PUBLIC HEARING

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DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Economic Development Department,
Development Review Services Division

For Public Hearing on Wednesday, June 7, 2017
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

APPLICATION: LDR 2017-06
Site Plan Modifications

APPLICANT: City of St. Petersburg
175 Fifth Street North
St. Petersburg, Florida 33701

REQUEST: The City of St. Petersburg requests that the Development Review Commission ("DRC") review and recommend approval of the attached proposed amendments to the City Code of Ordinances, Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan ("Comprehensive Plan").

AUTHORITY: Pursuant to Section 16.80.020.1. of the City Code of Ordinances, the DRC, acting as the Land Development Regulation Commission ("LDRC"), is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs.

EVALUATION:

Recommendation

The Planning & Economic Development Department finds that the proposed request is consistent with the Comprehensive Plan and recommends **APPROVAL**.

Background

Over the course of several applications for site plan review in the past two years, planning and legal staff observed a need for procedural clarity for property owners of portions of multi-owner or large-tract parcels in seeking modifications to previously approved special exceptions and site plans. Many site plans that were approved in the development boom immediately preceding the Great Recession were only partially realized. Oftentimes, in larger mixed use projects, one building would be seen through to issuance of the certificate of occupancy, with the other building never even received building permits. As financing became more difficult to procure during and after the Great Recession, many owners of these undeveloped portions simply sold their interest. Their successors in interest, not surprisingly, frequently seek different plans for their property. Being subject to a unified site plan that is also, in some instances, functionally expired for these

undeveloped parcels has created a unique procedural hardship for these owners. As they seek modifications to the original site plan approval, obtaining the required authorizations from the other property owners subject to the approval has proven difficult, whether due to a change in ownership structure to multiple condominium owners, or simply because out-of-town owners have not responded to requests for cooperation. In an effort to help property owners overcome this procedural burden, staff has drafted a limited exemption from the LDRs procedural requirements that eliminates the need for specific authorizations from other owners and instead allows an owner seeking a site plan modification to provide heightened notice instead.

Proposal

The Planning & Economic Development Department, working with the City Attorney's office, has prepared the attached proposal to amend the Land Development Regulations (LDRs). The proposal provides for a limited exemption from the standard procedural requirement to obtain authorizations from all property owners subject to a unified site plan when one property owner seeks to modify a previously approved site plan, when certain conditions are met. If the conditions set forth in the Ordinance are met, a property owner seeking modification of a previously approved site plan may be able to provide heightened notice to other owners subject to the approval in lieu of obtaining their express authorization.

Compliance with the Comprehensive Plan

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposed amendments:

Objective V1: When considering the probable use of land in a development application, the principles and recommendations noted in the Vision Element should be considered where applicable.

Policy V1.1: Development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process.

Objective LU7: The City will continue to revise and amend the land development regulations, as necessary, to ensure compliance with the requirements of Chapter 163.3202, Florida Statutes and Chapter 9J-24 F.A.C. The City will amend its land development regulations consistent with the requirements of Chapter 163.3202, Florida Statutes and Chapter 9J-24 F.A.C. so that future growth and development will continue to be managed through the preparation, adoption, implementation and enforcement of land development regulations that are consistent with the Comprehensive Plan.

Policy LU7.1: Pursuant to the requirements of Chapter 163.3202 F.S. and Chapter 9J-24 F.A.C. the land development regulations will be amended, as necessary, to ensure consistency with the goals, objectives and policies of the Comprehensive Plan.

Objective LU20: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing and/or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.

Policy LU20.1: The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, and special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.

Housing Affordability Impact Statement

The proposed amendment will have little to no impact on housing affordability, availability or accessibility. This application includes an amendment to the procedural requirements of the land development regulations which may facilitate new infill development on large-tract parcels, including but not limited to residential uses.

Adoption Schedule

The proposed amendment requires one (1) public hearing, conducted by the City of St. Petersburg City Council. The City Council shall consider the recommendation of the DRC and vote to approve, approve with modification or deny the proposed amendments:

- July 13, 2017: First Reading
- July 20, 2017: Second Reading and Adoption Public Hearing

Exhibits and Attachments

1. Proposed Ordinance

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING SECTION 16.70.040.1.H. OF THE CITY CODE REGULATING MODIFICATION OF PREVIOUSLY APPROVED SPECIAL EXCEPTIONS AND SITE PLANS WITH MULTIPLE PROPERTY OWNERS AND ESTABLISHING THE PROCESS FOR MODIFYING APPLICATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") has observed a need for procedural clarity for certain property owners of portions of large-tract parcels seeking to develop their property that is governed by a previously approved special exception or site plan ("Previous Approval"); and

WHEREAS, the City recognizes that complex real estate developments that comprise multiple parcels and multiple, separate ownership interests may only be partially realized before a Previous Approval expires or significant time lapses; and

WHEREAS, the City further recognizes that ownership interests under a Previous Approval may have changed and that plans for the property may require modifications to a Previous Approval; and

WHEREAS, the City acknowledges the difficulty in obtaining authorizations from other property owners for modifications when new ownership interests acquire property subject to a Previous Approval.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 16.70.040.1.H. of the St. Petersburg City Code is hereby amended to read as follows:

H. *Modifications*. Any request for modification to a special exception or a site plan review previously approved by the POD or the commission designated in the Decisions and Appeals Table, shall be subject to review and approval in the same manner as a new application, except that the POD may approve minor modifications, provided that the basic purpose and intent of the Commission's action and the ordinances of the City are met and effectuated.

A. *Minor modifications*. "Minor modification" shall mean the following:

1. Any modifications that reduce density, building square footage or degree of variance, or modifications not involving an increase of more than ten percent of the gross floor area and in no event more than 6,000 square feet in the case of buildings or five

percent of the lot area in the case of parking or landscaping modifications. Public notice of these minor modifications is not required.

2. Any modifications involving an increase of more than ten percent, but not more than 20 percent, of the gross floor area and in no event more than 15,000 square feet in the case of buildings or 20 percent of the lot area in the case of parking or landscaping modifications. Mailed notice should be provided as set forth in the notices section.

3. Minor modifications shall not cause a variance from any provisions of the City Code, shall not involve a change in use or an increase in residential density, shall not waive any condition or conditions expressly specified by the Commission, and shall not change the basic intent of the approved site plan.

B. *Procedures.*

1. An applicant that seeks a modification to a special exception or site plan previously approved by the POD or the commission designated in the Decisions and Appeals Table shall be required to obtain the required authorizations from all owners of property subject to the previous approval for which modification is sought, except as set forth in subsection 2 below.

2. An applicant that seeks a modification to a previously approved special exception or site plan may be exempt from obtaining the required authorizations from the other property owners subject to the previous approval for which modification is sought, if all of the following conditions are met:

   a. The previously approved special exception or site plan, which may or may not be expired, applies to a subject property that is currently owned by multiple owners who are separate entities;

   b. The previously approved special exception or site plan has only been partially developed, and for which substantial construction of the developed portion has occurred; and

   c. The applicant is seeking to modify the special exception or site plan approval for only those portions of the subject property that the applicant owns.

   In lieu of obtaining the required authorizations from the other property owners, upon meeting the conditions set forth in this subsection, the applicant shall demonstrate proof of notice describing the modification supplied to the other property owners 30 days prior to a final decision made by the POD, or, if required, 30 days prior to a public hearing by the commission designated in the Decisions and Appeals Table. Modifications to site plans with multiple owners shall be reviewed to address overall

impacts on the entire site plan in accordance with the applicable development standards in the Land Development Regulations.

SECTION 2. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

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

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

Approved as to form and content:

_____

City Attorney (designee)

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DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Economic Development Department,
Development Review Services Division

For Public Hearing on Wednesday, June 7, 2017
at 1:30 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

APPLICATION: LDR 2017-01
Residential LDR Update

APPLICANT: City of St. Petersburg
275 5th Street North
St. Petersburg, Florida 33701

REQUEST: The City of St. Petersburg requests that the Development Review Commission ("DRC") review and recommend approval of the attached proposed amendments to the City Code of Ordinances, Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan ("Comprehensive Plan").

AUTHORITY: Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the DRC, acting as the Land Development Regulation Commission ("LDRC"), is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs.

EVALUATION:

Recommendation

The Planning & Economic Development Department finds that the proposed request is consistent with the Comprehensive Plan and recommends **APPROVAL**.

Background

In October 2006 and August 2007, the City Council adopted several significant ordinances related directly to the implementation of the St. Petersburg Vision 2020 Plan and the new Land Development Regulations (LDRs). The adopted ordinances included text amendments to the City's Comprehensive Plan, including a new Vision Element, amendments to the Future Land Use Map (FLUM), the rezoning of the entire City and establishment of new land development regulations.

By 2015, the City started experiencing an accelerated rate of redevelopment in our residential neighborhoods. From 2007 through 2016, a total of 932 permits were issued for new single-family homes. In the fall of 2015, staff recognized that with this increase in new homes, there was a need

to review the neighborhood residential land development regulations and evaluate the 2007 code changes to determine if the resulting built environment reflected the goals and visions established by our plans and recommend modifications to the code to improve clarity and consistency. The effort included a review for amendments that support and further our current design priorities.

Public Participation

A Public Participation Report published in January along with a Public Participation Report Addendum are attached which outline the public outreach, community workshops, presentations and meetings that were held regarding the proposed changes. Summaries of the community workshops are included, along with all documents submitted to staff throughout the process.

Proposal

The Planning and Economic Development Department, working with the City Attorney's office, has prepared the attached proposal to amend the Land Development Regulations (LDRs). The proposal includes approximately 85 items for consideration, generally classified into one (1) of three (3) categories:

- **Substantive (Regulatory) Changes** *means* amendments resulting from new issues that were not originally contemplated or whose need has emerged from staff's experience in administering the city code. This amendment package includes forty (40) substantive (regulatory) changes;

- **Clarifications** *means* the ongoing effort to provide the clearest language in the city code for benefit of staff and customers using the regulations. This amendment package includes thirty-six (37) clarification changes;

- **Consistency Improvements** *means* to maintain consistency with changes in federal, state and local law or to remove internal inconsistencies within the City Code. This amendment package includes eight (8) consistency reviews;

For the benefit of City staff, residents, and customers interpreting and using the City's land development regulations, the proposed amendments are part of the department's ongoing effort to provide the clearest language possible. Most of these amendments involve aspects of the LDRs that are applied in the Neighborhood Suburban or Neighborhood Traditional zoning districts. The attachments to this report includes the full list of items proposed for amendment.

Compliance with the Comprehensive Plan

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposed amendments:

Objective V1: When considering the probable use of land in a development application, the principles and recommendations noted in the Vision Element should be considered where applicable.

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Policy LU20.1: The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, and special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.

Housing Affordability Impact Statement

The proposed amendments will have positive impact on housing affordability, availability or accessibility. This application includes numerous modifications to the residential land development regulations which will support new infill development including the reduction of the lot area minimum size in the NT-1 zoning district, provision to allow administrative approval for development of non-conforming lots, and the changes to the fenestration and transparency requirements in the NT districts. Additional details are included in the following attachments.

