\$54,400
2002	Yes	\$150,800	\$77,600	\$52,600	N/A	\$52,600
2001	Yes	\$125,700	\$76,400	\$51,400	N/A	\$51,400
2000	Yes	\$88,800	\$74,200	\$49,200	N/A	\$49,200
1999	Yes	\$81,900	\$72,300	\$47,300	N/A	\$47,300
1998	Yes	\$71,200	\$71,200	\$46,200	N/A	\$46,200
1997	Yes	\$71,600	\$71,600	\$46,600	N/A	\$46,600
1996	Yes	\$70,200	\$70,200	\$45,200	N/A	\$45,200

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mail: 2015 Tax Bills (October 11)

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$5,061.49

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

Tax District: **SP**

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

Sale Date	Book/Page	Price	Q/U	V/I
	06245 / 0629	\$60,000	Q	
	05575 / 1964	\$54,900	Q	
	03645 / 0267	\$23,000	Q	
	03388 / 0438	\$17,489	Q	

**2016 Land Information**

Seawall: No

Frontage: None

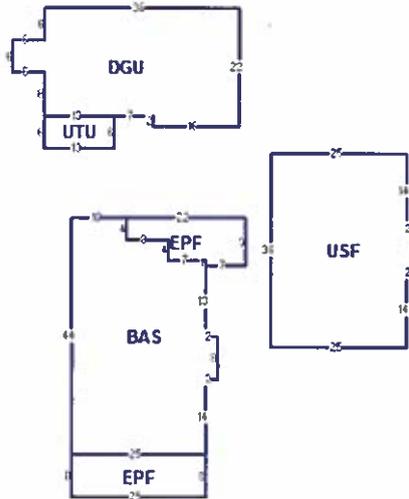
View:

<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Single Family (01)	50x127	2200.00	50.0000	0.9900	\$108,900	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1045 17TH AVE N

Quality Above Average  
 Square Footage: 3161.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame Stucco  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 7  
 Year Built: 1928  
 Effective Age: 39  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Utility Unfinished</a>	0	78	0.26	20
<a href="#">Upper Story</a>	916	916	0.90	824
<a href="#">Enclosed Porch</a>	0	351	0.60	211
<a href="#">Detached Garage Unfinished</a>	0	788	0.35	276
<a href="#">Base</a>	1,028	1,028	1.00	1,028
Total Living SF: 1,944		Total Gross SF: 3,161		Total Effective SF: 2,359

**[click here to hide] 2017 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$12.00	480.00	\$5,760.00	\$2,880.00	1997
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1970

**[click here to hide] Permit Data**

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

Permit Number	Description	Issue Date	Estimated Value
00-10000830	ROOF	28 Nov 2000	\$2,250



**13-31-16-39672-000-0820**

Compact Property Record Card

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
SOUTH-TORRES, KIMBERLI K 1049 17TH AVE N ST PETERSBURG FL 33704-4129	1049 17TH AVE N ST PETERSBURG



[Property Use](#): 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**  
HILCREST LOT 82 & E 1/2 OF LOT 83

<a href="#">Mortgage Letter</a>	<a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage: 100.00%
			Non-Homestead Use Percentage: 0.00%
			Classified Agricultural: No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
16819/0824	\$224,300 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/008

**2016 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	\$198,490	\$84,005	\$34,005	\$59,005	\$34,005

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$198,490	\$84,005	\$34,005	\$59,005	\$34,005
2015	Yes	\$171,322	\$83,421	\$33,421	\$58,421	\$33,421
2014	Yes	\$153,318	\$82,759	\$32,759	\$57,759	\$32,759
2013	Yes	\$142,410	\$81,536	\$31,536	\$56,536	\$31,536
2012	Yes	\$124,277	\$80,173	\$30,173	\$55,173	\$30,173
2011	Yes	\$132,249	\$77,838	\$27,838	\$52,838	\$27,838
2010	Yes	\$139,909	\$76,688	\$26,688	\$51,688	\$26,688
2009	Yes	\$191,826	\$74,672	\$25,000	\$49,672	\$25,000
2008	Yes	\$238,800	\$74,597	\$25,000	\$49,597	\$25,000
2007	Yes	\$264,900	\$72,424	\$47,424	N/A	\$47,424
2006	Yes	\$292,200	\$70,658	\$45,658	N/A	\$45,658
2005	Yes	\$212,300	\$68,600	\$43,600	N/A	\$43,600
2004	Yes	\$182,000	\$66,600	\$41,600	N/A	\$41,600
2003	Yes	\$147,200	\$65,400	\$40,400	N/A	\$40,400
2002	Yes	\$131,900	\$60,400	\$35,400	N/A	\$35,400
2001	Yes	\$93,800	\$59,500	\$34,500	N/A	\$34,500
2000	Yes	\$76,800	\$57,800	\$32,800	N/A	\$32,800
1999	Yes	\$73,300	\$56,300	\$31,300	N/A	\$31,300
1998	Yes	\$57,200	\$55,500	\$30,500	N/A	\$30,500
1997	Yes	\$58,500	\$54,600	\$29,600	N/A	\$29,600
1996	Yes	\$53,100	\$53,100	\$28,100	N/A	\$28,100

**2016 Tax Information**

<a href="#">Click Here for 2016 Tax Bill</a>	<b>Tax District</b> <b>SP</b>
<small>Tax Collector Mails 2015 Tax Bills October 11</small>	2016 Final Millage Rate: 22.3213
2016 Est Taxes w/o Cap or Exemptions	\$4,430.55

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

Sale Date	Book/Page	Price	O/U	V/I
17 Aug 1995	09081 / 0083	\$60,000	Q	I

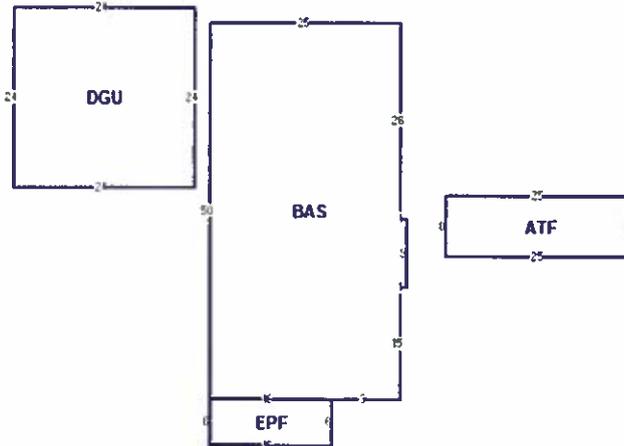
**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

**2016 Land Information**

Seawall: No	Frontage: None			View:	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b> <b>Method</b>
Single Family (01)	75x127	2200.00	75.0000	0.8811	\$145,382   FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)  
 Site Address: 1049 17TH AVE N

Quality: Average  
 Square Footage: 2131.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 6  
 Year Built: 1920  
 Effective Age: 39  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<u>Finished attic (stairs, floors, walls, ceiling)</u>	0	200	0.15	30
<u>Enclosed Porch</u>	0	96	0.60	58
<u>Detached Garage Unfinished</u>	0	576	0.35	202
<u>Base</u>	1,259	1,259	1.00	1,259
Total Living SF: 1,259		Total Gross SF: 2,131		Total Effective SF: 1,549

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$9.00	288.00	\$2,592.00	\$1,400.00	1999
FIREPLACE	\$3,000.00	1.00	\$3,000.00	\$1,200.00	1920

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
11-08000258	ROOF	08 Aug 2011	\$9,700



### 13-31-16-39672-000-0820

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
SOUTH-TORRES, KIMBERLI K 1049 17TH AVE N ST PETERSBURG FL 33704-4129	1049 17TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units 1

[click here to hide] **Legal Description**  
HILCREST LOT 82 & E 1/2 OF LOT 83

<a href="#">Mortgage Letter</a>	<input checked="" type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage 100.00%
			Non-Homestead Use Percentage 0.00%
			Classified Agricultural No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
16819/0824	\$224,300 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/008

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$198,490	\$84,005	\$34,005	\$59,005	\$34,005

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$198,490	\$84,005	\$34,005	\$59,005	\$34,005
2015	Yes	\$171,322	\$83,421	\$33,421	\$58,421	\$33,421
2014	Yes	\$153,318	\$82,759	\$32,759	\$57,759	\$32,759
2013	Yes	\$142,410	\$81,536	\$31,536	\$56,536	\$31,536
2012	Yes	\$124,277	\$80,173	\$30,173	\$55,173	\$30,173
2011	Yes	\$132,249	\$77,838	\$27,838	\$52,838	\$27,838
2010	Yes	\$139,909	\$76,688	\$26,688	\$51,688	\$26,688
2009	Yes	\$191,826	\$74,672	\$25,000	\$49,672	\$25,000
2008	Yes	\$238,800	\$74,597	\$25,000	\$49,597	\$25,000
2007	Yes	\$264,900	\$72,424	\$47,424	N/A	\$47,424
2006	Yes	\$292,200	\$70,658	\$45,658	N/A	\$45,658
2005	Yes	\$212,300	\$68,600	\$43,600	N/A	\$43,600
2004	Yes	\$182,000	\$66,600	\$41,600	N/A	\$41,600
2003	Yes	\$147,200	\$65,400	\$40,400	N/A	\$40,400
2002	Yes	\$131,900	\$60,400	\$35,400	N/A	\$35,400
2001	Yes	\$93,800	\$59,500	\$34,500	N/A	\$34,500
2000	Yes	\$76,800	\$57,800	\$32,800	N/A	\$32,800
1999	Yes	\$73,300	\$56,300	\$31,300	N/A	\$31,300
1998	Yes	\$57,200	\$55,500	\$30,500	N/A	\$30,500
1997	Yes	\$58,500	\$54,600	\$29,600	N/A	\$29,600
1996	Yes	\$53,100	\$53,100	\$28,100	N/A	\$28,100

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills (October 4)

Tax District	SP
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$4,430.55

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

Sale Date	Book/Page	Price	OU	V/I
17 Aug 1995	09081 / 0083	\$60,000	Q	I

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

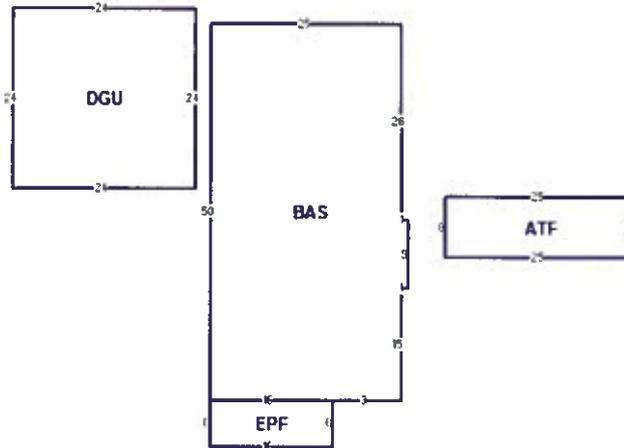
**2016 Land Information**

Seawall: No	Frontage: None	View:				
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>	<b>Method</b>
Single Family (01)	75x127	2200.00	75.0000	0.8811	\$145,382	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1049 17TH AVE N

Quality Average  
 Square Footage 2131.00  
 Foundation Continuous Footing  
 Floor System Wood  
 Exterior Wall Frame/Custom Wood  
 Roof Frame Gable Or Hip  
 Roof Cover Shingle Composition  
 Stories 2  
 Living units 1  
 Floor Finish Carpet/Hardtile/Hardwood  
 Interior Finish Upgrade  
 Fixtures 6  
 Year Built 1920  
 Effective Age 39  
 Heating Central Duct  
 Cooling Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
Finished attic (stairs, floors, walls, ceiling)	0	200	0.15	30
Enclosed Porch	0	96	0.60	58
Detached Garage Unfinished	0	576	0.35	202
Base	1,259	1,259	1.00	1,259
<b>Total Living SF</b>	<b>1,259</b>	<b>Total Gross SF 2,131</b>		<b>Total Effective SF 1,549</b>

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$9.00	288.00	\$2,592.00	\$1,400.00	1999
FIREPLACE	\$3,000.00	1.00	\$3,000.00	\$1,200.00	1920

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
11-08000258	ROOF	08 Aug 2011	\$9,700



**13-31-16-39672-000-0930**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
KEELER, ANNICA KEELER, JEFFREY J 1145 17TH AVE N ST PETERSBURG FL 33704-4131	1145 17TH AVE N ST PETERSBURG



[Property Use](#), 0110 (Single Family Home)

Living Units 1

[click here to hide] **Legal Description**  
HILCREST S 87FT OF LOT 93

<b>Mortgage Letter</b> <input type="checkbox"/> <b>File for Homestead Exemption</b> <input checked="" type="checkbox"/>			<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>		
Homestead	Yes	Yes	Homestead Use Percentage 100.00%	
Government	No	No	Non-Homestead Use Percentage 0.00%	
Institutional	No	No	Classified Agricultural No	
Historic	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
13337/2258	\$191,500 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/008

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$165,409	\$106,313	\$56,313	\$81,313	\$56,313

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$165,409	\$106,313	\$56,313	\$81,313	\$56,313
2015	Yes	\$146,477	\$105,574	\$55,574	\$80,574	\$55,574
2014	Yes	\$121,671	\$104,736	\$54,736	\$79,736	\$54,736
2013	Yes	\$114,964	\$103,188	\$53,188	\$78,188	\$53,188
2012	Yes	\$101,463	\$101,463	\$51,463	\$76,463	\$51,463
2011	Yes	\$113,544	\$113,544	\$63,544	\$88,544	\$63,544
2010	Yes	\$109,435	\$109,435	\$59,435	\$84,435	\$59,435
2009	Yes	\$142,116	\$142,116	\$92,116	\$117,116	\$92,116
2008	Yes	\$177,700	\$150,244	\$100,244	\$125,244	\$100,244
2007	Yes	\$180,000	\$145,868	\$120,868	N/A	\$120,868
2006	Yes	\$197,900	\$142,310	\$117,310	N/A	\$117,310
2005	Yes	\$150,200	\$137,000	\$112,000	N/A	\$112,000
2004	Yes	\$133,000	\$133,000	\$108,000	N/A	\$108,000
2003	Yes	\$109,500	\$57,400	\$32,400	N/A	\$32,400
2002	Yes	\$97,700	\$56,100	\$31,100	N/A	\$31,100
2001	Yes	\$75,300	\$55,300	\$30,300	N/A	\$30,300
2000	Yes	\$60,700	\$53,700	\$28,700	N/A	\$28,700
1999	Yes	\$64,100	\$52,300	\$27,300	N/A	\$27,300
1998	Yes	\$55,200	\$51,500	\$26,500	N/A	\$26,500
1997	Yes	\$55,600	\$50,700	\$25,700	N/A	\$25,700
1996	Yes	\$49,300	\$49,300	\$24,300	N/A	\$24,300

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Mails 2015 Tax Bills October 31

Tax District: <b>SP</b>
2016 Final Millage Rate: 22.3213
2016 Est Taxes w/o Cap or Exemptions: \$3,692.14

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

Sale Date	Book/Page	Price	Q/U	V/I
05 Dec 2003	13337 / 2258	\$160,000	Q	I
	05732 / 0945	\$49,000	Q	
	05085 / 0438	\$44,000	Q	
	04388 / 0260	\$21,000	Q	
	04271 / 1960	\$17,500	Q	

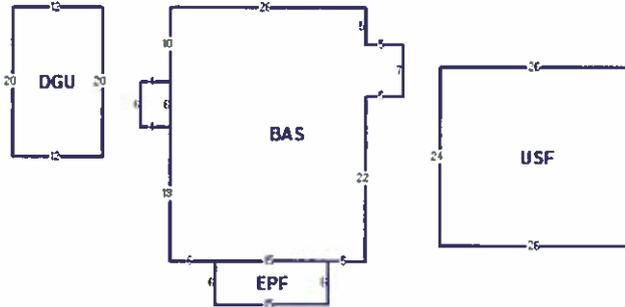
**2016 Land Information**

Seawall: No	Land Size: 48x87	Unit Value: 2200.00	Units: 48.5000	Total Adjustments: 0.8400	Adjusted Value: \$89,628	Method: FF
<b>Land Use</b>						
Single Family (01)						

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1145 17TH AVE N

Quality Average  
 Square Footage: 1897 00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame Siding  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 6  
 Year Built: 1930  
 Effective Age: 34  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	624	624	0.90	562
<a href="#">Open Porch</a>	0	24	0.21	5
<a href="#">Enclosed Porch</a>	0	90	0.60	54
<a href="#">Detached Garage Unfinished</a>	0	240	0.35	84
<a href="#">Base</a>	919	919	1.00	919
Total Living SF: 1,543		Total Gross SF: 1,897		Total Effective SF: 1,624

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PORCH	\$17.00	192.00	\$3,264.00	\$2,220.00	2005
FIREPLACE	\$3,000.00	1.00	\$3,000.00	\$1,380.00	1930

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
16-06000154	ROOF	04 Aug 2016	\$7,499
16-06000154	ROOF	02 Jun 2016	\$7,499
10-03000559	HEAT/AIR	15 Mar 2010	\$6,000
05-3001405	PATIO/DECK	13 Apr 2005	\$1,000



### 13-31-16-63810-000-0960

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

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[Radius Search](#)

[FEMA/WLM](#)

<a href="#">Ownership/Mailing Address</a> <a href="#">Change Mailing Address</a>	<a href="#">Site Address</a>
KEMPTON, CHRISTOPHER KEMPTON, DARLENE 1134 18TH AVE N ST PETERSBURG FL 33704-4136	1134 18TH AVE N ST PETERSBURG



[Property Use](#), 0110 (Single Family Home)

Living Units 1

[\[click here to hide\] Legal Description](#)  
OLD KENTUCKY LOT 96

<a href="#">Mortgage Letter</a>	<input type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage 100.00%
			Non-Homestead Use Percentage 0.00%
			Classified Agricultural No

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

<a href="#">Most Recent Recording</a>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<a href="#">Evacuation Zone</a> (NOT the same as a FEMA Flood Zone)	<a href="#">Plat Book/Page</a>
18284/0560	\$269,600 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOI Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	\$226,246	\$207,147	\$157,147	\$182,147	\$157,147

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOI Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$226,246	\$207,147	\$157,147	\$182,147	\$157,147
2015	Yes	\$205,707	\$205,707	\$155,707	\$180,707	\$155,707
2014	Yes	\$183,193	\$148,467	\$98,467	\$123,467	\$98,467
2013	Yes	\$146,273	\$146,273	\$96,273	\$121,273	\$96,273
2012	No	\$141,705	\$141,705	\$141,705	\$141,705	\$141,705
2011	No	\$145,142	\$145,142	\$145,142	\$145,142	\$145,142
2010	Yes	\$137,967	\$137,967	\$87,967	\$112,967	\$87,967
2009	Yes	\$167,790	\$167,790	\$117,790	\$142,790	\$117,790
2008	Yes	\$209,900	\$209,900	\$159,900	\$184,900	\$159,900
2007	Yes	\$232,000	\$232,000	\$207,000	N/A	\$207,000
2006	Yes	\$245,200	\$126,690	\$101,690	N/A	\$101,690
2005	Yes	\$161,200	\$123,000	\$98,000	N/A	\$98,000
2004	Yes	\$148,100	\$119,400	\$94,400	N/A	\$94,400
2003	Yes	\$119,000	\$117,200	\$92,200	N/A	\$92,200
2002	Yes	\$114,500	\$114,500	\$89,500	N/A	\$89,500
2001	No	\$101,000	\$101,000	\$101,000	N/A	\$101,000
2000	No	\$80,300	\$57,800	\$32,800	N/A	\$32,800
1999	Yes	\$70,000	\$56,300	\$31,300	N/A	\$31,300
1998	Yes	\$60,400	\$55,500	\$30,500	N/A	\$30,500
1997	Yes	\$55,000	\$48,800	\$23,800	N/A	\$23,800
1996	Yes	\$50,500	\$47,400	\$22,400	N/A	\$22,400

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Mails 2015 Tax Bills October 31

Tax District	SP
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$5,050.10

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

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

Sale Date	Book/Page	Price	O/U	V/I
02 Jan 2014	18284 / 0560	\$235,000	Q	I
22 Jan 2010	16823 / 1998	\$165,000	U	I
16 Aug 2006	15309 / 2600	\$305,000	U	I
16 Aug 2006	15309 / 2597	\$305,000	U	I
14 Feb 2000	10812 / 0306	\$116,800	Q	I
	06210 / 2011	\$53,000	U	

**2016 Land Information**

Seawall: No

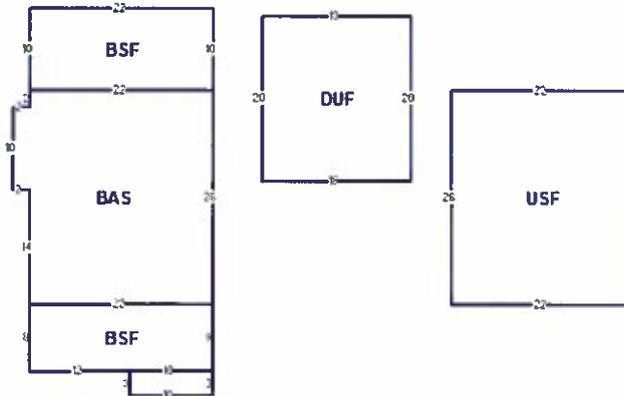
Frontage: None

View:

<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Single Family (01)	46x121	2200.00	46.0000	0.9800	\$99,176	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)  
 Site Address: 1134 18TH AVE N

Quality: Above Average  
 Square Footage: 1950.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 7  
 Year Built: 1926  
 Effective Age: 29  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>	
<a href="#">Upper Story</a>	572	572	0.90	515	
<a href="#">Open Porch</a>	0	30	0.20	6	
<a href="#">Detached Utility</a>	0	360	0.40	144	
<a href="#">Base Semi-finished</a>	396	396	0.80	317	
<a href="#">Base</a>	592	592	1.00	592	
<b>Total Living SF</b>	<b>1,560</b>	<b>Total Gross SF</b>	<b>1,950</b>	<b>Total Effective SF</b>	<b>1,574</b>

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$16.00	234.00	\$3,744.00	\$2,022.00	1999
PATIO/DECK	\$30.00	200.00	\$6,000.00	\$2,400.00	1992
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$3,060.00	1926
PATIO/DECK	\$30.00	308.00	\$9,240.00	\$5,359.00	2001

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">06-7000648</a>	SPECIAL USE	29 Aug 2006	\$1,500
<a href="#">06-7000654</a>	RESIDENTIAL ADD	29 Aug 2006	\$2,200
<a href="#">06-6001171</a>	ROOF	09 Aug 2006	\$5,325
<a href="#">02-06000434</a>	ROOF	18 Jul 2002	\$1,220
<a href="#">97-63244</a>	SPECIAL USE	28 Aug 1997	\$2,400



[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

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WM

### 13-31-16-63810-000-0970

Compact Property Record Card

[Portability Calculator](#)

**Updated December 28, 2016**

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[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
DOLIDON, ALIX M 1126 18TH AVE N ST PETERSBURG FL 33704-4136	1126 18TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units 1

[click here to hide] **Legal Description**  
OLD KENTUCKY LOT 97

<a href="#">Mortgage Letter</a> <a href="#">File for Homestead Exemption</a>			<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>		
Homestead	Yes	Yes	Homestead Use Percentage: 100.00%	
Government	No	No	Non-Homestead Use Percentage: 0.00%	
Institutional	No	No	Classified Agricultural: No	
Historic	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
17391/0046	\$244,900 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOI Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$210,878	\$163,717	\$113,717	\$138,717	\$113,717

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOI Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$210,878	\$163,717	\$113,717	\$138,717	\$113,717
2015	Yes	\$188,781	\$162,579	\$112,579	\$137,579	\$112,579
2014	Yes	\$178,031	\$161,289	\$111,289	\$136,289	\$111,289
2013	Yes	\$163,047	\$158,905	\$108,905	\$133,905	\$108,905
2012	Yes	\$156,249	\$156,249	\$106,249	\$131,249	\$106,249
2011	Yes	\$159,587	\$159,587	\$109,587	\$134,587	\$109,587
2010	No	\$164,359	\$164,359	\$164,359	\$164,359	\$164,359
2009	Yes	\$178,099	\$178,099	\$128,099	\$153,099	\$128,099
2008	Yes	\$224,300	\$185,080	\$135,080	\$160,080	\$135,080
2007	Yes	\$245,900	\$179,689	\$154,689	N/A	\$154,689
2006	Yes	\$255,400	\$175,306	\$150,306	N/A	\$150,306
2005	Yes	\$182,700	\$170,200	\$145,200	N/A	\$145,200
2004	Yes	\$165,300	\$165,300	\$140,300	N/A	\$140,300
2003	No	\$143,300	\$143,300	\$118,300	N/A	\$118,300
2002	No	\$108,000	\$98,500	\$73,500	N/A	\$73,500
2001	Yes	\$97,000	\$97,000	\$72,000	N/A	\$72,000
2000	No	\$88,200	\$88,200	\$88,200	N/A	\$88,200
1999	No	\$73,300	\$73,300	\$73,300	N/A	\$73,300
1998	No	\$53,600	\$53,600	\$53,600	N/A	\$53,600
1997	No	\$54,300	\$54,300	\$54,300	N/A	\$54,300
1996	No	\$50,100	\$50,100	\$50,100	N/A	\$50,100

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Mails 2015 Tax Bills October 11

Tax District	SP
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$4,707.07

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

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

Sale Date	Book/Page	Price	O/U	V/I
07 Aug 2009	16689 / 0720	\$232,000	Q	1
29 Apr 2003	12706 / 1240	\$227,000	Q	1
21 Feb 2002	11851 / 0056	\$207,900	Q	1
07 Dec 1998	10329 / 0201	\$86,500	Q	1
19 Sep 1988	06836 / 0737	\$69,900	Q	
	06367 / 1145	\$64,000	Q	

**2016 Land Information**

Seawall: No

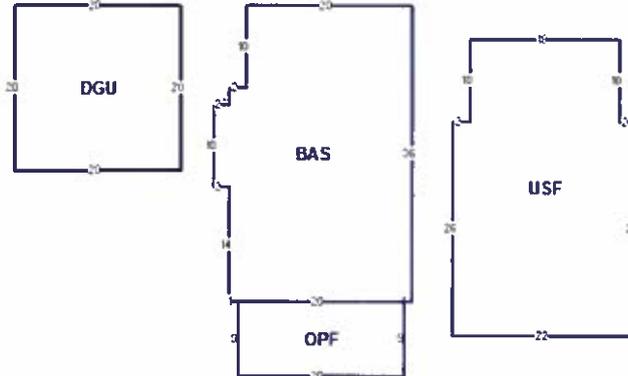
Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	46x121	2200.00	46.0000	0.9800	\$99,176	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)  
 Site Address: 1126 18TH AVE N

Quality: Above Average  
 Square Footage: 2124 00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Reclad Alum/Viny  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 5  
 Year Built: 1926  
 Effective Age: 34  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	752	752	0.90	677
<a href="#">Open Porch</a>	0	180	0.20	36
<a href="#">Detached Garage Unfinished</a>	0	400	0.35	140
<a href="#">Base</a>	792	792	1.00	792
<b>Total Living SF: 1,544</b>		<b>Total Gross SF: 2,124</b>		<b>Total Effective SF: 1,645</b>

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$9 00	100 00	\$900.00	\$486.00	1999
POOL	\$28,000 00	1.00	\$28,000.00	\$15,120.00	1999
FIREPLACE	\$3,000 00	1.00	\$3,000.00	\$1,380.00	1926

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">10-01001069</a>	SPECIAL USE	26 Mar 2010	\$1,500
<a href="#">99-5001131</a>	SPECIAL USE	15 Jun 1999	\$875
<a href="#">99-3000607</a>	SIDING/EXTERIOR WALL	08 Apr 1999	\$750
<a href="#">99-3000802</a>	PATIO/DECK	07 Apr 1999	\$175
<a href="#">99-2001006</a>	POOL	18 Mar 1999	\$8,500



[Interactive Map of this parcel](#)

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WM

### 13-31-16-39672-000-0710

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**Updated December 28, 2016**

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[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address (First Building)</b>
ROUSSELL, ROBERT J 1104 17TH AVE N ST PETERSBURG FL 33704-4132	1104 17TH AVE N ST PETERSBURG
Jump to building: (1) 1104 17TH AVE N ▾	



[Property Use](#): 0810 (Single Family - more than one house per parcel)

Living Units: 2

[\[click here to hide\]](#) Legal Description  
HILCREST LOT 71

<a href="#">Mortgage Letter</a>	<a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage: 100.00%
			Non-Homestead Use Percentage: 0.00%
			Classified Agricultural: No

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
04533/0614	\$170,400 <a href="#">Sales Query</a>	121030233003	NON EVAC	001/008

**2016 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOI Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	\$158,948	\$80,699	\$5,040	\$10,040	\$5,040

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOI Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$158,948	\$80,699	\$5,040	\$10,040	\$5,040
2015	Yes	\$141,712	\$80,138	\$4,928	\$9,928	\$4,928
2014	Yes	\$136,771	\$79,502	\$4,800	\$9,800	\$4,800
2013	Yes	\$120,476	\$78,327	\$4,565	\$9,565	\$4,565
2012	Yes	\$120,364	\$77,018	\$21,518	\$46,518	\$21,518
2011	Yes	\$130,479	\$74,775	\$19,500	\$44,275	\$19,500
2010	Yes	\$142,065	\$73,670	\$19,500	\$43,170	\$19,500
2009	Yes	\$177,305	\$71,733	\$19,500	\$41,233	\$19,500
2008	Yes	\$223,600	\$71,661	\$19,500	\$41,161	\$19,500
2007	Yes	\$222,900	\$69,574	\$39,074	N/A	\$39,074
2006	Yes	\$249,100	\$67,877	\$37,377	N/A	\$37,377
2005	Yes	\$171,400	\$65,900	\$35,400	N/A	\$35,400
2004	Yes	\$151,400	\$64,000	\$33,500	N/A	\$33,500
2003	Yes	\$123,400	\$62,800	\$32,300	N/A	\$32,300
2002	Yes	\$105,000	\$61,400	\$35,400	N/A	\$35,400
2001	Yes	\$79,500	\$60,500	\$34,500	N/A	\$34,500
2000	Yes	\$70,700	\$58,800	\$32,800	N/A	\$32,800
1999	No	\$68,600	\$57,300	\$32,300	N/A	\$32,300
1998	Yes	\$57,300	\$56,400	\$31,400	N/A	\$31,400
1997	Yes	\$56,300	\$55,500	\$30,500	N/A	\$30,500
1996	Yes	\$55,400	\$53,900	\$28,900	N/A	\$28,900

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Mails 2016 Tax Bills October 11

Tax District	SP
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$3,547.93

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

**Ranked Sales (Where are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	O/U	V/I
	04533 / 0614	\$19,000	Q	

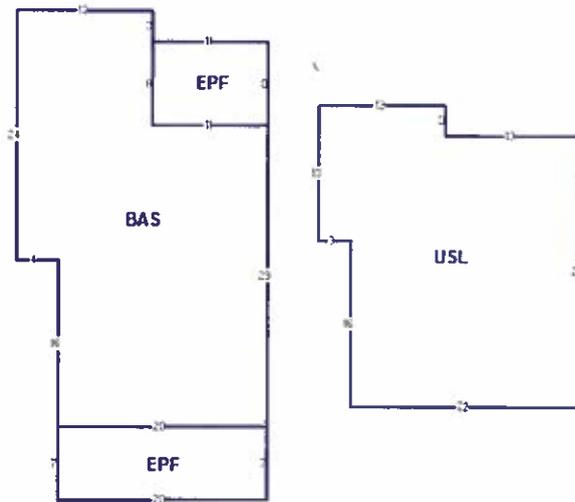
**2016 Land Information**

Seawall: No	Frontage: None			View	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>
Multi-Fam <10 Units (08)	48x127	2200.00	48.0000	0.9900	\$104,544
					<b>Method</b>
					FF

[\[click here to hide\]](#) 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1104 17TH AVE N

Quality: Above Average  
 Square Footage: 1641.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame Stucco  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 3  
 Year Built: 1925  
 Effective Age: 49  
 Heating: Unit/Space/Wall/Floor  
 Cooling: None



[Compact Property Record Card](#)

[Open plot in New Window](#)

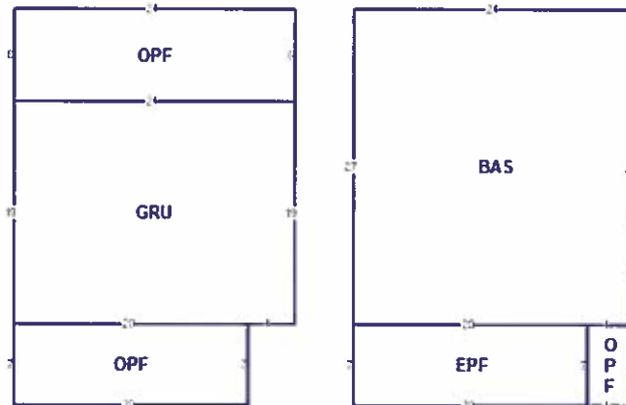
Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story Low</a>	191	638	0.30	191
<a href="#">Enclosed Porch</a>	0	228	0.60	137
<a href="#">Base</a>	775	775	1.00	775
Total Living SF: 966		Total Gross SF: 1,641		Total Effective SF: 1,103

[\[click here to hide\]](#) 2017 Building 2 Structural Elements [Back to Top](#)

Site Address: 1104 17TH AVE N

Quality: Average  
 Square Footage: 1604.00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Frame Siding  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 1  
 Living units: 1  
 Floor Finish: Carpet/Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 3  
 Year Built: 1925  
 Effective Age: 49  
 Heating: Unit/Space/Wall/Floor  
 Cooling: None



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 2 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Open Porch</a>	0	360	0.20	72
<a href="#">Garage Unfinished</a>	0	456	0.25	114
<a href="#">Enclosed Porch</a>	0	140	0.60	84
<a href="#">Base</a>	648	648	1.00	648
Total Living SF: 648		Total Gross SF: 1,604		Total Effective SF: 918

[\[click here to hide\]](#) 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

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

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

Permit Number	Description	Issue Date	Estimated Value
04-8000287	ROOF	13 Sep 2004	\$7,900



[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

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### 13-31-16-39672-000-0881

[Compact Property Record Card](#)

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**Updated December 28, 2016**

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[Radius Search](#)

[FLMA/WLM](#)

<a href="#">Ownership/Mailing Address</a> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
CROSSFIELD, THOMAS ESTES, AUTUMN 1101 17TH AVE N ST PETERSBURG FL 33704-4131	1101 17TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**  
HILCREST S 90FT OF LOT 88

<a href="#">Mortgage Letter</a> <a href="#">File for Homestead Exemption</a>			<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>		
Homestead	No	No	Homestead Use Percentage: 0.00%	
Government	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional	No	No	Classified Agricultural: No	
Historic	No	No		

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
17244/2018	\$219,800 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/008

**2016 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/SQF Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	\$182,984	\$177,145	\$177,145	\$182,984	\$177,145

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SQF Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	No	\$182,984	\$177,145	\$177,145	\$182,984	\$177,145
2015	No	\$161,041	\$161,041	\$161,041	\$161,041	\$161,041
2014	No	\$149,274	\$149,274	\$149,274	\$149,274	\$149,274
2013	No	\$139,906	\$139,906	\$139,906	\$139,906	\$139,906
2012	No	\$128,477	\$128,477	\$128,477	\$128,477	\$128,477
2011	Yes	\$146,617	\$116,190	\$66,190	\$91,190	\$66,190
2010	Yes	\$170,712	\$114,473	\$64,473	\$89,473	\$64,473
2009	Yes	\$213,359	\$111,463	\$61,463	\$86,463	\$61,463
2008	Yes	\$254,800	\$111,352	\$61,352	\$86,352	\$61,352
2007	Yes	\$257,000	\$108,109	\$83,109	N/A	\$83,109
2006	Yes	\$277,900	\$105,472	\$80,472	N/A	\$80,472
2005	Yes	\$184,900	\$102,400	\$77,400	N/A	\$77,400
2004	Yes	\$115,000	\$43,300	\$18,300	N/A	\$18,300
2003	Yes	\$92,300	\$42,500	\$17,500	N/A	\$17,500
2002	Yes	\$82,800	\$41,500	\$16,500	N/A	\$16,500
2001	Yes	\$60,600	\$40,900	\$15,900	N/A	\$15,900
2000	Yes	\$49,200	\$39,800	\$14,800	N/A	\$14,800
1999	Yes	\$47,200	\$38,800	\$13,800	N/A	\$13,800
1998	Yes	\$38,200	\$38,200	\$13,200	N/A	\$13,200
1997	Yes	\$38,000	\$38,000	\$13,000	N/A	\$13,000
1996	Yes	\$34,100	\$34,100	\$34,100	N/A	\$34,100

**2016 Tax Information**

<a href="#">Click Here for 2016 Tax Bill</a>		Tax District <b>SP</b>
<small>Tax Collector mails 2015 Tax Bills October 31</small>		
2016 Final Millage Rate		22.3213
2016 Est Taxes w/o Cap or Exemptions		\$4,084.44
<b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>		

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

Sale Date	Book/Page	Price	O/U	V/I
05 May 2011	17244 / 2018	\$123,500	U	I
07 May 1996	09335 / 0112	\$41,500	U	I
05 Jan 1987	06398 / 1196	\$31,000	Q	
	05947 / 1226	\$27,000	Q	