Adoption Schedule

The proposed amendment requires one (1) public hearing, conducted by the City of St. Petersburg City Council. The City Council shall consider the recommendation of the DRC and vote to approve, approve with modification or deny the proposed amendments:

- July 13, 2017: First Reading
- July 20, 2017: Second Reading and Adoption Public Hearing

Exhibits and Attachments

1. Table of Proposed Amendments (dated June 1, 2017)
2. Proposed Ordinance
3. Public Participation Report (January 2017) and Addendum (May 30, 2017)

6/1 DRAFT NO. 2

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG PROVIDING FOR THE AMENDMENT OF THE ST. PETERSBURG CITY CODE LAND DEVELOPMENT REGULATIONS; AMENDING THE MAXIMUM DEVELOPMENT POTENTIAL BY ESTABLISHING FAR LIMITATIONS AND BONUSES IN NT AND NS DISTRICTS; AMENDING SETBACK REQUIREMENTS, BUILDING AND SITE DESIGN REQUIREMENTS AND ACCESSORY STRUCTURE REQUIRMENTS IN NT AND NS DISTRICTS; PROVIDING ADDITIONAL REQUIREMENTS FOR WATERFRONT YARDS, PARKING, AND DRIVEWAYS; AMENDING REGULATIONS RELATING TO ACCESSORY DWELLING UNITS AND LIVING SPACES; AMENDING REGULATIONS RELATING TO ACCESSORY STORAGE STRUCTURES ON THROUGH LOTS, ANCILLARY EQUIPMENT, AND ROOF OR CANOPY STRUCTURES ON DOCKS; AMENDING THE METHOD THAT BUILDING HEIGHT IS MEASURED IN SPECIAL FLOOD HAZARD AREAS; REVISING NONCONFORMING LOTS REQUIREMENTS; AMENDING THE ALLOWBLE ENCROACHMENT INTO SETBACKS REQUIREMENTS FOR ARBORS, PATIOS, SCREEN ENCLOSURES, GARAGES, AND SHEDS; AMENDING REQUIREMENTS FOR THE REINSTATEMENT OF ABANDONED USES AND REDEVELOPMENT OF GRANDFATHERED USES; PROVIDING FOR DRIVEWAY MAINTENANCE; PROVIDING FOR NEW AND REVISED DEFINITIONS; REVISING EXISTING GRAPHICS AND ADDING NEW GRAPHICS; MAKING INTERNAL LANGUAGE, TABLES AND CHARTS CONSISTENT; CODIFYING INTERPRETATIVE LANGUAGE AND CLARIFICATIONS; CORRECTING TYPOGRAPHICAL, GRAMMATICAL AND SCRIVENERS ERRORS; REMOVING OBSOLETE LANGUAGE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 16.20.010.5 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.5. - Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. ~~Previous regulations required larger lots and did not permit accessory dwelling units.~~ Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	**NT-2**	**NT-3**	**NT-4**
Minimum	Residential	45 ft.	50 ft.	60 ft.	45 ft.

Lot Width	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	~~5,800~~ 4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) (1)	15 (1 principal unit and 1 accessory unit per lot) (1)	7 (1 principal unit; accessory unit not permitted)	15 (1 principal unit and 1 accessory unit per lot) (1)
Maximum Residential Intensity (floor area ratio) (2) (3)		0.50	0.50	0.50	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all structures) except where the primary structure is one story then a 0.55 building coverage is allowed		0.50	0.50	0.50	0.50
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

(2) Residential Floor Area Ratio Exemption. The FAR includes any enclosed space above the required design flood elevation line, including enclosed garage space, but excludes all enclosed space below the design flood elevation.

(3) Residential Floor Area Ratio Bonus. An FAR bonus of up to 0.20 shall be granted when structures incorporate design elements set forth herein. The following options may be utilized in any combination, however, the maximum FAR bonus is 0.20.

a. One story covered front porch with a separate roof structure with a minimum width of 75% of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.

b. Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire

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facade, no bonus is allowed unless the setback is at least six feet, maximum 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.

c. Additional second story side setbacks: .01 bonus for every 1 foot of additional side setback of the entire façade, maximum 0.05 bonus per side.

d. Total residential floor area of the second story does not exceed 75% of the first story (excludes garage sf): 0.05 bonus.

e. Reduction of the height of both the peak and roofline of a two story building from the maximum allowed height: 0.02 bonus per foot, maximum 0.06.

f. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20% of the width of the front façade: 0.04 bonus.

g. Side façade articulation: side facades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front half of the side facade: 0.02 bonus per side, maximum 0.04.

h. All windows have real or simulated divided light muntins on interior or exterior surfaces: 0.03 bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface. For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

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SECTION 2. Section 16.20.010.6 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.6. - Building envelope: Maximum height and minimum setbacks.

Building Height	**Beginning of Roofline**	**Top of Roof Peak**
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.
Refer to technical standards regarding measurement of building height and height encroachments.		

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Minimum Building Setbacks

Building Setbacks	**NT-1 and 2**			**NT-3**		**NT-4**		
	If building height is up to 18 ft.	**If building height is +18 ft. to 24 ft.**	**If building height is over 24 ft.**	**If building height is up to 24 ft.**	**If building height is over 24 ft.**	**If building height is up to 24 ft.**		**If building height is over 24 ft.**
Front yard	Stoop	15 ft. or M	15 ft. or M	35	20 ft. or M	40	9 ft. or M	28

				ft.		ft.		ft.
	Open Porch (1)	18 ft. or M	18 ft. or M	35 ft.	23 ft. or M	40 ft.	12 ft. or M	28 ft.
	Building	25 ft. or M	25 ft. or M	35 ft.	30 ft. or M	40 ft.	18 ft. or M	28 ft.
Interior side yard	For lots greater than 60 ft. in width	6 ft. or M	6 ft. or M	12 ft.	7.5 ft. or M	*16* ft.	5 ft. or M	10 ft.
	For lots equal to or less than 60 ft. in width	10 percent of lot width (2)	6 ft. or M	12 ft.	7.5 ft. or M	*16* ft.	5 ft. or M	10 ft.
Street side yard		12 ft. or M	12 ft. or M	*16* ft.	15 ft. or M	22 ft.	8 ft. or M	15 ft.
Rear yard, with alley	For alleys equal to or greater than *16* ft. in width	6 ft. or M	6 ft. or M	20 ft.	7.5 ft. or M	20 ft.	5 ft. or M	20 ft.
	For alleys less than *16* ft. in width	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.	8 ft.., or 22ft. including the width of the alley, whichever is less, or M	20 ft.
Rear yard, no alley		10 ft. or M	10 ft. or M	30 ft.	10 ft. or M	30 ft.	10 ft. or M	30 ft.
Waterfront yard		20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft. ft.	20 ft.

Notes:
(1) Open porches are limited to a one story covered porch with or without a second story uncovered porch; two story covered porches shall meet the principal structure setback.
(2) For properties that are 50 feet or less in width, the minimum side yard building setback shall be 5 feet.

M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:
(a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
(b) No portion of the encroachment shall exceed 24 feet in height;
(c) In no case shall any encroaching structure be closer to a property line than four feet.
Refer to technical standards for yard types and setback encroachments. Enclosing porches in the front yard setback is regulated by the general development standards. The larger of the minimum building separation distances required by the Florida Building Code or the fire prevention code or the minimum building setback established for the interior side yard setback shall apply; Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.

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Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	**NT-1 and 2**	**NT-3**	**NT-4**
All yards (including waterfront)	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

SECTION 3. Section 16.20.010.7 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.7. - Roof lines and slopes.

Required building setbacks increase above 24 feet in height except for towers, turrets, and dormers as provided herein. At 24 feet or below, a cornice line shall be provided and the roofline shall begin. The roof slope shall not exceed 45 degrees (12:12 pitch). The roof peak shall not exceed the maximum height of 36 feet. If a sloped roof is not characteristic of the design style, the wall shall be accentuated with a cornice line at or below 24 feet in height. ~~Any portion of a wall exceeding 24 feet in height shall be set back at least twice the normally required side yard setback from the side property line~~.

SECTION 4. Section 16.20.010.10 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.10. - Setbacks consistent with established neighborhood patterns.

There are building setback characteristics of existing neighborhoods related to ~~the rhythm of spacing between buildings (side yard setbacks),~~ front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan. Approval shall be based on the following:

1. Front ~~and side yard~~ setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.
3. This approval shall follow the procedures for streamline approvals of variances.

SECTION 5. Section 16.20.010.11 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.11. - Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. ~~For a more complete introduction, see section 16.10.010.~~

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building ~~and parking~~ layout and orientation.

1. For nonresidential uses, all service areas and loading docks shall be located behind the front facade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade of the principal structure.

Vehicle connections and parking.

1. The following vehicle connection regulations are required for properties located within NT-2, NT-3 or NT-4 and are recommended for properties located within NT-1. Access for new garages and driveways shall be designed to take advantage of the first available alternative in the following prioritized list:
   a. Driveways and garage doors shall face the alley;

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b. Where no alley exists, driveways and garage doors shall face the side street and shall be restricted to the rear one-third of the lot;

c. Where access via the rear third of the lot is not possible and/or the alley is unable to be traversed with a vehicle due to physical obstructions or barriers, driveways and garage doors shall be permitted within the front two-thirds of the lot facing the side street;

d. In the absence of an alley and a side street, a single lane width curb cut and driveway shall be allowed which shall be located to the side of the principal structure. Parking shall be allowed only behind the front façade line of the principal structure.

2. When a driveway is allowed in the front yard, n~~N~~ot more than one curb cut shall be allowed for each property except as follows:

a. Where the property is abutting a major street identified on the Future Major Streets Map within the Comprehensive Plan; and

b. Where in accordance with the access requirements of this section, the only available access point is from the major street; and

c. Where a circular driveway and second curb cut is necessary to permit vehicles to enter and exit the major street in a forward motion. Pursuant to this section, a second curb cut shall only be approved for the purpose of improved traffic safety and shall not be approved for other ancillary uses, such as access to accessory parking spaces or the maneuvering of domestic equipment.

Porches and Pedestrian connections.

1. Principal entries to a structure shall be connected to the public sidewalk and the curb of the primary street with a sidewalk except when the structure faces a major street which does not allow on-street parking in front of the property.

2. Where a driveway exists in the legal front yard, the required sidewalk from the principal entry may be connected to the driveway in lieu of the connection to the street.

3. Principal entries shall include a porch, portico or stoop, with a minimum usable depth of six feet (measured from the front façade of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a 3-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area.

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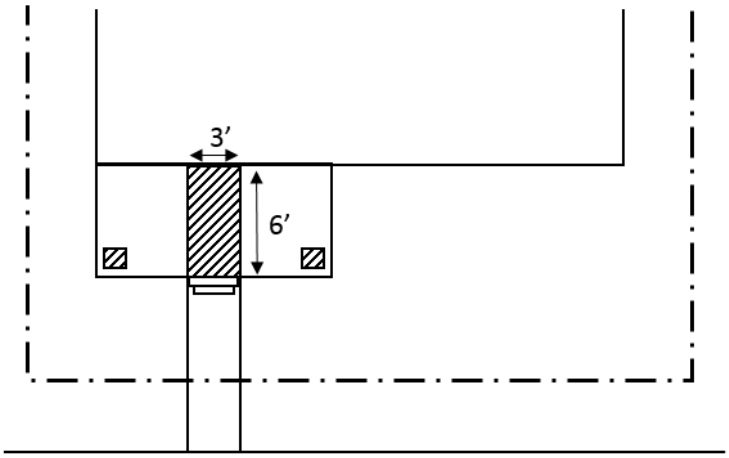
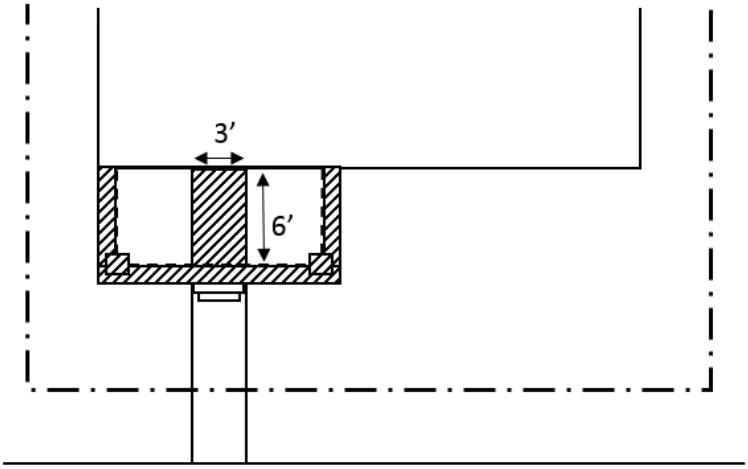
Porch Dimension Requirement:
Example without Railing



This area excluded from the minimum floor area requirement of 48 sq ft

Porch Dimension Requirement:
Example with Railing



This area excluded from the minimum floor area requirement of 48 sq ft

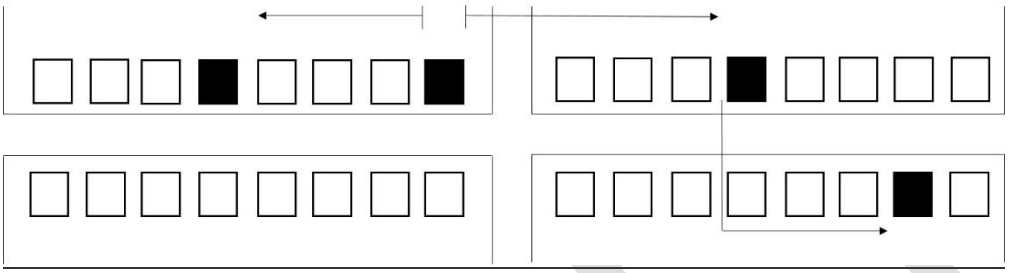
~~*Building and architectural design standards.* All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.~~

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

2. Design of homes located within on the same block face on either side of the street or within on an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, architectural details (doors, windows, columns, porches).