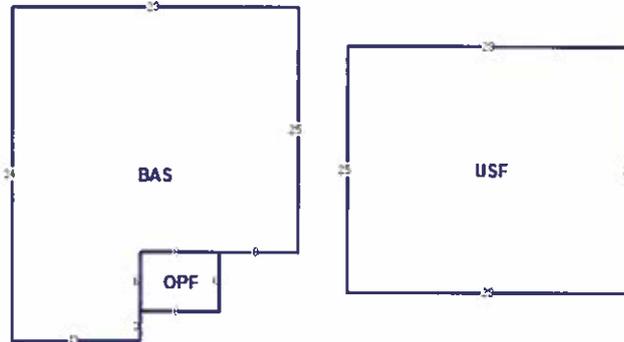
**2016 Land Information**

Seawall: No	Frontage: None			View:	
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a> <a href="#">Method</a>
Single Family (01)	49x90	2200.00	49.0000	0.8700	\$93,786   FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1101 17TH AVE N

Quality: Average  
 Square Footage: 1615 00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Drywall/Plaster  
 Fixtures: 8  
 Year Built: 2004  
 Effective Age: 13  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Other Depreciation: 15%



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	725	725	0.90	652
<a href="#">Open Porch</a>	0	48	0.21	10
<a href="#">Base</a>	842	842	1.00	842
Total Living SF: 1,567		Total Gross SF: 1,615		Total Effective SF: 1,504

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
STM/SEC SH	\$400 00	13 00	\$5,200 00	\$4,472 00	2011
FIREPLACE	\$6,000 00	1 00	\$6,000 00	\$4,800 00	2004

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
11-06000450	SIDING/EXTERIOR WALL	10 Jun 2011	\$2,300
04-1001269	DEMOLITION	24 Feb 2004	\$0
03-7001146	NEW RESIDENCE	08 Dec 2003	\$78,850



**13-31-16-63810-000-0580**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

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[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
BAKER, MICHAEL K & WENDY C INTER VIVOS TRUST BAKER, MICHAEL K TRE BAKER, WENDY C TRE 1100 19TH AVE N ST PETERSBURG FL 33704-4146	1100 19TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**  
OLD KENTUCKY N 70FT OF LOT 58

<a href="#">Mortgage Letter</a>	<input checked="" type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	Homestead Use Percentage: 100.00%
Institutional	No	No	Non-Homestead Use Percentage: 0.00%
Historic	No	No	Classified Agricultural: No

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
18565/0651	\$193,600 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$171,664	\$117,268	\$67,268	\$92,268	\$67,268

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$171,664	\$117,268	\$67,268	\$92,268	\$67,268
2015	Yes	\$156,518	\$116,453	\$66,453	\$91,453	\$66,453
2014	Yes	\$137,838	\$115,529	\$65,529	\$90,529	\$65,529
2013	Yes	\$108,040	\$100,020	\$50,020	\$73,020	\$50,020
2012	Yes	\$98,348	\$98,348	\$48,348	\$73,348	\$48,348
2011	Yes	\$108,986	\$108,986	\$58,986	\$83,986	\$58,986
2010	Yes	\$117,404	\$117,404	\$67,404	\$92,404	\$67,404
2009	Yes	\$143,472	\$136,499	\$86,499	\$111,499	\$86,499
2008	Yes	\$178,700	\$136,363	\$86,363	\$111,363	\$86,363
2007	Yes	\$196,000	\$132,391	\$107,391	N/A	\$107,391
2006	Yes	\$203,000	\$129,162	\$104,162	N/A	\$104,162
2005	Yes	\$134,200	\$125,400	\$100,400	N/A	\$100,400
2004	Yes	\$121,800	\$121,800	\$96,800	N/A	\$96,800
2003	No	\$97,500	\$97,500	\$97,500	N/A	\$97,500
2002	No	\$87,200	\$87,200	\$87,200	N/A	\$87,200
2001	No	\$63,200	\$43,800	\$18,800	N/A	\$18,800
2000	Yes	\$52,500	\$42,600	\$17,600	N/A	\$17,600
1999	Yes	\$53,400	\$41,500	\$16,500	N/A	\$16,500
1998	Yes	\$45,500	\$40,900	\$15,900	N/A	\$15,900
1997	Yes	\$45,700	\$40,300	\$15,300	N/A	\$15,300
1996	Yes	\$41,500	\$39,200	\$14,200	N/A	\$14,200

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2016 Tax Bills October 31

Tax District	SP
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$3,831.76

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

Sale Date	Book/Page	Price	Q/U	Y/I
20 Aug 2003	13002 / 1826	\$161,100	Q	1
19 Feb 2001	11230 / 0400	\$80,000	U	1
	04255 / 1003	\$14,000	Q	

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

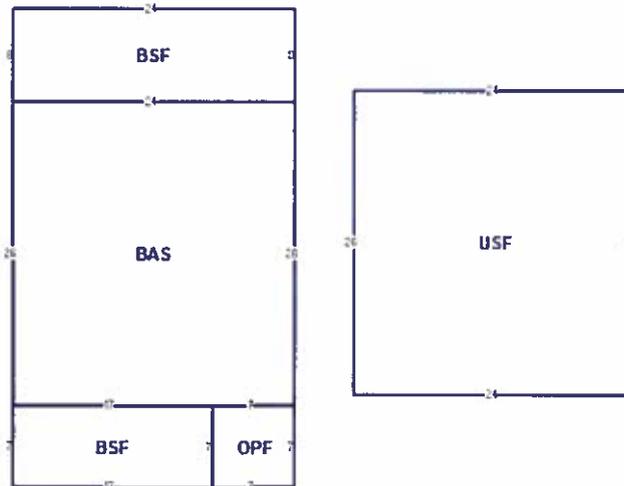
**2016 Land Information**

Seawall No	Frontage None	View:				
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>	<b>Method</b>
Single Family (01)	49x70	2200.00	49.0000	0.7700	\$83,006	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1100 19TH AVE N

Quality Above Average  
 Square Footage 1608 00  
 Foundation Continuous Footing  
 Floor System Wood  
 Exterior Wall Frame Stucco  
 Roof Frame Gable Or Hip  
 Roof Cover Shingle Composition  
 Stories 2  
 Living units 1  
 Floor Finish Carpet/Hardtile/Hardwood  
 Interior Finish Upgrade  
 Fixtures 6  
 Year Built 1925  
 Effective Age 39  
 Heating Central Duct  
 Cooling Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window.](#)

**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	624	624	0.90	562
<a href="#">Open Porch</a>	0	49	0.20	10
<a href="#">Base Semi-finished</a>	311	311	0.80	249
<a href="#">Base</a>	624	624	1.00	624
Total Living SF: 1,559		Total Gross SF: 1,608		Total Effective SF: 1,445

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$22,000.00	1.00	\$22,000.00	\$20,240.00	2013
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1925

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">12-08000232</a>	POOL	06 Aug 2012	\$20,000
<a href="#">11-03000211</a>	HEAT/AIR	04 Mar 2011	\$4,000
<a href="#">01-5000206</a>	HEAT/AIR	28 Jun 2001	\$7,500
<a href="#">01-3000974</a>	SPECIAL USE	25 Apr 2001	\$2,000



**13-31-16-39672-000-0860**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

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[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a> MEEKER, RICHARD L 1085 17TH AVE N ST PETERSBURG FL 33704	<b>Site Address</b> 1085 17TH AVE N ST PETERSBURG
---	---



[Property Use](#) 0110 (Single Family Home)

Living Units 1

[click here to hide] **Legal Description**  
 HILCREST W 45FT OF LOT 86

<a href="#">Mortgage Letter</a> <input type="checkbox"/> <a href="#">File for Homestead Exemption</a>			<b>2017 Parcel Use</b>																
<table border="1"> <thead> <tr> <th>Exemption</th> <th>2016</th> <th>2017</th> </tr> </thead> <tbody> <tr> <td>Homestead</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>Government</td> <td>No</td> <td>No</td> </tr> <tr> <td>Institutional</td> <td>No</td> <td>No</td> </tr> <tr> <td>Historic</td> <td>No</td> <td>No</td> </tr> </tbody> </table>	Exemption	2016	2017	Homestead	Yes	Yes	Government	No	No	Institutional	No	No	Historic	No	No	Homestead Use Percentage: 100.00% Non-Homestead Use Percentage: 0.00% Classified Agricultural: No			
Exemption	2016	2017																	
Homestead	Yes	Yes																	
Government	No	No																	
Institutional	No	No																	
Historic	No	No																	

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

<b>Most Recent Recording</b> 19428/1076	<b>Sales Comparison</b> \$262,500 <a href="#">Sales Query</a>	<b>Census Tract</b> 121030233001	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone) NON EVAC	<b>Plat Book/Page</b> 001/008
--	--	-------------------------------------	---	----------------------------------

**2016 Interim Value Information**

Year	Just/Market Value	Assessed Value/SOI Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	\$234,037	\$180,827	\$130,827	\$155,827	\$130,827

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOI Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$234,037	\$180,827	\$130,827	\$155,827	\$130,827
2015	Yes	\$211,693	\$179,570	\$129,570	\$154,570	\$129,570
2014	Yes	\$192,767	\$178,145	\$128,145	\$153,145	\$128,145
2013	Yes	\$185,484	\$175,512	\$125,512	\$150,512	\$125,512
2012	Yes	\$172,578	\$172,578	\$122,578	\$147,578	\$122,578
2011	Yes	\$191,227	\$191,227	\$141,227	\$166,227	\$141,227
2010	Yes	\$224,054	\$98,263	\$48,263	\$73,263	\$48,263
2009	Yes	\$269,902	\$95,680	\$45,680	\$70,680	\$45,680
2008	Yes	\$324,000	\$95,584	\$45,584	\$70,584	\$45,584
2007	Yes	\$318,100	\$92,800	\$67,800	N/A	\$67,800
2006	Yes	\$350,100	\$90,537	\$65,537	N/A	\$65,537
2005	Yes	\$224,500	\$87,900	\$62,900	N/A	\$62,900
2004	Yes	\$197,100	\$85,400	\$60,400	N/A	\$60,400
2003	Yes	\$170,000	\$83,800	\$58,800	N/A	\$58,800
2002	Yes	\$133,500	\$81,900	\$56,900	N/A	\$56,900
2001	Yes	\$108,100	\$80,700	\$55,700	N/A	\$55,700
2000	Yes	\$84,800	\$78,400	\$53,400	N/A	\$53,400
1999	Yes	\$84,700	\$76,400	\$51,400	N/A	\$51,400
1998	Yes	\$75,200	\$75,200	\$50,200	N/A	\$50,200
1997	Yes	\$77,000	\$74,400	\$49,400	N/A	\$49,400
1996	Yes	\$73,200	\$72,300	\$47,300	N/A	\$47,300

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mail: 2015 Tax Bills October 31

Tax District	SP
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$5,224.01

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

Sale Date	Book/Page	Price	Q/U	V/I
25 Jun 2010	16963 / 0338	\$225,000	Q	I
	04849 / 1211	\$40,000	Q	

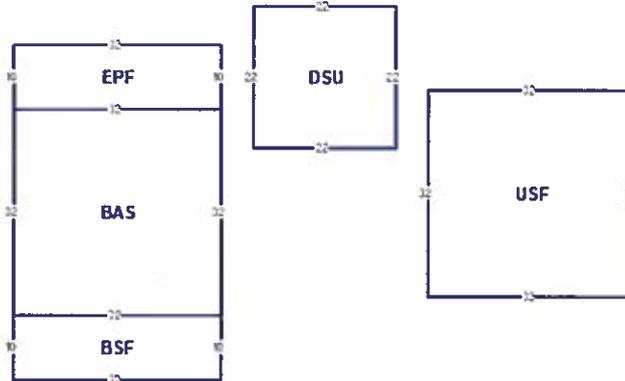
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

**2016 Land Information**

Seawall: No	Frontage: None			View:	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>
Single Family (01)	45x127	2200.00	45.0000	0.9900	\$98,010
					<b>Method</b>
					FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)  
 Site Address: 1085 17TH AVE N

Quality: Above Average  
 Square Footage: 3172.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Reclad Alum/Viny  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 9  
 Year Built: 1924  
 Effective Age: 39  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>	
<u>Upper Story:</u>	1,024	1,024	0.90	922	
<u>Enclosed Porch</u>	0	320	0.60	192	
<u>Detached Semi-finished Unfinished</u>	0	484	0.50	242	
<u>Base Semi-finished</u>	320	320	0.80	256	
<u>Base</u>	1,024	1,024	1.00	1,024	
<b>Total Living SF</b>	<b>2,368</b>	<b>Total Gross SF</b>	<b>3,172</b>	<b>Total Effective SF</b>	<b>2,636</b>

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$9.00	180.00	\$1,620.00	\$648.00	1954
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1924
POOL	\$28,000.00	1.00	\$28,000.00	\$11,200.00	1954

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">15-12000301</a>	HEAT/AIR	07 Dec 2015	\$15,000
<a href="#">10-06000240</a>	SPECIAL USE	07 Jun 2010	\$2,400
<a href="#">04-9000166</a>	ROOF	05 Oct 2004	\$1,000
<a href="#">04-9000165</a>	ROOF	05 Oct 2004	\$9,900



**13-31-16-63810-000-0600**

[Compact Property Record Card](#)

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**Updated December 28, 2016**

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<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
MC BRIDE, KELLY 1080 19TH AVE N ST PETERSBURG FL 33704-4144	1080 19TH AVE N ST PETERSBURG



[Property Use](#), 0110 (Single Family Home)

Living Units: 1

[\[click here to hide\]](#) Legal Description  
OLD KENTUCKY LOT 60

<a href="#">Mortgage Letter</a>	<input checked="" type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage: 100.00%
			Non-Homestead Use Percentage: 0.00%
			Classified Agricultural: No

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
16206/1616	\$212,600 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$182,088	\$94,319	\$44,319	\$69,319	\$44,319

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$182,088	\$94,319	\$44,319	\$69,319	\$44,319
2015	Yes	\$157,886	\$93,663	\$43,663	\$68,663	\$43,663
2014	Yes	\$143,122	\$92,920	\$42,920	\$67,920	\$42,920
2013	Yes	\$100,582	\$91,547	\$41,547	\$66,547	\$41,547
2012	Yes	\$90,017	\$90,017	\$40,017	\$65,017	\$40,017
2011	No	\$101,072	\$101,072	\$101,072	\$101,072	\$101,072
2010	No	\$110,051	\$110,051	\$110,051	\$110,051	\$110,051
2009	No	\$140,784	\$140,784	\$140,784	\$140,784	\$140,784
2008	No	\$181,000	\$181,000	\$181,000	\$181,000	\$181,000
2007	No	\$199,600	\$199,600	\$199,600	N/A	\$199,600
2006	No	\$0	\$0	\$0	N/A	\$0
2005	No	\$0	\$0	\$0	N/A	\$0
2004	No	\$0	\$0	\$0	N/A	\$0
2003	No	\$0	\$0	\$0	N/A	\$0
2002	No	\$0	\$0	\$0	N/A	\$0
2001	No	\$0	\$0	\$0	N/A	\$0
2000	No	\$0	\$0	\$0	N/A	\$0
1999	No	\$0	\$0	\$0	N/A	\$0
1998	No	\$0	\$0	\$0	N/A	\$0
1997	No	\$0	\$0	\$0	N/A	\$0
1996	No	\$0	\$0	\$0	N/A	\$0

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2016 Tax Bills (October 1)

2016 Final Millage Rate: 22.3213

2016 Est Taxes w/o Cap or Exemptions: \$4,064.44

Tax District: **SP**

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

Sale Date	Book/Page	Price	O/U	V/I
07 Apr 2008	16206 / 1616	\$242,000	Q	I

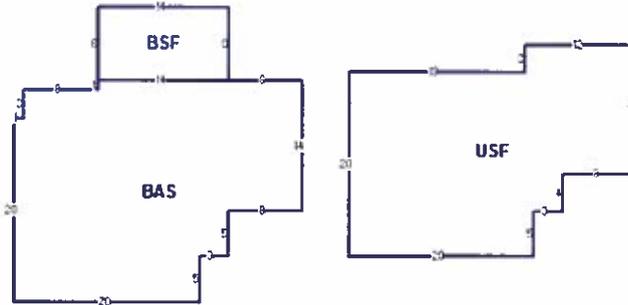
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

**2016 Land Information**

Seawall: No	Frontage: None			View:	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b> <b>Method</b>
Single Family (01)	50x121	2200.00	50.0000	0.9800	\$107,800   FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)  
 Site Address: 1080 19TH AVENUE

Quality: Above Average  
 Square Footage: 1318.00  
 Foundation: Piers  
 Floor System: Wood  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 6  
 Year Built: 1925  
 Effective Age: 34  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	569	569	0.90	512
<a href="#">Base Semi-finished</a>	112	112	0.80	90
<a href="#">Base</a>	637	637	1.00	637
<b>Total Living SF: 1,318</b>		<b>Total Gross SF: 1,318</b>		<b>Total Effective SF: 1,239</b>

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



[Interactive Map of this parcel](#)   [Map Legend](#)   [Sales Query](#)   [Back to Query Results](#)   [New Search](#)   [Tax Collector Home Page](#)   [Contact Us](#)

[Interactive Map of this parcel](#)

[Sales Query](#)

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WM

### 13-31-16-63810-000-0610

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**Updated December 28, 2016**

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[FFMA/WLM](#)

<a href="#">Ownership/Mailing Address</a> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
HIGGINS, CATHERINE M HIGGINS, PETER W 1072 19TH AVE N ST PETERSBURG FL 33704	1072 19TH AVE N ST PETERSBURG



[Property Use](#): 0110 (Single Family Home)

Living Units: 1

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

OLD KENTUCKY LOT 61 & LOT 62 LESS E 45FT THEREOF

<a href="#">Mortgage Letter</a>	<input checked="" type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	No	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage: 0.00%
			Non-Homestead Use Percentage: 100.00%
			Classified Agricultural: No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
19431/2294	\$296,900 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$251,403	\$135,295	\$85,295	\$110,295	\$85,295

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	Yes	\$251,403	\$135,295	\$85,295	\$110,295	\$85,295
2015	Yes	\$184,336	\$134,355	\$84,355	\$109,355	\$84,355
2014	Yes	\$165,077	\$133,289	\$83,289	\$108,289	\$83,289
2013	Yes	\$139,106	\$131,319	\$81,319	\$106,319	\$81,319
2012	Yes	\$129,124	\$129,124	\$79,124	\$104,124	\$79,124
2011	Yes	\$142,844	\$142,844	\$92,844	\$117,844	\$92,844
2010	Yes	\$151,404	\$151,404	\$101,404	\$126,404	\$101,404
2009	Yes	\$188,116	\$188,116	\$138,116	\$163,116	\$138,116
2008	Yes	\$234,200	\$234,200	\$184,200	\$209,200	\$184,200
2007	Yes	\$251,000	\$251,000	\$226,000	N/A	\$226,000
2006	Yes	\$235,100	\$82,709	\$57,709	N/A	\$57,709
2005	Yes	\$171,900	\$80,300	\$55,300	N/A	\$55,300
2004	Yes	\$147,800	\$78,000	\$53,000	N/A	\$53,000
2003	Yes	\$117,800	\$76,600	\$51,600	N/A	\$51,600
2002	Yes	\$111,500	\$74,800	\$49,800	N/A	\$49,800
2001	Yes	\$91,100	\$73,700	\$48,700	N/A	\$48,700
2000	Yes	\$78,100	\$71,600	\$46,600	N/A	\$46,600
1999	Yes	\$80,100	\$69,800	\$44,800	N/A	\$44,800
1998	Yes	\$68,700	\$68,700	\$43,700	N/A	\$43,700
1997	Yes	\$71,000	\$71,000	\$46,000	N/A	\$46,000
1996	Yes	\$82,700	\$82,700	\$57,700	N/A	\$57,700

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2016 Tax Bills October 31

<b>2016 Final Millage Rate</b>	22.3213
<b>2016 Est Taxes w/o Cap or Exemptions</b>	\$5,611.64

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

Tax District **SP**

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

Sale Date	Book/Page	Price	Q/U	V/I
04 Jan 2016	19060 / 0827	\$305,000	Q	I
08 Dec 2006	15520 / 2626	\$283,400	Q	I
18 Sep 1995	09109 / 1793	\$107,400	Q	I
19 Jun 1991	07600 / 2314	\$91,500	Q	I
	05445 / 0229	\$64,900	Q	
	05055 / 1960	\$44,900	Q	

**2016 Land Information**

Seawall: No

Frontage: None

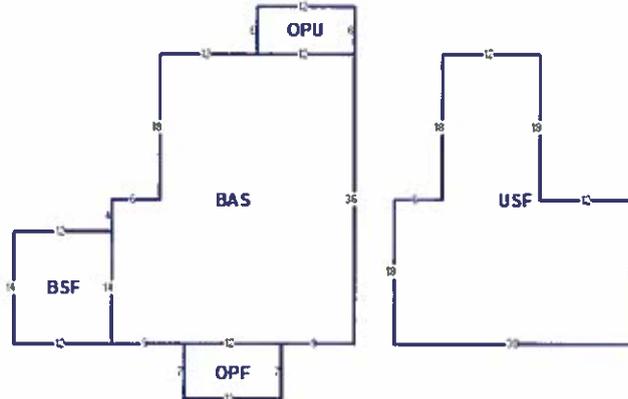
View:

<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Single Family (01)	55x121	2200.00	55 0000	0 9702	\$117,394	FF

[\[click here to hide\] 2017 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 1072 19TH AVE N

Quality Above Average  
 Square Footage 2052.00  
 Foundation Continuous Footing  
 Floor System Wood  
 Exterior Wall Frame/Custom Wood  
 Roof Frame Gable Or Hip  
 Roof Cover Shingle Composition  
 Stories 2  
 Living units 1  
 Floor Finish Carpet/Hardtile/Hardwood  
 Interior Finish Upgrade  
 Fixtures 5  
 Year Built 1920  
 Effective Age 29  
 Heating Central Duct  
 Cooling Cooling (Central)



[Compact Property Record Card](#)

**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	756	756	0.90	680
<a href="#">Open Porch Unfinished</a>	0	72	0.15	11
<a href="#">Open Porch</a>	0	84	0.20	17
<a href="#">Base Semi-finished</a>	168	168	0.80	134
<a href="#">Base</a>	972	972	1.00	972
<b>Total Living SF</b>	<b>1,896</b>	<b>Total Gross SF 2,052</b>		<b>Total Effective SF 1,814</b>

[\[click here to hide\] 2017 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$3,060.00	1920
POOL	\$22,000.00	1.00	\$22,000.00	\$8,800.00	1960
GARAGE	\$30.00	264.00	\$7,920.00	\$7,920.00	2016

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

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">16-04001433</a>	GARAGE	26 Apr 2016	\$22,000
<a href="#">16-02000967</a>	SPECIAL USE	17 Feb 2016	\$2,411
<a href="#">05-4001186</a>	ROOF	13 May 2005	\$11,391



**13-31-16-39672-000-0650**

Compact Property Record Card

[Portability Calculator](#)

**Updated December 28, 2016**

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[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
MC MICHAEL, ROBERT II JR MC MICHAEL, DOREEN R 1070 17TH AVE N ST PETERSBURG FL 33704-4130	1070 17TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**  
HILCREST LOTS 65 AND 66

<b>Mortgage Letter</b> <a href="#">File for Homestead Exemption</a>			<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>		
Homestead	Yes	Yes	Homestead Use Percentage 100.00%	
Government	No	No	Non-Homestead Use Percentage 0.00%	
Institutional	No	No	Classified Agricultural No	
Historic	No	No		

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
06363/0639	\$352,200 <a href="#">Sales Query</a>	121030233003	NON EVAC	001/008

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$303,483	\$118,416	\$68,416	\$93,416	\$68,416

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$303,483	\$118,416	\$68,416	\$93,416	\$68,416
2015	Yes	\$266,644	\$117,593	\$67,593	\$92,593	\$67,593
2014	Yes	\$239,960	\$116,660	\$66,660	\$91,660	\$66,660
2013	Yes	\$210,247	\$114,936	\$64,936	\$89,936	\$64,936
2012	Yes	\$189,964	\$113,015	\$63,015	\$88,015	\$63,015
2011	Yes	\$208,827	\$109,723	\$59,723	\$84,723	\$59,723
2010	Yes	\$224,441	\$108,101	\$58,101	\$83,101	\$58,101
2009	Yes	\$291,455	\$105,259	\$55,259	\$80,259	\$55,259
2008	Yes	\$357,900	\$105,154	\$55,154	\$80,154	\$55,154
2007	Yes	\$430,400	\$102,091	\$77,091	N/A	\$77,091
2006	Yes	\$485,400	\$99,601	\$74,601	N/A	\$74,601
2005	Yes	\$313,200	\$96,700	\$71,700	N/A	\$71,700
2004	Yes	\$274,400	\$93,900	\$68,900	N/A	\$68,900
2003	Yes	\$227,200	\$92,200	\$67,200	N/A	\$67,200
2002	Yes	\$181,800	\$90,100	\$65,100	N/A	\$65,100
2001	Yes	\$141,600	\$88,700	\$63,700	N/A	\$63,700
2000	Yes	\$124,400	\$86,200	\$61,200	N/A	\$61,200
1999	Yes	\$114,100	\$84,000	\$59,000	N/A	\$59,000
1998	Yes	\$94,800	\$82,700	\$57,700	N/A	\$57,700
1997	Yes	\$91,400	\$81,400	\$56,400	N/A	\$56,400
1996	Yes	\$82,700	\$79,100	\$54,100	N/A	\$54,100

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Mails 2015 Tax Bills October 31

<b>Tax District</b> SP	
2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$6,774.14

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

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

Sale Date	Book/Page	Price	O/U	V/I
	06363 / 0639	\$80,000	Q	
	04636 / 1144	\$40,000	Q	

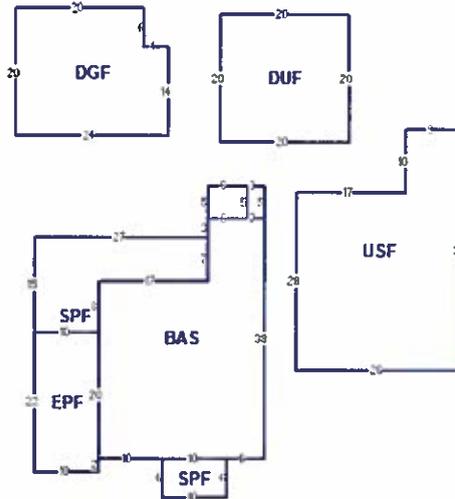
**2016 Land Information**

Seawall: No	Frontage: None			View:	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b> <b>Method</b>
Single Family (01)	100x127	2200.00	100.0000	0.7623	\$167,706   FF

[\[click here to hide\]](#) 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1070 17TH AVE N

Quality: Above Average  
 Square Footage: 3086.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 6  
 Year Built: 1925  
 Effective Age: 34  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Upper Story</a>	818	818	0.90	736
<a href="#">Screen Porch</a>	0	329	0.25	82
<a href="#">Open Porch</a>	0	30	0.20	6
<a href="#">Enclosed Porch</a>	0	235	0.60	141
<a href="#">Detached Utility</a>	0	400	0.40	160
<a href="#">Detached Garage</a>	0	456	0.40	182
<a href="#">Base</a>	818	818	1.00	818
<b>Total Living SF: 1,636</b>		<b>Total Gross SF: 3,086</b>		<b>Total Effective SF: 2,125</b>

[\[click here to hide\]](#) 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$30.00	250.00	\$7,500.00	\$3,000.00	1992
POOL	\$28,000.00	1.00	\$28,000.00	\$12,880.00	1995

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

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">07-9000715</a>	ROOF	01 Nov 2007	\$2,000



**13-31-16-63810-000-0360**

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

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[FFMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
NEUMANN, KATHILEEN B 1069 19TH AVE N ST PETERSBURG FL 33704-4156	1069 19TH AVE N ST PETERSBURG



[Property Use](#): 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**  
OLD KENTUCKY LOT 36

<b>Mortgage Letter</b> <input type="checkbox"/>	<b>File for Homestead Exemption</b> <input type="checkbox"/>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	Yes	Yes	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage: 100.00%
			Non-Homestead Use Percentage: 0.00%
			Classified Agricultural: No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
07210/0453	\$239,600 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$212,987	\$90,372	\$40,372	\$65,372	\$40,372

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$212,987	\$90,372	\$40,372	\$65,372	\$40,372
2015	Yes	\$191,272	\$89,744	\$39,744	\$64,744	\$39,744
2014	Yes	\$170,860	\$89,032	\$39,032	\$64,032	\$39,032
2013	Yes	\$131,345	\$87,716	\$37,716	\$62,716	\$37,716
2012	Yes	\$122,883	\$86,250	\$36,250	\$61,250	\$36,250
2011	Yes	\$140,491	\$83,738	\$33,738	\$58,738	\$33,738
2010	Yes	\$146,699	\$82,500	\$32,500	\$57,500	\$32,500
2009	Yes	\$173,784	\$80,331	\$30,331	\$55,331	\$30,331
2008	Yes	\$219,700	\$80,251	\$30,251	\$55,251	\$30,251
2007	Yes	\$226,600	\$77,914	\$52,914	N/A	\$52,914
2006	Yes	\$236,900	\$76,014	\$51,014	N/A	\$51,014
2005	Yes	\$160,500	\$73,800	\$48,800	N/A	\$48,800
2004	Yes	\$144,200	\$71,700	\$46,700	N/A	\$46,700
2003	Yes	\$115,600	\$70,400	\$45,400	N/A	\$45,400
2002	Yes	\$107,500	\$63,500	\$38,500	N/A	\$38,500
2001	Yes	\$87,000	\$62,500	\$37,500	N/A	\$37,500
2000	Yes	\$70,300	\$60,700	\$35,700	N/A	\$35,700
1999	Yes	\$67,500	\$59,100	\$34,100	N/A	\$34,100
1998	Yes	\$61,000	\$58,200	\$33,200	N/A	\$33,200
1997	Yes	\$62,300	\$57,300	\$32,300	N/A	\$32,300
1996	Yes	\$57,600	\$55,700	\$30,700	N/A	\$30,700

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)  
Tax Collector Mails 2015 Tax Bills October 31

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$4,754.15

Tax District: **SP**

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

Sale Date	Book/Page	Price	O/U	V/I
28 Aug 1989	07075 / 0062	\$38,000	U	I
20 Sep 1988	06836 / 2268	\$30,500	U	
	05173 / 0226	\$42,000	Q	
	05045 / 0005	\$1,500	Q	

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

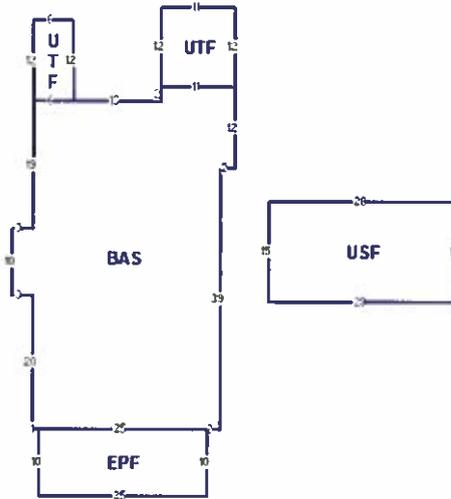
**2016 Land Information**

Seawall: No	Frontage: None			View	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b> <b>Method</b>
Single Family (01)	50x121	2200.00	50.0000	0.9800	\$107,800   FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1069 19TH AVE N

Quality: Above Average  
 Square Footage: 2318.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame Siding  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 5  
 Year Built: 1923  
 Effective Age: 39  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Utility</a>	0	204	0.35	71
<a href="#">Upper Story</a>	420	420	0.90	378
<a href="#">Enclosed Porch</a>	0	250	0.60	150
<a href="#">Base</a>	1,444	1,444	1.00	1,444
Total Living SF: 1,864		Total Gross SF: 2,318		Total Effective SF: 2,043

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$22,000.00	1.00	\$22,000.00	\$8,800.00	1953
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1923
PATIO/DECK	\$9.00	236.00	\$2,124.00	\$850.00	1953

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



[Interactive Map of this parcel](#)

[Sales Query](#)

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[Tax Collector Home Page](#)

[Contact Us](#)

WM

### 13-31-16-63810-000-0630

[Compact Property Record Card](#)

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**Updated December 28, 2016**

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[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
MIZENER, BRUCE M MIZENER, CHRISTINE M 1050 19TH AVE N ST PETERSBURG FL 33704-4144	1050 19TH AVE N ST PETERSBURG



[Property Use](#) 0810 (Single Family - more than one house per parcel)

Living Units 2

[click here to hide] **Legal Description**  
OLD KENTUCKY LOT 63

<a href="#">Mortgage Letter</a>	<input checked="" type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2017 Parcel Use</b>	
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	No	No	
Government	No	No	
Institutional	No	No	
Historic	No	No	
			Homestead Use Percentage 0.00%
			Non-Homestead Use Percentage 100.00%
			Classified Agricultural No

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
19090/0498	\$237,400 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2016	\$209,232	\$206,879	\$206,879	\$209,232	\$206,879

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	No	\$209,232	\$206,879	\$206,879	\$209,232	\$206,879
2015	No	\$188,072	\$188,072	\$188,072	\$188,072	\$188,072
2014	Yes	\$168,071	\$95,261	\$46,330	\$74,142	\$46,330
2013	Yes	\$129,275	\$92,229	\$44,391	\$67,229	\$44,391
2012	Yes	\$123,372	\$90,126	\$43,506	\$65,126	\$43,506
2011	Yes	\$137,634	\$90,179	\$45,645	\$65,179	\$45,645
2010	Yes	\$148,703	\$90,811	\$47,305	\$65,811	\$47,305
2009	Yes	\$175,358	\$93,009	\$51,304	\$68,009	\$51,304
2008	Yes	\$225,800	\$100,508	\$58,870	\$75,508	\$58,870
2007	Yes	\$253,300	\$102,692	\$77,692	N/A	\$77,692
2006	Yes	\$260,200	\$102,149	\$77,149	N/A	\$77,149
2005	Yes	\$165,600	\$84,000	\$59,000	N/A	\$59,000
2004	Yes	\$150,000	\$79,900	\$54,900	N/A	\$54,900
2003	Yes	\$118,400	\$74,200	\$49,200	N/A	\$49,200
2002	Yes	\$104,000	\$70,700	\$45,700	N/A	\$45,700
2001	Yes	\$86,400	\$69,700	\$44,700	N/A	\$44,700
2000	Yes	\$72,300	\$64,900	\$39,900	N/A	\$39,900
1999	Yes	\$69,900	\$62,000	\$37,000	N/A	\$37,000
1998	Yes	\$59,700	\$59,700	\$34,700	N/A	\$34,700
1997	Yes	\$62,800	\$60,600	\$35,600	N/A	\$35,600
1996	Yes	\$60,700	\$58,500	\$33,500	N/A	\$33,500

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 31

<b>2016 Final Millage Rate</b>	22.3213
<b>2016 Est Taxes w/o Cap or Exemptions</b>	\$4,670.33

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

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

Sale Date	Book/Page	Price	O/U	V/I
09 Feb 2016	19090 / 0498	\$100,000	U	I
	06046 / 1550	\$65,000	Q	
	05228 / 1612	\$55,000	Q	
	05005 / 2092	\$49,900	Q	
	04534 / 2210	\$16,000	Q	

**2016 Land Information**

Seawall: No

Frontage: None

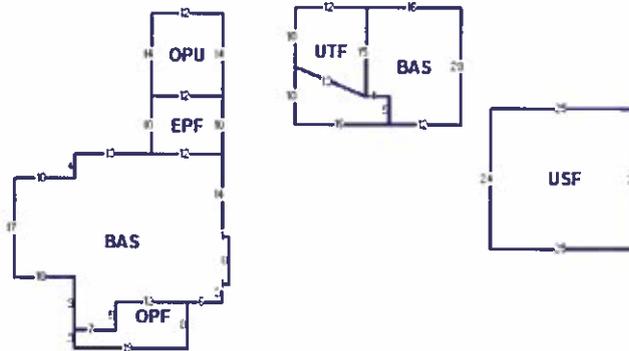
View:

<a href="#">Land Use</a>	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	50x121	2200.00	50.0000	0.9800	\$107,800	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1050 19TH AVE N

Quality: Above Average  
 Square Footage: 2403.00  
 Foundation: Continuous Footing  
 Floor System: Wood  
 Exterior Wall: Frame Stucco  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 2  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Fixtures: 8  
 Year Built: 1924  
 Effective Age: 39  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Utility</a>	0	150	0.35	52
<a href="#">Upper Story</a>	600	600	0.90	540
<a href="#">Open Porch Unfinished</a>	0	278	0.15	41
<a href="#">Open Porch</a>	0	117	0.20	23
<a href="#">Enclosed Porch</a>	0	120	0.60	72
<a href="#">Base</a>	1,138	1,138	1.00	1,138
<b>Total Living SF 1,738</b>		<b>Total Gross SF 2,403</b>		<b>Total Effective SF 1,866</b>

**[click here to hide] 2017 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$12.00	152.00	\$1,824.00	\$1,240.00	2005
PND/FNT/WF	\$0.00	1.00	\$0.00	\$0.00	1990
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$2,400.00	1924
POOL	\$22,000.00	1.00	\$22,000.00	\$8,800.00	1954
SPA/JAC/HT	\$8,000.00	1.00	\$8,000.00	\$3,200.00	1954