Non-Repeating Façades



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building form.

1. The front and street side of a building shall be designed to give the appearance of an elevated floor at least 16 inches above grade level. Where slab-on-grade construction is proposed, this requirement can be satisfied by utilizing a raised front entry porch, elevated windows, doors and wall heights.
2. ~~Buildings should~~ The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

Wall composition and transparency. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank facades, except that garages located at the rear one-third of the lot and not on the street side may have blank facades. ~~For multi-story buildings, no~~ No portion of a facade ~~corresponding to the height between two floors~~ shall contain a blank area greater than 16 feet in width.
2. At least 30 percent of primary and secondary street facades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side facades ~~and rear facades~~ shall consist of ~~have~~ fenestration or architectural details and features. At least 10 percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least ~~two-thirds~~ 50 percent of the fenestration shall be transparent (i.e., window glass). ~~One-third may consist of trim work, shutters, brackets and other~~

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~~architectural features. Entry doors shall be counted toward fenestration if side panel or decorative windows are provided. Garage doors are not fenestration on street-facing facades.~~

For yards on through-lots see the Dimensional Regulations and Lot Characteristics Section.

3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a facade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, ~~architectural~~ trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout. Windows on the street side facades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48" above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.

~~*Transparency*. The provision of transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety.~~

~~1. Windows on the street side facades shall be evenly distributed in a consistent pattern.~~

~~2. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.~~

~~3. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill.~~

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian. The requirements relating to garage doors do not apply to garage doors facing alleys.

1. Garage doors facing the primary street:
   a. Shall be located at least ten feet behind the front facade line of the principal structure. In the NT-1, NT-2 and NT-4 districts, this distance shall be measured from the front of the front porch, if any.
   b. Shall not exceed 40 percent of the linear frontage of the facade of the principal structure and shall have decorative garage doors.
2. Garage doors facing a non-primary side street, where adjoining side yard abuts another property's front yard:
   a. Shall be one or two single bay garage doors. Double garage bay doors are prohibited.
   b. Shall not exceed 40 percent of the linear frontage of the facade of he principal structure.

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c. Shall be decorative garage doors or feature at least one of the following enhancements: an arbor system surrounding the garage doors, or a projecting balcony, cupola, or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features.

Accessory structures and equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See Use Specific Standards for Accessory Structures.

1. Detached accessory structures, such as garages~~,~~ and garage apartments ~~and sheds over 100 square feet~~, shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story accessory buildings, no portion of an exterior wall on any floor may contain a blank area greater than 16-feet in width.

SECTION 6. Section 16.20.020.6 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.6. - Maximum development potential.

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NS-1	**NS-2**	**NS-E**
Minimum lot	Residential	75 ft.	100 ft.	200 ft.

width	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1 principal unit (accessory unit not permitted)	5 1 principal unit (accessory unit not permitted)	2 1 principal unit and 1 accessory unit per lot (see note 1)
Maximum Residential Intensity (floor area ratio)(2)(3)		0.50	0.50	0.50
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum Residential Building Coverage (includes all structures)		0.50	0.50	0.50
Maximum impervious surface (site area ratio)		0.60	0.60	0.40

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

(2) Residential Floor Area Ratio Exemption. The FAR includes any enclosed space above the required design flood elevation line, including enclosed garage space, but excludes all enclosed space below the design flood elevation.

(3) Residential Floor Area Ratio Bonus. An FAR bonus of up to 0.20 shall be granted when structures incorporate design elements set forth herein. The following options may be utilized in any combination, however, the maximum FAR bonus is 0.20.

a. One story covered front porch with a separate roof structure with a minimum width of 75% of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.

b. Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire facade, no bonus is allowed unless the setback is at least six feet, maximum 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.

c. Additional second story side setbacks: .01 bonus for every 1 foot of additional side setback of the entire façade, maximum 0.05 bonus per side.

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d. Total residential floor area of the second story does not exceed 75% of the first story (excludes garage sf): 0.05 bonus.

e. Reduction of the height of both the peak and roofline of a two story building from the maximum allowed height: 0.02 bonus per foot, maximum 0.06.

f. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20% of the width of the front façade: 0.04 bonus.

g. Side façade articulation: side facades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front half of the side facade: 0.02 bonus per side, maximum 0.04.

h. All windows have real or simulated divided light muntins on interior or exterior surfaces: 0.03 bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.
For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

SECTION 7. Section 16.20.020.7 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.7. - Building envelope: Maximum height and minimum setbacks.

Maximum Building Height (All NS Districts)

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.
Refer to technical standards regarding measurement of building height.		

Maximum Building Height, Minimum Building Setbacks

Building Setbacks	NS-1		NS-2		NS-E	
	If building height is up to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.

Front Yard	Stoop	17 ft. or M	35 ft.	22 ft. or M	40 ft.	27 ft. or M	45 ft.
	Open Porch(1)	20 ft. or M	35 ft.	25 ft. or M	40 ft.	30 ft. or M	45 ft.
	Building	25 ft. or M	35 ft.	30 ft. or M	40 ft.	35 ft. or M	45 ft.
Interior Side Yard		7.5 ft. or M	15 ft.	7.5 ft. or M	15 ft.	15 ft. or M	25 ft.
Street Side Yard		12 ft. or M	20 ft.	15 ft. or M	25 ft.	20 ft. or M	30 ft.
Rear Yard	Principal	20 ft. or M	30 ft.	20 ft. or M	30 ft.	30 ft. or M	40 ft.
	Accessory	10 ft. or M	30 ft.	10 ft. or M	30 ft.	20 ft. or M	40 ft.
Waterfront Yard		15 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.

Notes:

(1) Open porch shall be limited to a one story covered porch with or without a second story uncovered porch; a two story covered porch shall meet the principal structure setback.

M (minor encroachment). Minor encroachments into the normally prescribed setbacks may be allowed so that an addition may align with the side of the existing structure, provided:
(a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
(b) No portion of the encroachment shall exceed 24 feet in height;
(c) In no case shall any setback be less than four feet.
Refer to technical standards for yard types and stoop and setback encroachments. Enclosing porches in the front yard setback is regulated by the general development standards. Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.

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Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NS-1	NS-2	NS-E
All yards, including waterfront	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

SECTION 8. Section 16.20.020.11 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.11. - Setbacks consistent with established neighborhood patterns**.**

There are building setback characteristics of existing neighborhoods related to ~~the rhythm of spacing between buildings (side yard setbacks),~~ front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district.

The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan approval shall be based on the following:

1. Front ~~and side~~ yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.

This approval shall follow the procedures for streamline approvals of variances.

SECTION 9. Section 16.20.020.12 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.12. – Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. ~~For a more complete introduction, see section 16.10.010.~~

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building ~~and parking~~ layout and orientation.

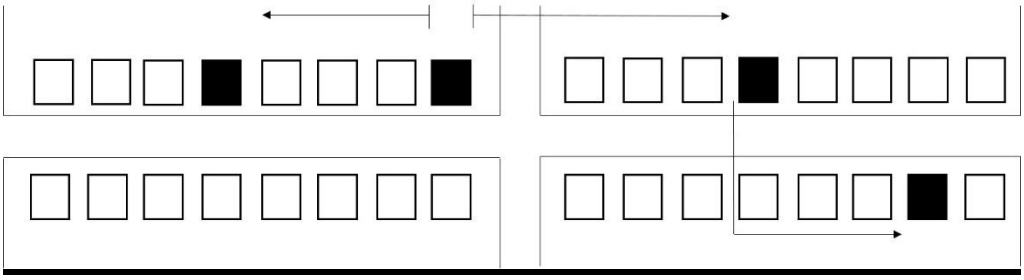
1. For nonresidential uses, all service areas and loading docks shall be located behind the front facade line of the principal structure.
2. All mechanical equipment and utility functions (for e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.
3. Accessory structures shall be located behind the front facade line of the principal structure.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Design of homes located within on the same block face on either side of the street or within on an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, architectural details (doors, windows, columns, porches).

Non-Repeating Façades



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3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies.

Wall composition. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Providing for transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. With the exception of garages up to 15-feet in height located at the rear one-third of the lot there ~~There~~ shall be no blank facades. ~~For multi-story buildings, no~~ No portion of a façade on any story ~~corresponding to the height between two floors~~ shall contain a blank area greater than 16 feet in width.
2. Structures which are situated on corner lots, through lots, or by the nature of the site layout have a facade which is clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, ~~architectural~~ trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.

3. Where the required design elevation is equal to or greater than 48" above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.

~~*Transparency*. The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.~~

~~1~~4. Windows on the street side facades shall be evenly distributed in a consistent pattern.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian.

1. Where alley access exists, alley access is highly encouraged.
2. Garage doors shall comprise no more than 60 percent of the linear frontage of the facade of the principal structure. When garage doors comprise more than 40 percent of the linear frontage of the facade, the principal structure shall feature a projecting entryway that shall have a minimum projected depth of five feet.
3. Where garages which project past the front facade of the principal structure and have garage doors that face the primary street, the garage entry shall feature at least one of the following enhancements: decorative garage doors, an arbor system surrounding the garage doors, a projecting balcony, cupola or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

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1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure.

Accessory structures and equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See Use Specific Standards for Accessory Structures.

1. Detached accessory structures, such as garages~~,~~ and garage apartments ~~and sheds over 100 square feet~~, shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story accessory buildings, no portion of an exterior wall on any floor may contain a blank area greater than 16-feet in width.

SECTION 10. Section 16.40.020 of the St. Petersburg City Code is hereby amended by deleting the entire existing Section and amending Section 16.40.020 to read as follows:

16.40.020. - ARCHITECTURE AND BUILDING DESIGN

16.40.020.1. - Architecture and building design.

St. Petersburg has a rich architectural history dating to its founding. The City's architecture includes a range of styles that showcase the diversity of its residents, shifts in tastes, advances in building materials and techniques, and development patterns. St. Petersburg's earliest buildings, both residential and commercial, were primarily Folk Vernacular and generally frame or masonry construction. As the City of St. Petersburg became more popular, fine examples of other architectural styles such as Craftsman, Prairie and Foursquare, Art Deco and Art Moderne, Minimal Traditional, Mid-Century, and various revival styles including Mediterranean, Mission, Colonial, and Tudor became prevalent.