**[click here to hide] Permit Data**

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">16-11000801</a>	ROOF	14 Nov 2016	\$2,400
<a href="#">05-9001343</a>	RESIDENTIAL ADD	21 Oct 2005	\$2,700
<a href="#">97-53353</a>	HEAT/AIR	08 May 1997	\$2,355



### 13-31-16-63810-000-0590

[Compact Property Record Card](#)

[Portability Calculator](#)

**Updated December 28, 2016**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
GRISWOLD, RONALD GABRIEL, AMY 458 11TH AVE N ST PETERSBURG FL 33701-1628	1090 19TH AVE N ST PETERSBURG



[Property Use](#) 0110 (Single Family Home)

Living Units 1

[click here to hide] Legal Description  
 OLD KENTUCKY LOT 59

<a href="#">Mortgage Letter</a> <input type="checkbox"/> <a href="#">File for Homestead Exemption</a>			2017 Parcel Use
<b>Exemption</b>	<b>2016</b>	<b>2017</b>	
Homestead	No	Application Pending*	*New application received for tax year 2017
Government	No	No	Homestead Use Percentage: 0.00%
Institutional	No	No	Non-Homestead Use Percentage: 100.00%
Historic	No	No	Classified Agricultural: No

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

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
19264/0446	\$95,400 <a href="#">Sales Query</a>	121030233001	NON EVAC	001/048

**2016 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	\$79,054	\$79,054	\$79,054	\$79,054	\$79,054

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2016	No	\$79,054	\$79,054	\$79,054	\$79,054	\$79,054
2015	No	\$58,177	\$58,177	\$58,177	\$58,177	\$58,177
2014	No	\$56,758	\$56,758	\$56,758	\$56,758	\$56,758
2013	No	\$29,824	\$29,824	\$29,824	\$29,824	\$29,824
2012	No	\$21,810	\$21,810	\$21,810	\$21,810	\$21,810
2011	No	\$22,475	\$22,475	\$22,475	\$22,475	\$22,475
2010	No	\$30,937	\$30,937	\$30,937	\$30,937	\$30,937
2009	No	\$61,172	\$61,172	\$61,172	\$61,172	\$61,172
2008	No	\$79,800	\$79,800	\$79,800	\$79,800	\$79,800
2007	No	\$98,800	\$98,800	\$98,800	N/A	\$98,800
2006	Yes	\$256,000	\$169,950	\$144,950	N/A	\$144,950
2005	Yes	\$182,800	\$165,000	\$140,000	N/A	\$140,000
2004	Yes	\$160,200	\$160,200	\$135,200	N/A	\$135,200
2003	No	\$115,800	\$64,100	\$39,100	N/A	\$39,100
2002	Yes	\$115,400	\$62,600	\$37,600	N/A	\$37,600
2001	Yes	\$83,700	\$61,700	\$36,700	N/A	\$36,700
2000	Yes	\$75,100	\$59,900	\$34,900	N/A	\$34,900
1999	Yes	\$73,000	\$58,400	\$33,400	N/A	\$33,400
1998	Yes	\$57,500	\$57,500	\$32,500	N/A	\$32,500
1997	No	\$57,300	\$53,700	\$28,700	N/A	\$28,700
1996	Yes	\$54,300	\$52,200	\$27,200	N/A	\$27,200

**2016 Tax Information**

[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 11

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	\$1,764.59

Tax District [SP](#)

**A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**

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

Sale Date	Book/Page	Price	Q/U	V/I
15 Mar 2016	19119 / 1549	\$490,000	Q	I
22 Oct 2015	18970 / 1553	\$90,000	Q	V
16 Jan 2013	17858 / 0658	\$42,000	U	V
16 Jan 2012	17858 / 0656	\$21,900	U	V
	04708 / 1710	\$21,900	Q	
	03620 / 0075	\$6,000	Q	

**2016 Land Information**

Seawall: No

Frontage: None

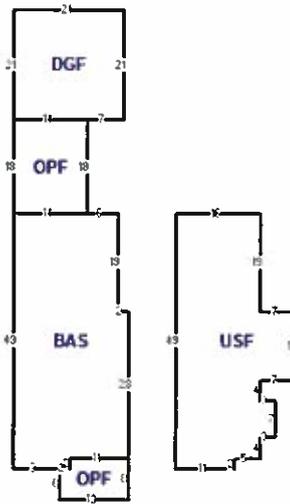
View

<a href="#">Land Use</a>	Land Size	Unit Value	Units	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Single Family (01)	42x121	2200.00	42.0000	0.9800	\$90,552	FF

[click here to hide] 2017 Building 1 Structural Elements [Back to Top](#)

Site Address: 1090 19TH AVE N

Quality: Above Average  
 Square Footage: 2697.00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Frame/Custom Wood  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 2  
 Living units: 1  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Drywall/Plaster  
 Fixtures: 10  
 Year Built: 2016  
 Effective Age: 1  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
Upper Story	886	886	0.90	797
Open Porch	0	352	0.20	70
Detached Garage	0	441	0.40	176
Base	1,018	1,018	1.00	1,018
<b>Total Living SF</b>	<b>1,904</b>	<b>Total Gross SF 2,697</b>		<b>Total Effective SF 2,061</b>

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$3,000.00	1.00	\$3,000.00	\$3,000.00	2016

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">16-02000167</a>	NEW RESIDENCE	17 Mar 2016	\$229,500
<a href="#">08-8000782</a>	UNKNOWN - RESEARCH NEEDED	30 Sep 2008	\$180,700
<a href="#">04-02001362</a>	ROOF	15 Mar 2004	\$0





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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SITE PLAN REVIEW  
PUBLIC HEARING**

According to Planning & Economic Development Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on January 4, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.**

**CASE NO.:** 16-31000014 **PLAT SHEET:** J-17

**REQUEST:** Approval of a site plan to allow a mixed-use development of 316 multi-family units, up to 13,000 sq. ft. commercial, a 100,000 sq. ft. self-storage facility, with variances to setbacks and green yards, and a special exception for a 5,500 sq. ft. fueling station.

**OWNER:** Home Depot USA, Inc.  
c/o Property Tax Department #6895  
PO Box 105842  
Atlanta, Georgia 30348-5842

**AGENT:** Glen Stygar  
PDRH, LLC  
142 West Platt Street  
Tampa, Florida 33606

**ENGINEER:** John Eveland, PE  
George F. Young, Inc.  
1921 Tampa East Boulevard  
Tampa, Florida 33619-3023

**ADDRESS:** 3000 34<sup>th</sup> Street South

**PARCEL ID NO.:** 35-31-16-49734-001-0010

**LEGAL DESCRIPTION:** On File

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<b>ZONING:</b>	Retail Center-1 (RC-1)	
<b>SITE AREA TOTAL:</b>	8.99 square feet or 391,604 acres	
<b>GROSS FLOOR AREA:</b>		
Existing:	0 square feet	0 F.A.R.
Proposed:	432,589 square feet	1.12 F.A.R.
Permitted:	438,596 square feet	1.12 F.A.R.
<b>BUILDING COVERAGE:</b>		
Existing:	0 square feet	0% of Site MOL
Proposed:	168,644 square feet	30% of Site MOL
Permitted:	N/A	
<b>IMPERVIOUS SURFACE:</b>		
Existing:	269,759 square feet	69% of Site MOL
Proposed:	274,155 square feet	70% of Site MOL
Permitted:	293,703 square feet	75% of Site MOL
<b>OPEN GREEN SPACE:</b>		
Existing:	121,845 square feet	31% of Site MOL
Proposed:	117,449 square feet	30% of Site MOL
<b>PAVING COVERAGE:</b>		
Existing:	214,600 square feet	55% of Site MOL
Proposed:	105,511 square feet	27% of Site MOL
<b>PARKING:</b>		
Existing:	403; including 10 handicapped spaces	
Proposed:	600; including 15 handicapped spaces	
Required:	555; including 11 handicapped spaces	
<b>BUILDING HEIGHT:</b>		
Existing:	0 feet	
Proposed:	48 feet	
Permitted:	72 feet	

**APPLICATION REVIEW:**

- I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a fuel station which is a Special Exception use within the RC-1 Zoning District.
- II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a Special Exception and related site plan to construct a mixed-use development consisting of 316 multi-family units, up to 13,000 square feet of commercial space, a 100,000 square foot self-storage facility, with variances to setbacks and green yards, and a special exception for a 5,500 square foot fueling station. The subject property is located

on the east side of 34<sup>th</sup> Street South between 30<sup>th</sup> and 32<sup>nd</sup> Avenues South. The subject property is within the Skyway Marina District. The existing property is vacant, but was developed with a 120-room hotel that was demolished in 2008.

**Current Proposal:**

In 2007, the current property owner was approved for a Special Exception and related site plan to construct a 147,417 square foot retail center consisting of 104,407 square foot home improvement store with a 35,774 square foot outdoor garden center, and a 7,236 square foot retail or restaurant building. The 2007 approval has since expired.

The applicant is proposing two different options to redevelop the subject property. The first option is 316 multi-family units, 13,000 square feet of commercial space, a 100,000 square foot self-storage facility. The second option is 316 multi-family units, 6,500 square feet of commercial space, a 100,000 square foot self-storage facility and a special exception for a 5,500 square foot fueling station. Both site plans will need variances to setbacks and exterior green yards.

**Option One:**

The applicant is proposing to construct two 6,500 square foot commercial buildings. The first commercial building will be situated towards the northwest corner of the site and the second commercial building will be situated towards the southwest corner of the site. The multi-family apartment building is located in the middle of the site and is in the shape of an "S". There are two court yards that will provide amenity areas for the apartment building. The apartment building will be placed close to both 30<sup>th</sup> and 32<sup>nd</sup> Avenues North. The apartment building is placed closer to the street than permitted by code. The applicant is requesting a variance to setbacks. A parking garage and self-storage building are proposed between the east property line and the apartment building. The parking garage will be located along the north side of the site and the self-storage building will be along the south side of the site. The applicant is also proposing a lazy river feature and a sand volleyball court. The lazy river is located between the two commercial buildings and apartment building. The sand volleyball court is located between the two commercial buildings. Vehicular access for the commercial buildings will be from 34<sup>th</sup> Street South, 30<sup>th</sup> Avenue South and 32<sup>nd</sup> Avenue South. Vehicular access to the parking garage will be from 30<sup>th</sup> Avenue South and vehicular access to the self-storage facility will be from both 30<sup>th</sup> and 32<sup>nd</sup> Avenues South. The applicant is proposing to add on-street parking along both 30<sup>th</sup> and 32<sup>nd</sup> Avenues South. The site plan does not identify any pedestrian connections from the sidewalks on private property to the sidewalks in the abutting rights-of-way. The applicant will be required to address this issues at the time of permitting.

**Option Two:**

The applicant is proposing to eliminate the northern commercial building and replace it with a fuel station. The fuel building will be located where the northern 6,500 square foot commercial building, outdoor patio and sand volleyball court were located in option one. The fuel canopy will be located between 34<sup>th</sup> Street South and the proposed fuel building. Parking for the fuel station will be along the north, south and west sides of the fuel building. A vehicular access drive will wrap around the east and south sides of the fuel building. All other site improvements will remain the same as they were proposed with option one.

**Special Exception:**

A fuel station in the RC-1 zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to

evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. Staff has suggested several special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts for these types of uses. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area.

### Elevations

The proposed commercial buildings adjacent to 34<sup>th</sup> Street, the apartment building and parking garage will be of a traditional style of architecture with influences of conch architecture. The builds are finished in stucco with a metal hip and gable roofs. The facades are detailed with roof brackets, louvered shutters, metal awnings, and changes and breaks in the plan of the building façade. The apartment building incorporates balconies with decorative railings. The parking garage picks-up on the design of the decorative railings that are on the apartment building. The proposed storage building is a contemporary style of architecture. The building is a basic box, but to create interest in the façade, the box has been articulated with a multi-story glass wall feature at the corner of the building and the remainder of the façade has windows that are scatted in a well thought-out design. The plane of the façade also incorporates projecting wall features.

### **VARIANCE:**

#### **1 Building setbacks**

##### **32<sup>nd</sup> Avenue South**

**Required: 20 feet**  
**Proposed: 5 feet**  
**Variance: 15 feet**

##### **30<sup>th</sup> Avenue South**

**Required: 25 feet**  
**Proposed: 15 feet**  
**Variance: 10 feet**

#### **2 Exterior green yard**

##### **34<sup>th</sup> Street South**

**Required: 10 feet**  
**Proposed: 5 feet**  
**Variance: 5 feet**

The subject property is located in the Skyway Marina District Center Overlay. A property zoned RC-1, when located in an activity center, allows a residential density of 45-units per acre and a floor area ratio of 1.12. A property zoned RC-1, when not located in an activity center, allows a residential density of 30-units per acre and a floor area ratio of 0.75. A property zoned RC-1, when located in an activity center, is allowed a height bonus of 24 feet. The building setbacks and green yards for a property that is or is not located in an activity center are the same.

The City's Comprehensive Plan adopted six activity centers to facilitate compact urban development that will allow more efficient use of land and concentrate more intensive growth. To achieve the objective of the Comprehensive Plan, the RC-1 zoning district within an activity center allows a third more density and intensity and building height compared to properties not in an activity center, but does not allow a reduction in setbacks or green yards. The development is consistent with the Comprehensive Plan, but the proposed development is restricted due to the zoning regulations. The granting of the variances will be in harmony with the general purpose of the land development code and reinforce the objectives of the Comprehensive Plan.

The excessive green yard in the 34<sup>th</sup> Street South right-of-way will mitigate for the reduction of the exterior green yard. Secondly, the properties to the north and south are separated from the subject property by public rights-of-way and are developed with commercial uses. Lastly, the request is consistent with the goals of the Administration within a specified area of the City. Approval of the variances will allow redevelopment of an otherwise underdeveloped piece of property.

**Public Comments:**

A community meeting was held on November 8, 2016, with the Skyway Marina District and a summary of the meeting and letters in support were received, and are attached to this report.

**III. RECOMMENDATION:**

**A. Staff recommends APPROVAL of the following:**

1. Variance to setbacks;
2. Variance to exterior green yard; and
3. The Special Exception and related site plan subject to the Special Conditions of Approval.

**B. SPECIAL CONDITIONS OF APPROVAL:**

1. All buildings on-site shall be connected via a sidewalk network.
2. The sidewalks on private property shall connect to the public sidewalks in the abutting rights-of-way.
3. The crosswalks in the parking lot shall be constructed from a different material than the parking lot. The use of asphalt as part of the sidewalk or crosswalk shall not be permitted.
4. Pedestrian scale lighting shall be installed along the internal sidewalk network.
5. All buildings on-site shall comply with Section 16.20.150.7 Building Design.
6. The site and buildings should be designed to incorporate components of the Skyway Marina District Design Guidelines.
7. For Option Two: a three (3) foot wall with columns spaced a minimum of every 25 feet, finished to match the building shall be installed in-between the property line and vehicular use area along the west side of the property in front of the fuel station.
8. Ever green trees shall be installed in the required green yard along the east side of the property.
9. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.

10. Mechanical Equipment shall be screened from the abutting rights-of-way with architectural features that match the building.
11. Exterior lighting shall comply with Section 16.40.070.
12. Bicycle parking shall comply with Section 16.40.090.4.1.
13. Plans shall be revised as necessary to comply with comments provided by the City's Transportation and Parking Management Department, comments are provided in the attached email dated December 6, 2016.
14. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated December 6, 2016.
15. The site plan and variances approval is valid until January 4, 2020. Substantial construction shall commence prior to the 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.

**C. STANDARD CONDITIONS OF APPROVAL**

*(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)*

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

**Building Code Requirements:**

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

**Engineering Requirements:**

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

**Landscaping Requirements:**

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.

6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.150, Section 16.40.060.2.1.1 of City Code. Development Services Division Staff shall inspect and approve all tree protection barricades prior to the issuance of development permits.

**IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):**

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
  - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
  - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
  - a. Water.
  - b. Sewer (Under normal operating conditions).
  - c. Sanitation.
  - d. Parks and recreation.
  - e. Drainage.

The land use of the subject property is: **Planned Residential Commercial**

The land uses of the surrounding properties are:

North: **Planned Residential Commercial**  
South: **Institutional**  
East: **Residential Medium**  
West: **Planned Residential Commercial**

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REPORT PREPARED BY:

  
COREY MALYSZKA, Urban Design & Development Coordinator  
DATE 12/28/16

REPORT APPROVED BY:

  
ELIZABETH ABERNETHY, AICP, Zoning Official (POD)  
Planning and Economic Development  
Development Review Services Division  
DATE 12-28-16

Attachments: Location Map, site plans and elevations, Applicant's Narrative, Public Comments and Letters, City's Transportation and Parking Management Department, email dated December 6, 2016; Engineering Department, memorandum dated December 6, 2016.



City of St. Petersburg, Florida  
Development Review Services  
Case No.: 16-31000014  
Address: 3000 34<sup>th</sup> St South



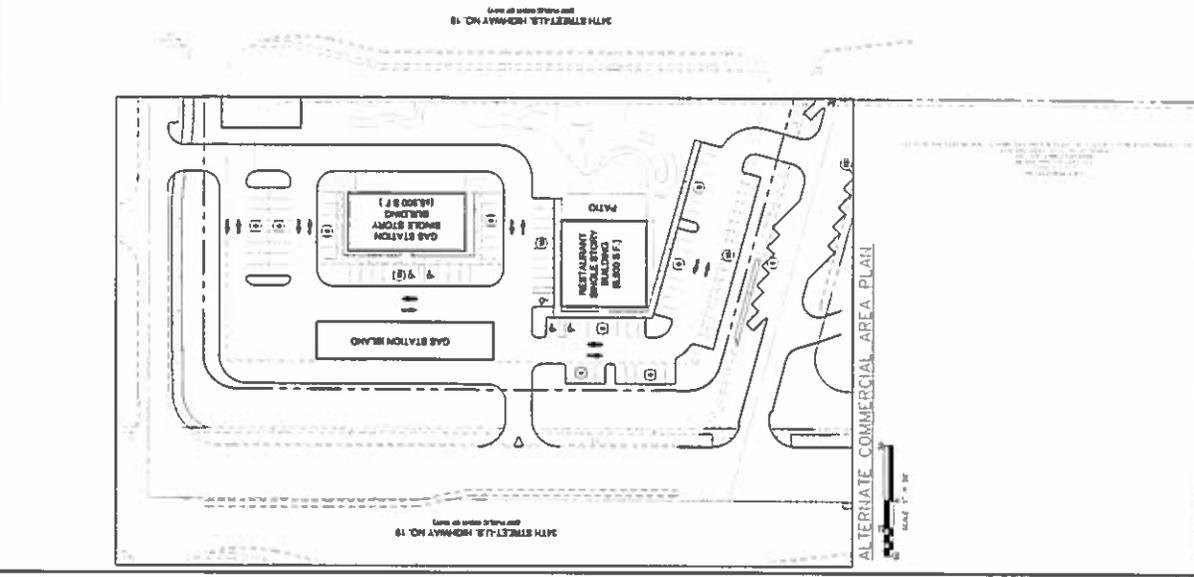
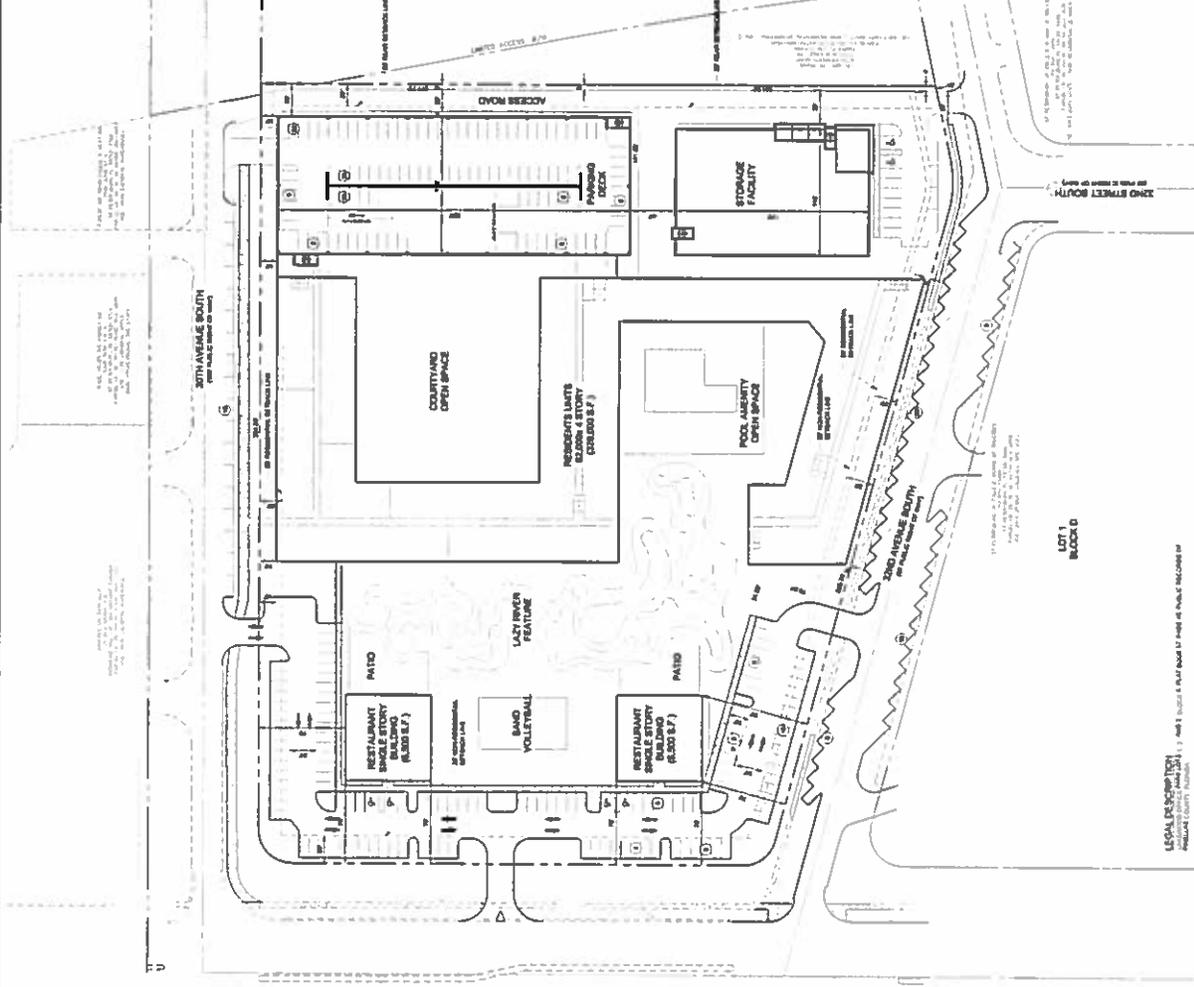


"NOT FOR CONSTRUCTION"

SECURITY MAP

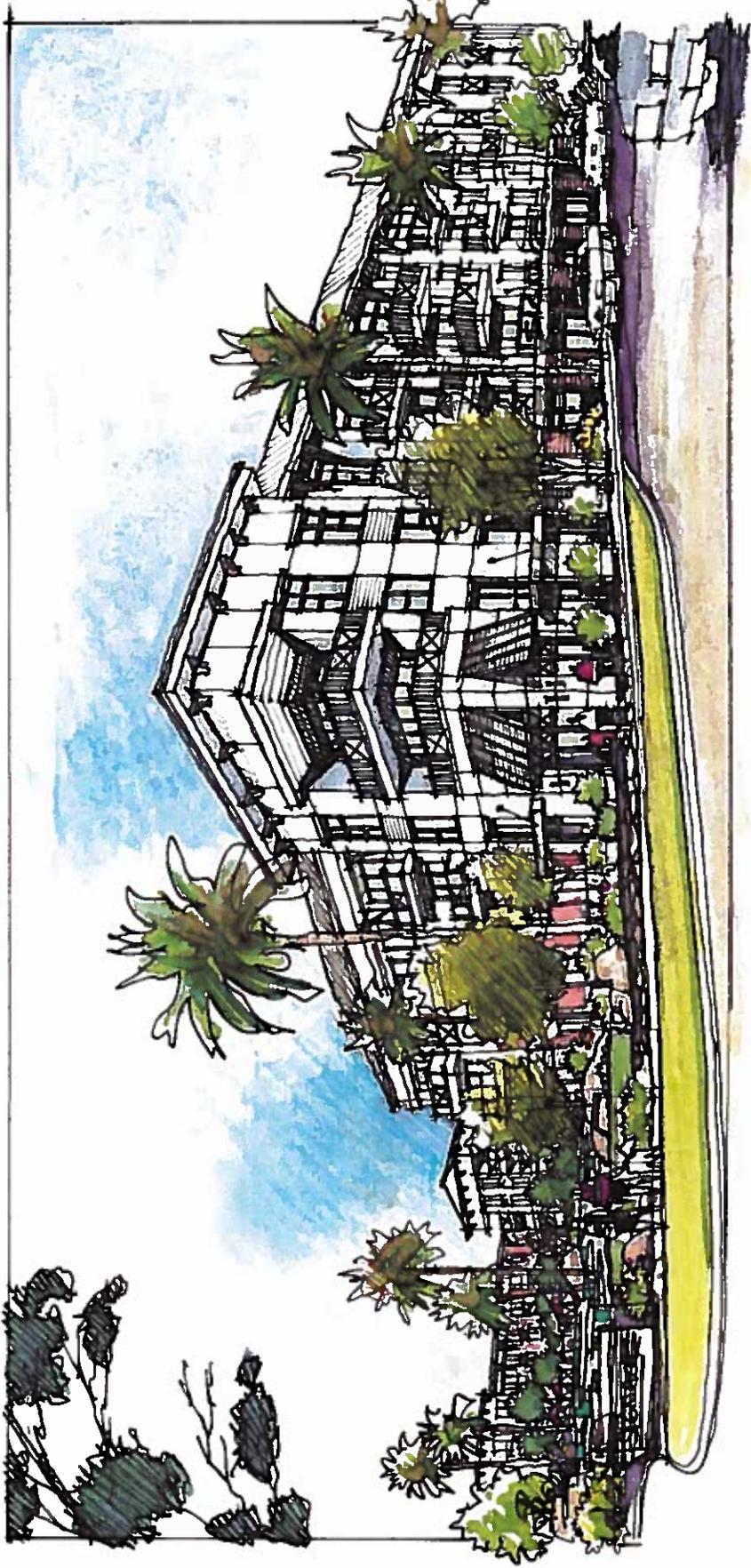


- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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<p>15000 TONNIC 3</p>	
<p>SKYWAY MARINA DRC SITE PLAN</p>	
<p>SECTION 25 - DEVELOPER USE - IMAGE #4E</p>	
<p>George F. Young, Inc.</p>	
<p>PDHR, LLC 142 West Park Street (813) 866-3100</p>	
<p>LEGAL DESCRIPTION LOT 1, BLOCK 1, SKYWAY MARINA, A PLAT OF LAND IN PUBLIC RECORDS IN HARRIS COUNTY, TEXAS.</p>	
<p>35TH STREET (LA HWY 19)</p>	
<p>32ND AVENUE (LA HWY 19)</p>	
<p>LOT 1, BLOCK 1</p>	





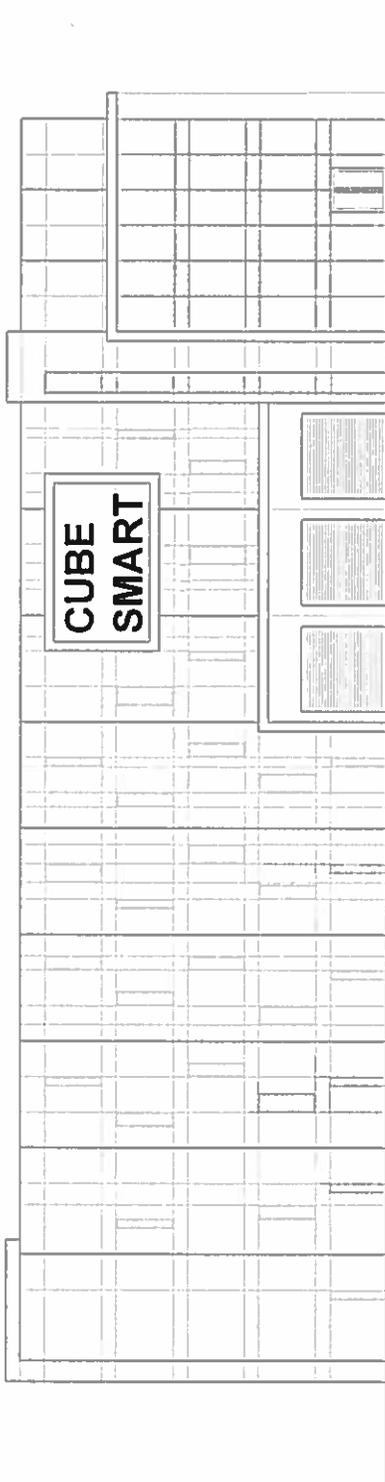
"NOT FOR CONSTRUCTION"

DECEMBER 9, 2016  
 SKYWAY MARINA  
 ST. PETERSBURG, FL

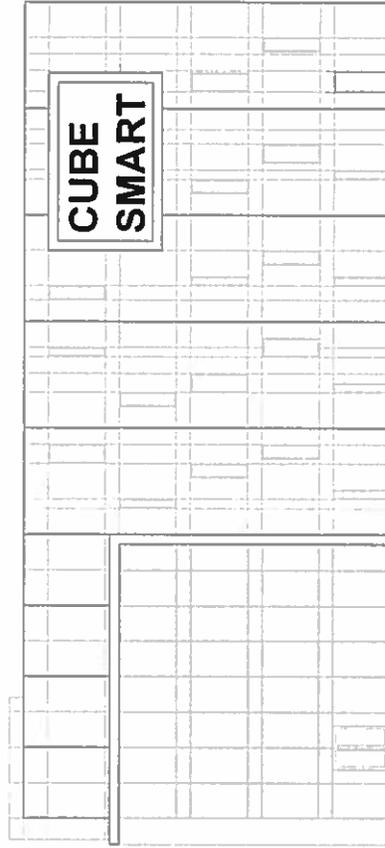


 <p><b>George F. Young, Inc.</b>  <small>INCORPORATED IN THE STATE OF FLORIDA</small>  <small>1000 15th Street, Suite 100, St. Petersburg, FL 33705</small>  <small>PH: (727) 326-1100</small></p>		<p>160917001C</p>
<p>PDHR, LLC  <small>112 West Palm Beach</small>  <small>(813) 844-1100</small></p>		<p>SKYWAY MARINA        DRC PERSPECTIVE PLAN</p>
<p>SECTION 05 - PAINTING - 05.10 - PAINTS - 05.10.01</p>		<p>2</p>





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



**2** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

JVB ARCHITECT, LLC  
ARCHITECTURE • PLANNING • INTERIORS  
1719 N. Howard Ave., Ste 201  
Tampa, Florida 33607-3429  
PH: 813.258.3233 FX: 813.258.3236  
FLA02001022 [www.jvbarch.com](http://www.jvbarch.com)

**SKYWAY STORAGE**  
CONCEPTUAL ELEVATIONS

PHILLIPS DEVELOPMENT

## EXHIBIT A

### Skyway Marina Mixed Use: Project Narrative with Variance Request

#### **Current Proposal:**

PDRH, LLC (The Applicant) is currently seeking approval for a modified development agreement for a modification to a previously approved site plan. The Applicant proposes to construct a 316 unit 4-story multi-family apartment complex with associated parking structure, two full service restaurants of approximately (6,500 sf each) and a 4-story storage facility (100,000 sf) with an alternative option to replace one restaurant should market conditions for such a facility become viable with a commercial/retail/gas component of approximately (5,500 sf). Access will be provided to the mixed use project in several locations, a proposed right-in right-out off of US 19 on the western property boundary, a north and south entry to the commercial retail component off of 32<sup>nd</sup> street and 30<sup>th</sup> street. Access to the parking structure and storage facility will also be provided at the eastern end of the project from 32<sup>nd</sup> street and 30<sup>th</sup> streets.

#### **Requested Variances:**

Variances are being requested:

**Required Setbacks:** A variance for building setbacks is being requested for the proposed 4-story multi-family apartments located in the center of the development. In an effort to promote a walkable mixed use project within the district with units abutting streets with on street parking the building units are being moved closer than the setback requirement. In addition, the building unit shift provides additional internal private green space for the development users.

The parking structure would also be necessary to provide a cohesive architectural urban edge that would be closer than the setback requirements along 30th Avenue as well as the eastern property boundary. The Garage is intended to be incorporated with artwork and signage for the district and the proximity to I-275 is essential in the project's success. An alternative master sign plan will be submitted for review and permitting as final development of the commercial parcels are determined.

**Green Yards Requirements:** In an effort to provide greater visibility for the commercial/retail/gas tenants along US 19 due to the larger ROW and associated greenspace a green yard buffer reduction is being requested along 34<sup>th</sup> street south (US 19). The current green yard requirement is 10' and a 5' green yard is being proposed in order to increase the commercial parcel visibility within the project.

# Transportation Impact Study

## Skyway Marina Mixed-Use Development

34<sup>th</sup> Street South at 30<sup>th</sup> Avenue South

St. Petersburg, Florida

Prepared By:

Jerry Dabkowski, PE, Traffic Engineer

**George F. Young, Inc. (GFY)**

299 Dr. Martin Luther King Jr. Street North

St. Petersburg, Florida

727.424.7427



December 9, 2016



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## Introduction:

The land development group, PDR, LLC, desire to develop a vacant plat of land, 8.99 acres, on the southeast corner of the intersection of 34<sup>th</sup> Street South at 30<sup>th</sup> Avenue south, within the City limits of St. Petersburg, Florida.

The proposed new development will contain approximately 106,000 square feet of a storage facility, 328,000 square feet of residential, 6,500 square feet of sit down restaurant, 5,500 square feet of gas station/store with 8 fuel station islands and a parking garage to accommodate 488 cars. See Figure 1.

A transportation methodology meeting was held at the Florida Department of Transportation, Ulmerton Road, Largo, Florida and several transportation pre-application meetings with the City of St. Petersburg on this approach for permitting.



**Figure 1 – Site location**

The purpose of this study is to provide a Traffic Impact Study ( TIS ) to ascertain any necessary transportation mitigation, within the immediate area of the proposed redeveloped site.



## Existing Roadway Characteristics/Traffic/Developments:

### 34<sup>th</sup> Street South:

34<sup>th</sup> Street South is a major Florida Department of Transportation ( FDOT ) maintained roadway, six lanes divided with a grass median that traverses North/South throughout St. Petersburg. FDOT states average 24 hour total traffic volumes of 28,000 vehicles per day occur in the year 2015, for this area. The roadway right of way in this urban area is approximately 200' wide with 12' wide travel lanes. Sidewalks and street lights are present. Pavement is in good condition. 34<sup>th</sup> Street South currently operates at a transportation roadway level of service "B" or better in this area. There are no planned capacity improvements to 34<sup>th</sup> Street South in this area, in the near future. The speed limit is posted at 45 miles per hour in this area.

### 30<sup>th</sup> Avenue South:

30<sup>th</sup> Avenue South is a collector roadway maintained by the City of St. Petersburg, with two travel lanes undivided that traverse East/West throughout southern St. Petersburg. However, this section of 30<sup>th</sup> Avenue South, east of 34<sup>th</sup> Street South, terminates approximately 1,000' east at Interstate 275. Average 24 hour traffic volumes on 30<sup>th</sup> Avenue South west of 34<sup>th</sup> are 3,000 vehicles per day. Average 24 hour traffic volumes on 30<sup>th</sup> Avenue South east of 34<sup>th</sup> are 500 vehicles per day. The roadway right of way in this urban area near 34<sup>th</sup> is approximately 100' wide with 12' wide travel lanes and bike lanes west of 34<sup>th</sup> Street South. Pavement is in good condition with minimal street lighting present. 30<sup>th</sup> Avenue South currently operates at a transportation level of service "B" or better in 2016. There are no capacity planned improvements to 30<sup>th</sup> Avenue South in the near future. There is a sidewalk on the south side of 30<sup>th</sup> Avenue South but only on the west side of 34<sup>th</sup> Street South. The speed limit is posted at 30 miles per hour.



## Existing Roadway/Traffic/Developments (CONTINUED)

### 32nd Avenue South:

32<sup>nd</sup> Avenue South is a local roadway maintained by the City of St. Petersburg, with two travel lanes divided that traverses only East of 34<sup>th</sup> Street South, in this area of southern St. Petersburg. However, this section of 32nd Avenue South, east of 34<sup>th</sup> Street South, terminates approximately 1,000' east at Interstate 275. Average 24 hour traffic volumes on 32<sup>nd</sup> Avenue South east of 34<sup>th</sup> are less than 2,000 vehicles per day. 32<sup>nd</sup> Avenue South serves the St Petersburg, Skyway Marina District, College campus and is the southern terminus of this site for development. 32<sup>nd</sup> Avenue South roadway right of way in this urban area near 34<sup>th</sup> Street South is approximately 80' wide with 14' wide travel lanes. The pavement is in poor condition with minimal street lighting present. 32nd Avenue South currently operates at a transportation roadway level of service "B" or better in 2016. There are no planned improvements to 32nd Avenue South under the existing conditions thru the year 2016.

Traffic Signalization: 34<sup>th</sup> Street South at 30<sup>th</sup> Avenue South and 32<sup>nd</sup> Avenue South are currently unsignalized with 34<sup>th</sup> Street South operating as the free flow traffic movements. 30<sup>th</sup> Avenue South and 32<sup>nd</sup> Avenue South are under stop sign control.

### Existing Roadway Vehicle Approach Counts:

In the appendix of this report are past traffic counts along 34<sup>th</sup> Street South as provided by Pinellas County along with the most current roadway traffic vehicle approach counts performed by the George F. Young team for the intersection with 30<sup>th</sup> Avenue South.



## Existing Roadway/Traffic/Developments (CONTINUED)

### Existing Roadway Levels of Service:

34<sup>th</sup> Street South – The current roadway level of service on 34<sup>th</sup> Street South adjacent to the site is level of service “B” or better.

32<sup>nd</sup> Avenue South – The current roadway level of service on 32<sup>nd</sup> Avenue South adjacent to the site is level of service “B” or better.

30<sup>th</sup> Avenue South – The current roadway level of service on 30<sup>th</sup> Avenue South adjacent to the site is level of service “B” or better

### Existing Intersections Level of Service:

34<sup>th</sup> Street South at 30<sup>th</sup> Avenue South – The current intersection level of service at the intersection of 34<sup>th</sup> Street South and 30<sup>th</sup> Avenue South is level of service “B” or better.

34<sup>th</sup> Street South at 32<sup>nd</sup> Avenue South – The current intersection level of service at the intersection of 34<sup>th</sup> Street South and 32<sup>nd</sup> Avenue South is level of service “B” or better.

### Existing Development/Site Related Uses:

Currently, there is no development on the entire site. The site is level and groomed. There are no other major new developments planned/approved within 3 miles of this site.

To the north of the site is a small strip commercial center.

To the south of the site is St. Petersburg College, Skyway Marina Campus.

To the west of the site is residential mixed with Office.



## Future Roadway Characteristics/Traffic/Developments:

### 34<sup>th</sup> Street South:

34<sup>th</sup> Street South, within the 5 year future forecast, is expected to represent a downward trend in traffic volumes but remain as a major Florida Department of Transportation ( FDOT ) maintained roadway, six lanes divided with a grass median that traverses North/South throughout St. Petersburg. FDOT and Pinellas County illustrate in their traffic count data that trends in future traffic volumes in this area are downward and in the year 2020 the average daily traffic volumes may be under 25,000 total vehicles per day, in this area. The roadway right of way in this urban area is expected to remain at approximately 200' wide with 12' wide travel lanes. Sidewalks and street lights are being updated within the next 5 years. The pavement is to be updated within the next 5 years. 34<sup>th</sup> Street South at time of build-out of this new development, year 2018, will still operate at a transportation roadway level of service "B" or "C". There are no planned capacity improvements to 34<sup>th</sup> Street South in the near future, with the exception that this development may warrant a new traffic signal at 34<sup>th</sup> Street South at 30<sup>th</sup> Avenue South. If warranted, the lengthening of turn lanes that exist may be necessary. The future speed limit in this area is still planned for 45 miles per hour.

### 30<sup>th</sup> Avenue South ( West of 34<sup>th</sup> Street South ):

30<sup>th</sup> Avenue South, within the 5 year future forecast, is expected to remain as a collector roadway maintained by the City of St. Petersburg, with two travel lanes undivided that will continue to traverse East/West throughout southern St. Petersburg. Future average 24 hour traffic volumes on 30<sup>th</sup> Avenue South, west of 34<sup>th</sup> Street South, may increase slightly due to this new development but should still be under 5,000 total vehicles per day by the year 2020. The roadway



## Future Roadway/Traffic/Developments (CONTINUED)

right of way in this urban area west of 34<sup>th</sup> Street South will remain approximately 100' wide. The pavement surface may be enhanced for these future traffic volumes along with sidewalks and street lighting. With the increase in future traffic on the west side of 34<sup>th</sup> Street South, exclusive turn lanes may be required for movements towards 34<sup>th</sup> Street South to meet roadway capacity needs. It is anticipated that this section of 30<sup>th</sup> Avenue South will remain at level of service "B" or better at full build-out of the new development thru the year 2020.

### 30<sup>th</sup> Avenue South ( East of 34<sup>th</sup> Street South ):

30<sup>th</sup> Avenue South, east of 34<sup>th</sup> Street South, within the 5 year future forecast, is expected to remain as a local roadway maintained by the City of St. Petersburg, with two travel lanes undivided that will traverse east towards the new development driveways and parking garage. This section of 30<sup>th</sup> Avenue South, east of 34<sup>th</sup> Street South, will continue to terminate approximately 1,000' to the east at Interstate 275 with no connection to Interstate 275. Future average 24 hour traffic volumes on 30<sup>th</sup> Avenue South, east of 34<sup>th</sup> Street South, will increase dramatically with this development to approximately 7,000 vehicles per day by the year 2020. The roadway right of way in this urban area near 34<sup>th</sup> Street South will remain approximately 100' wide. The pavement surface will be enhanced for these future traffic volumes along with sidewalks and street lighting. With the increase in future traffic volume on the east side of 34<sup>th</sup> Street South, an exclusive turn lane will be required for movements towards 34<sup>th</sup> Street South to meet roadway capacity needs. It is anticipated that this section of 30<sup>th</sup> Avenue South will remain at level of service "B" or better at full build-out of the new development thru the year 2020.



## Future Roadway/Traffic/Developments (CONTINUED)

### 32nd Avenue South:

32<sup>nd</sup> Avenue South is a local roadway maintained by the City of St. Petersburg, with two travel lanes divided that traverse East/West, East of 34<sup>th</sup> Street South, in the southern portion of St. Petersburg. However, this section of 32nd Avenue South, east of 34<sup>th</sup> Street South, terminates approximately 1,000' to the east at Interstate 275. There are no planned connection at this point with Interstate 275. Upon build-out of the new development and the college, future average 24 hour two way total traffic volumes on 32<sup>nd</sup> Avenue South east of 34<sup>th</sup> will be less than 4,000 vehicles per day. 32<sup>nd</sup> Avenue South also serves the St Petersburg college campus known as the "Skyway Marina District" campus. The future roadway right of way in this urban area near 34th Street South will remain approximately 80' wide with 14' wide travel lanes. The pavement is planned to be enhanced as part of the build-out of the new development. 32nd Avenue South at future build-out of the new development is expected to operate at a future transportation roadway level of service "B" or better thru the year 2020. There are planned improvements for 32nd Avenue South to enhance the pedestrian, driving, landscaping, lighting and parking conditions for this road at build-out of the new development by year end 2018.

Traffic Signalization: 34<sup>th</sup> Street South at 30<sup>th</sup> Avenue South is expected to project enough new traffic volumes that safety will be paramount at the intersection and the need for a new traffic signal upon the development of this property is possible.

### Future Roadway Vehicle Approach Counts:

In the appendix of this report are the past/future projections for all roadway traffic volumes adjacent to the new development thru the year 2020.



## Future Roadway/Traffic/Developments (CONTINUED)

### Future Roadway Level of Service:

34<sup>th</sup> Street South – The future roadway level of service on 34<sup>th</sup> Street South, between 22 Avenue South and 54<sup>th</sup> Avenue South, with expected annual growth factors by the City of St. Petersburg, Pinellas County, FDOT and the complete build-out of the new development in this area, will result in a future roadway level of service of “C” or better thru the year 2020.

32<sup>nd</sup> Avenue South – The future roadway level of service on 32<sup>nd</sup> Avenue South, between 34<sup>th</sup> Street South and the termination at Interstate 275, with expected annual growth factors by the City of St. Petersburg, Pinellas County, FDOT and the complete build-out of the new development in this area, will result in a future roadway level of service of “B” or better thru the year 2020.

30<sup>th</sup> Avenue South – The future roadway level of service on 30<sup>th</sup> Avenue South, between 34<sup>th</sup> Street South and the termination at Interstate 275, with expected annual growth factors by the City of St. Petersburg, Pinellas County, FDOT and the complete build-out of the new development in this area, will result in a future roadway level of service of “B” or better thru the year 2020.

### Future Intersection Level of Service:

34<sup>th</sup> Street South at 30<sup>th</sup> Avenue South – The future level of service at the intersection of 34<sup>th</sup> Street South and 30<sup>th</sup> Avenue South will fail under capacity constraints due to the amount of new projected vehicle volume being introduced into the existing geometry of the intersection at build-out.

In the appendix of this report are the capacity analyses demonstrating the need for intersection geometry improvements as part of the future traffic volumes that will proceed thru the intersection



## Future Roadway/Traffic/Developments (CONTINUED)

### Future Development/Site Related Uses:

With the site being vacant, the construction of the new development will reduce the construction schedule requiring roadway improvements to be at the forefront of the project.

The proposed new development will contain approximately 106,000 square feet of a storage facility, 328,000 square feet of residential, 6,500 square feet of sit down restaurant, 5,500 square feet of gas station/store with 8 fuel station islands and a parking garage to accommodate 488 cars.

### Future Estimated Peak Hour Traffic Trip Ends:

<u>Land Use:</u>	<u>Size:</u>	<u>AM</u>	<u>PM</u>	<u>Total Trips</u>
Conv Mrkt w/gas (8)	5,500 SF	354	329	3,757 ( 30%)
Residential	316 DU	145	183	2,082
Storage	106,000 SF	15	28	265
Restaurant ( Quality )	6,500 SF	5	49	<u>585</u>
( ) = Passer by trip reduction				6,689

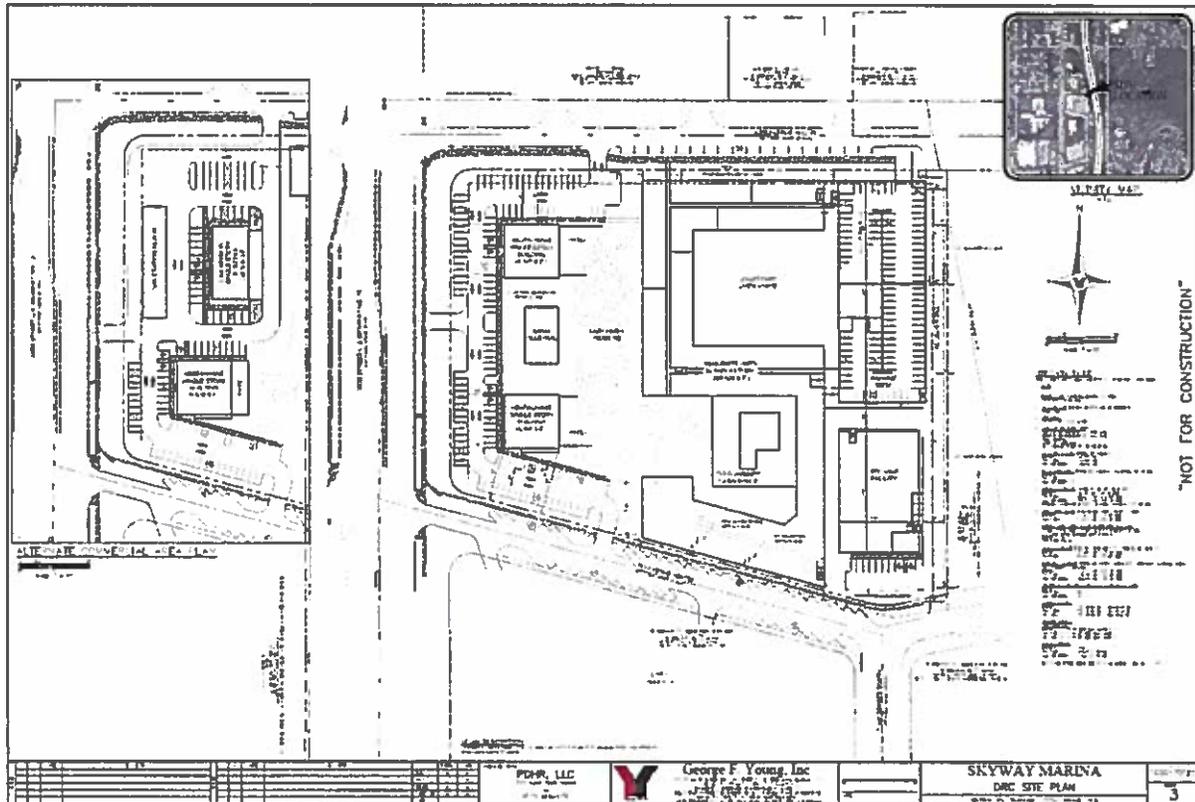
### Future Estimated Peak Hour Traffic Trip Distribution:

The following are estimates of the development traffic distribution expected on the adjacent roadways:

<u>To/From North</u>	<u>To/From South</u>	<u>To/From West</u>	<u>To/From East</u>
50%	45%	5%	0%



The following site plan demonstrates two options of which the future traffic generated for either option is still De Minimis along adjacent roadways such as 34<sup>th</sup> Street South.



### Conclusion:

With the next five years of future traffic volumes diminishing on 34<sup>th</sup> Street South, between 22<sup>nd</sup> Avenue South and 54<sup>th</sup> Avenue South, the future roadway traffic level of service/roadway capacity is improving in this area.

The future traffic volumes that will be generated by this new development at total build-out, in conjunction with the next five years of diminishing traffic volumes on 34<sup>th</sup> Street South, have proven that this development is De Minimis on adjacent roadways. The potential for a new traffic signal at 30<sup>th</sup> Avenue South is a matter.



## APPENDIX

## Count Station Regression Report (Volume) Pinellas County MPO

Count Station: 5117  
Roadway: SR55,34 ST S  
Location: N OF 54 AV S

Report Date: 12/8/2016  
History Start Year: 2001  
History End Year: 2015  
Future Growth Rate (FGR): 0.9970 (Calculated)

### Regression Summary:

Regression Growth Rate: 0.9970                      Slope: -77.55                      Intercept: 182,089.01

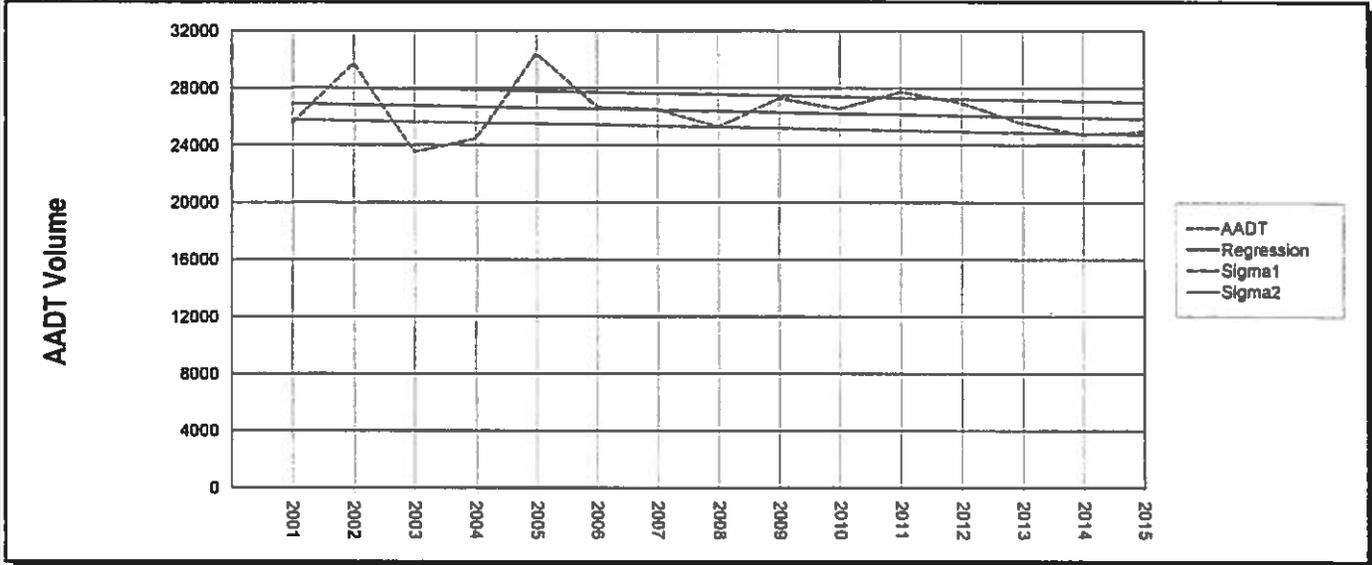
### Historical Count Data Summary:

Year	StudyDate	Source	AADT	PeakToDaily	PSDT
2015	02/25/2015	FDOT	24,860	0.0770	26,447
2015	01/01/2015	FDOT	25,000	0.0000	25,000
2014	03/05/2014	FDOT	24,918	0.0830	26,229
2014	01/01/2014	FDOT	24,500	0.0000	24,500
2013	03/20/2013	FDOT	25,559	0.0790	27,782
2013	01/01/2013	FDOT	25,500	0.0000	25,500
2012	03/14/2012	FDOT	26,890	0.0740	29,878
2012	01/01/2012	FDOT	27,000	0.0000	27,000
2011	03/01/2011	FDOT	27,448	0.0780	30,163
2011	01/01/2011	FDOT	28,000	0.0000	28,000
2010	03/16/2010	FDOT	26,579	0.0780	28,276
2010	01/01/2010	FDOT	26,500	0.0000	26,500
2009	03/09/2009	FDOT	27,542	0.0780	29,615
2009	01/01/2009	FDOT	27,000	0.0000	27,000
2008	02/19/2008	FDOT	25,544	0.0800	27,765
2008	01/01/2008	FDOT	25,000	0.0000	25,000
2007	02/14/2007	FDOT	26,510	0.0760	27,615
2007	01/01/2007	FDOT	26,500	0.0000	26,500
2006	04/05/2006	FDOT	26,866	0.0750	28,581
2006	01/01/2006	FDOT	26,500	0.0000	26,500
2005	11/08/2005	FDOT	30,258	0.0790	29,094
2005	01/01/2005	FDOT	30,500	0.0000	30,500
2004	06/30/2004	FDOT	24,375	0.0790	24,375
2004	01/01/2004	FTI	24,500	0.0990	24,500
2003	07/29/2003	FDOT	23,510	0.0770	23,510
2003	01/01/2003	FTI	23,500	0.1000	23,500
2002	04/17/2002		29,868	0.0730	31,774
2002	01/01/2002	FTI	29,500	0.0980	29,500
2001	06/12/2001		25,654	0.0770	25,913
2001	01/01/2001	FTI	25,500	0.1000	25,500

Historical Count Data Summary:

Year StudyDate Source AADT PeakToDaily PSDT

Regression Graph:



## Count Station Regression Report (Volume) Pinellas County MPO

Count Station: 5078  
Roadway: SR55,34 ST S  
Location: S OF 22 AV S

Report Date: 12/8/2016  
History Start Year: 2001  
History End Year: 2015  
Future Growth Rate (FGR): 0.9794 (Calculated)

### Regression Summary:

Regression Growth Rate: 0.9794                      Slope: -529.28                      Intercept: 1,092,256.88

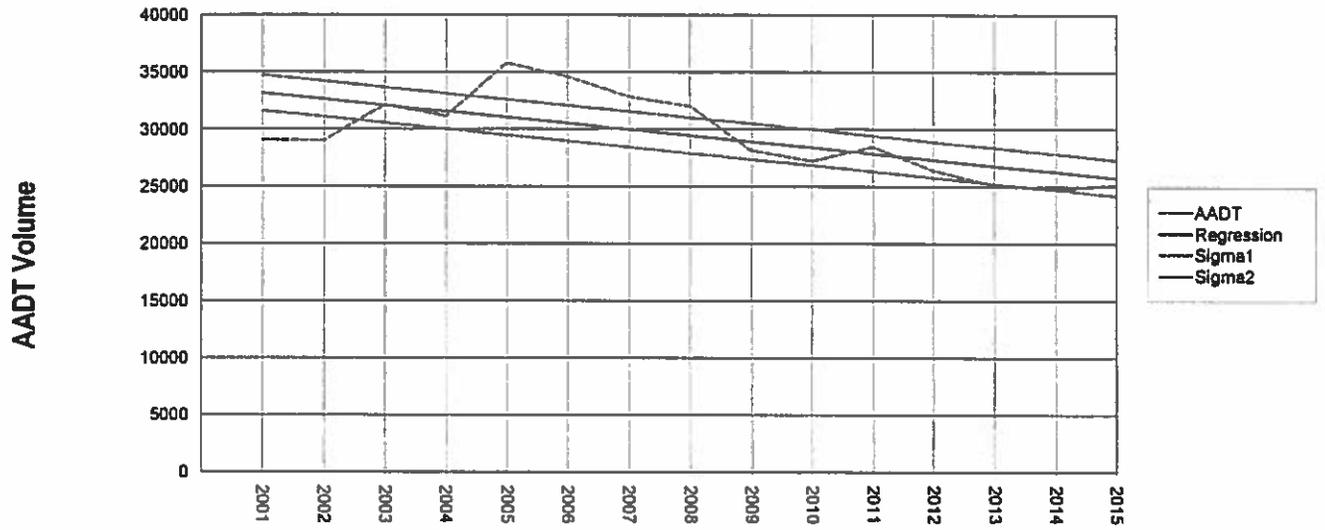
### Historical Count Data Summary:

Year	StudyDate	Source	AADT	PeakToDaily	PSDT
2015	02/24/2015	FDOT	25,328	0.0800	26,945
2015	01/01/2015	FDOT	25,000	0.0000	25,000
2014	03/04/2014	FDOT	24,959	0.0820	26,273
2014	01/01/2014	FDOT	24,500	0.0000	24,500
2013	03/20/2013	FDOT	25,232	0.0800	27,426
2013	01/01/2013	FDOT	25,000	0.0000	25,000
2012	03/13/2012	FDOT	26,374	0.0770	29,304
2012	01/01/2012	FDOT	26,500	0.0000	26,500
2011	03/23/2011	FDOT	28,434	0.0770	31,593
2011	01/01/2011	FDOT	28,500	0.0000	28,500
2010	03/23/2010	FDOT	27,436	0.0790	29,501
2010	01/01/2010	FDOT	27,000	0.0000	27,000
2009	03/16/2009	FDOT	28,304	0.0810	30,765
2009	01/01/2009	FDOT	28,000	0.0000	28,000
2008	02/26/2008	FDOT	32,036	0.0850	35,204
2008	01/01/2008	FDOT	32,000	0.0000	32,000
2007	02/26/2007	FDOT	32,728	0.0780	34,817
2007	01/01/2007	FDOT	33,000	0.0000	33,000
2006	03/20/2006	FDOT	34,698	0.0790	37,715
2006	01/01/2006	FDOT	34,500	0.0000	34,500
2005	09/07/2005	FDOT	36,050	0.0770	34,009
2005	01/01/2005	FDOT	35,500	0.0000	35,500
2004	06/23/2004	FDOT	31,299	0.0800	31,299
2004	01/01/2004	FTI	31,000	0.0990	31,000
2003	06/25/2003	FDOT	32,246	0.0810	32,246
2003	01/01/2003	FTI	32,000	0.1000	32,000
2002	01/01/2002	FTI	29,000	0.0980	29,000
2001	06/13/2001		29,126	0.0770	29,420
2001	01/01/2001	FTI	29,000	0.1000	29,000

Historical Count Data Summary:

Year	StudyDate	Source	AADT	PeakToDaily	PSDT
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Regression Graph:



## Bowers, William

---

**From:** Glen Stygar <GStygar@pdrllc.com>  
**Sent:** Friday, November 11, 2016 10:37 PM  
**To:** Bowers, William; Eveland, John A.  
**Subject:** Fwd: Please forward PDFs from last night.

**Glen Stygar**  
Acquisitions & Development

**Phillips Development & Realty**  
142 W. Platt Street  
Tampa, Florida 33606  
(813) 868-3100 x255  
(919) 214-1443

Begin forwarded message:

**From:** Glen Stygar <GStygar@pdrllc.com>  
**Subject:** Re: Please forward PDFs from last night.  
**Date:** November 9, 2016 at 6:11:28 PM EST  
**To:** "Bozikovich, Frank" <[fbozikovich@commercialpartnersrealty.com](mailto:fbozikovich@commercialpartnersrealty.com)>

Yes I thought you did

Sent from iPhone

On Nov 9, 2016, at 5 44 PM, Bozikovich, Frank <[fbozikovich@commercialpartnersrealty.com](mailto:fbozikovich@commercialpartnersrealty.com)> wrote:

Glen can I send the SS developer from CA a copy of rendering showing SS?

**Frank Bozikovich**  
*Retail Investment Specialist*  
**Commercial Partners Realty, Inc.**  
299 Martin Luther King Jr St N  
St Petersburg, Florida 33701  
*Phone: 727-822-4715 ext 244*  
*Fax: 727-812-4528*  
*Cell: (727) 501-2844*  
[www.commercialpartnersrealty.com](http://www.commercialpartnersrealty.com)  
[www.cprteam.com](http://www.cprteam.com)

---

**From:** Glen Stygar [<mailto:GStygar@pdrllc.com>]  
**Sent:** Wednesday, November 9, 2016 9:26 AM  
**To:** Keri Melshenker

**Cc:** Bozikovich, Frank

**Subject:** Re: Please forward PDFs from last night.

Keri,

I think it went well as well. Any letters of support will be real helpful.

**Glen Stygar**  
Acquisitions & Development

**Phillips Development & Realty**  
142 W. Platt Street  
Tampa, Florida 33606  
(813) 868-3100 x255  
(919) 214-1443

On Nov 9, 2016, at 8:51 AM, Keri Melshenker  
<[keri@skywaymarina.com](mailto:keri@skywaymarina.com)> wrote:

I think that last night went very well. The community is a very excited for the new development coming to the area. Thank you for your time last night. Can you please send me over the pdf so I can send it out to those that attended the meeting as well as the reporters from Tampa Bay times and the Tampa Bay Business ?

Keri

--

Onward,

Keri Melshenker

Executive Director  
Skyway Marina District  
727-866-2696  
[Keri@SkywayMarina.com](mailto:Keri@SkywayMarina.com)



# NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
<b>Street Address:</b>	<b>Case No.:</b>
<b>Description of Request:</b>	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
St. Petersburg College, Allstate Center	
1. Affected Property Address:	3200 34 <sup>th</sup> St. S., St. Petersburg, FL 33711
Owner Name (print):	William D. Law, Jr., President
Owner Signature:	<i>William D. Law, Jr.</i>
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



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

## NEIGHBORHOOD WORKSHEET

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NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	3201 34th St South
Owner Name (print):	MARK CHARBONNEAU - ABR Properties / Cardinal
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



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NEIGHBORHOOD WORKSHEET	
<b>Street Address:</b>	<b>Case No.:</b>
<b>Description of Request:</b>	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	<i>Broadwater Civic Association</i>
Owner Name (print):	<i>Thomas Andri President</i>
Owner Signature:	<i>Thomas Andri</i>
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



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# NEIGHBORHOOD WORKSHEET

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NEIGHBORHOOD WORKSHEET	
Street Address: 39 <sup>th</sup> St. S, Between 30 <sup>th</sup>	Case No.:
Description of Request: # 32 <sup>nd</sup> Ave	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 4200 54 <sup>th</sup> Ave South, St. Pete 33711	
Owner Name (print): Eckerd College,	
Owner Signature: <i>[Signature]</i> , Kelly Kirschner, VP Exec. & Continuing Education	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
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6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



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Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	4601 34 <sup>th</sup> ST. S. ST. PETE, FL. 33711
Owner Name (print):	JACK DOUGHERTY
Owner Signature:	<i>Jack Dougherty</i>
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



# NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	5125 34 <sup>th</sup> St. S., St. Petersburg, FL 33711
Owner Name (print):	ELLEN CAPITOLI
Owner Signature:	<i>[Signature]</i>
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



*City of St. Petersburg  
Attention: Corey Malyszka  
Planning and Economic Development Department, Development Review Services  
P.O. Box 2842  
St. Petersburg, FL 33731-2842*

*November 10, 2016*

*City of St. Petersburg,*

*I am writing in support of the proposed development on the east side of 34<sup>th</sup> Street South, between 30<sup>th</sup> and 32<sup>nd</sup> Avenues (the property currently owned by Home Depot USA, Inc., Parcel ID #353116497340010010) and the following three items being considered by the City of St. Petersburg.*

- 1. Special Exemption to allow a gas station on a portion of the mixed-use plan.*
- 2. Variance from setback requirements on 30th Avenue, and 32nd Avenue, multi-Family building.*
- 3. Exemption from Gross Floor area greater than "Permitted" under zoning.*

*Island Global Yachting (IGY), the Management Company responsible for operations of the existing Marina and the Owners Representative for the Redevelopment Project, are active in Skyway Marina District proceedings and their representative are current Board and Committee Members. I am currently serving as a Board Member of the Skyway Marina District.*

*I believe the requested design variances listed above items should be approved by the City of St. Petersburg for the following reasons:*

- 1. The cumulative economic impact of the property will be a substantial boost for the Skyway Marina District.*
- 2. The gas station proposed will be the only service station between 22<sup>nd</sup> street and 54<sup>th</sup> street that our patrons traveling to our facility, located between these streets, will have access to.*
- 3. Development of this vacant parcel and the current Maximo Marina Redevelopment Project (\$19 Million dollars) will be significant triggers for other redevelopment of blighted parcels in our District.*

*Thank you for your consideration of these comments.*

*Lee Hicks  
General Manager of Maximo Marina*

**Maximo Marina 4801 37<sup>th</sup> Street South Saint Petersburg, FL 33711  
Dock master: 727-867-1102 Service: 727-826-0908**



**Skyway Marina District  
Economic Vitality Meeting  
November 8th, 2016 5PM**

**SPC Allstate Center: Special Guest Phillips Development and Realty**

Name

Email

BARBARA V. CAMERON

bvcameron@gmail.com

Gabe ALVES

gabealves@kw.com

Kim Wolfe

wolfe@cedar.edu

Jerry Williams

jwknoxtn@gmail.com

John & Cyndi Deermount

jdeermount@gmail.com

Suggested Name:

Skyway Village

Skyway Commons

## **Pamela Jones**

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**From:** Thomas M Whalen  
**Sent:** Tuesday, December 06, 2016 11:31 AM  
**To:** Pamela Jones; Corey D. Malyszka  
**Cc:** Elizabeth Abernethy; Evan Mory; Michael J. Frederick; Kyle Simpson; Nancy Davis  
**Subject:** RE: Comments due by 12/6 - Case No. 16-31000014 - 3000 34th Street South

The Transportation and Parking Management Department has reviewed this case and has the following recommendations:

1. Pedestrian facilities are needed on the site to connect the residential, retail and restaurant developments.
2. The curb to curb width on 30<sup>th</sup> Avenue South is not wide enough to accommodate parallel parking and two travel lanes, so a road widening will be required.
3. A 10-foot wide sidewalk is needed on the southern side of 30<sup>th</sup> Avenue South, to facilitate a connection to the City trail system west of the site.
4. The curb to curb width is 60 feet on 32<sup>nd</sup> Avenue South, which is sufficient to allow for the installation of diagonal parking on both sides and two travel lanes in a manner similar to the diagonal parking on Central Avenue. A five foot wide buffer and five foot wide sidewalk are needed on the northern and southern sides of 32<sup>nd</sup> Avenue South.
5. A mid-block crossing area will be needed on 32<sup>nd</sup> Avenue South, which will result in the loss of some of the proposed on-street parking.
6. The eastern end of 32<sup>nd</sup> Avenue South will need to be designed so that motorists parked on the southern side can turn around and travel back towards 34<sup>th</sup> Street, rather than having to travel south on 32<sup>nd</sup> Street to 36<sup>th</sup> Avenue South. Requiring motorists to travel south to 36<sup>th</sup> Avenue South will not facilitate southbound travel, since left turns are not permitted, and motorists seeking to travel north would have to travel a long distance to make a right turn.
7. The sidewalk on 34<sup>th</sup> Street will need to be six-feet wide under the City's code.
8. We have requested a traffic study for this proposed development. We have also requested that the applicant keep us informed about discussions with the FDOT regarding the proposed driveway on 34<sup>th</sup> Street and any discussions regarding signalization.
9. The transit stop on 34<sup>th</sup> Street should be improved to provide a comfortable waiting area for PSTA patrons. This could include a new shelter and bus bay.

Tom Whalen, AICP  
Planner III, Transportation and Parking Management  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701  
727-893-7883 / Fax: 727-551-3326  
[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)

**From:** Pamela Jones  
**Sent:** Tuesday, November 15, 2016 3:27 PM  
**To:** Michael J. Frederick; Thomas M Whalen; Kyle Simpson; Mark Riedmueller; Nancy Davis; Jill S. Wells; Richard F Kowalczyk; Kelly A. Donnelly  
**Cc:** Corey D. Malyszka  
**Subject:** Comments due by 12/6 - Case No. 16-31000014 - 3000 34th Street South

Good afternoon,

Would you all please review the attached and return your comments to me by December 6<sup>th</sup>. The applicant is seeking approval of a site plan to allow a mixed-use development of 316 multi-family units, 5,500 sq. ft. restaurant, a 100,000 sq. ft. self-storage facility, and a special exception for a 5,500 sq. ft. fueling station with variances to setbacks and greenyards.

Thank you,

Pamela Jones  
Administrative Clerk, Development Review Services  
City of St. Petersburg  
One 4th Street North, PO Box 2842  
St. Petersburg, FL 33731-2842  
Office (727) 892-5498/Fax (727) 892-5557  
[Pamela.Jones@stpete.org](mailto:Pamela.Jones@stpete.org)

**MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT**

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**TO:** Pamela Jones, Development Services Department  
**FROM:** Nancy Davis, Engineering Plan Review Supervisor  
**DATE:** December 6, 2016  
**SUBJECT:** Site Plan Review/Special Exception  
**FILE:** 16-31000014, Revised Engineering Comments

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**LOCATION:** 3000 34<sup>th</sup> Street South  
**PIN:** 35/31/16/49734/001/0010  
**ATLAS:** J-17  
**PROJECT:** Skyway Marina Mixed Use

**REQUEST:** Approval of a site plan to construct a mixed use for 316 dwelling units, 5,500 sq. ft. restaurant and a 100,000 sq. ft. self-storage facility and a special exception for a 5,500 sq. ft. fueling station with variances to setbacks and greenyards.

The Engineering Department has no objection to the proposed site plan provided that the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. Development and redevelopment shall be in compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. This site is contained within a basin which discharges to a waterbody which is listed as impaired (WBID 1716C) and has an approved TMDL. Please plan to include a signed and sealed analysis to verify that the proposed treatment system meets or exceeds the net improvement criteria. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.
  
2. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the

average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.

3. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the RC zoning district, a 6-foot wide public sidewalk is required in the eastern parkway of 34<sup>th</sup> Street South and a 5-foot wide sidewalk is required in the northern parkway of 32<sup>nd</sup> Avenue South. Per the special requirements of the City's Transportation department, a 10-foot wide trail shall be constructed in the southern parkway of 30<sup>th</sup> Avenue South. The final design of the trail, including all required signage, striping, and appurtenances, shall meet FDOT and MUTCD standards and shall be approved by both the City's Transportation and Engineering departments. See also #4 (below) for sidewalk requirements on the south side of 32<sup>nd</sup> Street South.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.

4. Proposed angle parking within 32<sup>nd</sup> Street South, shall be constructed as 45-degree parking per the dimensional requirements of City Code Section 16.40.090.3.4(B)(3). If diagonal parking is constructed along the south side of 32<sup>nd</sup> Avenue South, Engineering would recommend that a minimum 5-foot wide public sidewalk also be constructed in the southern parkway of 32<sup>nd</sup> Avenue South to provide an ADA compliant pedestrian sidewalk connection to the redevelopment site. Currently it is Engineering's understanding that the improvements to 32<sup>nd</sup> Avenue South may be constructed by City forces if City funding is available. If funding is not available construction design and permitting shall be by and at the sole expense of the applicant.

5. Proposed roadway curb neck outs will be reviewed in detail for compliance with current City Engineering Standards and Specifications and for vehicular safety. Curb line flumes through neck outs will not be approved.

6. Parking garage entrances/exits shall meet requirements as mandated by the City of St. Petersburg Land Development Code Section 16.40.090.3.5. Garage security gates with controlled access must be designed to meet the minimum vehicle stacking requirements identified in Section 16.40.090.3.5(g) without encroachment into the public sidewalk or roadway. Any proposed card access readers shall be located within private property boundaries. An automatic warning system may be required at the garage exit, which activates an audible and visible signal sufficient to warn pedestrians of vehicles exiting the garage, and to require vehicles to yield to pedestrians. The final plan must include adequate signage, warning lights and wiring as required for public safety.

7. Wastewater reclamation plant and pipe capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from a proposed service or an increase in projected flow) as required to provide connection to a public collection system of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the proposed civil utility connection plan, 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public conveyance system is found insufficient, the conveyance system must be upgraded to provide adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

8. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within public right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

9. It is noted that 34<sup>th</sup> Street South is an FDOT controlled right of way. All construction proposed within 34<sup>th</sup> Street South will require separate review/approval through FDOT. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

10. Per City Land Development Regulation 16.40.090.3.4(B)(2)(a), all commercial parking areas shall be designed to allow vehicles to enter and exit the street in a forward motion except where parking is provided abutting an alley. Redesign the parking spaces shown backing out into 30th Avenue North, adjacent to the storage facility.

**STANDARD COMMENTS:**

Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection

system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

pc: Kelly Donnelly  
Reading File  
Correspondence File  
Subdivision File



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SPECIAL EXCEPTION  
PUBLIC HEARING**

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

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on January 4, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.**

**CASE NO.:** 16-32000019 **PLAT SHEET:** K-19

**REQUEST:** Approval of a special exception and related site plan to construct a 6,119 sq. ft. fuel station with convenience store.