The publication titled, *St. Petersburg's Design Guidelines for Historic Properties* ("Guidelines"), adopted by the City Council by resolution on July 13, 2017, as amended by City Council resolution, was created to assist property owners in identifying the architectural style of their property and serve as a reference guide for property owners, architects, builders, contractors, and city officials in executing the various design requirements for both the City's historic preservation program and building design requirements contained within the individual zoning categories.

It is important to understand the style of a building when making decisions affecting the exterior appearances, including additions and replacement of damaged or missing elements. When considering new construction, it is also important to consider the overall character of that neighborhood and understand the range of styles represented within it. The Guidelines give a brief description and history of some of the most common architectural styles seen throughout St. Petersburg. Illustrations show a range of elements and features that are common to each style.

Due to the diversity of architectural styles observed throughout St. Petersburg, several styles are not included within the Guidelines and certain elements are not comprehensively covered. In each of these instances, City staff may refer to other academic architectural resources for additional information, including but not limited to:

Virginia Savage and Lee McAlester. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, Inc., 1984.

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Virginia Savage and Lee McAlester. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred A. Knopf, Inc., 2015.

In addition to the styles illustrated in the publications listed above, there are other styles recognized by design professionals as having a basis in academic architectural design philosophies that may be utilized.

16.40.020.2 – Compliance.

When any provision of this Chapter requires construction, which includes new construction, additions, redevelopment, rehabilitation, or any other activity, to comply with or meet design requirements or an architectural style, the publications described herein provide those design and architectural requirements and are hereby adopted by reference and incorporated herein as a part of this Chapter.

SECTION 11. Section 16.400.04.3.2 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.040.3.2 Waterfront yards (all uses). Maximum Height.
Waterfront yards (all uses).

2. WATERFRONT YARDS (All uses)			
Maximum Height	a. - 3 feet for a solid fence or wall of any style~~, or a hedge~~ and any landscape materials except protected trees - 4 feet for an open fence - 5 feet for a decorative open fence for a dock on a non-contiguous water lot, with a maximum gate height of 6 feet, and maximum arch structure height over the gate of 7.5 feet - 6 feet for a vinyl-coated chain-link fence b. In part of the waterfront yard there shall be no limit on the height of landscape materials or number of trees ~~hedges~~ (see E.2, below)	For IC/CRD-zoned properties - 10 feet for an open fence	For commercial marinas - 6 feet for an open fence

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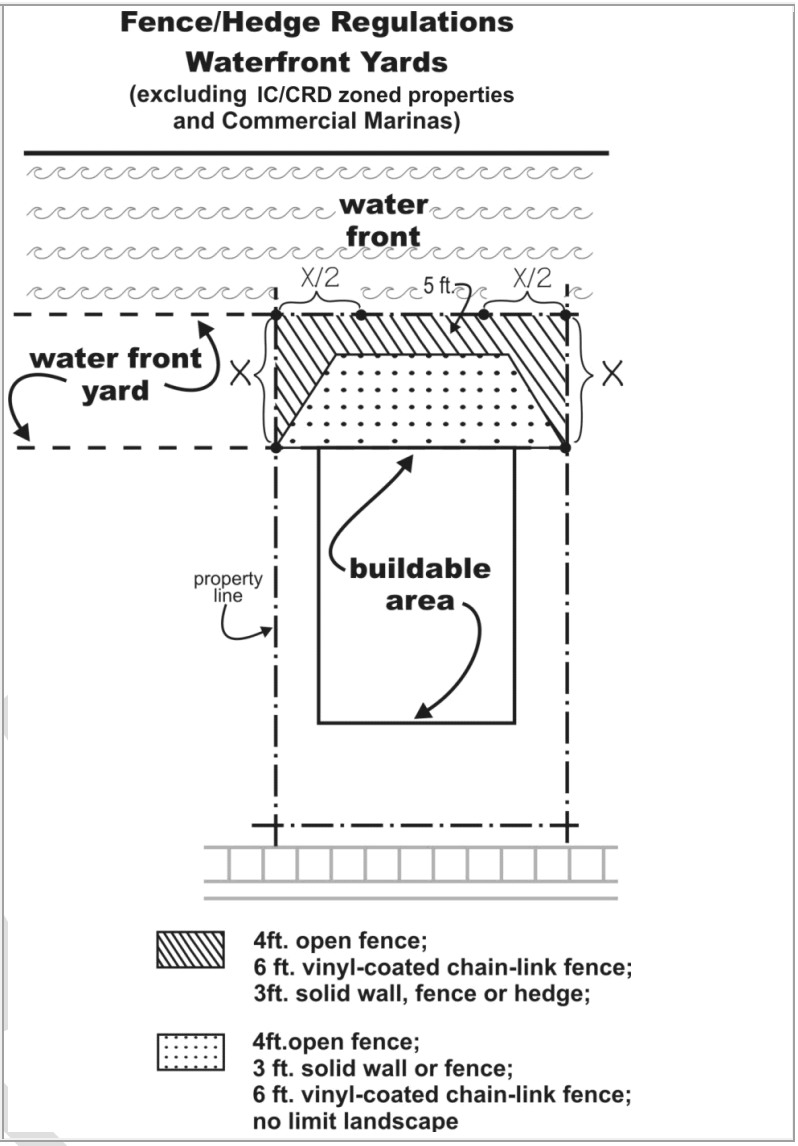
The diagram at right is intended to provide an illustrative view of the foregoing regulations as applied to rectangular lots platted in the traditional block pattern of the City. For non-rectangular lots or for lots with irregular lot lines, property owners are advised to contact the City to verify interpretation of the ordinance as applied to a specific property. The crosshatched area shown in the key is intended to illustrate subsection a. above. The dotted area shown in the key is intended to illustrate subsection b. above. 'X' is the setback set forth in the zoning district.



SECTION 12. Section 16.40.040.3.5.C. of the St. Petersburg City Code is hereby amended by adding a new subsection 12 to read as follows:

Section 16.40.040.3.5.C.12. Gates and fencing for docks on non-contiguous water lots shall be open and consist of decorative materials such as wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, and vinyl or composite manufactured specifically as fencing materials. Any fencing projecting beyond the width of the dock as measured at the seawall (the walkway) shall be limited 5 feet in height and 3 feet in width on each side of the walkway. Replacement of a dock or the existing gate or fencing, the replacement of a majority of the pilings, any expansion of the deck area or the addition of a boat lift(s) shall require gates and fences to be brought into compliance. This shall not apply to commercial marinas or properties in the IC/CRD land use category.

SECTION 13. Section 16.40.060.2.1.2 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.060.2.1.2. - Additional requirements for new and existing one- and two-unit residential properties.

A. *Required permeable green space for yards abutting streets.* Required front yards and required side yards abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios and similar paved areas and non-organic mulch areas, which areas combined shall not exceed 25 percent of the required yard area for corner lots and 45 percent of the required yard area for inside lots. Facilities constructed to achieve compliance with ADA requirements shall be exempt from this surface calculation. Yards abutting streets which do not conform to the provisions herein and which existed as of August 25, 1977, are grandfathered and exempt from this subsection.

B. *Ground cover, private property.* Permeable portions of private property including required yards shall be maintained with an herbaceous layer of sod or ground cover plant material. Installation of St. Augustine sod turf at a property with a new structure which receives construction permits is limited to a maximum of 50 percent of the permeable area of the lot.

C. *Ground cover, rights-of-way.* Permeable portions within the adjoining rights-of-way shall be maintained in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, with an herbaceous layer of sod or ground cover plant material. Where landscaping material is used in the right-of-way within four feet of the curb or road edge and there is no approved landscape plan, the landscaping materials, excluding sod, shall not exceed 24 inches in height above the top of the adjacent curb, or if there is no curb, the road bed, provided that the landscaping material does not result in a hazard or impairment to public vehicular or pedestrian traffic or violate the visibility at intersection section.

D. *Mulch.* Organic mulch is a beneficial addition to landscaping in many situations including providing a surface covering under shrubs, or where ground cover material is maturing. The intention of these regulations is to allow mulch within a landscape design while not allowing an entire yard to only be covered with mulch. The use of cypress mulch is discouraged.

1. *Installation standards.* Where used in lieu of sod or ground cover plant material, mulch shall be placed to a minimum depth of three inches. The top level of the mulch shall not exceed the height of the immediately adjacent ground surface. Mulch shall not be placed directly against a plant stem or tree trunk. Non-organic mulch including rubber, decorative gravel or crushed stone shall be allowed only in planting areas (e.g., in gardens or hedge areas).

2. *Limits on installation on one- and two-unit residential properties.*

   a. Organic mulch may be used without limit underneath shrubs and trees, provided the shrubs and trees or a combination thereof are planted and maintained at a cumulative ratio of at least one shrub or tree, planted within the mulch per each ten square feet of organic mulched area;

   b. No more than 50 percent of the required front and street side yard may be covered with mulch;

   c. Where a mulch parking surface has been permitted pursuant to the parking and loading design section, a separation consisting of an herbaceous layer of sod or ground cover of not less than eight feet in width shall be provided between the parking area and any adjacent mulch area allowed pursuant to this section.

3. *Limits on installation in rights-of-way.* Organic mulch may be used in permeable areas of the right-of-way to keep moisture in the soil while other forms of approved ground cover plant material are maturing. Mulch is prohibited within four feet of the curb or road edge if there is no curb. Mulch in the right-of-way must be contained within borders sufficient to prevent flotation of mulch into the roadway. With the exception of permitted driveway or sidewalk materials, the use of shell, rock or other similar hardened non-organic mulch in the right-of-way is prohibited.

E. *Irrigation, existing one- and two-unit residential properties.* A permanent irrigation system is not required for existing one- and two-unit residential properties; however, where one is installed, it shall be designed to avoid runoff, overspray or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways or structures. Irrigation systems shall be maintained so there are no broken irrigation heads or leaks. Automatic sprinkler systems shall install a rain sensor

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device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

F. *Vegetation, existing one- and two-unit residential properties.* Any one- or two-unit residential property that meets or exceeds the tree and/or shrub standards set forth in the previous section for new one or two unit residential properties, shall maintain the minimum standards for the property. This does not mean that existing one- or two-unit residential properties that do not meet the requirements set forth in the previous section for new one- or two-unit residential properties are required to install vegetation to meet those requirements.

G. *Landscaping adjacent to mechanical equipment on site.* Mechanical equipment, (e.g. backflow preventers, utility cabinets, air conditioners, etc.) visible from streets, excluding alleys, shall be landscaped with a continuous hedge comprised of shrubs planted no more than 30 inches on center or a decorative fence or architectural feature if the location is inadequate for landscape (e.g. too small, insufficient light). Landscaping shall be installed no less than three feet from the equipment to allow for access, maintenance and required air flow.

H. *Landscaping adjacent to fences, walls, or dumpster enclosures.* The exterior of any opaque fence or wall which exceeds 150 linear feet in length, visible from any street (not alley) shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.

I. Decorative objects, including, but not limited to, rocks and planter beds, shall not be located within four feet of the curb of the street or where there is no curb, the road edge.

SECTION 14. Section 16.40.090.3.3 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.090.3.3. - Development standards for private one- and two-family properties.

Parking.

1. *Location.* Required parking spaces shall be located on the same lot as the use.
2. *Driveways.* Driveways shall be designed in a manner that minimizes disruption of pedestrian corridors and the streetscape. Driveway locations shall be provided as required in the zoning district, except that no such driveways shall be allowed when a one- or two-family residential property abuts an alley and is located in a DC district.
3. *Variances.* Where unique conditions related to existing buildings, dimensional aspects of platted lots, or a lack of available space preclude strict compliance with these requirements, the POD may adjust the minimum requirements in accordance with the standards of review for the granting of a variance.
4. *Visibility triangle.* The visibility triangle is an area which has certain restrictions to allow for safe visibility when operating a motor vehicle or bicycle or for pedestrian movement. Driveways may encroach into the visibility triangle within the public right-of-way; however, driveways shall not encroach into the visibility triangle within the boundary of the private property.
5. *Setbacks.* Portions of a driveway located in the right-of-way shall meet a minimum setback of three feet from the extended interior and streetside property line.