**OWNER:** Bank of America  
NC1-001-03-81  
101 North Tyron Street  
Charlotte, North Carolina 27246-0100

**OWNER:** St. Bartholomew's Episcopal Church  
3747 34<sup>th</sup> Street South  
Saint Petersburg, Florida 33711-3836

**APPLICANT:** Brightwork Acquisitions, LLC  
3708 West Swann Avenue  
Tampa, Florida 33609

**REGISTERED OPPONENT:** Bennett L. Rabin, Esq.  
On behalf of Patriot Square Condominium Association  
28059 U.S. Highway 19 North  
Clearwater, Florida 33761

**ADDRESSES AND  
PARCEL ID NOS.:** 3637 34<sup>th</sup> Street South; 34-31-16-71420-0014-0010  
3747 34<sup>th</sup> Street South; 34-31-16-77875-001-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Retail Center-1 (RC-1)

**SITE AREA TOTAL:** 148,540 square feet or 3.41 acres

**GROSS FLOOR AREA:**

Existing:	9,227 square feet	0.06 F.A.R.
Proposed:	6,119 square feet	0.04 F.A.R.
Permitted:	166,365 square feet	1.12 F.A.R.

**BUILDING COVERAGE:**

Existing:	9,227 square feet	6% of Site MOL
Proposed:	6,119 square feet	4% of Site MOL
Permitted:	N/A	

**IMPERVIOUS SURFACE:**

Existing:	66,171 square feet	45% of Site MOL
Proposed:	80,404 square feet	54% of Site MOL
Permitted:	111,326 square feet	75% of Site MOL

**OPEN GREEN SPACE:**

Existing:	82,263 square feet	55% of Site MOL
Proposed:	68,030 square feet	46% of Site MOL

**PAVING COVERAGE:**

Existing:	56,944 square feet	38% of Site MOL
Proposed:	74,285 square feet	50% of Site MOL

**PARKING:**

Existing:	71; including 3 handicapped spaces
Proposed:	71; including 3 handicapped spaces
Required	31; including 2 handicapped spaces

**BUILDING HEIGHT:**

Existing:	20 feet
Proposed:	34 feet
Permitted:	72 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a fuel station which is a Special Exception use within the RC-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a Special Exception and related site plan to construct a 6,119 square foot fuel station with convenience store. The subject property is located on the west side

of 34<sup>th</sup> Street South, just north of 38<sup>th</sup> Avenue South. The subject property is within the Clam Bayou Neighborhood Association and Skyway Marina District. An existing 9,227 square foot bank with drive-thru that was built in 1975 exists on the property.

**Current Proposal:**

The applicant proposes to demolish the existing bank with drive-thru and construct a new fuel station with 16 fuel pumps. The proposed building will be located in the center of the site with the fuel canopy located between the building and 34<sup>th</sup> Street South. Vehicular access to the site will be from an existing curb-cut along 34<sup>th</sup> Street South. An existing curb-cut exists along 38<sup>th</sup> Avenue South that provides vehicular access to the existing church that is located south of the subject property and to the subject property. The applicant is proposing to provide a separate vehicular access for the fuel station only to 38<sup>th</sup> Avenue South. Staff received a letter from the Patriot Square Condominium expressing objection to the access on to 38<sup>th</sup> Avenue South. The City's Transportation and Parking Management Department provided a transportation analysis memorandum for the proposed fuel station. The memorandum is attached to the staff report. The analysis concludes that the driveway on to 38<sup>th</sup> Avenue South be allowed and that the driveway be a full access driveway.

Surface parking will be located on the east, north and west sides of the building. Additional surface parking will be located along the north and south property lines. Surface retention is proposed along the west side of the property. The dumpster area will be located along the south side of the property. The vent stack is proposed along 34<sup>th</sup> Street South. The vent state shall not be located in the front yard building setback and be shielded from view with landscaping. The code requires that a three (3) foot decorative wall be constructed in the exterior green yard along 34<sup>th</sup> Street South to shield the parking lot from the street.

The proposed building and fuel canopy are of a contemporary style of architecture. The fuel canopy will be of a shed styled roof, finished with metal and have an exposed metal truss system. The canopy support columns will be metal with a portion of the columns finished with a stone veneer. The building incorporates a tower feature that is capped with a metal hip roof. The exterior of the building is finished with clapboard siding, stone veneer and stucco. Cantilevered metal awnings are proposed along the front and sides of the building.

**Special Exception:**

A fuel station in the RC-1 zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. Staff has suggested several special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the City's Land Development Regulations for these types of uses. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area.

**Public Comments:**

Staff received a letter from Rabin Parker Attorneys at Law who represent the Patriot Square Condominium, which is located to the southwest of the subject property. They object to the

vehicular access road on 38<sup>th</sup> Avenue South. The have concerns that the vehicular access road will create traffic problems, possible water run-off and cause a decrease in property values. A copy of the letter is attached.

**III. RECOMMENDATION:**

**A. Staff recommends APPROVAL of the Special Exception and related site plan subject to the Special Conditions of Approval:**

**B. SPECIAL CONDITIONS OF APPROVAL:**

1. The vent stacks shall be located outside of the front yard building setback and shielded from view from the abutting streets with landscaping.
2. A three (3) foot wall with columns spaced a minimum of every 25 feet, finished to match the building shall be installed in-between the property line and vehicular use area along the east side of the property.
3. Plans shall comply with Section 16.40.070 Lighting.
4. Plans shall comply with Section 16.40.90.4 Bicycle parking.
5. This Special Exception approval shall be valid through January 4, 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.
6. The plans submitted for permitting shall take into consideration the Transportation and Parking Management Department's email that is attached to this report.
7. The plans submitted for permitting shall be revised to comply with the Engineering Department's Memorandum that is attached to this report.

**C. STANDARD CONDITIONS OF APPROVAL**

*(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)*

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

**Building Code Requirements:**

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of

- Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
  3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
  4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

**Engineering Requirements:**

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

**Landscaping Requirements:**

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.150, Section 16.40.060.2.1.1 of City Code. Development Services Division Staff shall inspect and approve all tree protection barricades prior to the issuance of development permits.

**IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):**

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
  - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
  - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
  - a. Water.
  - b. Sewer (Under normal operating conditions).
  - c. Sanitation.
  - d. Parks and recreation.
  - e. Drainage.

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The land use of the subject property is: **Planned Redevelopment Commercial**

The land uses of the surrounding properties are:

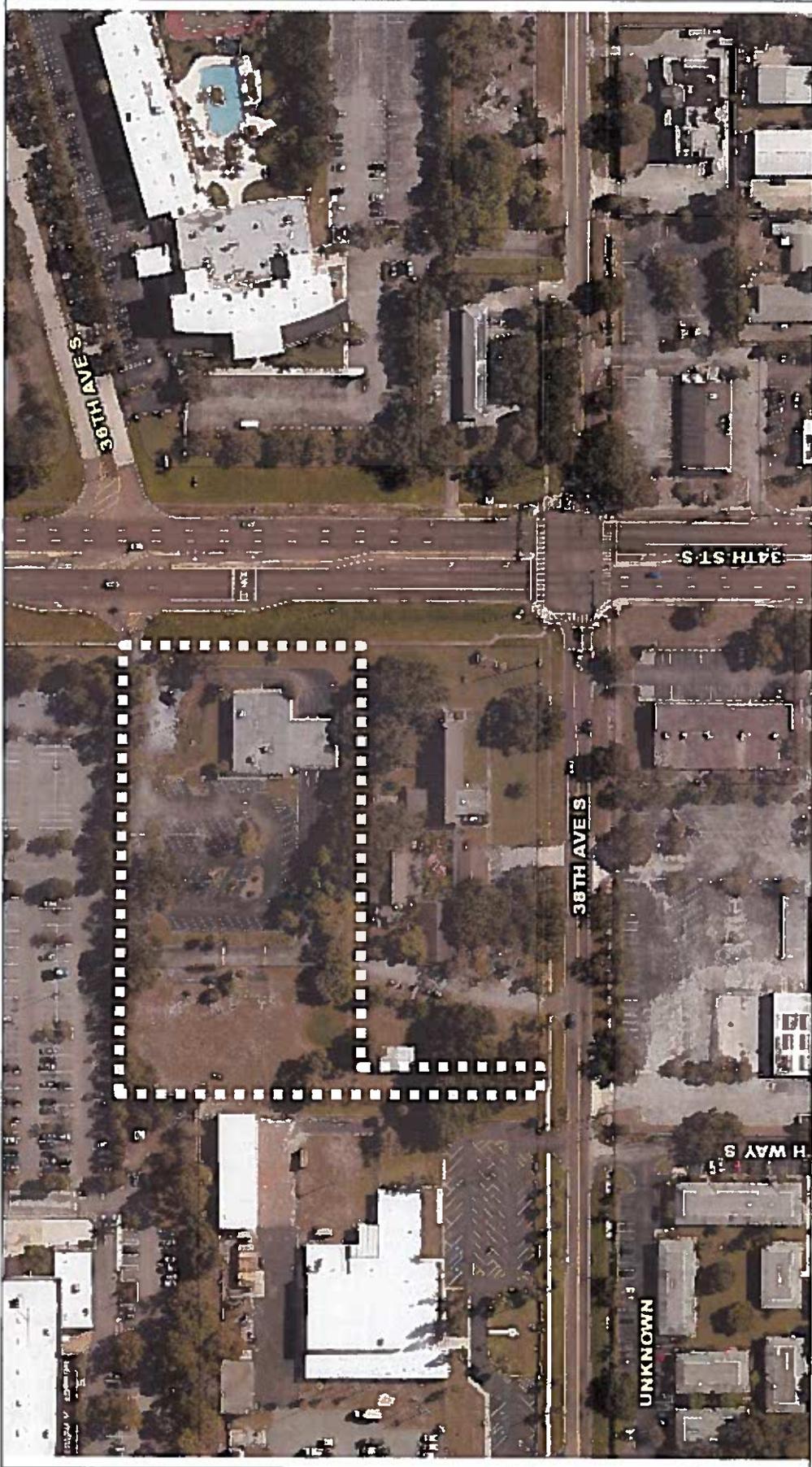
- North: **Planned Redevelopment Commercial**
- South: **Planned Redevelopment Commercial**
- East: **Planned Redevelopment Commercial**
- West: **Institutional**

REPORT PREPARED BY:

  
\_\_\_\_\_  
COREY MALYSZKA, Urban Design & Development Coordinator      12/28/16  
DATE

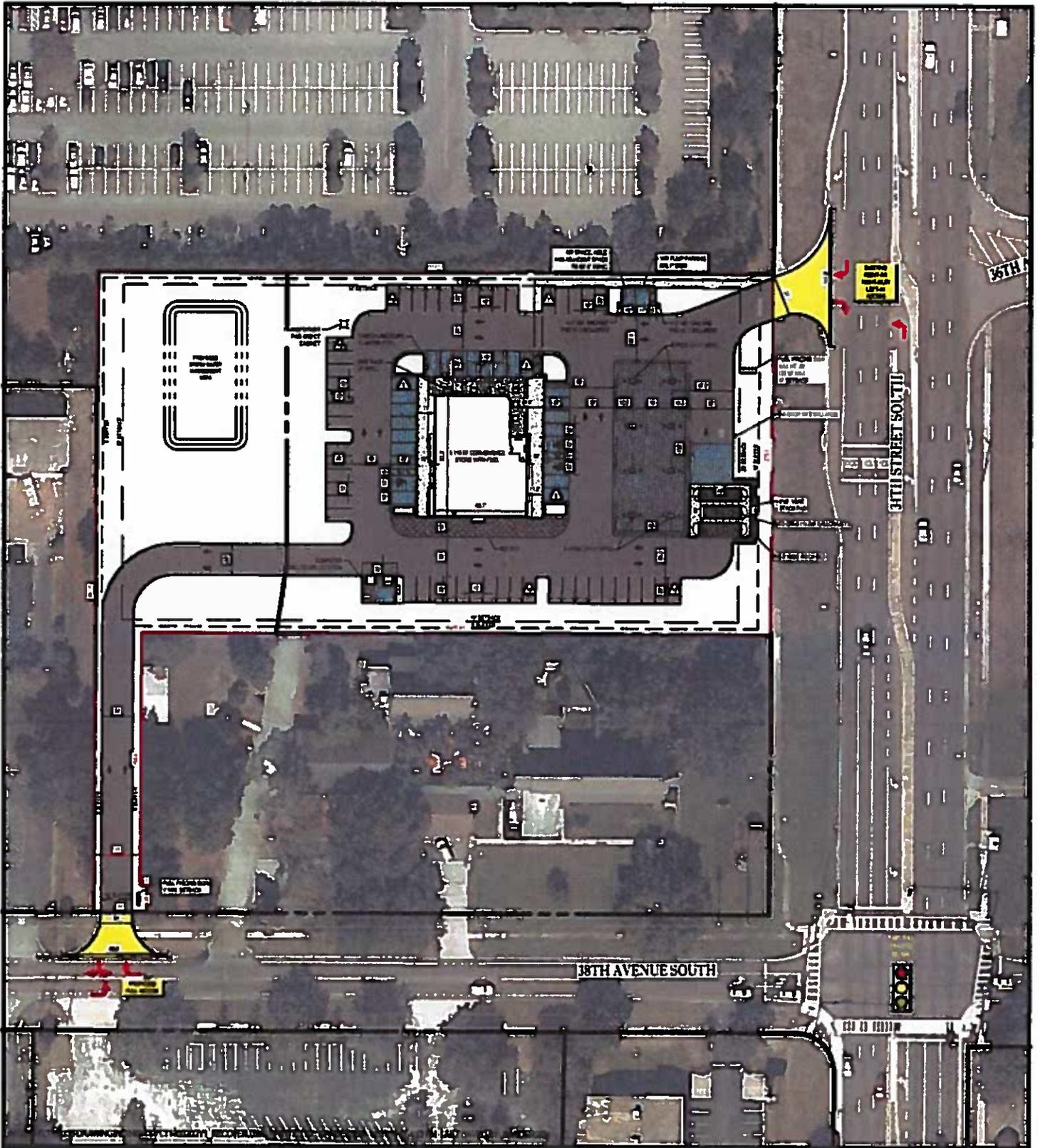
REPORT APPROVED BY:

  
\_\_\_\_\_  
ELIZABETH ABERNETHY, AICP, Zoning Official (POD)      12-28-16  
Planning and Economic Development      DATE  
Development Review Services Division



City of St. Petersburg, Florida  
Development Review Services  
Case No.: 16-32000019  
Address: 3637 34<sup>th</sup> Street South and a  
Portion of 3747 34<sup>th</sup> Street South





PROJECT NAME: **PROPOSED CONVENIENCE STORE WITH FUEL  
34TH & 38TH**

SHEET TITLE: **SITE PLAN EXHIBIT**

SCALE: 1" = 100'	DATE: 11/03/2016	CAD ID: GV1	PROJECT NUMBER: FLT160135
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**BOHLER**  
ENGINEERING  
3020 NORTHALE BLVD., SUITE 3008 TAMPA, FL 33624  
PHONE: (813) 812-4100 FAX: (813) 812-4101  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



**FRONT ELEVATION**

**LEFT ELEVATION**

Overall Building Length: 93'-1"

Overall Building Width: 75'-4"

- Metal Door**  
Benjamin Moore  
White Diamond  
BM 2121-60
- Metal Canopy**  
Aqua #17  
Evo Red
- Tom**  
James Harde  
Arctic White  
JH10-20
- Fiber Cement Siding**  
James Harde  
Harris Cream
- Stucco**  
Sensory  
Marrigae #3085
- Metal Roof**  
Aqua #23  
23 Copperstone
- Exterior Stone**  
Chimed Stone  
Goldhurst Island

**WAWA PROTOTYPE F85FB**

ROD Division #01301170 • 11/02/13







Metal Roof  
 Atlas International  
 Copperstone  
 # 23

Metal  
 Atlas International  
 Bone White  
 # 26

# WAWA GAS CANOPY - STACKED 8

Delaware, DE 3, Australia Ave. Motel Palm Beach, FL, C9D Dimpled #P1510100, 01/16/15



Cuhaci & Peterson

## **Pamela Jones**

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**From:** Thomas M Whalen  
**Sent:** Tuesday, December 06, 2016 2:17 PM  
**To:** Pamela Jones; Corey D. Malyszka  
**Cc:** Michael J. Frederick; Kyle Simpson; Nancy Davis; Peter H. Fritsch; Elizabeth Abernethy  
**Subject:** RE: Comments Requested by 12/7 - Case No. 16-32000019 - 3637 34th St S & a portion of 3747 34th St S

The Transportation and Parking Management Department has reviewed the proposed development and has several comments and recommendations:

1. The convenience store is set back far from the property line on 34<sup>th</sup> Street South. Placing the store closer to 34<sup>th</sup> Street South would improve pedestrian access to the convenience store and would be consistent with the goals of the Skyway Marina District Plan related to urban design.
2. The applicant is proposing 72 parking spaces. This greatly exceeds the code requirement and we question why so much parking is needed.
3. The proposed driveway on 38<sup>th</sup> Avenue South is in close proximity to two existing driveways. Driveway spacing is not addressed in the City Code, but sharing a driveway with the church would reduce the number of driveways.
4. The minimum sidewalk width for sidewalk on 34<sup>th</sup> Street South is six feet, but the City is seeking a 10-foot wide sidewalk in the Skyway Marina District. If the applicant builds a wider sidewalk than six feet wide, multimodal impact fees could be reduced based on the additional cost of providing four additional feet of sidewalk width. If the applicant is interested in this possibility, please ask them to contact my department.
5. We encourage the applicant to work with Wal-Mart to provide cross access between the proposed convenience store and a north-south drive aisle in the Wal-Mart parking lot, to reduce vehicle trips on 34<sup>th</sup> Street South. This improvement could be eligible for a multimodal impact fee credit. If the applicant is interested in this possibility, please ask them to contact my department.

Tom Whalen, AICP  
Planner III, Transportation and Parking Management  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701  
727-893-7883 / Fax: 727-551-3326  
[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)

**From:** Pamela Jones  
**Sent:** Wednesday, November 16, 2016 8:50 AM  
**To:** Alfred Wendler; Bruce E. Grimes; Jill S. Wells; Kelly A. Donnelly; Kyle Simpson; Mark Riedmueller; Michael J. Frederick; Nancy Davis; Richard F Kowalczyk; Thomas M Whalen  
**Cc:** Corey D. Malyszka  
**Subject:** Comments Requested by 12/7 - Case No. 16-32000019 - 3637 34th St S & a portion of 3747 34th St S

Good morning,  
Would you all please review the attached information and return your comments to me by December 7<sup>th</sup>. The applicant is requesting approval of a special exception and related site plan to construct a 6,119 fuel station with convenience store.

Thank you,

**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

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**TO:** Pamela Jones, Development Services Department  
**FROM:** Nancy Davis, Engineering Plan Review Supervisor  
**DATE:** December 6, 2016  
**SUBJECT:** Special Exception  
**FILE:** 16-32000019

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**LOCATION:** 3637 & 3747 34<sup>th</sup> Street South  
**PIN:** 34/31/16/71420/001/0010  
**ATLAS:** K-19  
**PROJECT:** Special Exception

**REQUEST:** Approval of a special exception and related site plan to construct a 6,119 sf fuel station with convenience store.

The Engineering department has no objection to the special exception and related site plan provided that the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. Development and redevelopment shall be in compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Note that this site is contained within WBID 1716C. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.
2. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.
3. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the RC zoning district, a 6-foot wide sidewalk is required in the eastern parkway of 34<sup>th</sup> Street South and a 5-foot wide sidewalk is required in the northern parkway of 38<sup>th</sup> Avenue South, adjacent to the site boundary. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.

4. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from a proposed service or an increase in projected flow) as required to provide connection to a public collection system of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the proposed civil utility connection plan, 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public conveyance system is found insufficient, the conveyance system must be upgraded to provide adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

5. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within public right-of-way or public easement dedicated to the City of St. Petersburg. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

6. 34<sup>th</sup> Street South is an FDOT controlled right of way. Any construction within 34<sup>th</sup> Street South will require a separate permit from FDOT. The applicant will be required to submit to the City Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, SWFWMD and Pinellas County, as required for future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

#### **STANDARD COMMENTS:**

Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or [kelly.donnelly@stpete.org](mailto:kelly.donnelly@stpete.org). All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

NED/MJR/jw

pc: Kelly Donnelly  
Reading File  
Correspondence File  
Subdivision File

ST. BARTHOLOMEW'S EPISCOPAL CHURCH  
- FOUNDED 1887 -

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3747 34th STREET SOUTH  
ST. PETERSBURG, FLORIDA 33711  
(727) 867-7015

December 14, 2016

Mr. Corey Malyszka, Deputy Zoning Official  
City of St. Petersburg  
Planning and Economic Development  
One 4<sup>th</sup> Street North  
St. Petersburg, Florida 33731-2842

Re: Redevelopment of the former Bank of America Property located at 3637 34<sup>th</sup>  
Street South, St. Petersburg

To Whom It May Concern:

I am the current Rector of St. Bartholomew's Episcopal Church located at 3747 34<sup>th</sup>  
Street South, St. Petersburg, Florida 33711. St. Bartholomew's occupies the  
neighboring property immediately south of the above stated redevelopment site.

I am writing in support of this redevelopment. Representatives from our Parish  
Vestry and myself have had several meetings with Brightwork Acquisitions, and we  
support their application to develop a WaWa business at this location. We believe  
that it will be of benefit to the surrounding neighborhood and look forward to this  
business joining our community.

Thank you,



The Reverend W. V. Burkett, Rector, L.C.S.W.  
St. Bartholomew's Episcopal Church  
3747 34<sup>th</sup> Street South  
St. Petersburg, Florida 33711

Office: (727) 867-7015  
Cell: (813) 765-8263  
Email: rector.st.barts@verizon.net

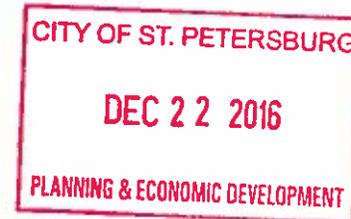
**RABIN  PARKER**  
ATTORNEYS AT LAW

BENNETT L. RABIN  
MONIQUE E. PARKER

28059 U.S. HIGHWAY 19 NORTH, SUITE 301  
CLEARWATER, FLORIDA 33761  
727.475.5535 PHONE ♦ 727.723.1131 FAX ♦ WWW.RABINPARKER.COM

December 20, 2016

**VIA REGULAR U.S. MAIL**  
**and E-MAIL: corey.malyszka@stpet.org**  
Development Review Services  
Attn: Corey Malyszka, Case Planner  
City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, Florida 33731



Re: Patriot Square Condominium Association of St. Petersburg, Florida, Inc.  
Notice of Public Hearing for Property Located at 3637 & 3747 34<sup>th</sup> Street South  
Our Matter No: 10002-001

Dear Mr. Malyszka:

This firm serves as legal counsel to Patriot Square Condominium Association of St. Petersburg, Florida, Inc. (the "Association"), and in this capacity, we have been directed and authorized to correspond with you regarding the Public Hearing with the Development Review Commission on Wednesday, January 4, 2017, at 2:00 p.m., regarding approval of a special exception and related site plan to construct a 6,119 square foot fuel station with convenience store.

While the Association has no objection to the fuel station and convenience store themselves, it is our understanding that the site plan includes a proposed access road off 38<sup>th</sup> Avenue South. If the access road is constructed as proposed, the road would be located practically at the Association's entrance gate. The access road would adversely affect Association property by creating traffic problems, possible water runoff, and cause a decrease in property values for the two hundred thirty-two unit owners within the condominium community.

This correspondence is to advise that the Association opines that the proposed access road to 38<sup>th</sup> Avenue appears to be unnecessary, especially in light of the adverse effects to hundreds of property owners of the Association, and as such objects to the access road as proposed.

Please direct this correspondence to the Staff of the Development Review Services as formal notice of the Association's strong objection to the proposed access road. We would like the opportunity to address the Development Review Commission at the hearing, and will be in touch further to make arrangements for same.

Sincerely,  
  
Bennett L. Rabin

BLR/cm

cc: Patriot Square Condominium Association of St. Petersburg, Florida, Inc. (via e-mail)

December 23, 2016

Dear Members of the Development Review Commission,

As residents of Patriot Square, my husband and I applaud the efforts by the City of St. Petersburg to encourage development in the Skyway Marina District. In this effort, we urge the Development Review Commission to scrutinize all applications for development as to whether the said development request will enhance the area.

While we believe a fuel station with a convenience store would be an asset to the District, we strongly believe the proposed location at 3637 & 3747 34<sup>th</sup> Street South is **not** appropriate. We believe that the existing right-in/right-out access will not support the fuel station traffic because it is too narrow. Furthermore, the proposed location would require motorists to enter the fuel station via this narrow, angled entrance and/or to drive around the block, past St. Bartholomew Church and preschool area, to enter via a back entrance; **thus, lacking convenience.**

Also, the proposed 38<sup>th</sup> Avenue full access will increase traffic in the area of the north entrance to Patriot Square, a 55+ community. The proximity of the fuel station entrance and the north entrance to Patriot Square will pose a safety threat for Patriot Square residents as well as to the children in the Preschool and Day Care Programs behind St. Bartholomew Church. The fuel station would expose children and senior citizens not only to the danger of increased area traffic but also to noxious gas fumes, the noise of the gas tankers and the possibility of a gas tank leak. Furthermore, we are concerned about the signage the developer is proposing since it would be located directly across from many Patriot Square condos.

While we are not opposed to a fuel station with a convenience store in the Skyway Marina District, we believe it should be located at the north end of the

District where the need for a fuel station is greater due to the I275 access via 26<sup>th</sup> Avenue South. The Skyway Marina District's current existing fuel station with a convenience store is located at the south end of the District with convenient access from 54<sup>th</sup> Avenue South. It would be beneficial to locate the second fuel station at the north end of the District around the area of 30<sup>th</sup> Avenue South, perhaps on the vacant land owned by Home Depot.

Another possible location for the gas station/convenience store would be in front of the Wal-Mart at 3401 34<sup>th</sup> Street South where the Regions Bank used to be. There is an existing traffic light at the Wal-Mart entrance which conveniently leads to the location of the former Regions Bank. The existing entrance-way is wide and easily accessible by traffic heading north or south on 34<sup>th</sup> Street South.

It was our understanding that the city of St. Petersburg made a commitment to work with our current businesses and the residents of the Skyway Marina District to enhance and promote economic opportunity in this area in an interconnected, visually appealing manner. In the original discussions regarding the development of this district, emphasis was placed on attracting upscale restaurants, retail shops and a department store along with additional condos.

In order to succeed, the Skyway Marina District needs a cohesive look with a strong retail presence along with good restaurants. A fuel station amid the retail stores and restaurants does **not** enhance the District and shows a lack of cohesive planning.

We believe the location at 3637 & 3747 34<sup>th</sup> Street South would be better utilized as an upscale restaurant with outdoor dining because it would immediately attract the attention of residents and tourists driving into the area as well as create an interest in visiting the newly developed District. The visual esthetics of the area will contribute to the success or failure of the Skyway Marina development.

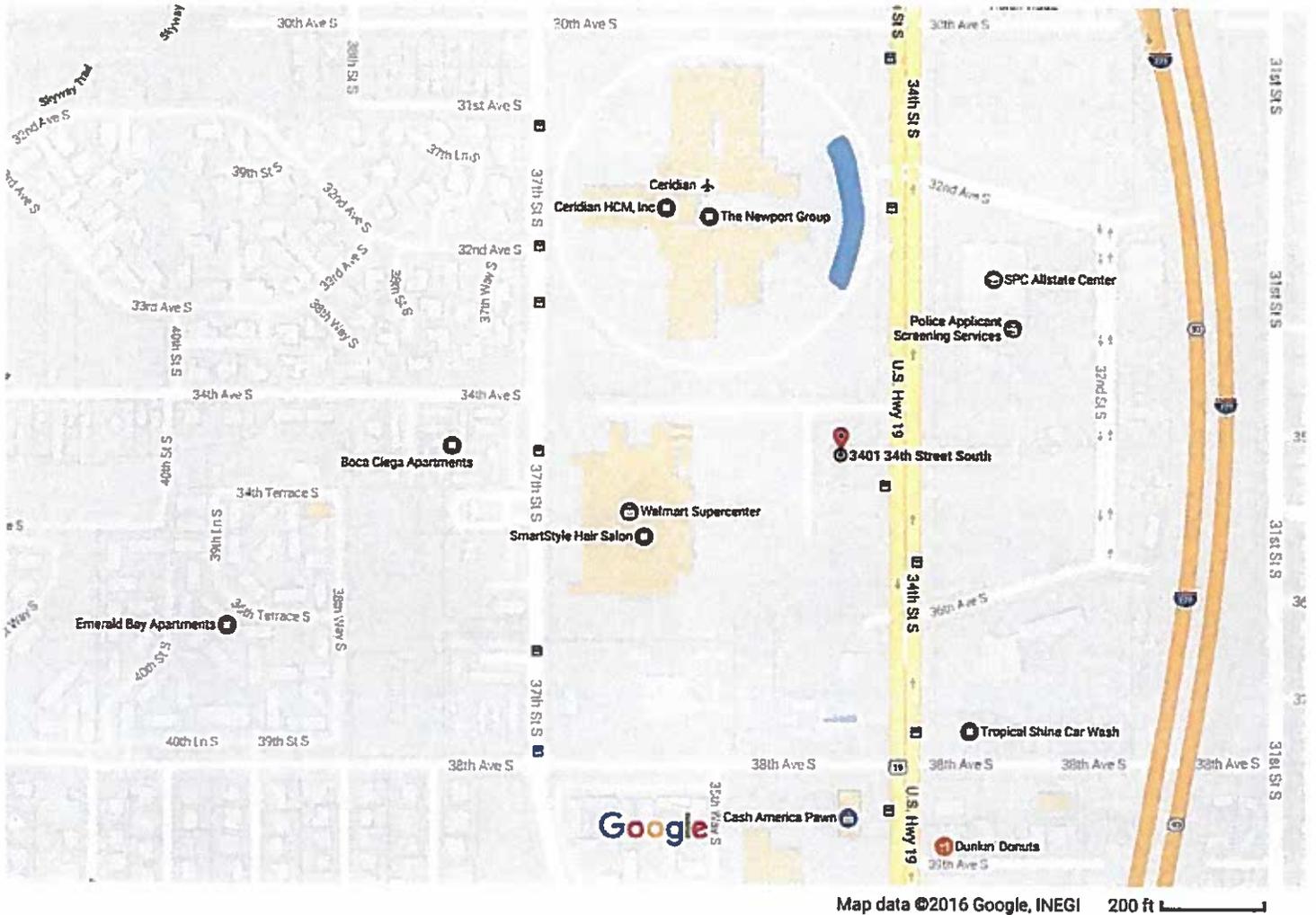
There have been many positive improvements to the area in the past few years with the new, expanded Publix, the Burger King and other businesses as well as the street improvements. The area is becoming more visually appealing with these improvements so please, do **not** break up this cohesive retail/restaurant/shopping area with a fuel station.

We appreciate your attention to our observations and concerns. In addition, we greatly appreciate the hard work of those members of the planning committee, members of the Development Review Commission, city council and the mayor for their interest in creating economic opportunity in our area as well as a safe environment for residents to live.

Sincerely,

Ron & Judy Stoyak

Patriot Square Residents





## CITY OF ST. PETERSBURG

### Transportation and Parking Management Department

#### MEMORANDUM

TO: Pamela Jones, Administrative Clerk

FROM: Tom Whalen, Planner III *Tmw*

DATE: December 28, 2016

SUBJECT: Transportation Analysis for the Proposed Convenience Store at 3637 34<sup>th</sup> Street South

CASE: 16-32000019

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A Wawa convenience store has been proposed on the former Bank of America site on the western side of 34<sup>th</sup> Street South and north of 38<sup>th</sup> Avenue South. The existing driveway on 34<sup>th</sup> Street South will serve the convenience store and a new driveway is proposed for 38<sup>th</sup> Avenue South. The size of the proposed store is 6,119 square feet.

The firm Lincks & Associates provided a transportation analysis for the Wawa store on Tyrone Boulevard at 9<sup>th</sup> Avenue North. This store has the same size as the proposed store on 34<sup>th</sup> Street South. Based on their study, the Wawa store is anticipated to generate 394 trips during the AM peak hour and 367 trips in the PM peak hour. A trip is a single or one-direction vehicle movement with either the origin or destination inside the convenience store site. In the AM peak hour, 63% of these total trips are pass-by trips that are attracted to the site from the adjacent road network, such as when a motorist stops at the store on their way from home to work or from work to home. The pass-by percentage is higher in the PM peak hour, at 66%. After subtracting pass-by trips, the Wawa store is anticipated to generate 146 new vehicular trips in the AM peak hour of traffic and 125 new vehicular trips in the PM peak hour. These new vehicular trips are trips that are not already on the road network. These trips are generated due to the proposed use, and would include trips that begin at a place of residence and end at that place of residence after a trip to the convenience store. These trip generation estimates assume that the convenience store is being built on vacant land; there is no reduction in trips due to the former bank.

The average daily traffic on 34<sup>th</sup> Street South north of 54<sup>th</sup> Avenue South was 25,000 in 2015. The average daily traffic on 34<sup>th</sup> Street South was 25,000 south of 22<sup>nd</sup> Avenue South. City staff conducted an eastbound count on 38<sup>th</sup> Avenue South west of the 34<sup>th</sup> Street South intersection. The total eastbound traffic was 1,914. Thirty-fourth Street is classified as a six-lane principal arterial and is maintained by the Florida Department of Transportation (FDOT). Thirty-eighth Avenue South is classified as a two-lane collector street and it is maintained by the City.

Since 34<sup>th</sup> Street South carries the largest amount of traffic in the vicinity of the site, it is likely that it will carry the largest percentage of total trips, pass-by trips and new trips. Access to the site from areas south and north of the site is facilitated by a dedicated left-turn lane and a dedicated right-turn lane on 34<sup>th</sup> Street South at the project driveway. Motorists that leave the site at the 34<sup>th</sup> Street South driveway and seek to travel north can do so by turning right and then utilizing the dedicated left-turn lane at the intersection of 34<sup>th</sup> Street South and 38<sup>th</sup> Avenue South to make a U-turn.

The driveway on 38<sup>th</sup> Avenue South will mainly serve the trips to and from the residential areas located west of this driveway. This driveway may serve some of the trips to and from the areas located north, south and east of the site, but would typically result in a longer trip for these motorists since the driveway is located south and west of the store and gasoline pumps. Restricting access to the driveway on 38<sup>th</sup> Avenue South would have a negative impact on motorists seeking to access the site from areas west of the store and place more trips on 34<sup>th</sup> Street South. It could also have a negative impact on the church located east of the driveway, since some motorists may choose to use the church's driveway to access the convenience store site. For the reasons stated in this memorandum, it is recommended that a driveway be allowed on 38<sup>th</sup> Avenue South for the Wawa store and that this driveway be a full access driveway.



December 20, 2016

SENT VIA FAX: Laura Bamond, Esq. – 727-328-2479

SENT VIA EMAIL: Laura Bamond, Esq.; [bamond128@gmail.com](mailto:bamond128@gmail.com)  
Charles Cato; [charlescato1@msn.com](mailto:charlescato1@msn.com)

Charles Cato  
Comstock Entertainment, LLC  
8285 30<sup>th</sup> Avenue North  
St. Petersburg, FL 33710-2256

Laura Bamond, Esq.  
3510 1<sup>st</sup> Avenue North #125  
St. Petersburg, FL 33713

RE: Case No.: 16-53000003  
Address: 8170 27<sup>th</sup> Avenue North  
Parcel ID No.: 12-31-15-97704-000-0020  
Request: Request for Rehearing

Dear Mr. Cato and Attorney Bamond:

The Development Review Commission will consider whether or not to grant a rehearing of the above-referenced case on Wednesday, January 4, 2017. The request for rehearing together with the attachments submitted by Attorney Bamond on December 19, 2016, will serve as the documents to be provided to the Development Review Commission for their decision.

Please be advised that according to criteria for a rehearing in Section 16.70.010.5 of City Code, the Commission shall not rehear an application unless new evidence is discovered by the Applicant after the hearing which would likely change the result if a new hearing is granted and which could not have been discovered before the hearing by due diligence.

During the consideration of the request for a rehearing, ten (10) minutes will be allowed for both staff and appellant, and blue cards will be accepted if there is anyone in the public who wishes to speak. There will not be cross-examination or rebuttal/closing arguments.

The process is only to evaluate the new evidence. It is not to re-hear what was heard last month.



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

Page 2  
December 20, 2016

Should you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth Abernethy". The signature is written in a cursive, flowing style.

Elizabeth Abernethy, AICP  
Zoning Official

EA:pj

ec: Michael Dema

Comstock Entertainment, LLC, Appellant,  
c/o Charles Cato, Managing member

Plaintiff,

Case: 16-53000003  
8170 27<sup>th</sup> Ave N.

vs.

Development Review Commission  
City of St. Petersburg, FL  
Defendant

---

### PLAINTIFF'S MOTION FOR REHEARING

1. City staff has represented that after the adoption of the 1945 zoning ordinance the property owner could never legally make the downstairs of the two story cement building into a dwelling unit with a kitchen and that the permit process did not become detailed until 1945.

2. New evidence is offered. The 1945 zoning ordinance became effective February 21, 1945. (Exhibit A –adoption page of ordinance). From 1924 to 1957, the subject property was made up of 3 lots, two wit: 10, 11 and 12 plus a sliver of lot 9 Jungle Terrace Section B. The house was built in the 1920s as seen by the City aerial map.

3. Under the 1933 zoning ordinance, even if the 3 plus lots were treated as a single lot prior to the 1957 replat, it was legal to build a principal dwelling plus an plus an accessory building to house servants and or tenants. This is the same in all 3 residential zones, A, B, and C. A garage could be built in an additional accessory building or as part of an accessory building. There is no prohibition of converting garages. There is no definition of a garage apartment, nor a definition of a dwelling unit as containing a kitchen or otherwise. (Exhibit B, portion of 1933 ordinance)

4. On 4/17/40 the owner pulled a permit to build a story cement block garage. On 5/7/1940 a permit was pulled to add a bath. The card contains no evidence as to what was built on the second floor. Legally, it could have been housing for servants or tenants. The 1933 zoning ordinance does not define dwelling unit. The City has conceded its past permitting practices were not detailed prior to 1945.

5. On 1/9/1945 the owner pulled a permit for servant quarters addition to existing 2 car garage one room and bath. The permit was pulled under the 1933 zoning ordinance **before the effective date of the 1945 ordinance**. It was legal to have an accessory building for servants or tenants. There was no prohibition against conversion of a garage. A room was added and a bath. There was already a room or rooms upstairs. There is substantial competent evidence to prove two units were legally built in the cement building. (See Exhibit A above- adoption page of 1945 zoning ordinance).

6. Upon the City's acceptance of the Wilkerson Replat in 1957, it accepted the structures and uses existing on the property. The City has no record of the minutes surrounding City's councils' acceptance of the replat.

7. In 1972 a permit was pulled on the subject property using R-2 zoning, which zoning (1965 zoning ordinance) allows guest houses defined as: " A dwelling in which not more than

(1965 zoning ordinance) allows guest houses defined as: " A dwelling in which not more than two sleeping rooms are for rent, to accommodate a total of four guests or tenants, in which rental of rooms is incidental to the principal use of the property as a private dwelling. In 1965 a gas range was added. (Exhibit C portions of 1965 zoning ordinance).

8. The property card ordinance requires a determination of past legal uses. The City has lost the evidence of past legal uses to the detriment of the property owner. The loss of the ordinances violates substantive and procedural due process as it fails to give notice of the applicable law and it constitutes a lack of substantial competent evidence to support the City's position.

9. The loss of the zoning maps is in violation of :

a.) Article I Section 24, Florida Constitution, establishes a constitutional "Right of access to any public record made or received in connection with the Official business of any public body, .."  
Fla. Stat. 166.

b. Section 166.041 Fla. Stat.(1)(5) the adoption by ordinances by municipalities is a regulation of a permanent nature, enforceable as local law and must be recorded in a City book for that purpose.

c. Section 119.031 Fla. Stat. custodians of archival or permanent records must keep those records safe and easily accessible for public use:

d. Fla. Stat. 257 No public record may be disposed of without complying with the records management requirements and procedures provided by the Department of State. Division of Library and Information Services, Bureau of Archives and Records Management. Guidelines and procedures are outlined in Chapter 257 (F.S.). Chapter 1B-24(F.A.C.).

10. The City has adopted a policy of not making any entries on the property card as of 1988 and thereafter. On this property card the last entry is 1982. Exhibit D is a City list of 13 permits not on the property card. The permit entries contain no zoning determinations. Neither the public nor the DRC can discover the zoning history of the Subject property based on the property card.

9. On the subject property in 2001 a prior owner obtained a permit and built a two car garage. Presumably the City knew what structures and uses were on the property when they issued the permits. Exhibit E- printout on 2001 permit.

10. In 2006 the City permitted a 2000 square foot addition to the principal residence. . Presumably the City knew what structures and uses were on the property when they issued the permit. Exhibit F printout.

11. A site plan is attached as Exhibit G. Photos of the existing structures on the Subject Property will be provided by 5:00 p.m.

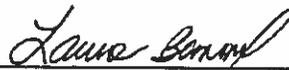
12. The City's policy of limiting property card interpretation to 1988 denies the public and the DRC notice of past legal uses of the property. If the City has treated the cement building as a two family house historically, the property owner has no way to obtain this information.

13. The city has adopted a policy of relying on the permitting history rather than the past zoning to determine past legal uses. Using the permitting standard to determine legal use, the City granted Appellant an after the fact permit to make repairs to a two unit guest house, which work was inspected and approved by the City. (Exhibit H after the fact building department history) (Exhibit I code enforcement printout). Note the Zoning Official can streamline reinstatement of the two grandfathered units. Exhibit J is the City's response to zoning records requests.

**WHEREFORE**, Charlies Cato, a Limited Liability Company, Plaintiff requests that the DRC grant rehearing.

CERTIFICATE OF SERVICE

I certify that a copy of this document was faxed to the City Attorney's Office on December 19, 2016 at fax number 892-5262 and emailed on December 19, 2016 to Pamela Jones, Clerk of the DRC at [Pamela.Jones@stpete.org](mailto:Pamela.Jones@stpete.org) : and emailed to Elizabeth Abernathy, Zoning Official at: [Elizabeth.Abernathy@stpete.org](mailto:Elizabeth.Abernathy@stpete.org).



---

LAURA BAMOND, ATTORNEY

FBN: 0242411

3510 First Avenue North, Ste. 128

St. Petersburg, Florida 33713

Telephone: (727) 328-2405

Fax: (727) 328-2479

E-Mail: [bamond128@gmail.com](mailto:bamond128@gmail.com)

Exhibit A portion of 1933 ordinance

Exhibit B adoption page of 1943 zoning ordinance

Exhibit C portions of 1965 zoning ordinance

Exhibit D a list of 13 permits not on the property card

Exhibit E photos of structures on property

Exhibit F- permits not on property card

that a violation of this ordinance shall constitute a separate and distinct offense.

CITY OF ST. PETERSBURG

ORDINANCE

SECTION 1. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

ARTICLE XXV

CONFLICTING ORDINANCES REPEALED.

SECTION 1. That Ordinance No. 975-A and all other ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed, provided, however, that nothing herein contained shall be construed to affect or repeal Ordinance No. 981-A of the City of St. Petersburg.

Passed on its first reading the 5th day of December, A. D. 1944.

Passed on its second reading as amended the 6th day of February, A. D. 1945.

Passed on its third and final reading, <sup>as amended</sup> the 21st day of February, A. D. 1945.

APPROVED: *[Signature]*  
Mayor-Councilman  
Chairman of the City Council

ATTEST: *[Signature]*  
Clerk of the City Council

Title Published: Times 1-t 12-7-44  
Published in full: Times 1-t 2-26-45

1933

Sec. 3. General Provisions--

(a) Uses.

1. Except as otherwise provided in this Ordinance, no building on premises shall hereafter be used and no building or part thereof shall be erected, raised, moved, reconstructed, extended, enlarged or structurally altered except in conformity with the regulations specified in this Ordinance for the district in which it is located.

2. No lot shall contain any building used as a residence unless such lot abuts for at least 20 feet on at least one street or unless it has an exclusive unobstructed easement of access or right of way at least 20 feet wide to such street, and there shall be not more than one house for each such frontage or easement.

3. Except as otherwise provided in this Ordinance no building in the rear of a principal building on the same lot shall be erected to be used for residence purposes except only for domestic employees of the owners or of tenants of the principal building, unless such rear building shall conform to the open space requirements of this Ordinance for a principal building, and shall have for each such building an exclusive unobstructed easement of access at least 20 feet wide unoccupied to a street in addition to any other open space requirements of this Ordinance, except that for a period of not more than eight months in any calendar year any principal building and any accessory building may be occupied by tenants of the owner of the lot on which such buildings are located. Such buildings shall not be within 25 feet of any principal building on the lot, plus 5 feet more for each story over three in the principal building.

4. Residence in an accessory building is prohibited except as otherwise provided in this Ordinance.

5. Accessory buildings may be erected on the lot previous to the principal building, but in such case they shall be so placed as not to prevent the eventual conforming location of the principal building.

(b) Lot Area Per Family.

The lot area per family regulations specified in this Ordinance shall not apply to boarding and lodging houses, or hotels where no cooking is done in an individual room, suite or apartment.

(c) Height and Area.

B

# MUNICIPAL ZONING ORDINANCE

CITY OF ST. PETERSBURG, FLORIDA  
CHAPTER 64  
ST. PETERSBURG CITY CODE  
AS REVISED

*File Copy -  
Original Rough Drafts  
Left and Amendments  
June 1965 to date of  
Collation with amendments  
To 8-19-65*

EXTRACTION OF SAND, ROCK, FILL OR TOPSOIL	*R-A
FILLING STATIONS (See Restrictions)	C-LD, C-ST, ***C-M, ***L-M, ***H-M
FINANCIAL INSTITUTIONS (See Restrictions)	R-5, **R-5 /R-C, R-C (1), C-P, C-LD, C-ST, CBD, C-R, C-M
FLORIST SHOPS	R-C, R-C (1), C-P, C-LD, C-ST, CBD, C-R, C-M
FUNERAL HOMES (See Mortuaries)	
FREIGHT HANDLING, TRANSFER & STORAGE	***C-M, L-M, H-M
GARAGE APARTMENTS, As Accessory Use	R-3, R-4, R-5, R-C, R-C (1)
GIFT SHOPS (See Restrictions)	R-C, R-C (1), (also other retail zones)
GOLF COURSES, Private	*R-A, *R-1, *R-2, *R-3, *R-4, *R-5, C-R
GOVERNMENTAL & COMMUNITY BUILDINGS AND RELATED USES	*R-2, R-3, R-C, R-C (1), C-P, C-LD, CBD, C-R
GOVERNMENTAL BUILDINGS & RELATED USES OTHER THAN ELEMENTARY & HIGH SCHOOLS WITH ACADEMIC CURRICULUMS	C-ST, C-M, ***L-M, ***H-M
GUEST HOUSES	R-2, R-3, R-4, R-5, R-C, R-C (1), C-ST
HELIPORTS	*R-C, *R-C (1)
HOME OCCUPATIONS	R-2, R-3, R-4, R-5, R-C, R-C(1)
HOSPITALS (See Restrictions)	*R-4, *R-5, R-C, R-C (1), C-P, C-LD, C-ST, C-R
HOTELS	R-C, R-C (1), C-P, C-LD, C-ST, CBD, C-R, C-M, *C-M
INFLAMMABLE LIQUIDS, STORAGE OF (See Also Fire Code)	L-M, H-M
JUNK, SALVAGE, AUTOMOTIVE WRECKING YARDS	H-M
KENNELS (5 or more animals) (Also see Veterinary Establishments)	*R-A
KINDERGARTENS	*R-A, *R-1, *R-2, *R-3, *R-4, *R-C, *C-R, *C-LD, *C-ST *R-C(1) **R-5
LABORATORIES	/R-C, R-C (1), C-P, C-LD, C-ST, C-M, C-R
LABORATORIES & ESTABLISHMENTS FOR PRODUCTION & REPAIR OF DENTURES, EYE GLASSES & SIMILAR PRODUCTS	CBD, C-R
LAUNDROMATS	R-C, R-C (1), C-P, C-LD, C-ST CBD
LAUNDRIES (With not over 5 employees)	C-P, C-LD, C-ST, CBD

This guide is for suggested uses only and should be re-checked with the Zoning Division, City of St. Petersburg, in all instances.

City of St. Petersburg, Florida  
ZONING ORDINANCE

**Dwelling, Guest House.** A dwelling in which not more than two sleeping rooms are for rent, to accommodate a total of four guests or tenants, in which rental of rooms is incidental to the principal use of the property as a private dwelling.

**Dwelling, Rooming House.** A building where lodging only is provided in three or more rooms, for compensation, to from 5 to 20 guests or tenants, except overnight guests. (Ord. 179-D, 11-16-61)

**Fall-out Shelter.** A fall-out shelter (as described in the Office of Civil Defense Mobilization publications entitled: "The Family Fall-out Shelter" and "Fall-out Shelter Surveys: Guide for Architects and Engineers") is an accessory structure, constructed either above or below ground level, that shall be considered non-habitable except during temporary periods of national emergency. However, when such a shelter is incorporated in a dwelling, as part of a habitable room, applicable housing and building codes shall be met (Ord. 179-D, 11-16-61).

**Filling Station.** Building and premises where gasoline, oils, greases, and batteries, tires and automobile accessories are supplied as the principal retail operation, and also where the following accessory service may be rendered and none other:

- (a) Sale and servicing of spark plugs, batteries, and distributors;
- (b) Tire repair and servicing, but no re-capping;
- (c) Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, windshield wipers, and replacement of grease retainers and wheel bearings;
- (d) Radiator cleaning and flushing; (Ord. 179-D, 11-16-61)
- (e) Washing and polishing;
- (f) Greasing and lubrication;
- (g) Exchanging fuel oil pumps and installing fuel lines;
- (h) Minor servicing and replacing of carburetors;
- (i) Emergency wiring repairs;
- (j) Adjusting and repair of brakes;
- (k) Minor adjustment of engines, not involving removal of the head and/or crank case, or racing the motor;
- (l) Sale of cold drinks and packaged foods, as accessory only to principal operations.

**Garages, Service and Repair.** Buildings and premises designed or used for purposes indicated under "Filling Station" and/or major repairs; body work and painting shall be conducted within fully-enclosed buildings and provided further that self-propelled vehicles not in safe operating condition shall be stored in fully-enclosed buildings.

**Home Occupation.** An occupation conducted in a dwelling unit, provided:

- (a) No person shall be employed other than members of the immediate family residing on the premises;
- (b) The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to its use for residential purposes and not more than 25% of the floor area of the dwelling unit shall be used in the conduct of the home occupation; and no outside display, storage, or use of land is permitted;
- (c) There shall be no change in the outside appearance of the building or premises as a result of such occupation, with the exception of signs as provided in (d);
- (d) No sign shall be permitted in connection with such occupation except one non-illuminated sign, not exceeding one square foot in

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# Permit Search Results

Application Number	Address	Parcel	Contractor/Other Name	Application Type	Application Status
Search App Number	Search Address	Search Parcel	Search Name	Search App Type	Search App Status
<a href="#">01-01000138</a>	8170 27TH AVE N	12-31-15-97704-000-0020	CONSTRUCTION COMPLIANCE, INC.	ADDITIONS OF RESIDENTIAL GARAGES AND CARPORTS	EXPIRED
<a href="#">01-01000136</a>	8170 27TH AVE N	12-31-15-97704-000-0020	MURRAY, MARTIN B III *	ADDITIONS OF RESIDENTIAL GARAGES AND CARPORTS	EXPIRED
<a href="#">01-11000975</a>	8170 27TH AVE N	12-31-15-97704-000-0020	DAVID STASZAK ELECTRIC, INC	ELECTRICAL	CLOSED
<a href="#">01-11000975</a>	8170 27TH AVE N	12-31-15-97704-000-0020	MURRAY, MARTIN B III *	ELECTRICAL	CLOSED
<a href="#">04-03000529</a>				PLUMBING	

	AVE N	97704-000-0020	PLUMBING		VELY CLOSED
<u>04-03000529</u>	8170 27TH AVE N	12-31-15-97704-000-0020	MURRAY, MARTIN B III	PLUMBING	ADMINISTRATIVELY CLOSED
<u>06-02000369</u>	8170 27TH AVE N	12-31-15-97704-000-0020	MURRAY, MARTIN B III	RESIDENTIAL ADDITIONS AND ALTERATIONS	ADMINISTRATIVELY CLOSED
<u>06-03001432</u>	8170 27TH AVE N	12-31-15-97704-000-0020	CERDA JESUS	ROOF	CLOSED
<u>06-03001432</u>	8170 27TH AVE N	12-31-15-97704-000-0020	MURRAY, MARTIN B III	ROOF	CLOSED
<u>12-07001070</u>	8170 27TH AVE N	12-31-15-97704-000-0020	STRICKLAND ROOFING	ROOF	CLOSED
<u>12-07001070</u>	8170 27TH AVE N	12-31-15-97704-000-0020	G S A A HOME EQUITY TRUST	ROOF	CLOSED
<u>13-04001211</u>	8170 27TH AVE N	12-31-15-97704-000-0020	SUNCOAST CONST CO TPA BAY LLC	RESIDENTIAL ADDITIONS AND ALTERATIONS	APPROVED FOR PERMIT
<u>13-04001211</u>	8170 27TH AVE N	12-31-15-97704-000-0020	COMSTOCK ENTERTAINMENT LLC	RESIDENTIAL ADDITIONS AND ALTERATIONS	APPROVED FOR PERMIT
<u>14-06000014</u>	8211 27TH AVE N	12-31-15-98802-000-0020	DON B CONSTRUCTION	WINDOW AND/OR DOOR	CLOSED

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## *Status Detail*

**Parcel ID:** 12/31/15/97704/000/00

**Address:** 8170 27TH AVE N

**Application Date:** 01/04/01

**Owner:** MURRAY, MARTIN B  
III \*

**Application #:** 01 - 1000138

**Application Type:** ADDITIONS OF  
RESIDENTIAL  
GARAGES AND  
CARPORTS

**Valuation:** \$12,000

**Square Footage:** 000000576

**Tenant Name:**

**Application Status:** EXPIRED

**Tenant Unit Number:**

**General Contractor:** CONSTRUCTION

**Zoning Description:**

COMPLIANCE, INC.

[Structure Detail](#)



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# Structure Detail

Parcel ID: 12/31/15/97704/000/00

Address: 8170 27TH AVE N

Application Date: 01/04/01

Owner: MURRAY, MARTIN B

Application #: 01 - 1000138

III \*

Application Type: ADDITIONS OF  
RESIDENTIAL  
GARAGES AND  
CARPORTS

Valuation: \$12,000

Square Footage: 000000576

Tenant Name:

Application Status: EXPIRED

Tenant Unit Number:

General Contractor: CONSTRUCTION

Zoning Description:

COMPLIANCE, INC.

Str# / Seq#: 001 / 000

### Structure Description:

Description	Value
CONSTRUCTION TYPE	TYPE VI UNPROTECTED
OCCUPANCY TYPE	GARAGE DETACHED ←
ROOF TYPE	ASPHALT SHINGLE

*DE*

OTHER NOTIFICATION	NA
VARIANCE CASE #	NA
PLAT PAGE	S-16
SETBACK - FRONT	25.00
SETBACK - LEFT	7.50
SETBACK - RIGHT	7.50
SETBACK - REAR	10.00
SETBACK OTHER/ACCESSORY	NA
ZONING DISTRICT	NA
OTHER SETBACK	NA
NUMBER OF STORIES	1.00
SQUARE FOOTAGE	576.00
NUMBER OF UNITS	1.00

Showing 1 to 17 of 17 entries

[« View Status Detail](#)

*PE*



COPY

USE AN INK PEN & PRINT CLEARLY

PERMIT APPLICATION

All information must be filled-in completely

One Fourth Street North (P.O. Box 2842) St. Petersburg, FL 33731 - Telephone (727)893-7231 - Web www.stpete.org

Date of application: 2-8-2006 8:30 Processed By: [Signature] Permit #: 0200369

PROJECT/JOB SITE: Address: 8170 27th AVE N. S. BEBE
PROPERTY OWNER: Name: MRS MRS M. MURRAY
Address: 8170 27th AVE N. Unit:
Parcel Identification Number: 12-31-15-91704-000-0020
City, State, Zip: ST. PETERSBURG FL 33710
Phone: 345-7111 Fax:

CONTRACTOR: Name: OWNER (MARRY MURRAY) Company: N/A
Contractor's License #: N/A
Phone: 345-7111 Cell: Fax: E-Mail:

ARCHITECT/ENGINEER: Name: PAUL DELOX Firm Name: N/A
Address: 12025 4th ST. E City: TREASURE IS State: FL Zip: 33706
State License #: FE # 19486 Phone: 360-2369 Cell: Fax:

SCOPE OF WORK

NOTICE TO APPLICANT: If actual work exceeds scope of this application, additional permits or drawings will be required.

Scope: ARES Building Electric Plumbing Mechanical Gas Fire Other ROOF
Value: \$62,960 - \$8500 - \$6500 - \$5200 - \$ - \$ - \$4500
Total Estimated Construction Value: \$87,660.00 (88,100) Number of Stories: 2
New/Added Heated Square Footage: 1538 Unheated Square Footage: Total Square Footage: 1538
Descriptive Scope of Work: NEW 2 STORY FRAME FAMILY ROOM W/ NEW MASTER BATH ROOM W/ UTILITY AREA - NEW A/C - NEW ROOF

AFFIDAVIT: Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of this permit is verification that I will notify the property owner of Florida Lien Law req., FS. 713.

The issuance of this permit does not ensure compliance with deed restrictions and I understand that additional deed restrictions may apply to this property.

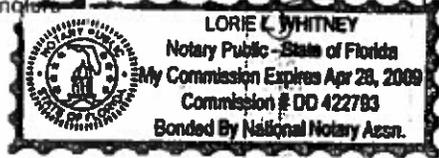
APPLICATION IS VOID UNLESS SIGNED WITH PROPER IDENTIFICATION AND WITNESSED BY A PERMIT TECHNICIAN OR NOTARY PUBLIC. PROPERTY OWNERS MUST APPEAR IN PERSON TO SIGN THE BUILDING PERMIT APPLICATION.

PROPERTY OWNERS: By signing this application: I certify that I have read and understand the owner/builder disclosure statement.

X MARRY MURRAY Applicant Print Name X [Signature] Applicant Signature X 2/8/06 Date

[Signature] Permit Technician Signature [Signature] (or) Notary Signature 2/8/06 Date

Applicant is personally known to me or produced VA Business License as identification. (type of identification)



A F

COPY

City of St. Petersburg  
Construction Services & Permitting  
www.stpela.org



# Subcontractor Worksheet Job Information

Effective Date 9/1/04

Incomplete information cards will not be processed

Subcontractor Type: MARTIN MURRAY (OWNER) WILL PROVIDE SUBS.

Permit Number: \_\_\_\_\_

Job Address: 8170 27<sup>TH</sup> AVE N.

Job Cost: \$ \_\_\_\_\_ Telephone #: 345-7111 Cell #: \_\_\_\_\_

Subcontractor Name: \_\_\_\_\_ Fax #: \_\_\_\_\_

Company: \_\_\_\_\_

State License #: \_\_\_\_\_ PCCLB License #: \_\_\_\_\_

### INDICATE YOUR SCOPE OF WORK

Electrical	Plumbing	Gas	Mechanical
New service _____	# added water closets <u>1</u>	Natural <u>N/A</u>	New install <u>1</u>
Service upgrade _____	# changed water closets _____	Propane _____	Replacement _____
Amperage to _____	# of bathtubs <u>1</u>	New _____	Relocate _____
# of meters _____	# of showers _____	Replacement _____	Package or split <u>SPLIT</u>
# of panels _____	# of lavatories <u>3</u>	Equipment _____	Size of unit <u>2 TON.</u>
Relocate service _____	# of water heaters <u>1</u>	Piping _____	# of condensers <u>1</u>
# of altered circuits _____	Sewer line ft. <u>30:0" EST</u>	Venting _____	# of air handlers <u>2</u>
# of new circuits <u>13</u>	Water line ft. <u>60:0" EST</u>	Tank _____	Vertical _____
Temporary sawpole _____	Other _____	Type of tank _____	Horizontal _____
Fire alarm <u>1</u>	<u>WASHER RELOCATE</u>	Other _____	# of returns <u>1</u>
Security _____	_____	_____	# of supplies <u>11</u>
Data/Comm _____	_____	_____	Heat strip size <u>10 KW</u>
Other <u>DRYER RELOCATE</u>	_____	_____	Other _____
_____	_____	_____	_____
_____	_____	_____	_____

Additional work description not indicated above: 2 STORY ROOM ADDITION  
1<sup>ST</sup> FLOOR GAME ROOM 2<sup>ND</sup> STORY BATH ROOM -  
JACUZZI, SHOWER, WATER CLOSET, WASHER, DRYER

Printed Name: MARTIN MURRAY

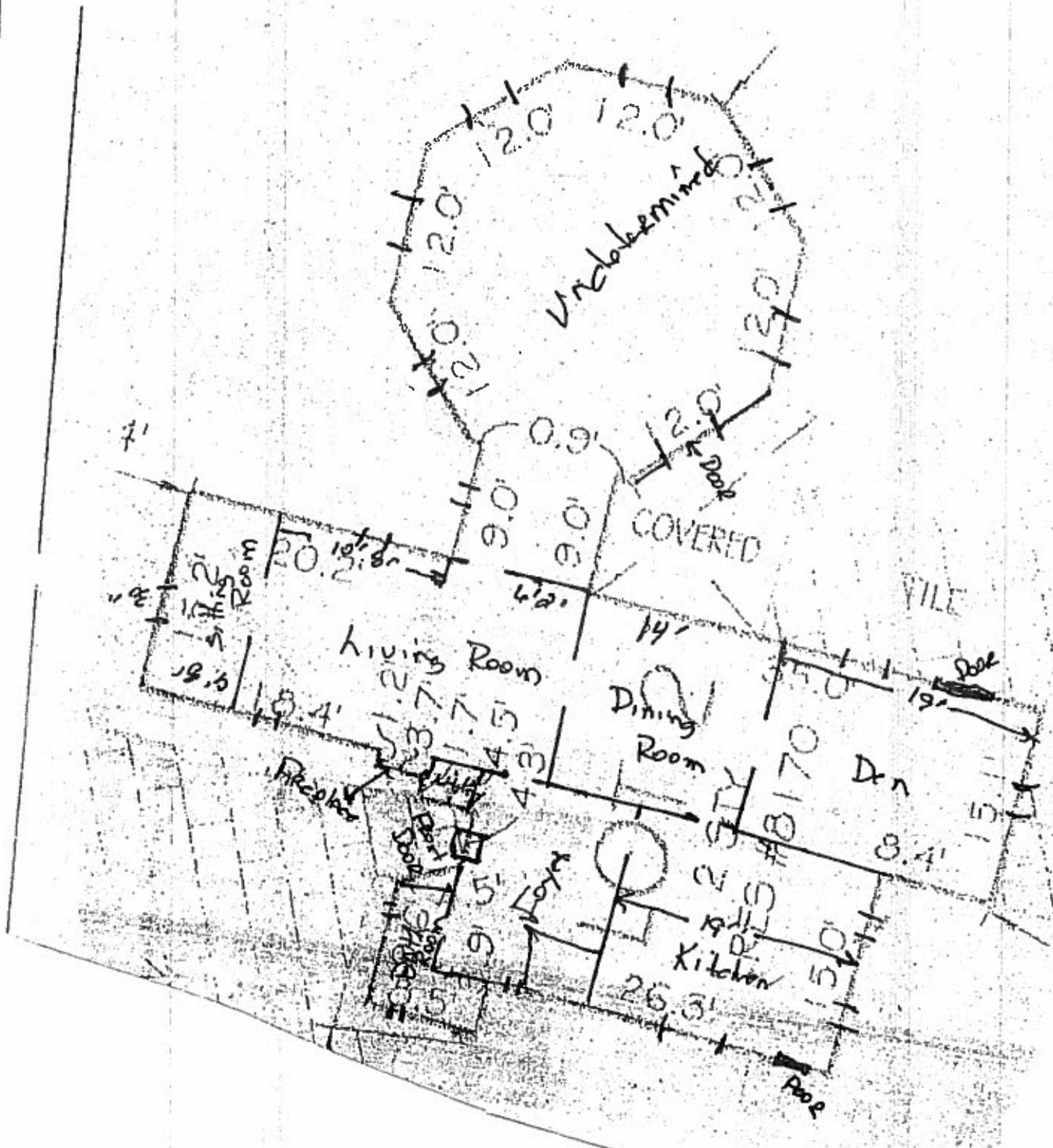
Signature: Martin Murray Date: 2/9/06  
(License Holder or Authorized Signer)

Mail or fax this form to: City of St. Petersburg Construction Services & Permitting Division  
P.O. Box 2742, St. Petersburg, Florida 33731-2842  
Fax# (727)892-5447

Tech initials \_\_\_\_\_ Date Received \_\_\_\_\_

**THIS FORM MUST BE FILLED OUT & SIGNED BY SUBCONTRACTOR**

MF



1ST Floor  
 AF

COPY



BUILDING lot size: 75' x 110'	ELECTRICAL	32-31-18 PLUMBING D-17
<p>Location: 3457 - Coquina Key Dr SE #71334 - RS75 - 5/6/80 - \$35,000                      Owner Norbert F. Peck (permit taken out by Colleen R. Oben via authorization) - erect 2 story ONLY frame 30'x28' overall single family residence build on pillings with 6 rooms and 2 baths, 1,680 sq ft (No garage or carport) (Lot size 75'x110' - lot area 8,250 sq ft) (V-7/8' flood zone = 105' minimum first floor elevation) (3/4" water meter receipt #0581FW bough on 4/28/80) (Type V) by owner V-7/8' = 105'</p> <div style="border: 1px solid black; padding: 2px; display: inline-block;">                         SE SPR BA 37                          11-21-80                     </div> <p>GRANTED permission to encroach into front yd. setback on new res. Req'd front yd. setback 25'0", request 22'0", ENCR. 3'0".                      Certified 6/3/83-Elevation 113.84- C.. Fred Duvel &amp; Assbc., Surveyor C. O. TO FLORIDA POWER - 6/3/83</p>	<p>#1840H-10-22-80-Norbeck Peck Montgomery Ele. Cont. - New Const                      1-Service-150amps-1 range-1-dishwasher-1-dryer-1-water heater-1-heater-1-air cond. 6-mis. Circ.                      #E500588-10-24-84-Peck Stodgell Ele-repair damaged by tree limb</p>	<p>#P4919D-2-17-81-Norbert F Peck Russell &amp; Sons-2-tub-2-lav-1-si 2-wc-1-ele htg-1-wtr serv-1-wc</p>

COPY

Scaled DRAWING 11x17 FLOOR PLAN 2  
 Survey

Lic M, P.E. ENTIRE HOUSE

ARCH OR ENG ~~RE~~ CODE COMPLIANCE  
~~2024~~ ~~CODE~~

06-02000369

~~AF~~ F

COPY

I shall assume full responsibility as the Owner/Builder - Contractor, and will personally supervise all work on the permitted project located at 8170 21<sup>st</sup> AVEN. ST. PETERS pursuant to state and local requirements,

I hereby acknowledge that I have read and understood the above affidavit and disclosure statement on this 8 day of FEB, 2006.

Martin B Murray  
Owner/Builder signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Notary Certification:

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Feb 2006, by Martin Murray, who is personally known to me or who has produced FLA Drivers License as identification and did (did not) take an oath.

Lorie L Whitney  
Notary Signature



AA  
F

Compliance with Method C of Chapter 6 of the Florida Energy Efficiency Code may be demonstrated by the use of Form 600C-01 for additions of 600 square feet or less, site-installed components of manufactured homes, and renovations to single and multifamily residences. Alternative methods are provided for additions by use of Form 600B-01 or 600A-01.

PROJECT NAME AND ADDRESS: Mr. Mas Wandy

OWNER: \_\_\_\_\_

BUILDER: \_\_\_\_\_

PERMITTING OFFICE: ST PETE

PERMIT NO.: \_\_\_\_\_

CLIMATE ZONE:  4  5  6

JURISDICTION NO.: 622909

SMALL ADDITIONS TO EXISTING RESIDENCES (NOT 2-story but or less of conditioned area). Prescriptive requirements in Tables 6C-1, 6C-2 and 6C-3 apply only to the components of the addition, not to the existing building. Space heating, cooling, and water heating equipment efficiency levels must be met only when equipment is installed specifically to serve the addition or is being installed in conjunction with the addition construction. Components separating conditioned spaces from unconditioned spaces must meet the prescriptive minimum standards listed. RENOVATIONS of existing buildings undergoing renovations costing more than 20% of the assessed value of the building. Prescriptive requirements in Tables 6C-1 and 6C-2 apply only to the components and equipment being renovated or replaced. MANUFACTURED HOMES AND BUILDINGS. Only site-installed components and installations covered by this form. BUILDING SYSTEMS. Complete when complete new system is installed.

1. Renovation, Addition, New System or Manufactured Home
2. Single family detached or Multifamily attached
3. If Multifamily—No. of units covered by this submission
4. Conditioned floor area (sq. ft.)
5. Predominant overhang (ft.)
6. Glass area and type:
  - a. Clear glass
  - b. Tint, film or solar screen
7. Percentage of glass to floor area
8. Floor type and insulation:
  - a. Slab-on-grade (R-value)
  - b. Wood, raised (R-value)
  - c. Wood, common (R-value)
  - d. Concrete, raised (R-value)
  - e. Concrete, common (R-value)
9. Wall type and insulation:
  - a. Exterior:
    1. Masonry (Insulation R-value)
    2. Wood frame (Insulation R-value)
  - b. Adjacent:
    1. Masonry (Insulation R-value)
    2. Wood frame (Insulation R-value)
  - c. Marriage Walls of Multiple Units\* (Yes/No)
10. Ceiling type and insulation:
  - a. Under attic (Insulation R-value)
  - b. Single assembly (Insulation R-value)
11. Cooling system\*  
(Types: central, room unit, package terminal A.C., gas, existing, none)
12. Heating system\*: (Types: heat pump, elec. strip, natural gas, L.P. gas, gas h.p., room or PTAC, existing, none)
13. Air Distribution System\*:
  - a. Backflow damper or single package systems\* (Yes/No)
  - b. Ducts on marriage walls adequately sealed\* (Yes/No)
14. Hot water system:  
(Types: elec., natural gas, other, existing, none)

Please Print

1. 10

2. 5P

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

	Single Pane	Double Pane
6a.	<u>2000</u> sq. ft.	_____ sq. ft.
6b.	<u>24</u> sq. ft.	_____ sq. ft.
7.	_____ %	_____ %
8a.	R= <u>0</u>	<u>253.5</u> lin. ft.
8b.	R= _____	_____ sq. ft.
8c.	R= _____	_____ sq. ft.
8d.	R= _____	_____ sq. ft.
8e.	R= _____	_____ sq. ft.
9a-1	R= _____	_____ sq. ft.
9a-2	R= _____	_____ sq. ft.
9b-1	R= <u>19</u>	<u>3549</u> sq. ft.
9b-2	R= _____	_____ sq. ft.
9c	<u>30</u>	<u>2660</u>
10a.	R= <u>30</u>	_____ sq. ft.
10b.	R= <u>6</u>	_____ sq. ft.
11.	Type: <u>Central</u>	
	SEER/EER: <u>12.0/12</u>	
12.	Type: <u>2 Ton</u>	
	HSPFC/COPI/AEUE: <u>10KW</u>	
13a.	_____	
13b.	_____	
14.	Type: <u>Electric</u>	
	EF: <u>90</u>	

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: [Signature] DATE: 2-3-06

I hereby certify that the calculation is in compliance with the Florida Energy Code.

OWNER AGENT: [Signature] DATE: 2/3/06

Review of plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed, this building will be inspected for compliance in accordance with Section 625.908, F.S.

BUILDING OFFICIAL: [Signature]

DATE: 2-3-2006

Ordered By:



# Flagship Title



PROPERTY ADDRESS: 8170 27TH AVENUE N ST PETERSBURG, Florida 33710

SURVEY NUMBER: FL1205.2275

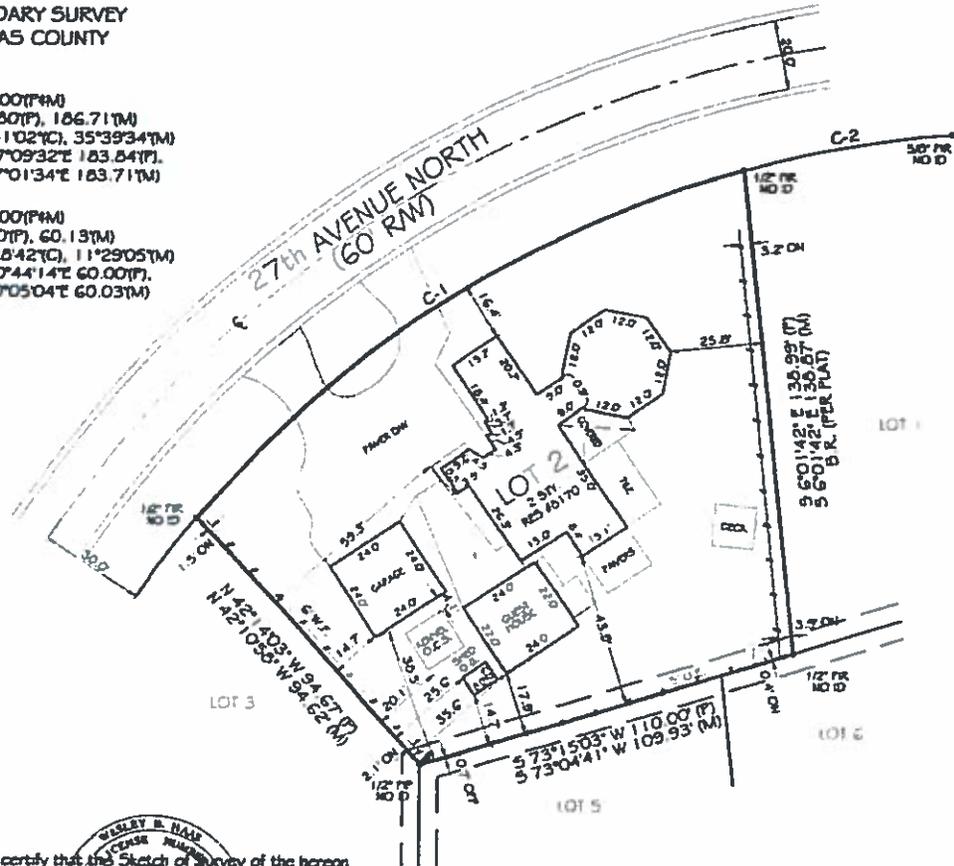
FIELD WORK DATE: 5/24/2012

REVISION DATE(S): Rev. 0 5/24/2012

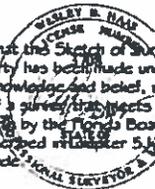
FL 1205.2275  
BOUNDARY SURVEY  
PINELLAS COUNTY

C-1  
R=300.00(F+M)  
L=186.80(F), 186.71(M)  
Δ=35°41'02"(C), 35°39'34"(M)  
CH=N57°09'32"E 183.84(F),  
N57°01'34"E 183.71(M)

C-2  
R=300.00(F+M)  
L=60.10(F), 60.13(M)  
Δ=11°28'42"(C), 11°29'05"(M)  
CH=N80°44'14"E 60.00(F),  
N80°05'04"E 60.03(M)



I hereby certify that the Sketch of Survey of the herein described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors as described in Chapter 5, Part 7 of the Florida Administrative Code.