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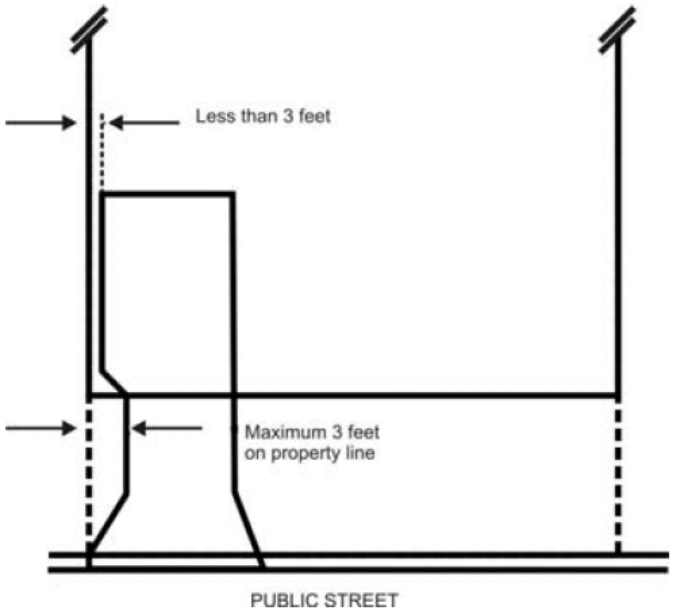
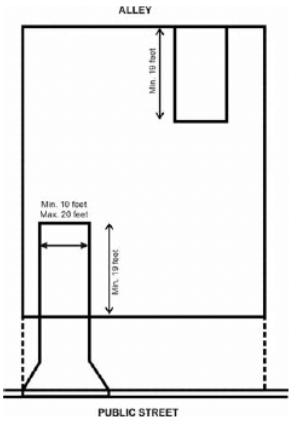


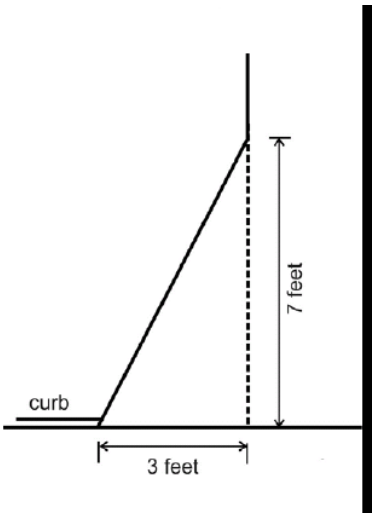
6. *Dimensions.* Parking spaces shall be located completely on private property to prevent vehicles from overhanging into and obstructing the public right-of-way. Parking spaces shall be a minimum of 9 feet in width and 18 feet in length and completely on private property.

   a. *Standard driveway.* Driveways shall measure no less than ten feet in width and no more than 20 feet in width, no more than 20 feet as the driveway crosses the property line and no more than 26 feet at the curb, which includes a three-foot by seven-foot triangular flare. The required minimum length for the portion of the driveway on the private property is 19 feet, measured from the property line.

line.

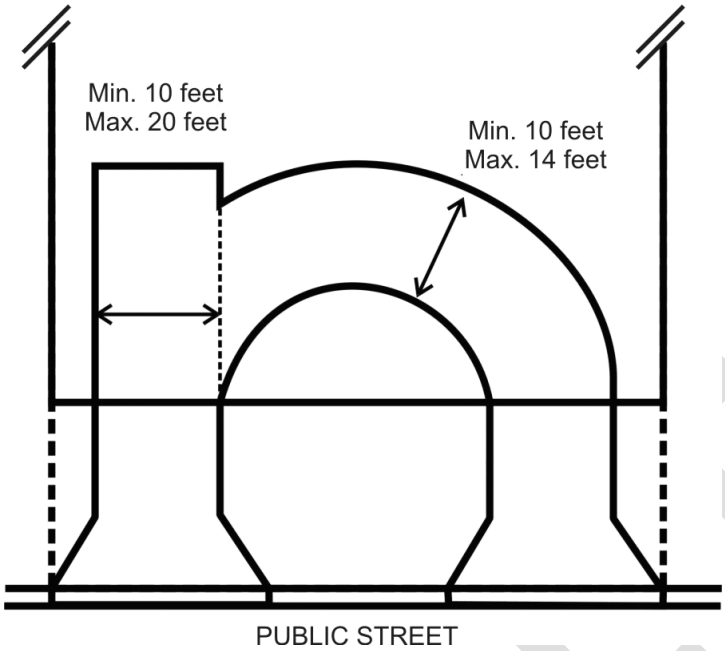


Standard driveway
Flare



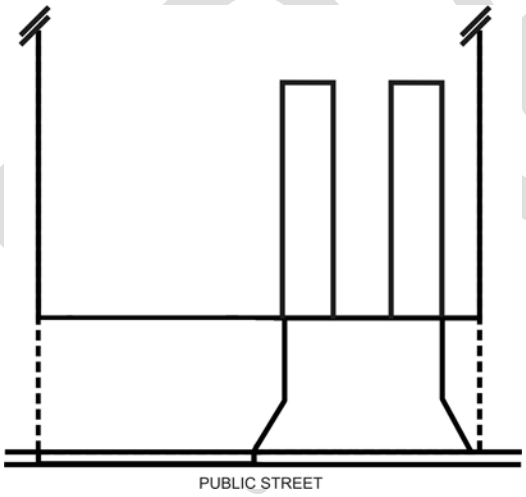
   b. *Circular driveway.* The circular portion of a driveway shall measure no less than ten feet in width and no more than 14 feet in width, no more than 14 feet as the driveway crosses the property line and no more than 20 feet at the curb, which includes a three-foot by seven-foot triangular flare. Circular driveways are not allowed on lots less than 60 feet wide.

Circular Driveway



c. *Ribbon driveway*. Ribbon driveways are an acceptable alternative to standard driveways, reducing the overall impervious surface coverage. Ribbon driveways are subject to the same maximum dimensional standards as ~~dimensions for~~ standard driveways. Individual "ribbons" are only permitted within the property (not the right-of-way) and shall measure between 1½ and 2½ feet in width.

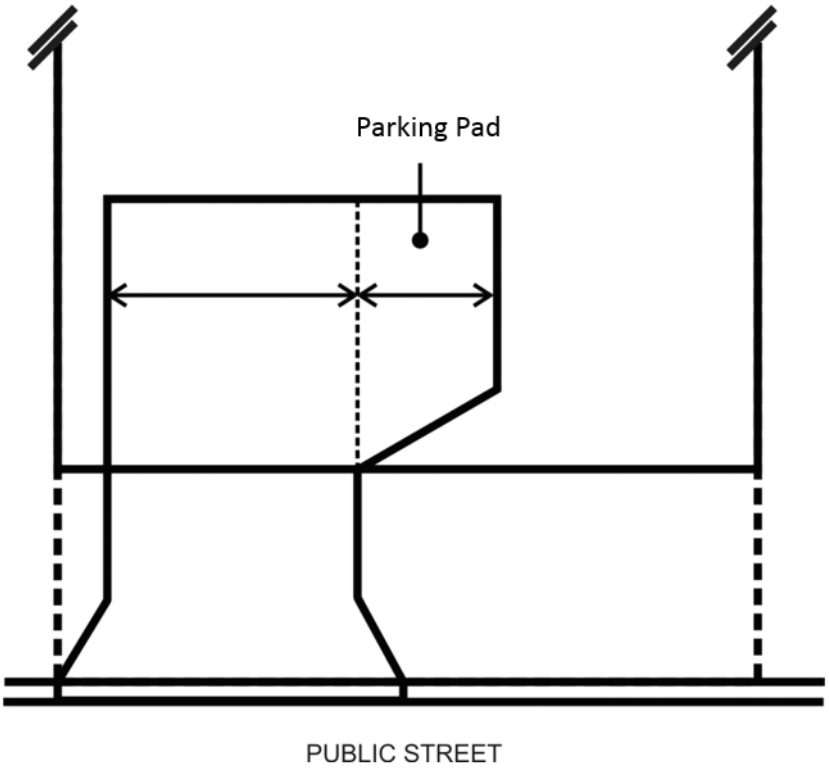
Ribbon Driveway



~~Ribbon Driveway~~

d. *Accessory parking pad.* An accessory parking pad no wider than ten feet and not exceeding 400 square feet in area may be installed contiguous to a legally recognized driveway, subject to the condition that the parking surface area is located wholly within the property and no closer than three feet to the interior or street side property lines. See zoning district criteria for specific dimensions for parking pads.

Accessory Parking Pad



~~Accessory Parking Pad~~

e. *Zoning specific criteria* .

1. When a property is located within a ~~Neighborhood~~ Traditional ~~(NT)~~ zoning district, any new, reconstructed or reconfigured driveway shall be no wider than 20 feet within the property boundaries, 12 feet as the driveway crosses the property line and 16 feet at the curb, which includes a two feet by seven feet triangular flare. Circular driveways within the front or street side yards are prohibited, except as otherwise allowed by the building design standards of the zoning district. Where a circular driveway is permitted, the circular portion of the driveway shall measure no less than ten feet in width and no more than 12 feet in width, no more than 12 feet as the driveway crosses the property line and no more than 16 feet at the curb, which includes a two-foot by seven-foot triangular flare.

2. When property is located within a ~~Neighborhood~~ Suburban ~~(NS)~~ zoning district, one driveway (inclusive of one portion of a circular driveway that extends to the curb) shall be no wider than 20 feet within the property boundaries, 20 feet as the driveway crosses the property line and 26 feet at the curb. All additional driveways (inclusive of one portion of a circular driveway that extends to the curb) shall be no wider than 14 feet within the property boundaries, 14 feet as the driveway crosses the property line and 20 feet at the curb. See also dimension requirements for circular driveways.

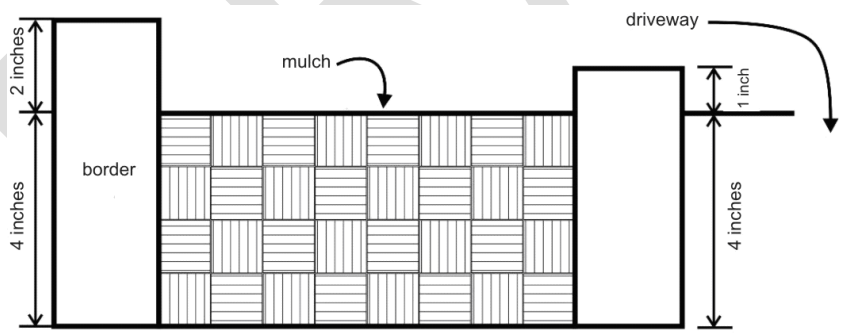
7. *Sidewalks located within adjoining right-of-way.* In traditional districts, where a driveway intersects a sidewalk located within the right-of-way, the portion of the sidewalk that crosses the driveway shall have a consistent finish and color as the abutting sidewalk and be visually delineated with expansion joints. In suburban districts, where a driveway intersects a sidewalk located within the right-of-way, the portion of the sidewalk that crosses the driveway shall be visually delineated with a change in color or material or with expansion joints. The abutting property owner shall be responsible for maintaining the sidewalk in good condition and repair with no cracks or voids larger than one inch.

.8. *Impervious surface coverage.* The maximum impervious surface ratio is limited to those areas within the boundary of the private property and does not include the public right-of-way. For interior lots, no more than 45 percent of the land area between the front property line and front building setback line may be paved or covered with impervious surface materials. For corner lots, no more than 25 percent of the land area between the front and street side property lines and front and street side building setback lines may be paved or covered with impervious surface materials. Impervious surface materials include the surface materials identified in subsection 9 of this section.

9. *Surface materials.* The portion of the driveway located within the right-of-way shall be constructed of asphalt or concrete material, brick or decorative pavers. The portion of the driveway and all required parking spaces located within the property boundaries shall be constructed of asphalt or concrete material, brick or decorative pavers, grid pavers, crushed stone, rock, gravel or other materials approved by the POD. Crushed shell is prohibited. The abutting property owner shall be responsible for maintaining the surface in good condition and repair with no cracks or voids larger than one inch.

For accessory parking pads, ~~only~~ organic mulch is also an approved surface material and is subject to the following minimum technical standards. Mulch shall be at least four inches deep. The parking pad shall be bordered with a solid border at least four inches below the surface and extending at least two inches above the surface of the mulch on all sides except the driveway side, where it shall extend at least one inch above the mulch surface.

Mulch Parking Pad



~~Mulch Parking Pad~~

SECTION 15. Sections 16.40.030.6.1.c and .3.aof the St. Petersburg City Code are hereby amended to read as follows:

1.c. A proposed residential development of up to four dwelling units ~~individual single-family home, duplex, triplex or quadruplex~~ which is not part of a larger unified ~~common~~ plan of development shall be exempt from water quality requirements.

* * * * * * * * *

3.a. A proposed residential development of up to four dwelling units ~~individual single-family home, duplex, triplex or quadruplex~~ which is not part of a larger unified ~~common~~ plan of development is exempt.

SECTION 16. Section 16.40.140.3 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.140.3. - Plats, preliminary and final.

A. *Generally.*

1. No permit shall be issued by the POD for the construction of any building or other improvement requiring a permit on property within a subdivision of land for which a plat is required, unless a preliminary plat thereof has been approved by the POD.

2. No street shall be accepted and maintained by the City, nor shall water, reclaimed water, or sewer service be extended by the City, nor shall a certificate of occupancy be approved for ~~any permit be issued by the POD for the construction of~~ any building or other improvement requiring a permit on property within a subdivision of land for which a plat is required by this section or was required prior to the adoption of this section, unless a final plat thereof has been approved and has been recorded in the office of the clerk of the circuit court of the county.

~~2.~~3. All unplatted, undeveloped land shall be platted prior to the issuance of a certificate of occupancy of any structure thereon; however, where a legal principal use already exists on unplatted land, permits for maintenance purposes and additions thereto may be issued.

4. Division of more than one platted lot under common ownership, or which are part of a unified plan of development, shall require that all lots be replatted or platted.

B. *Procedures.* For procedures, see applications and procedures section.

SECTION 17. Sections 16.40.140.2.4.C.3 and D of the St. Petersburg City Code are hereby amended to read as follows:

C.3. Consistency with the established neighborhood pattern shall be maintained, including lot dimensions, utility and parking functions, alley access, and sanitation services. New lot lines shall comply with the subdivision requirements when practical and shall be formed of one straight line.

D. Replatting. Replatting is required if the lot line adjustment or lot split results in the property that is the subject of the application being divided, and including any abutting property and lots in common ownership, or which are part of a unified plan of development, into a total of three or more lots.

SECTION 18. Section 16.40.140.4.7 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.140.4.7. - Excavation, fill, and tree removal.

Prior to any land excavation, fill operation, or tree removal in a proposed subdivision development, a ~~final~~ preliminary plat prepared in accordance with the provisions of this chapter shall be approved by the POD ~~City Council~~.

1. *Excavation.* The owner requesting any excavation shall obtain a permit from the POD and shall comply with all other applicable local, county, state and federal requirements.

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2. *Landfill.* Prior to commencing any landfill, plans and specifications for the clearing, filling and grading operation shall be submitted by a registered engineer who will supervise the actual clearing and filling operations and a permit shall be obtained from the POD. All conditions of the approved specifications shall be met and certified by a registered engineer in charge of the project.

3. *Tree removal.* Plans for tree preservation and removal shall be submitted for any plat in excess of three acres.

4. *Guarantee of improvements.* A guarantee of improvements shall be provided to ensure that all conditions of the permit shall be completed.

SECTION 19. Section 16.50.010 of the St. Petersburg City Code is hereby amended to read as follows:

SECTION 16.50.010. - ACCESSORY DWELLING ~~AND ACCESSORY LIVING SPACE~~

16.50.010.1. - Applicability.

This section applies to accessory dwelling units and accessory living space as defined in the Matrix: Use Premises and Parking Requirements and to the construction of a single-family dwelling unit as a principal use on a lot where an accessory dwelling unit already exists.

16.50.010.2. - Generally.

~~Common names for accessory dwelling units and accessory living space include garage apartment, ancillary apartment, mother-in-law unit, guest house, carriage house or granny flat. For the purposes of these regulations, all of these building forms shall be referred to as an "accessory dwelling use" unless otherwise specified in this section.~~ See the definition of Accessory Dwelling Unit in the Use Matrix for definition,

16.50.010.3. - Purpose and intent.

Traditional neighborhoods in the City are under increasing development pressure. Redevelopment has occurred in a manner that is not consistent with the development pattern that makes these areas attractive and desirable. Appropriately channeling the form of redevelopment is critical to maintaining the character and viability of our traditional neighborhoods. Reintroducing the accessory dwelling use as a permitted use in these areas is intended to guide reinvestment and redevelopment in a manner that reinforces and protects the traditional pattern. This section is also intended to address the establishment of accessory living space which can be used in a manner that creates impacts similar to an accessory dwelling use. Protecting that pattern requires strict and complete compliance with all of the applicable development standards.

~~1. *Strict compliance with standards for a new accessory dwelling use.* The development standards in this section have been crafted within the context of an urban environment. The accessory dwelling use will be constructed either at the same time as a new house is built or as an addition where a principal dwelling unit already exists. In either case, strict compliance with the standards of this section shall be required. Where the accessory dwelling use is proposed in addition to an existing principal single-family use, compliance may require significant modification to the current configuration of the site. This section is not intended to prioritize one standard over another; all are equally important and necessary. Strict compliance with the criteria is critical to adequately and effectively mitigate the impacts and achieve the desired outcome. A variance from any of the standards in this section to establish an accessory dwelling use would be inconsistent with the purpose and intent of this section; therefore, no variance to any provision of this section may be granted.~~

~~2. *Reinstatement of an abandoned accessory dwelling use.* The development standards of this section shall also be used to evaluate the merits of an application to reinstate the grandfathered status of an abandoned accessory dwelling unit. Reinstatement, if approved, shall remove the grandfathered status and make the accessory dwelling unit lawful pursuant to the current zoning regulations.~~

~~Although no variances are allowed for new accessory dwelling uses, some relief from the standards of this section may be necessary in the context of a reinstatement because the principal and accessory structures already exist.~~

16.50.010.4. - Establishment.

Establishment or expansion of a lawful accessory dwelling unit ~~use~~ shall be subject to the following requirements:

1. Not more than one accessory dwelling unit ~~use~~ shall be permitted for each single-family dwelling in the districts where allowed by the Matrix: Use Permissions and Parking Requirements, subject to all requirements of this section.
2. An accessory dwelling unit ~~use~~ shall not be permitted before construction of the principal building has commenced or a lawful principal use is established.
3. An accessory dwelling unit ~~use~~ shall be subordinate to the principal use as to location, ~~height,~~ square footage, and building coverage.
4. An accessory dwelling unit ~~use~~ shall not be utilized as a transient accommodation use as defined and regulated by this chapter.

16.50.010.5. - Development standards.

16.50.010.5.1. - Lot requirements.

A. Establishment of a new accessory dwelling unit ~~use~~ shall only be allowed if:

1. The lot area shall be at least 5,800 square feet. ~~There is no minimum lot area requirement for accessory living space;~~
2. If the lot is below the current minimum lot area requirements for the zoning district, the original platted lot or lawfully established lot of record has not been subdivided and remains under common ownership;
3. ~~The~~ If the accessory dwelling unit is detached and the legal front and rear of the lot are consistent with the front and rear yards of lots on the same block face. An attached accessory dwelling unit shall not be permitted where lots have been refaced such that the legal front yards face a different direction than the rest of the lots in the block or where refacing has eliminated alley access for a lot.

B. A lot containing an accessory dwelling unit ~~use~~ shall not be subdivided to separate the accessory dwelling unit ~~use~~ from the principal use, unless such division can meet all applicable standards of the zoning district and land development regulations.

16.50.010.5.2. - Building and site requirements.

~~Site plans for the establishment of any new accessory~~ Accessory dwelling units ~~use~~ shall be subject to the following design standards ~~for buildings~~:

1. The floor area of any accessory dwelling unit ~~use shall be no less than 375 square feet and~~ shall not exceed 750 square feet.
2. For a multi-story, accessory building, the floor area of the portion of the building used for an accessory dwelling unit shall not exceed 50 percent of the gross floor area of the multi-story, accessory building. If the entire area used for the accessory dwelling unit is on the second floor of the building (not including the stairs) then the accessory dwelling unit may exceed 50 percent of the gross floor area of the building. The remaining floor area shall be used only as garage, utility (washer, dryer, work room) or storage space. For a one-story, accessory building, the accessory dwelling unit ~~use~~ may use 100 percent of the gross floor area of the one-story, accessory building.

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3. The portion of the building containing an accessory dwelling unit ~~living space~~ may be attached to the side or rear of the principal structure and shall comply with the setbacks of the zoning district.

4. Sides of buildings containing second floor porches, or unenclosed staircases which face the interior side yard of an adjacent property shall comply with the minimum setback of the zoning district or ten feet, whichever is greater. This requirement shall not apply to completely enclosed staircases.

5. A paved walkway at least two feet in width shall connect the main entrance of the accessory dwelling unit ~~use~~ with the off-street parking spaces ~~and the public sidewalk~~.

6. The building containing an accessory dwelling unit ~~use~~ shall comply with the architectural standards for the zoning district and be compatible with the style of the building containing the principal use, including paint scheme.

16.50.010.5.3. - Visual buffering.

Given the compact urban form of traditional neighborhoods, it is necessary to establish minimum standards for visual buffering between uses to afford residents a reasonable level of privacy in rear yards. Each lot is different. Certain design solutions may be more effective or appropriate in some circumstances than others. The intent is to prioritize privacy for adjacent properties over the privacy between the principal and accessory use on the lot. Buildings for a new accessory dwelling unit shall comply with the following requirements:

1. Where an accessory dwelling unit ~~use~~ is proposed at a second story level, all ~~exterior doorways and~~ outdoor living areas such as porches, ~~or~~ balconies, and unenclosed staircases shall be oriented toward the interior of the property or meet at least a ten foot side yard setback.

~~2. Sill heights for second story windows facing interior side yards shall be at least 48 inches above the finished floor elevation for the second story level.~~

16.50.010.5.4. - Parking and accessibility.

~~New or redeveloped accessory~~ Accessory dwelling units ~~use~~ shall be subject to the following parking ~~design~~ standards:

1. Paved off-street parking spaces shall be provided for all uses on the site as required in the Matrix: Use Permissions and Parking Requirements.

~~2. No variances shall be granted to the number of required parking spaces for a new accessory dwelling use permitted after September 10, 2007.~~

~~3. The addition or reinstatement of an accessory dwelling unit shall require compliance with all of the parking requirements for the entire property.~~

~~4.~~2. All required off-street parking spaces shall be provided in the rear yard where the rear yard is adjacent to an alley. If no alley access exists, parking shall be contained within the rear portion of the site accessed by a driveway from the side street. Driveway access from the primary street shall only be permitted where there is no alley or side street and shall be no larger than a single lane wide.