Wesley D. Hazz  
State of Florida Professional Surveyor and Mapper  
License No. 3706

NOTE:  
FENCE OWNERSHIP NOT DETERMINED.



GRAPHIC SCALE (In Feet)  
1 inch = 40' FL



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.  
Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

### FLOOD INFORMATION:

By performing a search with the local governing municipality or [www.fema.gov](http://www.fema.gov), the property appears to be located in zone X. This Property was found in the CITY OF ST. PETERSBURG, community number 125148, dated 09/03/03.

### POINTS OF INTEREST

(1) 6' WOOD FENCE OVER 5' UTILITY EASEMENT.

CLIENT NUMBER: 81710-042012-S

DATE: 5/24/2012

BUYER: COMSTOCK ENTERTAINMENT LLC

SELLER: BAY AREA TRUST, LLC

CERTIFIED TO: COMSTOCK ENTERTAINMENT LLC; FLAGSHIP TITLE OF TAMPA, LLP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.



**GEORGE GARRASTAZU**  
REALTOR®

727-871-1111  
GEORGE@INGRAMATICS.COM



**EXACTA**

Land Surveyors, Inc.

[www.exactalands.com](http://www.exactalands.com)

P 813-549-4947 • F 813-549-4948

Lic 7227

12220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33901

G

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S Apr 25, 2012 12:47:18 PM

File Edit Commands

STANDARD PUBLIC SECTOR

NavLine

### Parcel Miscellaneous Information Inquiry

Location ID/subdivision: 2755 JUNGLE TERRACE CMC ASSN

Parcel Identification Nbr: 12/31/15/97704/000/0020/

Old account number: 84252590

Location address: 8170 27TH AVE N

Primary related party: COMSTOCK ENTERTAINMENT LLC

Code	App	Date	Note	Text
				2 STORY HOME DETACHED APARTMENT (GUEST HOUSE) BLDG, ELEC MECH AND ELEG PERMITS REQUIRED BY 8/20/12*****TWO TIMES
				PEMALTY****August 13, 2012 7:21:51 AM
				ckmorin

OK

Exit

Cancel

Address

All notes

Subdivision a...

Display desc...

Related party...

Subseq

Special notes

H

COPY

5 Apr 29, 2013 12:41:55 PM

File Edit Commands

SUNSHINE PUBLIC SECTOR

NavLine

### Parcel Miscellaneous Information Inquiry

Location ID/subdivision: 2755 JUNGLE TERRACE CMC ASSN

Parcel Identification Nbr: 12/31/15/87704/000/0020/

DIG account number: 84252590

Location address: 8170 27TH AVEN

Primary related party: COMSTOCK ENTERTAINMENT LLC

Code	App	Date	Note	Text
STOP	LM	1/18/13	S	spoke to building inspector, the stop work order was issued due to work occurring in the two story main structure that included removal of plaster back to studs and lathing in more than 50% of the home, electrical wiring exposed and not properly encased, some plumbing appeared to be removed or relocated. work may have occurred in guest house. new exterior

Special notes

✓ OK

✗ Exit

← Cancel

Address

All notes

Subdivision #

Display desc...

Related party...

Subset

H

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 354

LECTURE 1

1.1. THE CLASSICAL LIMIT

1.2. QUANTUM MECHANICS

COPY

S Apr 25, 2013 12:57:20 PM

File Edit Command Help

SUBDIVISION PUBLIC SECTION

NavLine

### Parcel Miscellaneous Information Inquiry

Location ID/subdivision: 2755 JUNGLE TERRACE CMC ASSN

Parcel Identification Nbr: 12/31/15/97704/000/0020/

Old account number: 64252590

Location address: 8170 27TH AVEN

Primary related party: COMSTOCK ENTERTAINMENT LLC

User	App	Date	Note	Text
				stairs and deck installed at guest
				house. This may be a level three
				alteration per section 8 of the
				FBC-Existing 2010. all of these items
				require permits and will require a
				design professional to provide an
				analysis of the existing structural
				condition of the main structure and
				sealed architectural plans for the
				renovation of the house and

OK

Exit

Cancel

Address

All notes

Subdivision a...

Display desc...

Related party...

Subset

Special notes:

F H

C

C

C

COPY

5 Apr 15, 2013 12:12:31

File Edit Commands Help  
SUNGLARE/PUBLIC SECTOR  
NavLine

### Parcel Miscellaneous Information Inquiry

Location ID/subdivision: 2755 JUNGLE TERRACE CMC ASSN  
Parcel Identification Nbr: 12/31/15/97704/000/0020/  
Old account number: 84252590  
Location address: 8170 27TH AVE N  
Primary related party: COMSTOCK ENTERTAINMENT LLC

Code	App	Date	Note	Text
				installation of the stairs. The
				building, electrical, plumbing and HVAC
				shall be performed by a licensed
				contractor after obtaining applicable
				permits. A licensed residential,
				building or general contractor properly
				registered with the PCCLB and the City
				Of St. Petersburg
STOP	LM	8/23/12	S	SENT TO CODES
STOP	LM	8/10/12	S	SWO ISSUED BY TOM JIMPIE- RENOVATION OF

Special notes:

OK  
Exit  
Cancel  
Address  
All notes  
Subdivision n...  
Display desc...  
Related party...  
Subset

H



COPY

5 Apr 25, 2012 12:07:45 PM

File Edit Commands

SUNSHINE PUBLIC SECTOR

NavLine

### Parcel Miscellaneous Information Inquiry

Location ID/subdivision: 2755 JUNGLE TERRACE CMC ASSN

Parcel Identification Nbr: 12/31/15/97704/0000020/

Old account number: 84252590

Location address: 8170 27TH AVE N

Primary related party: COMSTOCK ENTERTAINMENT LLC

Code	App	Date	Note	Text
				2 STORY HOME DETACHED APARTMENT (GUEST
				HOUSE) BLDG, ELEC MECK AND PLBG PERMITS
				REQUIRED BY 8/20/12*****TWO TIMES
				PERMITS***August 13, 2012 7:21:51 AM
				ckmorin

OK

Exit

Cancel

Address

All notes

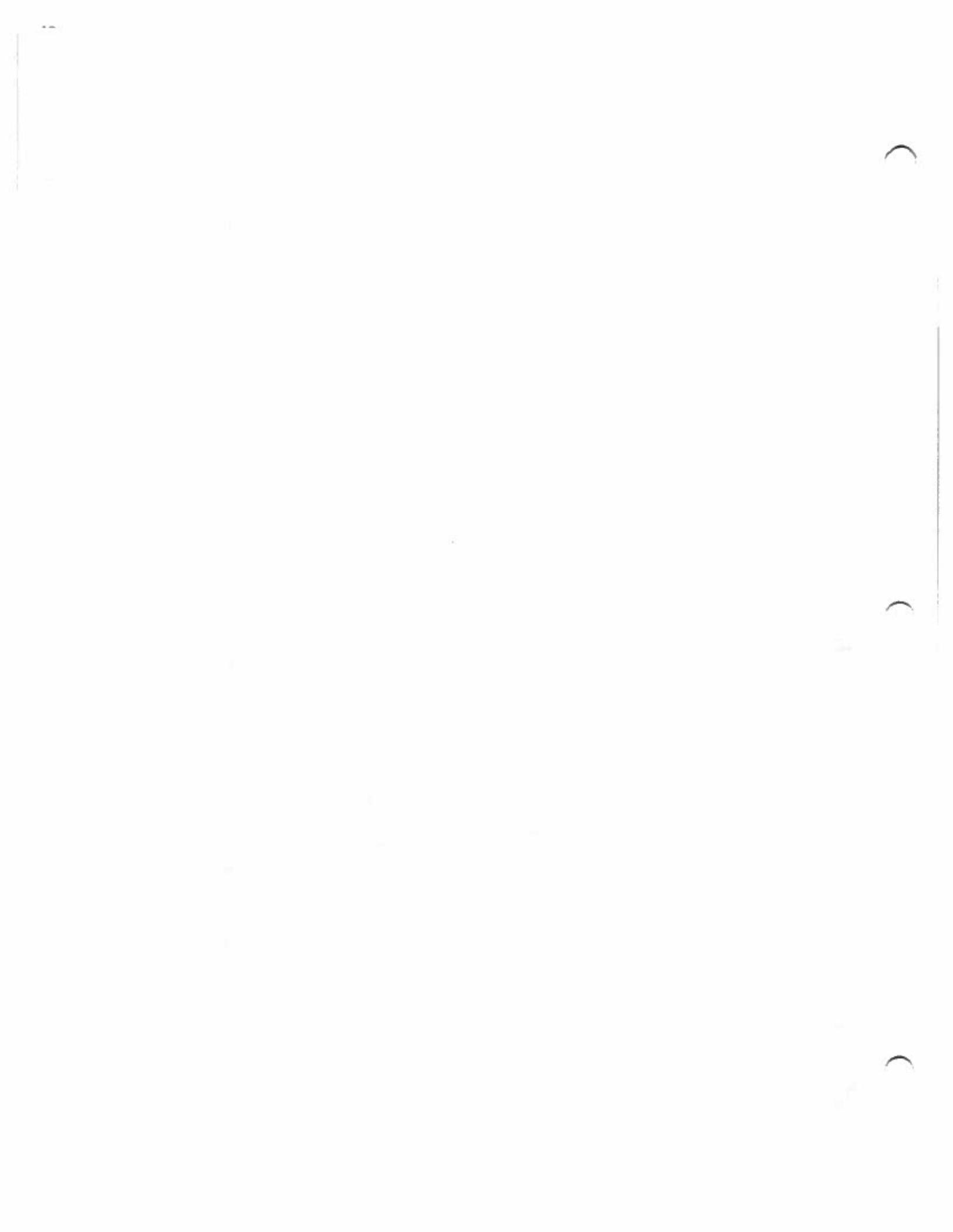
Subdivision

Display desc.: Special notes

Related party

Subset

H



PREPARED 2/11/16, 12:30:25  
PROGRAM BPI06L  
CITY OF ST. PETERSBURG

LAND ACTIVITY HISTORY REPORT  
DETAIL

Parcel Identification Nbr 12/31/15/97704/000/0020/  
Old account number 64252590  
LEGAL/  
FLAT/BOOK/PAGE ZONING/  
VARIANCE  
FIRE ZONE  
8170 27TH AVE N WILKERSON'S REPLAT \*ERROR\*  
JUNGLE TERRACE CIVIC ASSN LOT 2 \*ERROR\*  
2755 \*ERROR\*

GNRL UTILITY LOC COMMENT cild cust to inform that insp will be 8/08/13 APPL PERMIT C.O.

APPLICATION 000 000 STATUS: APPROVED  
CODES: CONSTRUCTION TYPE  
ROOF TYPE  
OCCUPANCY TYPE  
FLOOD ZONE  
OTHER STRUCTURE INFORMATION:  
VARIANCE CASE #  
SETBACK - FRONT  
SETBACK - LEFT  
SETBACK - RIGHT  
SETBACK - REAR  
SETBACK OTHER/ACCESSORY  
ZONING DISTRICT  
THRESHOLD BUILDING?  
OTHER SETBACK  
NUMBER OF STORIES  
AC FRONT SETBACK  
AC LEFT SETBACK  
AC RIGHT SETBACK  
AC REAR SETBACK  
RELAX SETBACK FRONT  
RELAX SETBACK LEFT  
RELAX SETBACK RIGHT  
RELAX SETBACK REAR  
ENTERPRISE ZONE PROPERTY  
INSPECTION ZONE  
PRIVATE-PROV-INSPECTIONS  
NUMBER OF UNITS 1.00  
ZONE 609

13 04001211 4/25/13 RESIDENTIAL ADDITIONS AND ALTERATIONS  
6/12/13 APPROVED FOR PERMIT  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

STATUS DATE/ C.O. DATE:  
STATUS DESC CONTRACTOR  
6/12/13 6/12/13 C.O. DATE:  
VB VB WOOD FRAME OHR PROTECT  
AS ASPHALT SHINGLE  
RES1 SINGLE FAMILY RESIDENCE  
59 X ZONE (1' ABOVE CROWN)

PROPERTY OWNER/  
CONTRACTOR  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

STATUS DATE/ C.O. DATE:  
STATUS DESC CONTRACTOR  
6/12/13 6/12/13 C.O. DATE:  
VB VB WOOD FRAME OHR PROTECT  
AS ASPHALT SHINGLE  
RES1 SINGLE FAMILY RESIDENCE  
59 X ZONE (1' ABOVE CROWN)

PROPERTY OWNER/  
CONTRACTOR  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

STATUS DATE/ C.O. DATE:  
STATUS DESC CONTRACTOR  
6/12/13 6/12/13 C.O. DATE:  
VB VB WOOD FRAME OHR PROTECT  
AS ASPHALT SHINGLE  
RES1 SINGLE FAMILY RESIDENCE  
59 X ZONE (1' ABOVE CROWN)

PROPERTY OWNER/  
CONTRACTOR  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

STATUS DATE/ C.O. DATE:  
STATUS DESC CONTRACTOR  
6/12/13 6/12/13 C.O. DATE:  
VB VB WOOD FRAME OHR PROTECT  
AS ASPHALT SHINGLE  
RES1 SINGLE FAMILY RESIDENCE  
59 X ZONE (1' ABOVE CROWN)

PROPERTY OWNER/  
CONTRACTOR  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

STATUS DATE/ C.O. DATE:  
STATUS DESC CONTRACTOR  
6/12/13 6/12/13 C.O. DATE:  
VB VB WOOD FRAME OHR PROTECT  
AS ASPHALT SHINGLE  
RES1 SINGLE FAMILY RESIDENCE  
59 X ZONE (1' ABOVE CROWN)

PROPERTY OWNER/  
CONTRACTOR  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

STATUS DATE/ C.O. DATE:  
STATUS DESC CONTRACTOR  
6/12/13 6/12/13 C.O. DATE:  
VB VB WOOD FRAME OHR PROTECT  
AS ASPHALT SHINGLE  
RES1 SINGLE FAMILY RESIDENCE  
59 X ZONE (1' ABOVE CROWN)

PROPERTY OWNER/  
CONTRACTOR  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

STATUS DATE/ C.O. DATE:  
STATUS DESC CONTRACTOR  
6/12/13 6/12/13 C.O. DATE:  
VB VB WOOD FRAME OHR PROTECT  
AS ASPHALT SHINGLE  
RES1 SINGLE FAMILY RESIDENCE  
59 X ZONE (1' ABOVE CROWN)

PROPERTY OWNER/  
CONTRACTOR  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

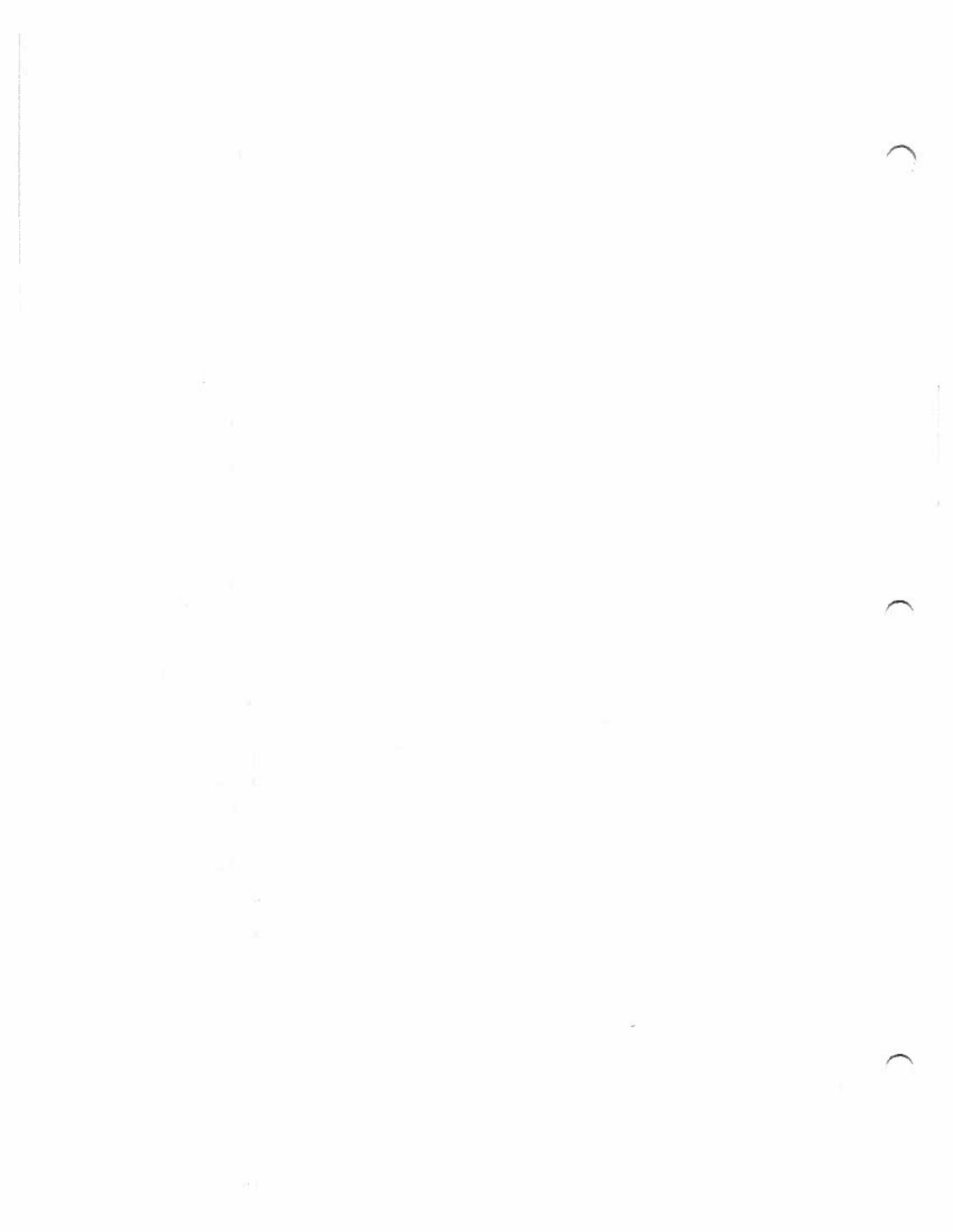
STATUS DATE/ C.O. DATE:  
STATUS DESC CONTRACTOR  
6/12/13 6/12/13 C.O. DATE:  
VB VB WOOD FRAME OHR PROTECT  
AS ASPHALT SHINGLE  
RES1 SINGLE FAMILY RESIDENCE  
59 X ZONE (1' ABOVE CROWN)

PROPERTY OWNER/  
CONTRACTOR  
COMSTOCK ENTERTAINMENT LLC  
SUNCOAST CONST CO TPA BAY LLC

11 PERMIT: BRES-00 BUILDING/RESIDENTIAL  
STATUS: TO BE ISSUED  
DATE: 6/12/13  
ISSUE DATE:  
ISSUE NBR:  
FEE ASSESSED: 52.50  
PERMIT VALUE: 2000  
FEE PAID: 52.50

\*\*\* INSPECTION: 0196 0001 FINAL BUILDING  
STATUS: INSPECTION COMPLETED  
DATE: 6/13/13 INSPECTOR: AFFIDAVIT LETTER  
REQUEST DATE: 6/13/13 17:00 BY: RED  
RESULTS: APPROVED

DATE 6/13/13



LAND ACTIVITY HISTORY REPORT  
DETAIL

PREPARED 2/11/16, 12:30:25  
PROGRAM BP106L  
CITY OF ST. PETERSBURG

Parcel Identification Nbr 12/31/15/97704/000/0020/ Old account number 64252590

REQ COMMENTS:  
RES COMMENTS:

June 13, 2013 1:13:40 PM redunn.  
affidavit letter received from Peter Goldhammer, AIA, # AR-0006567, attesting all construction is installed per FEC-Residnetial. Kitchen plumbing is only partially roughed-in and will require additional permits at the time of kitchen construction. There were no kitchen abinets, counter-tops or appliances installed at the time of Building Official visit. The Certificate of Occupancy is REVOKED for the main structure of this parcel due to incomplete construction. (SECTION R306.2. R306.4)

THIS STRUCTURE IS NOT HABITABLE UNTIL A PERMIT IS OBTAINED AND PROPERLY CLOSED OUT INCLUDING THE REQUIRED KITCHEN. A NEW CERTIFICATE OF OCCUPANCY WILL BE REQUIRED PRIOR TO LEGAL OCCUPANCY.

\*\* PERMIT: ELER 00 ELECTRICAL RESIDENTIAL  
STATUS: TO BE ISSUED  
DATE: 6/12/13

FEE ASSESSED: 45.00 FEE PAID: 45.00  
PERMIT VALUE: 1000

\*\*\* INSPECTION: 0296 0001 FINAL ELECTRICAL  
STATUS: INSPECTION COMPLETED  
DATE: 6/13/13 INSPECTOR: AFFIDAVIT LETTER

DATE 6/13/13

REQ COMMENTS:  
RES COMMENTS: June 13, 2013 1:12:41 PM redunn.  
affidavit letter received from Peter Goldhammer, AIA, # AR-0006567, attesting all ELECTRICAL is installed per FEC-Residnetial. Kitchen is only partially roughed-in and will require additional permits at the time of kitchen construction. The Certificate of Occupancy is REVOKED for the main structure of this parcel due to incomplete construction. (SECTION R306.2. R306.4)

THIS STRUCTURE IS NOT HABITABLE UNTIL A PERMIT IS OBTAINED AND PROPERLY CLOSED OUT INCLUDING THE REQUIRED KITCHEN. A NEW CERTIFICATE OF OCCUPANCY WILL BE REQUIRED PRIOR TO LEGAL OCCUPANCY.

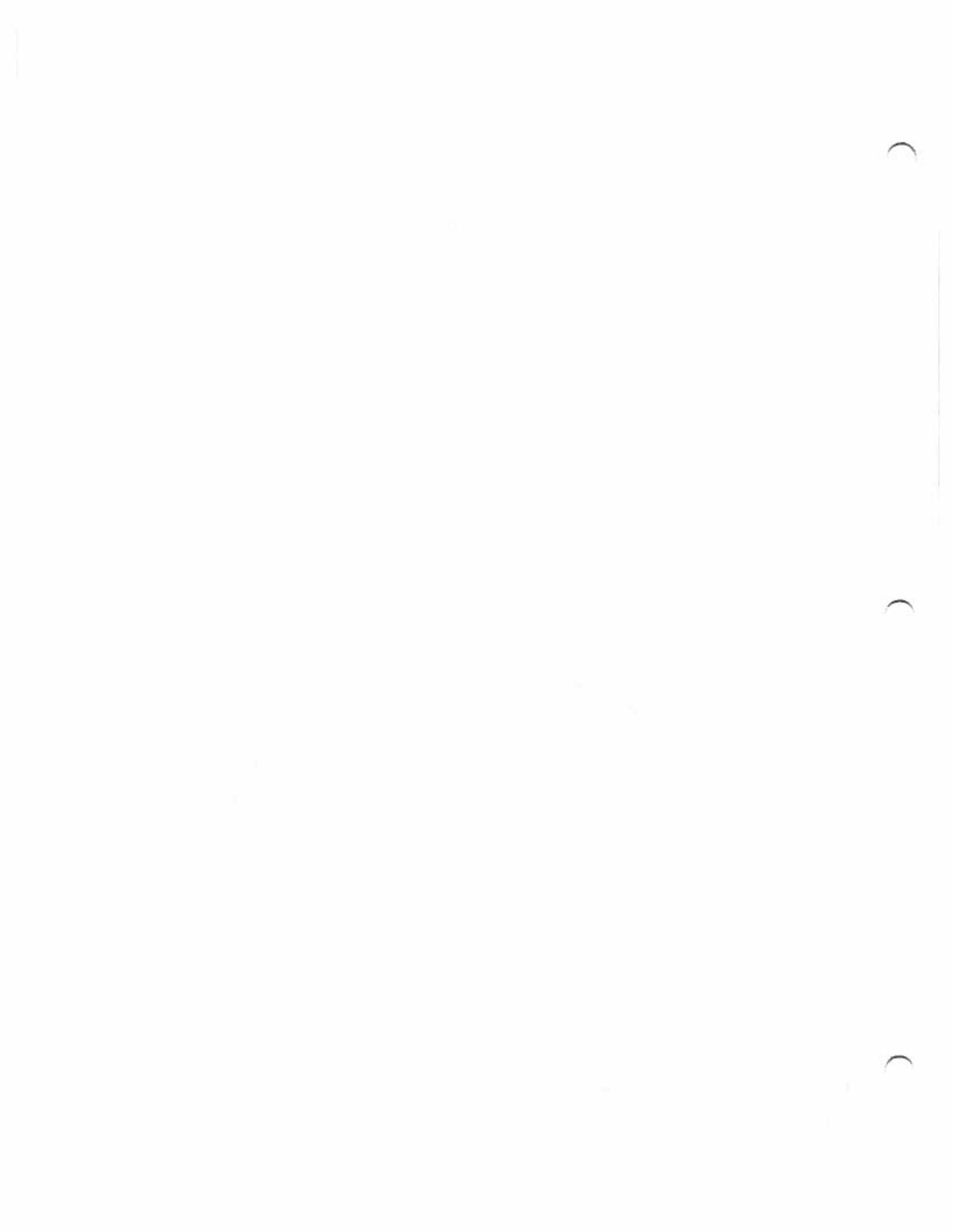
\*\* PERMIT: PLGR 00 PLUMBING RESIDENTIAL  
STATUS: TO BE ISSUED  
DATE: 6/12/13

FEE ASSESSED: 85.00 FEE PAID: 85.00  
PERMIT VALUE: 1500

\*\*\* INSPECTION: 0296 0001 FINAL PLUMBING  
STATUS: INSPECTION COMPLETED  
DATE: 6/13/13 INSPECTOR: AFFIDAVIT LETTER

DATE 6/13/13

REQ COMMENTS:  
RES COMMENTS: June 13, 2013 1:06:28 PM redunn.  
affidavit letter received from Peter Goldhammer, AIA, # AR-0006567, attesting all plumbing is installed per FEC-Residnetial. Kitchen plumbing is only partially roughed-in and will require additional permits at the time



Parcel Identification Nbr 12/31/15/97704/000/0020/

Old account number 64252590

RES COMMENTS: of kitchen construction. The Certificate of Occupancy is  
REVOKED for the main structure of this parcel due to  
incomplete construction. (SECTION R306.2. R306.4)

THIS STRUCTURE IS NOT HABITABLE UNTIL A PERMIT IS OBTAINED  
AND PROPERLY CLOSED OUT INCLUDING THE REQUIRED KITCHEN. A  
NEW CERTIFICATE OF OCCUPANCY WILL BE REQUIRED PRIOR TO LEGAL  
OCCUPANCY.

June 12, 2013 10:37:29 AM bphillar.  
WWP: 2X. (C.O. IS REVOKED UNTIL KITCHEN  
PETER GOLDHAMMER, ARCHITECT  
RESIDENCE. DRYWALL REMOVED AND REPLACED,  
AND TILE AT TUB, ENCLOSE LAUNDRY AREA.  
EXTERIOR DOORS AT BEDROOM 1.  
SWITCHES, WIRING, LIGHTING IN KITCHEN.  
ADD SMOKE DETECTORS. UPDATE ELECTRICAL  
PLUMBING: RELOCATE PIPES AND DRAINS &  
CEMENT BOARD AT UPSTAIRS TUB. CHANGE OUT  
June 12, 2013 8:39:46 AM dgstack.  
ELECTRICAL: REMOVE AND REPLACE OUTLETS,  
REPAIR WIRING WHERE DRYWALL REMOVED.  
PANEL. ALTER 3 CIRCUITS.  
complete gen info, receipts and permit  
permit will be 2x fee. in res approved  
June 12, 2013 8:39:46 AM dgstack.  
PLUMBING: RELOCATE PIPES AND DRAINS &  
CEMENT BOARD AT UPSTAIRS TUB. CHANGE OUT

June 12, 2013 8:39:46 AM dgstack.  
RESTORED). ALL INSPECTIONS CERTIFIED BY  
INTERIOR REMODEL OF 2 STORY TYPE V-B  
KITCHEN REMOVED, REPLACE CEMENT BOARD  
PAINT, FLOORING, TILE ETC. REPLACE  
ELECTRICAL: REMOVE AND REPLACE OUTLETS,  
REPAIR WIRING WHERE DRYWALL REMOVED.  
PANEL. ALTER 3 CIRCUITS.  
AND CAP OFF PLUMBING IN KITCHEN. REPLACE  
PLUMBING FIXTURES.

WWP: 2X.  
SWITCHES, WIRING, LIGHTING IN KITCHEN.  
ADD SMOKE DETECTORS. UPDATE ELECTRICAL  
June 12, 2013 10:40:27 AM bphillar.  
printing screens. Stop work order,  
WWP: 2X.  
AND CAP OFF PLUMBING IN KITCHEN. REPLACE  
PLUMBING FIXTURES.

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USE AN INK PEN  
& PRINT CLEARLY

Flood Zone

Application # 13-0400121



CITY OF ST. PETERSBURG

st.petersburg  
www.stpete.org

APR 23 2013

## PERMIT APPLICATION

All information must be filled-in completely

CONSTRUCTION

1060 30th Street North, St. Petersburg, FL 33701 (P.O. Box 2842, 33731)  
Telephone (727) 893-7231 Fax (727) 892-5447

WWP:  FSA

Date of application:	Affordable Housing Eligible: <input type="checkbox"/> Yes
<b>PROJECT SITE:</b>	<b>PROPERTY OWNER:</b>
Project or Tenant: Remodel Misc	Name: COMSTOCK ENTERTAINMENT LLC
Address: 8170 27TH AVE N; 33710	Address: 8285 30TH AVE N Unit #:
Unit #:	City, State, Zip: ST PETERSBURG FL 33710-2256
PIN: 12-31-15-97704-000-0020	Phone: 727-403-6105 Email:

### CONTRACTOR:

Company: Sun Coast Construction Company of Tampa Bay, llc

Name: Milton Massanet

Contractor's License #: CGC1516349

Email: MiltonMassanet@Gmail.com

Phone: 727-623-7876

Cell: 727-623-7876

Fax: 727-258-0045

### ARCHITECT / ENGINEER:

Company: Property Owner

Name: Charles Cato of COMSTOCK ENTERTAINMENT LLC

State License #:

Email:

Phone:

Cell:

Fax:

**AFFIDAVIT:** Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of this permit is verification that I will notify the property owner of Florida Lien Law req., F.S. 713.135.  
Link: <http://www.leg.state.fl.us/Statutes/index.cfm>

**NOTICE:** FBC 2010 105.3.3. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. Additional plan review approval may be required by other City departments such as Zoning, Historic Preservation and Water Resources. This property may be located in a deed restricted community.  
Link: [http://www2.iccsafe.org/states/florida\\_codes/](http://www2.iccsafe.org/states/florida_codes/)

**ASBESTOS Notification:** FBC 2010 105.9 (received customer asbestos notification). The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.  
Link: [http://www2.iccsafe.org/states/florida\\_codes/](http://www2.iccsafe.org/states/florida_codes/)

**OWNER/CONTRACTOR DISCLOSURE STATEMENT:** Owner must appear in person and sign Disclosure Statement in addition to this permit application. [Link to Disclosure Statement Document](#)

All work shall comply with the applicable Florida Building Code

Milton Massanet

Applicant Print Name

*Milton Massanet*  
Permit Technician

Applicant Signature

*Milton Massanet*

Date 6-12-13

(or) Notary

Date 6/12/13

Applicant is  personally known to me or produced \_\_\_\_\_ as identification.  
(type of identification)

Applicant Initial MM

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6-4-13

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5-7-13

PERMIT APPLICATION

Is this application for a change of use or occupancy?  Yes  No

Occupancy Group: (check one) per FBC Ch. 3 - Section 302 Classification: Link: [http://www2.iccsafe.org/states/florida\\_codes/](http://www2.iccsafe.org/states/florida_codes/)

- Assembly
- High Hazard
- Storage
- Business
- Institutional
- Day Care
- Educational
- Mercantile
- Utility and Miscellaneous
- Factory & Industrial
- Residential

Type of Construction (per FBC Ch. 6):  I  II  III  IV  V

Protected / Unprotected:  A or  B (check one)

Fire Sprinkler:  Y or  N (check one) Fire Alarm:  Y or  N (check one)

General 'Scope of Work' description:

Prepare area for future kitchen: relocate drain and water line to the center of the room for future island sink; Rewire the future kitchen area and update panel.

Drywall the future kitchen area, upstairs hallway and re-texture the kitchen, hallway, bedroom. retiling restrooms, new restroom fixtures, lights fixtures, paint and floor tiles.

Please complete the following information for the sub-trades:

**Electrical \$1000** value

- New service \_\_\_\_\_ amps
- Service upgrade \_\_\_\_\_ amps
- # of meters \_\_\_\_\_
- # of panels \_\_\_\_\_
- Relocate service \_\_\_\_\_
- # of altered circuits 3
- # of new circuits \_\_\_\_\_
- Temporary sawpole \_\_\_\_\_ amps
- Fire Alarm \_\_\_\_\_
- Security \_\_\_\_\_
- Smoke detector 1
- Carbon monoxide detector \_\_\_\_\_
- Data/Comm \_\_\_\_\_
- Solar / PV \_\_\_\_\_
- Other \_\_\_\_\_

**Mechanical \$0** value

- New Install \_\_\_\_\_ tons
- Replacement \_\_\_\_\_ tons
- Package unit \_\_\_\_\_ tons
- # of condensers \_\_\_\_\_
- # of air handlers \_\_\_\_\_
- Vertical \_\_\_\_\_
- Horizontal \_\_\_\_\_
- Furnace \_\_\_\_\_
- # of returns \_\_\_\_\_
- # of supplies \_\_\_\_\_
- Heat strip size \_\_\_\_\_ KW
- Generator \_\_\_\_\_
- Kitchen hood \_\_\_\_\_
- Exhaust fans \_\_\_\_\_
- Roof top \_\_\_\_\_
- SEERS \_\_\_\_\_
- HOV \_\_\_\_\_
- Other \_\_\_\_\_

**Building \$2000** value

- Exterior cladding \_\_\_\_\_
- Roof \_\_\_\_\_
- Driveway \_\_\_\_\_
- Window replacement \_\_\_\_\_
- Demo entire structure \_\_\_\_\_ S.F.
- New Construction \_\_\_\_\_ S.F.
- Remodel \_\_\_\_\_ S.F.
- Mobile Home Removal \_\_\_\_\_
- Mobile Home Installation \_\_\_\_\_
- Signs \_\_\_\_\_
- Residential Enclo. \_\_\_\_\_ S.F.
- Other \_\_\_\_\_

**Fire \$** value

- Fire Alarm \_\_\_\_\_
- Fire Sprinkler \_\_\_\_\_ type
- Fire Suppression \_\_\_\_\_
- Fire Separation \_\_\_\_\_ hrs
- Other \_\_\_\_\_

**Gas \$0** value

- New \_\_\_\_\_
- Replacement \_\_\_\_\_
- Natural \_\_\_\_\_
- Propane \_\_\_\_\_
- Equipment \_\_\_\_\_
- Piping ft. \_\_\_\_\_
- Venting ft. \_\_\_\_\_
- Tank \_\_\_\_\_ size
- Type of tank \_\_\_\_\_
- Water heater \_\_\_\_\_
- Other \_\_\_\_\_

**Plumbing \$1500** value

- # added water closets \_\_\_\_\_
- # changed water closets 1
- # of bathtubs \_\_\_\_\_
- # of showers \_\_\_\_\_
- # of lavatories \_\_\_\_\_
- # of water heaters \_\_\_\_\_
- Sewer line ft. \_\_\_\_\_
- Water line ft. \_\_\_\_\_
- Tankless water heater \_\_\_\_\_
- Solar \_\_\_\_\_
- Other CAP OFF PLUMB IN KIT, RELOCATE WATER

**FEMA Information**

- Flood Zone \_\_\_\_\_
- Required Elevation \_\_\_\_\_
- Lowest Finished Floor \_\_\_\_\_
- RCD Value \_\_\_\_\_
- Maximum Improvement \_\_\_\_\_

Municode Ch. 16.40.050 Link: [http://library.municode.com/11TAM/11602/level3/11TAMPECO\\_CH16LADERE\\_S16.40.050FLA4.html](http://library.municode.com/11TAM/11602/level3/11TAMPECO_CH16LADERE_S16.40.050FLA4.html)

Total Estimated Construction Value: \$ 4500

Applicant Initial \_\_\_\_\_

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OFFICE USE ONLY

COPY

REVOKE C.O. UNTIL KIT RESTORED

CSP USE ONLY

C.O. Required: Yes  No

Building Code Edition: 2010

Occupancy Group: RES

Occupancy Use: SFR

Construction Type: V-B

Design Occupant Load

Fire Sprinkler: Yes No

Special Conditions: Yes No

Square foot added:

Roof Type: AS

Flood Zone: X

Required Elevation: -

# of Units: 1

# of Stories: 2

Threshold Building: Yes No

Sewer Connection New:

Sewer Connection Credits:

Sewer Connection Due:

TIF District #:

County TIF (96%) Due:

City TIF (4%) Due:

GATISAF:

Certificate of Concurency:

30

Plan Reviewer:

DAN STACE

(print)

ZONING USE ONLY

Zoning: MS-1 Approved Use:

Setbacks per approved plan:

Front:

Left:

Right:

Rear:

Sign Type:

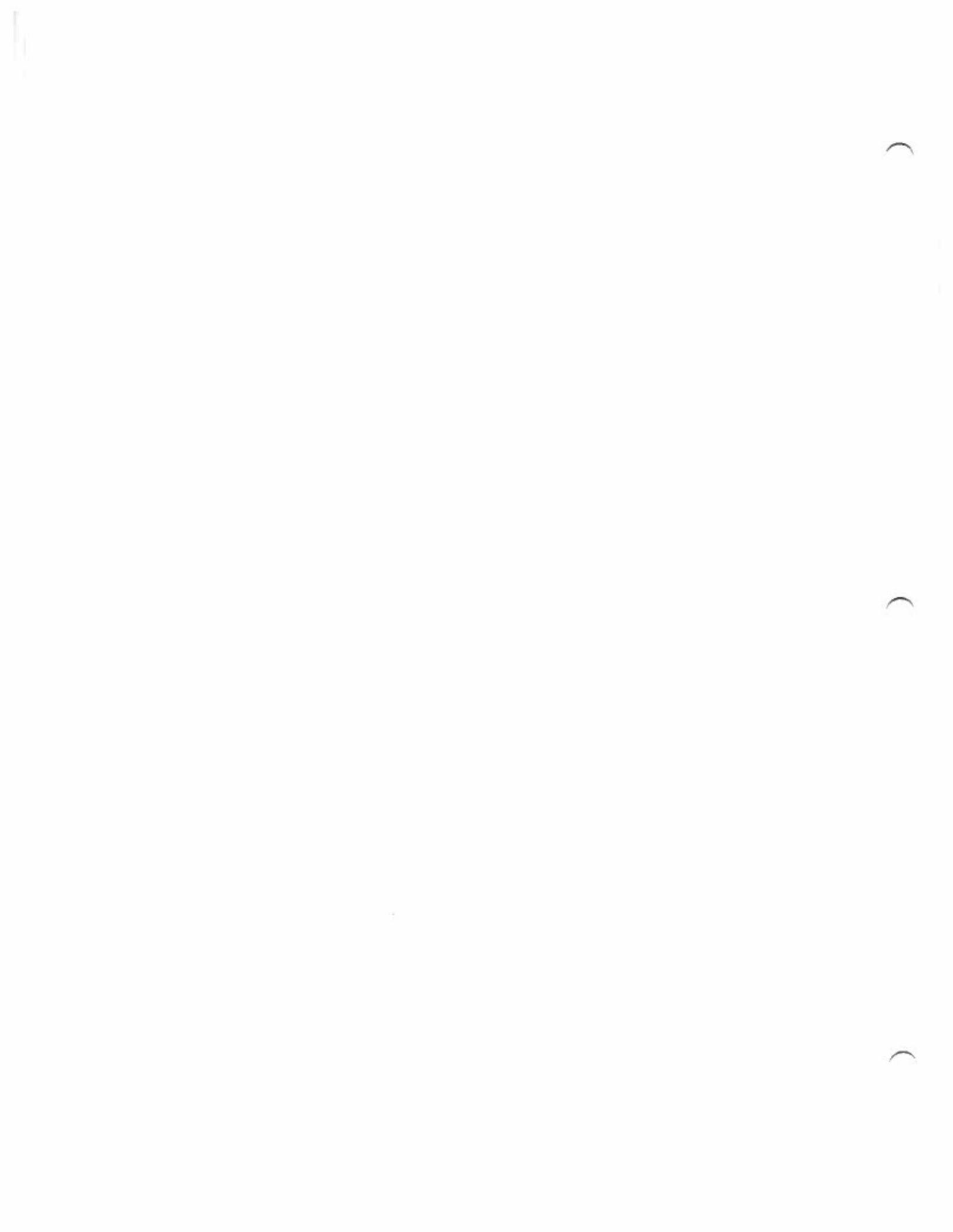
CPC/COA/DRC: #

Zoning Conditions of Approval:

Zoning Reviewer:

(print)

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PREPARED 1/06/16, 9:00:12  
 PROGRAM C22092L  
 City of St. Petersburg, Florida  
 Parcel Identification No: 12/31/15/97704/000/0020/  
 0170 37TH AVE N  
 SAINT PETERSBURG FL 337102804

CASE HISTORY REPORT  
 CASE NUMBER: 23-0901607

CASE TYPE: DEPOSITION DATE ESTABLISHED: 8/23/12 STATUS: PUBLIC  
 ADDRESS: 12/31/15/97704/000/0020/0170 37TH AVE N SAINT PETERSBURG FL 337102804  
 INSPECTOR: MANOIR NICHOLAS 892-8160  
 TENANT NAME: CASE CLOSED  
 STATUS DATE: 6/18/13  
 TENANT RSN:

CASE DATA: TYPE USE: TOWNHOUSE  
 PLAT SHEET: B-16  
 OFFICIAL RECORDS BOOK/PAGE: 10750/2471  
 CES AGENDA ITEM NUMBER: 132  
 CES ORDER DATE: 80  
 CES ORDER TIME APPROX/DAY: 100.00  
 CES ORDER COMPLIANCE DATE: 04/21/2011  
 CES ORDER MAILED DATE: 03/28/2011  
 SPEC MAJISTRATE SCHED DATE: 06/28/2012  
 SPEC MAJISTRATE AGENDA NUMBER: C139  
 SPEC MAJ LAST CERT LIEN AMNT: 0.00  
 SPEC MAJ TOTL CERT LIEN AMNT: 0.00  
 SPEC MAJ ORDER MAILED DATE: 05/28/2011  
 CES HEARING DATE: 01/22/2013  
 SPEC MAJISTRATE HEARING DATE: 05/21/2013

REMARKS: PER BUILDING DEPARTMENT, TOM JIMPIE, RENOVATION OF TWO STORY HOME/DETACHED APARTMENT, AUGUST 23, 2012 9:55:12 AM  
 Leggett.

NOTICE NAME: CONSTOCK ENTERTAINMENT LLC OWNER: PUBLIC PRINT PINN IN LETTERS: YES

HISTORY	SCHEDULED ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
8/24/12	INITIAL INSPECTION RESULT TEXT: AUGUST 27, 2012 11:26:12 AM LEGGETT. UNPERMITTED WORK IN PROGRESS ON RENOVATION OF TWO-STORY HOME/DETACHED APARTMENT. STOP WORK ORDER ISSUED ON 8-20-12 BY BUILDING INSPECTOR TOM JIMPIE.	COMPLETED	8/24/12	Private	THADDEUS MITCHELL 8812191	8/27/12
8/27/12	VIOLATION NOTICE Issued to: OWNER Address: CONSTOCK ENTERTAINMENT LLC 3285 39TH AVE N SAINT PETERSBURG, FL 33710	ISSUED	8/27/12	Private		8/27/12
8/17/12	REINSPECTION	COMPLETED	9/17/12	Private	THADDEUS MITCHELL 8812191	8/27/12

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PREPARED 1/06/16, 9:08:32  
PROGRAM C209L  
City of St. Petersburg, Florida

CASE HISTORY REPORT  
CASE NUMBER 13-00016087

PAGE 3

PERMIT(8)  
13/31/15/37784/000/0820/  
8170 31TH AVE N  
SAINT PETERSBURG  
FL 337102804

Case TYPE: Public  
Disposition: REINSPECTION  
Date Established: 8/21/12  
Inspector: MANDIE NICHOLS 892-5169  
Status: Private  
Status Date: 8/18/13  
Tenant Name: THADDEUS MITCHELL 8513171  
Tenant Nbr: 1/11/13  
Case Closed: 1/11/13

9/28/12 REINSPECTION  
Result Text: October 3, 2012 8:43:19 AM tealctche.  
PER RECORD CHECK NO PERMIT ISSUED.  
Completed: 9/28/12  
Private  
THADDEUS MITCHELL 8513171  
1/11/13

10/01/12 LEGAL ACTION WARNING LETTER  
Result Text: October 17, 2012 11:48:23 AM tealctche.  
NO PERMIT ISSUED.  
Completed: 10/01/12  
Private  
THADDEUS MITCHELL 8513171  
10/17/12

10/28/12 REINSPECTION  
Result Text: October 26, 2012 8:08:54 AM tealctche.  
NO PERMIT ISSUED RENOVATION.  
Completed: 10/25/12  
Private  
THADDEUS MITCHELL 8513171  
10/26/12  
10/26/12

11/05/12 CBS NOTICE OF HEARING  
Result Text: October 17, 2012 11:48:23 AM tealctche.  
NO PERMIT ISSUED.  
Completed: 11/05/12  
Private  
THADDEUS MITCHELL 8513171  
11/05/12

11/09/12 CBS EVIDENTIARY FACT SHEET  
Result Text: October 17, 2012 11:48:23 AM tealctche.  
NO PERMIT ISSUED.  
Completed: 11/09/12  
Private  
THADDEUS MITCHELL 8513171  
11/09/12

11/15/12 REINSPECTION  
Result Text: October 17, 2012 11:48:23 AM tealctche.  
NO PERMIT ISSUED.  
Completed: 11/15/12  
Private  
THADDEUS MITCHELL 8513171  
11/15/12

11/22/12 REINSPECTION  
Result Text: October 17, 2012 11:48:23 AM tealctche.  
NO PERMIT ISSUED.  
Completed: 11/22/12  
Private  
THADDEUS MITCHELL 8513171  
11/22/12

12/05/12 REINSPECTION  
Result Text: October 17, 2012 11:48:23 AM tealctche.  
NO PERMIT ISSUED.  
Completed: 12/05/12  
Private  
THADDEUS MITCHELL 8513171  
12/05/12



PREPARED 1/06/16, 9:08:52  
PROGRAM C3300L  
City of St. Petersburg, Florida

CASE HISTORY REPORT  
CASE NUMBER 13-00016087

PAGE 3

DISPOSITION DATE ESTABLISHED STATUS  
Parcel Identification Number INSPECTOR TENANT NAME  
ADDRESS PUBLIC HARGIS NICHOLS 892-5168  
PERMIT(S) 12/31/18/97704/000/0420/ HARGIS NICHOLS 892-5168  
8170 27TH AVE N SAINT PETERSBURG FL 337102804  
TENANT MBR 6/10/13

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME

11/05/12 CIB MINUTES FORM ISSUED 11/05/12 Private  
Date: 12/19/12

Respond to:  
Send to:  
Mail tracking #: OWNER  
Name/address: COMSTOCK ENTERTAINMENT LLC  
6288 30TH AVE N  
SAINT PETERSBURG, FL 33710

Telephone:  
Fax:  
Email:

12/12/12 MAIL RETURNED COMPLETED 12/12/12 Private  
NARRATIVE: December 12, 2012 2:11:17 PM mfercas.  
(B1) CODE ENFORCEMENT BOARD NOTICE OF HEARING ADDRESSED  
TO: COMSTOCK ENTERTAINMENT LLC DATE MAILED CERTIFIED:  
11/9/12 (DEC) AGENDA ITEM #38 REASON FOR  
RETURN: UNCLAIMED.

13/10/12 POSTING COMPLETED 12/10/12 Private  
NARRATIVE: Posted B1 at property on the glass on the front door. Tried  
speaking with people/workers on site but they went into the  
back structure when they saw me. December 13, 2012 9:28:51  
AM minichol.

13/12/12 TELEPHONE CONVERSATION COMPLETED 12/12/12 Private  
NARRATIVE: Received call and spoke to Attorney Kate Odowd/813-227-2229.  
She explained that she was just retained by Mr. Kado(997)  
and would like to have the hearing continued. I also  
explained to her that the Building Inspector, Tom Jimple  
stated on the work order that all trades are required; bldg.  
electrical, mechanical and plumbing. Will request  
continuance and return call. December 13, 2012 9:30:31 AM  
minichol.

13/12/12 MISCELLANEOUS INFORMATION COMPLETED 12/12/12 Private  
NARRATIVE: Mike acquired approval from Gary and Dave for the  
continuance, December 13, 2012 9:35:11 AM minichol.

12/13/12 TELEPHONE CONVERSATION COMPLETED 12/13/12 Private  
NARRATIVE: Left message for Kate that hearing would be continued until  
January. Paperwork will be sent out. December 13, 2012  
9:38:53 AM minichol.

13/13/12  
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CASE HISTORY REPORT  
CASE NUMBER 12-00016087

PREPARED 1/06/16, 9:08:53  
PROGRAM C2308L  
City of St. Petersburg, Florida

CASE TYPE PERMIT(S)  
Parcel Identification No: 12/31/15/37784/000/0028/  
ADDRESS 8170 37TH AVE N  
SAINT PETERSBURG FL 337102004

DISPOSITION DATE ESTABLISHED STATUS  
INSPECTOR TENANT NAME  
Public 8/23/12 MARGIE NICHOLS 892-5168  
CAGE CLOSED 6/18/13

HISTORY SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME

12/10/13 REINSPECTION  
RESULT TEXT: Work seems to be in process. All workers remained in the rear and would not come out to speak with me. December 13, 12/13/13  
12/13/13 CEB NOTICE OF HEARING ISSUED 12/13/13 Private  
Respond to: 133 Date: 1/23/13  
Send to: OWNER  
Mail Tracking #: COMSTOCK ENTERTAINMENT LLC  
Name/Address: 8285 30TH AVE N  
SAINT PETERSBURG, FL 33710  
Telephone:  
Fax:  
Email:

12/13/13 CEB EVIDENTIARY PACT SHEET ISSUED 12/13/13 Private  
Respond to: 133 Date: 1/23/13  
Send to: OWNER  
Mail Tracking #: COMSTOCK ENTERTAINMENT LLC  
Name/Address: 8285 30TH AVE N  
SAINT PETERSBURG, FL 33710  
Telephone:  
Fax:  
Email:

12/13/13 CEB MINUTES FORK ISSUED 12/13/13 Private  
Respond to: 133 Date: 1/23/13  
Send to: OWNER  
Mail Tracking #: COMSTOCK ENTERTAINMENT LLC  
Name/Address: 8285 30TH AVE N  
SAINT PETERSBURG, FL 33710  
Telephone:  
Fax:  
Email:

1/10/13 POSTING  
NARRATIVE: Posted #1 on front door window, wedged windows open and one removed on the top floor and trailer below full of debris.  
January 18, 2013 3:35:56 PM alichol.  
1/10/13 REINSPECTION  
RESULT TEXT: Violation remains. Work currently in process, radio on  
MARGIE NICHOLS 892-5168  
1/11/13

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CASE HISTORY REPORT  
 CASE NUMBER 13-00016087

PREPARED 1/06/16, 9:08:52  
 PROGRAM CE300L  
 City of St. Petersburg, Florida

CASE TYPE PERMITS IDENTIFICATION Nbr  
 ADDRESS 13/31/15/97704/000/0070/  
 8170 27TH AVE N  
 SAINT PETERSBURG FL 337103846  
 1/30/13 REINSPECTION  
 REIT TEST;  
 PUBLIC INSPECTION 8/23/13  
 MARGIE NICHOLS 892-5168  
 MARGIE NICHOLS 892-5168  
 DATE ESTABLISHED 1/10/13  
 STATUS CASE CLOSED  
 TENANT NAME MARGIE NICHOLS 892-5168  
 TENANT NBR 8/18/13  
 STATUS DATE

1/11/13 RECORD CHECK  
 NARRATIVE: No active permit on file. No change in ownership; CONSTOCK ENTERTAINMENT LLC 9285 30TH AVE N ST PETERSBURG FL 33710. January 11, 2013 11:37:49 AM minichol.  
 1/16/13 TELEPHONE CONVERSATION  
 NARRATIVE: January 17, 2013 9:28:14 AM REVOID. MIKE VOLD SUPERVISOR HAD A MESSAGE ON PHONE FROM ATTORNEY KATE ODATTA 813-227-3229. SHE HAD QUESTIONS THAT WANTED TO ASK BEFORE THE CODE ENFORCEMENT BOARD HEARING. (NRV)  
 1/17/13 TELEPHONE CONVERSATION  
 NARRATIVE: January 17, 2013 9:37:34 AM REVOID. MIKE VOLD SUPERVISOR LEFT A MESSAGE ON THE VOICE MAIL OF ATTORNEY 813-227-3229. (NRV)  
 1/17/13 MAIL RETURNED  
 NARRATIVE: January 18, 2013 11:24:09 AM R5J961Y. CODE ENFORCEMENT BOARD NOTICE OF HEARING ADDRESSED TO: CONSTOCK ENTERTAINMENT LLC DATE MAILED CERTIFIED, 12/14/2012 JANUARY AGENDA ITEM 8 132 REASON FOR RETURN: NO SUCH NUMBER.  
 1/18/13 TELEPHONE CONVERSATION  
 NARRATIVE: Completed 1/18/13 Private Called and spoke to Catherine(813-271-2228) and informed her of the notes in the case from Rick Dunn regarding the stop work order from his building inspector. I read her the notes and she was surprised to hear of such in depth detail when she has requested public records and it has all been very basic general detail. I suggested her calling Rick Dunn. January 18, 2013 2:07:17 PM minichol.  
 1/23/13 CODES ENFORCEMENT MEETING  
 NARRATIVE: COMPLETED 1/23/13 Private COMPLIANCE DATE 04/23/2013. FINE \$100.00/DAY. ORDER/REP PRESENT. BOARD GAVE 90 DAYS.  
 1/29/13 CBS ORDER MAILED  
 COMPLETED 1/29/13 Private

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CASE TYPE: DISPOSITION DATE ESTABLISHED STATUS  
 Parcel Identification No: INSPECTOR  
 PUBLIC 8/23/12 CARB CLOSED  
 PREMIT (S) 13/31/11/ST794/040/0630/ NABOIE NICHOLS 032-5108  
 8370 23TH AVE N  
 SAINT PETERSBURG, FL 33710  
 1/29/13 CBM ORDER MAILED NABOIE NICHOLS 032-5108  
 NARRATIVE: COMPLETED 1/29/13 PRIVATE 0/00/00

1/24/13 ORDER OF THE BOARD ISSUED 1/24/13 PRIVATE  
 Respond Co: Jeanne Dunn  
 Mail Tracking #: OWNER  
 Name/Address: COMSTOCK ENTERTAINMENT LLC  
 8288 20TH AVE N  
 SAINT PETERSBURG, FL 33710  
 Telephone:  
 FAX:  
 Email:

2/11/13 PORTLAND COMPLETED 2/11/13 Private  
 NARRATIVE: Poured H9 at the property on front glass. February 11, 2013  
 3:18:42 PM finished.  
 2/27/13

2/28/13 MAIL RETURNED COMPLETED 2/28/13 Private  
 NARRATIVE: February 27, 2013 2:10:28 PM message.  
 DRI ORDER OF THE BOARD ADDRESSED TO COMSTOCK ENTERTAINMENT  
 DATE MAILED CANCELED: 1/19/13 (DRI) AGENDA ITEM 8132 REASON  
 FOR RETURN UNCLAIMED.  
 3/27/13  
 3/27/13  
 2/27/13

4/24/13 TELEPHONE CONVERSATION COMPLETED 4/24/13 Private  
 NARRATIVE: Returned message to embassy, Kara O'Donnell/013-227-2229 and  
 stated in recode of bar letter requesting more time. Does  
 she need more time part the May 21st item hearing and if so  
 will need to request from supervisor. April 24, 2013 3:29:13  
 PM finished.  
 4/24/13  
 4/24/13  
 4/24/13  
 4/24/13

9/01/13 CBM/PM LHM FACT SHEET ISSUED 9/01/13 Private  
 Respond Co: OWNER  
 Mail Tracking #: COMSTOCK ENTERTAINMENT LLC  
 Name/Address: 8288 20TH AVE N  
 SAINT PETERSBURG, FL 33710  
 Telephone:  
 FAX:  
 Email:

5/01/13 SPEC NOISE MINUTES FORM ISSUED 5/01/13 Private  
 Respond Co: OWNER  
 Mail Tracking #:

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CASE TYPE: DISPOSITION DATE ESTABLISHED STATUS  
 PARCEL IDENTIFICATION No: INAPPROPRIATE  
 TENANT NAME: CARLE CLOSED  
 STATUS DATE: 6/18/13

PERMIT(S): Public 8/23/12  
 12/21/10/ST004/000/0020/  
 8120 37TH AVE N  
 SAINT PETERSBURG FL 33716  
 NAME/ADDRESS: CONSTOCK ENTERTAINMENT LLC  
 828 30TH AVE N  
 SAINT PETERSBURG, FL 33716

Telephone:  
 FAX:  
 EMAIL:

8/18/13 REINSPECTION COMPLETED 8/18/13 Private MARIE NICHOLS 892-8168  
 HELF TEXT: Work still in process. May 16, 2013 9:58:16 AM Mitchell.  
 8/18/13

8/16/13 RECORD CHECK COMPLETED 8/16/13 Private  
 NARRATIVE: Permits is in process however there is no permit information  
 in the system yet. Plan review notes state that Milton  
 Messner picked the plans up on May 8th for corrections.  
 No change in ownership; CONSTOCK ENTERTAINMENT LLC  
 828 30TH AVE N  
 ST PETERSBURG FL 33716. May 16, 2013 9:58:16 AM Mitchell.  
 8/16/13

8/16/13 TELEPHONE CONVERSATION COMPLETED 8/16/13 Private  
 NARRATIVE: Called owner's attorney/Race O'dowd/813-277-2229 and left a  
 message that I would try calling Milton to find out status  
 of plans and if permit is approved and active prior to  
 hearing, then we can defer from the hearing.  
 Called Milton Messner/623-7876 and he said the architect  
 has finished the plans and he will be picking them up today  
 and bringing back to the city for approval. May 16, 2013  
 10:10:13 AM Mitchell.  
 8/16/13

8/30/13 TELEPHONE CONVERSATION COMPLETED 8/30/13 Private  
 NARRATIVE: Left a message for attorney/Late O'dowd/813-277-2229 and  
 Milton Messner/623-7876 that case is being deferred from  
 contractor's hearing due to resubmittal of the plans for  
 corrections. May 20, 2013 4:12:28 PM Mitchell.  
 8/30/13

8/21/13 MAY LIEN CERT. MEETING COMPLETED 8/21/13 Private  
 NARRATIVE: STAFF RECOMMENDED DEFERRAL-PERMITS.  
 8/21/13

8/21/13 CODES IMPROVEMENT MEETING COMPLETED 8/21/13 Private  
 NARRATIVE: LIEN EXTENDED BY CC 28 DAVIS 05/21/2013 HEARING.  
 8/21/13

8/28/13 CODES ENFORCEMENT MEETING COMPLETED 8/28/13 Private  
 NARRATIVE: CERTIFIED LISTS TOTAL \$0.00. POTENTIAL LIENS NOT CERTIFIED  
 \$6,306.86 (04/26/2013-06/26/2013).  
 8/28/13

5/28/13 COMMENT NOTICE OF ORDER MAILED COMPLETED 5/28/13 Private  
 NARRATIVE:  
 8/00/00

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CASE TYPE DISPOSITION DATE ESTABLISHED STATUS  
 Petrol Inspection Not Public 8/23/13  
 INSPECTOR HANCOCK NICHOLS 892-5188  
 TENDANT NAME CAR CLOSED TENDANT NAME STATUS DATE  
 PERMIT(S) 12/31/15/01784/000/0020/ Public 8/23/13  
 8139 27TH AVE N  
 SAINT PETERSBURG FL 337102804

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME

8/23/13 NOTICE OF ORDER FORM ISSUED 8/23/13 Private  
 Respond to: Jeanne Dawn  
 Send to: OWNER  
 Mail tracking #: CONSTOCK ENTERTAINMENT LLC  
 Home/address: 8288 30TH AVE N  
 SAINT PETERSBURG, FL 33710

Telephone:  
 Fax:  
 Email:  
 8/29/13 CEN/EN LTRN VACT SHEET ISSUED 8/29/13 Private  
 Respond to: OWNER  
 Send to: OWNER  
 Mail tracking #: CONSTOCK ENTERTAINMENT LLC  
 Home/address: 8288 30TH AVE N  
 SAINT PETERSBURG, FL 33710

Telephone:  
 Fax:  
 Email:  
 8/29/13 SPCC WHOIS MESSAGES FORM ISSUED 8/29/13 Private  
 Respond to: OWNER  
 Send to: OWNER  
 Mail tracking #: CONSTOCK ENTERTAINMENT LLC  
 Home/address: 8288 30TH AVE N  
 SAINT PETERSBURG, FL 33710

Telephone:  
 Fax:  
 Email:  
 8/13/13 POSTING COMPLETED 8/13/13 Private  
 NARRATIVE: 2011 2:22:18 PM mitchel.  
 8/18/13 RECORD CHECK COMPLETED 8/18/13 Private  
 HIGHLIGHTS: Petrol active #13-001211 and all final inspections have  
 been approved.  
 Spoke to Mike Vold and okay to close the case. June 18, 2013  
 2:22:18 PM mitchel.

8/18/13 CLERK CAR COMPLETED 8/18/13 Private  
 8/18/13 TELEPHONE CONVERSATION COMPLETED 8/18/13 Private



PASTPARD 1/08/16, 9:00:53  
 PROGRAM C2300C  
 City of St. Petersburg, Florida

CASE HISTORY REPORT  
 CASE NUMBER 12-0016017

PAGE 9

CARE TYPE: PUBLIC  
 Parcel Identification No: 12/31/18/P7164/009/0020/  
 ADDRESS: 8170 27TH AVE N  
 SAULT PETERSBURG FL 337102864

DISPOSITION: INSPECTION  
 DATE ESTABLISHED: 8/21/12  
 STATUS: CASE CLOSED  
 TENANT NAME: WAGNIE MICROOLS 892-8168  
 TENANT RMR: 6/16/13

TELEPHONE CONVERSATION: 6/18/13  
 NARRATIVE: Last message for owner, Charles Kado/403-6108 and also left message for William Kessner/633-7876 that I have closed the case and do not need to go to the hearing. June 18, 2013 2:26:25 PM Michael.

6/24/13 MAIL RETURNED  
 NARRATIVE: JULY 1, 2013 11:55:39 PM MESSAGE (NO) CONSENT NOTICE OF ORDER REFERRED TO: CONSTRUCTION ENTERPRISEMENT LLC DATE VALID: (MAY) AGENDA ITEM 8180 REASON FOR RETURN: DECLAIMED.

7/01/13  
 7/01/13  
 7/01/13  
 7/01/13  
 TOTAL TIME:

VIOLATIONS:

DATE	DESCRIPTION	QTY	CODE	STATUS	IR COMPLIANCE	RESOLVED
8/24/12	PERMIT REQUIRED FOR RENOVATIONS TO TWO STORY HOME/DETACHED APARTMENT. STOP WORK ORDER ISSUED BY BUILDING INSPECTOR ON 8-29-12.	1	382		8/27/12 8/27/12	6/18/13

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**LAW OFFICE OF LAURA BAMOND**  
3510 First Avenue North, Ste. 128  
St. Petersburg, FL 33713  
Phone: (727) 328-2405  
Fax: (727) 328-2479

February 19, 2016

City Clerk's Office  
175- 5<sup>th</sup> Street North  
St. Petersburg, FL 33701

Fax: 892-5102 and US Mail

Re: Subject Real Property currently known as Lot 2, Wilkerson's Replat, Plat Book 42, Page 4.  
formerly known as 10, 11, 12, Block 12, Jungle Terrace

Dear City Clerk:

Thank you for the documents provided on February 12, 2016. The response to the records request is not complete.

The City did not provide the zoning history for the property as requested. The City has produced a copy of the zoning ordinance for the City in 1933 and a copy of the zoning ordinance for the City as of February 1945 and some miscellaneous amendments passed in 1934 and 1958. So it is unknown in what zoning district the subject property was zoned in the past, particularly when permits shown on the property card were pulled, eg. the number of units that were allowed. No documents were provided about the City's approval of the Wilkerson Replat, approved by the City in August of 1957 which created lot 2 Wilkerson Replat, from the former lots 10, 11, and 12, Block 12, Jungle Terrace Section B. A copy of the property card and Wilkerson's Replat are attached.

Therefore, the request is made again, more specifically:

1. Provide the written zoning history or analysis of the zoning history of the Subject Property eg the "zoning timeline" prepared by the Zoning Official or any City employee or agent. If the City claims an exemption from the public records law on which it relies to withhold the information, please advise. *see attached DRAPT outline, updated*
2. Provide documents which show the City's use of the address of 8126 27<sup>th</sup> Avenue North, as seen on the property card, *1955 Map shows "8126" address, see photo*
3. Provide documents which show when the Subject Property, was annexed, added or otherwise came to be within the boundaries of the City of St. Petersburg. *Ord 88-A 12-16-20 - sent*
4. Provide the earliest City map with shows the inclusion of the Subject Property into the City of *1955 Map Ord 29-C from zoning office, see photos*

J

April 5

St. Petersburg.

5. Produce documentation showing the earliest City of St. Petersburg assignment of a zoning district of the Subject Property. For example, if the Subject Property came to be within the boundaries of the City in 1933, the City has provided the 1933 zoning ordinance for the entire City, Ord. 773-A, and is requested to provide a copy of the "District Map" referenced in Article III Section 2 of that ordinance which shows "the boundaries of the [zoning] districts"; and other documentation, if any, that shows the particular zoning district and district regulations for the Subject Property in 1933. Eg. how many units per lot were allowed in 1933.

no  
1933  
map

6. Provide documentation showing in which particular zoning district the Subject Property lay, when as shown on the property card, on 4/17/1940 the owner pulled a permit to build a 2 car cement block garage, it is requested the City provide a copy of the District Map referred to in the applicable zoning ordinance, and other documents, if any, that show the particular zoning district and district regulations for the Subject Property on 4/17/1940.

No maps found in zoning office

7. Provide documentation showing in which particular zoning district the Subject Property lay when, as shown by the property card, on 1/19/1945, the owner pulled a permit for "servant quarters addition to existing 2 car garage", such as a copy of the District map referred to in the applicable zoning ordinance. Note: the 1945 Ordinance provided, Ord. No. 990-A is effective 2/21/45, after the 1/19/1945 permit was pulled.

Ord 990-A 2/21/45 previously provided

8. Provide documentation showing in which particular zoning district the Subject Property lay under the Ord. 990-A, effective 2/21/1945, such as a copy of the District Map referred to in the that ordinance and any other documents showing the particular zoning district and district regulations for the Subject Property under Ord. 990-A.

Same as # 6 above

no  
1945  
zoning  
map

9. Produce copies of minutes, resolutions, supporting documentation concerning the City's August 1957 approval of the Wilkerson Replat, Plat Book 42, Page 4, Official Records of Pinellas County, The City's dated approval is on the face of the Replat. The City Clerk should maintain these documents.

No map found in zoning office

No records found in zoning office

10. Produce documentation showing in which particular zoning District the Subject Property lay in August 1957 after the Wilkerson Replat. For example, if the zoning remained the same as Ord. 990-A, (2/1945) as amended by Ord. 63-D, provide a copy of the District Map referred to in Ord. 990-A.

1955 Map Ord 29-C from zoning office, see photos

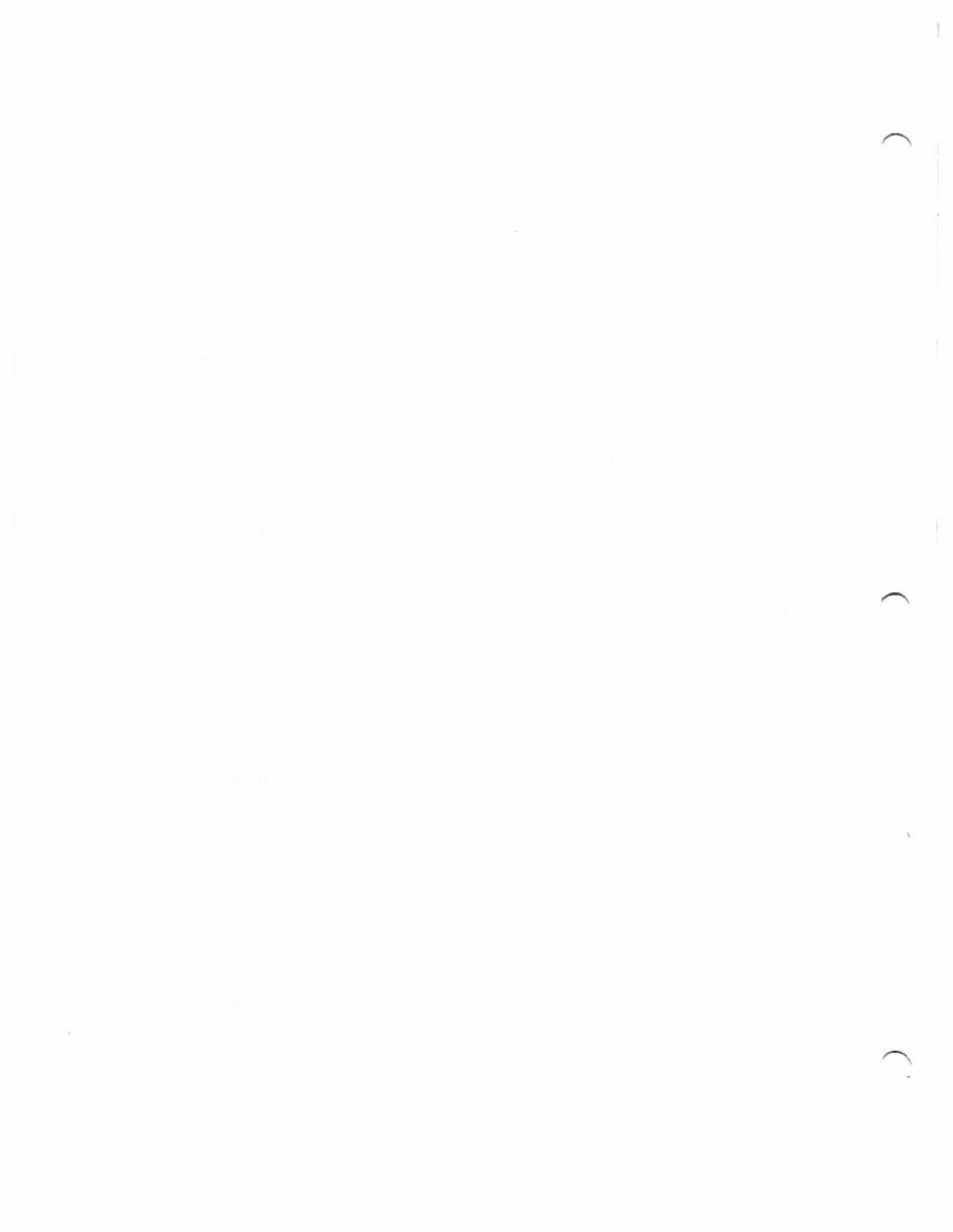
11. Provide documentation of the zoning ordinance in effect and showing the particular zoning District for the Subject Property lay when on 8/13/1959, the owner Frank Wilkerson pulled a permit to replace the wood stairway with concrete to the garage apartment at 8170 27<sup>th</sup> Avenue North. Please produce a copy of the District map referred to in the appropriate ordinance.

Same as # 10 above

12. Produce documentation of the zoning ordinance in effect and showing the particular zoning district in which the subject property lay, when, as per the property card, in July of 1965 permits were built for installation of gas range, piping and the like at 8170 27<sup>th</sup> avenue North. Produce a copy of the zoning ordinance in effect and a copy of the District Map showing in which zone the

no  
1965  
map

No map found in zoning office



April 5

property lay (a Designation of E follows the permit number, but it is unknown if this refers to a zoning designation)

13. Produce documentation of the zoning ordinance in effect and showing the particular zoning district in which the subject property lay, when as per the property card, in May and November of 1972 permits were pulled to install a meter and other items (the electrical permits have a D designation, after the permit number, but it is unknown if this refers to a zone)

10  
1972  
map

NO MAP FOUND IN ZONING OFFICE

14. Produce a copy of the zoning ordinance in effect and a copy of the particular zoning district in which the Subject Property lay when, on 3/29/1972, per the property card, the owner installed a chain link fence. (The property card indicates the zoning is R2).

NO MAP FOUND IN ZONING OFFICE

15. Produce a copy of the zoning ordinance in effect and a copy of the particular zoning district in which the subject property lay when, per the property card on 6/30/1982 a permit was pulled to erect a cedar fence.

1977 Map dated 8/28/77 from zoning office, see photos

16. Produce a copy of the resolutions adopting the current zoning for the subject property and a copy of the zoning district map for the area.

Ord. 819/820/821

9-10-07

Yours truly,

Laura Bamond

Cc: Elizabeth Abernathy, Zoning Official

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