~~5. The parking of vehicles in front of the principal structure is prohibited. Parking a vehicle on the street in front of the principal structure is not prohibited at a location where street parking is otherwise lawful.~~

~~6.~~3. Driveways for off-street parking areas shall comply with the design and location restrictions for the zoning district. ~~Nonconforming driveways shall be modified to comply or shall be eliminated. The requirement to eliminate a nonconforming driveway or parking area in order to make a property eligible for an accessory dwelling use shall not be deemed to constitute a hardship justifying a variance.~~

~~7.~~4. At least one of the required parking spaces shall be an unobstructed, unenclosed surface space for exclusive use by occupants of the accessory dwelling unit ~~use~~.

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~~8. Surface parking areas capable of accommodating more than three vehicles shall incorporate decorative pavement treatments throughout at least ten percent of the paved area, including the driveway. Plain asphalt or concrete shall not be permitted.~~

~~9.~~5. A storage area shall be reserved along the property line adjacent to the alley to provide storage of solid waste collection containers, where possible.

~~10. Storage areas shall be at least five feet wide and may be divided between two adjacent properties.~~

~~11. Storage areas shall be required along both sides of an alley, regardless of which side is currently used for solid waste collection service.~~

~~16.50.010.5.5. - Accessory living spaces; additional restrictions.~~

~~In addition to the restrictions applicable to accessory dwelling units, new accessory living spaces shall be subject to the following restrictions:~~

~~1. An accessory living space shall operate as an extension of and be dependent upon the principal use and shall not be a separately functioning dwelling unit.~~

~~2. Cooking facilities are prohibited within an accessory living space.~~

~~3. Separate mailing addresses are prohibited for an accessory living space.~~

~~4. Separate utility meters for electricity, gas, water, and other utility services are prohibited.~~

SECTION 20. The St. Petersburg City Code is hereby amended by adding a new Section 16.50.011, to read as follows:

SECTION 16.50.011. – Accessory living space.

16.50.011.1. - Applicability.

This section applies to accessory living space as defined in the Matrix: Use Premises and Parking Requirements.

16.50.011.2. - Generally.

These requirements apply to both attached and detached accessory living spaces.

16.50.011.3. - Accessory living spaces; restrictions.

Accessory living spaces shall be subject to the following restrictions:

1. An accessory living space shall operate as an extension of and be dependent upon the principal use and shall not be a separately functioning dwelling unit.
2. Cooking facilities are prohibited within an accessory living space.
3. Separate mailing addresses are prohibited for an accessory living space.
4. Separate utility meters for electricity, gas, water, and other utility services are prohibited.

16.50.011.4. Building and site requirements.

1. Where an accessory living space is proposed at a second story level, all outdoor living areas such as porches, balconies, and unenclosed staircases shall be oriented toward the interior of the property or meet at least a ten foot side yard setback.

16.50.011.5. Parking and accessibility.

1. Paved off-street parking spaces shall be provided for all uses on the site as required in the Matrix: Use Permissions and Parking Requirements.

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2. All required off-street parking spaces shall be provided in the rear yard where the rear yard is adjacent to an alley. If no alley access exists, parking shall be contained within the rear portion of the site accessed by a driveway from the side street. Driveway access from the primary street shall only be permitted where there is no alley or side street and shall be no larger than a single lane wide.

SECTION 21. Section 16.50.020.4.1 of the St. Petersburg City Code is hereby amended to read as follows:

16.50.020.4.1. - Accessory storage structure and carports.

~~Within~~ At any use in Neighborhood districts and at single family dwelling units in any district, one accessory storage structure (~~typically~~ a pre-constructed shed) and one carport shall be allowed which are exempt from design requirements as set forth herein. ~~, as provided in the setbacks section, so long as it complies with all of the following criteria. Structures~~ Any other such structures are allowed in the buildable area provided ~~–~~that they ~~do not comply with all of the following criteria shall comply~~ with the design requirements and setbacks for the zoning district.

1. General Requirements. ~~*Size and height.* The structure shall not exceed 100 square feet in area and ten feet in height.~~

~~2~~ a. *Anchoring.* The structure shall be properly anchored to resist wind and other forces.

~~3~~b. *Utility easements.* If a structure is secured to the ground by a foundation and not capable of being moved intact, no portion of the structure shall encroach into a utility easement.

~~4~~c. *Right-of-way and access easements.* No structure shall encroach into a right-of-way or private access easement.

~~5~~d. *Use restrictions.* The structure shall only be utilized for storage and shall not be used for operation of mechanical equipment.

~~6. *Additional structures.* Any additional accessory storage structures, regardless of size or type, shall comply with the setbacks for the zoning district.~~

~~7. *Street side and waterfront yards.* The structure shall not be located in street side or waterfront yards. Where such yards exist, the structure shall comply with the setbacks for these yards for the zoning district.~~

~~8~~2. *Through lots* ~~*Special circumstances for storage structure from front property line*~~. On a through lot which meets the width, depth and area requirements for a lot in that zoning district, if one front yard is determined to be a rear yard pursuant to the dimensional regulations, and lot characteristics section (currently Sec. 16.60.010) and has a solid, not less than five-foot high, decorative wall or fence, ~~which allows no vehicular access through that front yard, one~~ the exempt accessory storage structure ~~is allowed no more than~~ shall be setback at least ten feet from that ~~the front~~ property line.

~~9~~3. *Design standards for accessory storage structures.*

a. One accessory storage structure 100 s.f. or less and less than 10 ft. in height is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure . See allowable encroachment and setback section.

b. ~~Where an~~ Any accessory storage structure ~~is~~ located within the rear one-third of a property, 200 square feet or less in gross floor area, ten feet or less in overall height to the top of roof peak, and screened by a solid masonry wall or decorative wood or vinyl fence measuring six feet or more in height~~, the accessory storage structure~~ is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure.

c. All other accessory storage structures shall comply with the design and setback requirements of the zoning district.

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~~10~~4. *Code compliance.* All accessory storage structures shall comply with the Florida Building Code and St. Petersburg Fire Code (e.g. building separation and egress).

5. a. A carport for a single family residential use is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure if it is: open on three sides, located within the rear one-third of the property, located behind the principal structure, meets the side yard setbacks for the principal structure (if on the streetside it must be hidden by another structure from view from the street), not greater than 440 square feet in area, not greater than 12 feet in height at the beginning of the roofline, and not greater than 15 feet in height at the peak of the roof.

   b. All other carports shall utilize the architectural style and construction materials of the existing principal structure.

SECTION 22. Section 16.50.130.9.4 of the St. Petersburg City Code is hereby amended to read as follows:

16.50.130.9.4. - Roof or canopy structures.

The maximum pitch of any roof or canopy constructed as part of a dock structure shall not exceed one foot of elevation per every 20 feet of horizontal coverage. Roof or canopy structures are prohibited on lots with less than 50 feet of waterfront frontage and on any non-contiguous water lots which have a public sidewalk abutting the seawall. Roof or canopy structures may not be placed within a side setback unless a variance is granted specifically for the roof or canopy structure. Boathouses are prohibited.

SECTION 23. Section 16.60.010.5.E of the St. Petersburg City Code is hereby amended to read as follows:

16.60.010.5.E. A variance to the maximum floor area ratio is not allowed, except in Neighborhood Traditional Single-family or Neighborhood Suburban Single-family zoning districts. Any other request to exceed the maximum floor area ratio requires a rezoning and future land use map amendment, where applicable.

SECTION 24. Section 16.60.010.6.B of the St. Petersburg City Code is hereby amended to read as follows:

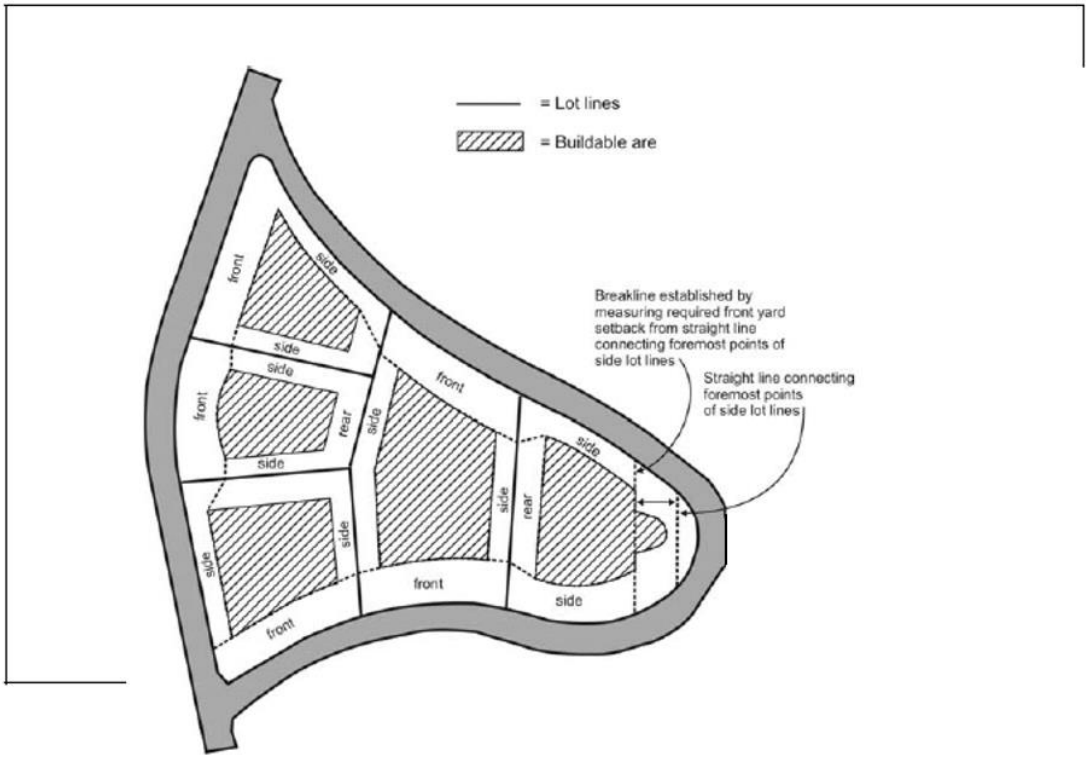
16.60.010.6.B. Within special flood hazard areas, building height shall be measured from the required design flood elevation line ~~as measured to the finished floor~~ to the beginning of the roofline or roof peak, as determined within the individual zoning districts.

SECTION 25. Section 16.60.010.8.3.C of the St. Petersburg City Code is hereby amended to read as follows:

16.60.010.8.3.C. On through lots, one frontage may be considered the rear yard when 50 percent or more of the developed through lots in the block have established that frontage as a rear yard by both building design and usage. Where that percentage doesn't exist, the yard which shall be considered a rear yard shall be determined based upon the following order of factors: a) the location of the rear yards of abutting through lots, (b) the predominant location of the rear yards of other developed lots on the block, c) the location of the front entry into the house on the subject lot, and d) the relationship of the yard to other yards on abutting properties.

SECTION 26. The existing graphic depiction in Section 16.60.010.9.B of the St. Petersburg City Code is hereby deleted and replaced with the following graphic to read as follows:

16.60.010.9. B. *Nonrectangular lots; yard nomenclature, location.* The following diagram is intended to illustrate the terminology used in reference to front, side, and rear yards on interior, corner, reversed frontage and through lots of nonrectangular shape.



SECTION 27. The Section 16.60.010.9.C of the St. Petersburg City Code is hereby amended to add the following graphic to read as follows:

C. *Measurements.* In the measurement of required waterfront yards, depth shall be measured perpendicular to the centerline of the seawall, or waterside lot line or the mean high water line, whichever is closer to the principal structure, for non-seawalled lots.

SECTION 28. The St. Petersburg City Code is hereby amended by adding a new section, Section 16.60.030.2.B.3, to read as follows:

16.60.030.2.B.3. The POD may administratively approve an application for development which otherwise complies with the land development regulations on a platted lot when:

a. 80% or more of the lots on the subject block and any lots on the surrounding block faces which block faces are wholly or partially within 500 feet of the subject lot, are also substandard for width and/or area, (this calculation shall not consider or include any lots which are across a major street or are in a different zoning district), or

b. the nonconformity is equal to or less than 5% of the required width and/or area.

SECTION 29. The Arbor; Patios, covered; Screen enclosure, patio (solid roof); Garages, residential sideloading or facing an alley; and Shed structure/improvements in the 'allowable encroachments and setbacks' chart in Section 16.60.050.2 of the St. Petersburg City Code are hereby amended to read as follows:

16.60.050.2. - Allowable encroachments and setbacks.

Structure/ Improvement	**F=Front** S=Side SS=Street side R=Rear **W=Waterfront**	**Traditional Zoning Districts**	**Suburban Zoning Districts**
Arbor (with a minimum of 50% open roof structure, up to 80 SF in area and no more than 12 ft. in height)	F, S, SS, R	To property line	To property line
• Patios, covered (no more than 12 inches above existing grade or the top of an existing seawall)	~~S,~~ SS, R	No closer to property line than 7.5 ~~8~~ ft.	No closer to property line than 7.5 ~~8~~ ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.
• Porch, open (less than 30 inches above existing grade or the top of an existing seawall)	F, SS	~~No~~ Leading edge no more than 5 ft. from setback line	~~No~~ Leading edge no more than 5 ft. from setback line
	R	No encroachment permitted	Leading edge no more than 10 ft. from setback line
	W	Leading edge no more than 5 ft. from setback line	No encroachment permitted
• Screen enclosure, patio (solid roof)	S, SS, R	No closer to property line than 7.5 ~~8~~ ft.	No closer to property line than 7.5 ~~8~~ ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.

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Garages, residential side-loading or facing an alley	F	No encroachment permitted	No more than 8 ft. from setback line
	S	No more than 2 ft. from setback line~~, if garage door faces alley~~	No more than 2 ft. from setback line
	SS	No more than 5 ft. from setback line~~, if garage door faces alley~~	No more than 5 ft. from setback line
Shed (only one shed may encroach into the setback. The maximum size is limited to 100 s.f. in area and 10 ft. in height ~~horizontal dimension for each side shall be 10 ft. and the maximum height shall be 10 ft.~~)	F	No encroachment allowed, except as noted in the use-specific development standards for accessory structures and no part of the shed shall be located in front of the front façade line of the principal structure	No encroachment allowed, except as noted in the use-specific development standards for accessory structures
	R	Anywhere within rear 20 ft. of lot	Anywhere within rear 20 ft. of lot
	SS	No more than 5 ft. from setback line, within the rear 20 ft. of lot not allowed	No more than 5 ft. from setback line, within the rear 20 ft. of lot NS-1 only - see district regulations
	S	No closer to property line than 3 ft., except in the rear yard	No closer to property line than 3 ft., except in the rear yard
	W	No encroachment allowed	No encroachment allowed

SECTION 30. Sections 16.70.040.1.14.D and E of the St. Petersburg City Code are hereby amended to read as follows:

16.70.040.1.14.D. *Procedure.*

1. *Staff review and recommendation.* Upon receipt of a reinstatement application, the POD shall determine whether the application complies with all submittal requirements and all standards for review. As a condition of processing the application, the applicant shall allow fire, Florida Building Code, certificate of inspection and property maintenance inspections of the property prior to and upon completion of the work:

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a. *Administrative approval.* If the request is for reinstatement of ~~one~~ abandoned residential units and the POD determines that the application complies with all submittal requirements and standards for review, the POD may administratively approve the application with or without conditions and without notice. The POD's final decision shall be in writing and shall state the reasons for such approval.

b. *Streamline approval.* If the request is for reinstatement of ~~two or three~~ abandoned residential units with one variance and the POD determines that the application complies with all submittal requirements and standards for review, the POD may streamline approve such application with or without conditions. The POD shall provide written and posted notice prior to making a final decision. The POD's final decision shall be in writing and shall state the reasons for such approval.

c. *Appeals.* A decision of the POD to approve, approve with conditions or deny a reinstatement may be appealed to the commission designated in the Decisions and Appeals Table, whose decision shall be deemed the final decision of the City.

2. *Commission review and decision.*

a. *Public hearing.* If the request is for reinstatement of ~~four or more~~ abandoned residential units with more than one variance, or for reinstatement of an abandoned commercial use, or if the POD determines that the application requires review by the commission designated in the Decisions and Appeals Table because of new or unusual circumstances or that the application does not comply with all submittal requirements and standards for review, the POD shall send a report and recommendation to the commission designated in the Decisions and Appeals Table, with a copy to the applicant, if any, recommending whether the application should be approved, approved with conditions or denied and the grounds for such recommendation.

b. *Commission decision.* Upon receipt of the recommendation from the POD, the Commission shall conduct a public hearing on the application and shall approve, approve with conditions or deny the requested reinstatement. After considering the application and evidence, the Commission may defer action for no more than 60 days in order to obtain additional information.

E. *Standards for review.* In addition to the standards of review for a zoning and planning decision generally, a decision rendered under this section shall be guided by the following factors:

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

2. The degree to which the property is currently or was at the time of construction in compliance with the use and density and intensity regulations of this chapter or then applicable zoning codes and Land Development Regulations;

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

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

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

6. A structure containing previously grandfathered boarding or rooming units in a zoning district where such units are prohibited shall be converted to dwelling units. The conversion to dwelling units shall be based on the minimum gross floor area size requirements for one or more bedroom dwelling units as set forth in the Florida Building Code ~~in these standards of review~~;

7. ~~The number of residential units reinstated shall be reasonably related to and accommodated by the size and design of the building so that floor plans are appropriate based on the required size for multiple-family dwellings as defined in this chapter. No unit with a floor area of less than 375 square feet may be reinstated, and no variance from this minimum requirement shall be granted except as provided for efficiency/studio units below~~. Except for efficiency/studio units, each residential unit shall have at least one bathroom, one bedroom, a kitchen and living room. ~~Every room in an apartment shall have at least one window to ensure light and ventilation; however, bathrooms, kitchens and dining rooms need not have windows. At least one entrance from the exterior should be through the living room. Entrances from the exterior shall not be through bathrooms or bedrooms. Bathrooms shall not be the only entryway to any room;~~

8. ~~The minimum size per unit shall be as follows:~~

   ~~a. Efficiency/studio unit: 375 square feet;~~

   ~~b. One bedroom unit: 500 square feet;~~

   ~~c. Two bedroom unit: 750 square feet;~~

   ~~d. For a dwelling unit having more than two bedrooms, an additional 200 square feet of dwelling area is required for each additional bedroom;~~

~~9. A dwelling unit having not less than 220 square feet and not more than 375 square feet may be reinstated if the site provides at least the minimum number of off-street parking spaces for the number of units to be reinstated. No variance from this minimum size requirement or this minimum parking requirement may be granted;~~

~~10.~~ Reinstatement of units or a use shall not exceed the previously existing legally grandfathered number of units or intensity of use;

~~11. For a property with up to two dwelling units, three parking spaces shall be provided for up to five bedrooms plus 0.5 parking spaces for each additional bedroom. For a property with more than two dwelling units, the property shall meet the parking requirements for multifamily dwellings of the zoning district.~~

SECTION 31. Section 16.70.040.1.15 of the St. Petersburg City Code is hereby amended to read as follows:

16.70.040.1.15. - Redevelopment of grandfathered uses.

A. *Applicability*. The commission designated in the Decisions and Appeals Table is authorized to approve redevelopment plans for the reconstruction of grandfathered uses which are destroyed or demolished and on property which was occupied by a grandfathered use.

B. *Application.* An application for redevelopment of a grandfathered use shall include the following information in addition to the information that the POD may generally require for a planning and zoning decision application:

   1. A site plan of the subject property.

   2. The number of copies required shall be established by the POD.

      a. All site plans shall include information required by the POD.

         (1) Floor plans shall include the dimensions and floor area in square feet of all rooms and units.

         (2) In case of doubt, the POD may require a surveyor's certificate on location of the proposed structure relative to the lot lines involved.

      b. If the proposed redevelopment requests modification of the minimum number of parking or parking layout, the site plan shall include required parking information.

c. If the proposed redevelopment requests modification of the existing landscaping or installation of new landscaping, the site plan shall include required landscaping information.

3. Elevations depicting architectural details and materials for all sides of each structure.

~~4. A financing plan which shall include cost estimates for renovations or construction, proposed methods or evidence of financing and a timetable for start and completion of the work.~~

C. *Conditions and requirements.*

1. *Requirements.* The POD shall not accept an application which does not meet the following requirements:

a. If the grandfathered use has been abandoned, an application to reinstate the use shall be submitted with the application to approve the redevelopment plan;

b. A redevelopment plan for a structure which had been destroyed (excluding voluntary demolition) shall be filed not more than one year from the event that caused the destruction of the structure (e.g., the date of the fire, hurricane, etc.);

c. In cases involving voluntary demolition of a grandfathered use, a redevelopment plan shall be approved prior to the demolition. If a redevelopment plan is not approved prior to demolition, new development shall conform to the regulations for the district in which the property is located, except when the demolition involves a mobile home park and conversion to another residential use; in that situation, the redevelopment plan shall be submitted within one year of the effective date of the zoning allowing the new residential use. The term "voluntary demolition" means any demolition which is not necessary because of damage to a structure as the result of an unforeseen event (fire, hurricane, etc.) and shall include structures subject to City-initiated demolition cases;

d. Only property that has a grandfathered use shall be the subject of an application for a redevelopment plan. No property which does not have a grandfathered use may be included in an application for a redevelopment plan;

e. ~~Applications for redevelopment plans shall not propose to place structures on vacated public right-of-way;~~

~~f.~~ Application for a redevelopment plan for residential use on more than one lot shall be accepted only if:

(1) The lots are contiguous;

(2) Each lot contained grandfathered residential units;

(3) The number of residential units proposed for each lot will not exceed the number of grandfathered residential units for each lot.

2. *Residential uses.* Applications for residential uses shall include proposed redevelopment plans which shall comply with the following requirements:

a. ~~All new structures shall meet the minimum gross floor area size requirements in the standards of review for reinstatement of abandoned uses for each dwelling unit;~~

~~b.~~ Landscaping shall comply with the requirements of the landscaping section;

~~c.~~b. New structures shall comply with all codes relating to fire building construction standards and property maintenance;

~~d.~~c. New structures and additions shall comply with the design and dimensional requirements of the zoning district in which the property is located.

3. *Nonresidential uses.* Applications for nonresidential uses shall include proposed redevelopment plans which shall comply with the following requirements:

a. The number of on-site parking spaces required shall be based on the grandfathered use and shall be increased to meet the requirement for the additional square footage of any expansion or new construction;

b. Landscaping shall comply with the landscaping requirements of the landscaping section;

c. New structures shall comply with all City codes relating to fire building construction standards and property maintenance;

d. New structures and additions shall comply with the design and dimensional requirements of the zoning district in which the property is located.

D. *Procedure.*

1. *Administrative approval.* If the request is for redevelopment of one accessory residential unit without variances and the POD determines that the application complies with all submittal requirements and standards for review, the POD may administratively approve such application with or without conditions. The POD's final decision shall be in writing and shall state the reasons for such approval.

2. *Staff review and recommendation.* If the request is for redevelopment of more than one accessory residential unit or the request includes variances, after ~~After~~ the POD has reviewed the application, the POD shall send a report to the commission designated in the Decisions and Appeals Table, with a copy to the applicant, if any, recommending whether the application should be approved, approved with conditions or denied and the ground for such recommendation.

2. *Commission review.* Upon receipt of the recommendation from the POD, the Commission shall conduct a public hearing on the application and shall approve, approve with conditions or deny the requested redevelopment plan. After considering the application and evidence, the Commission may defer action for no more than 60 days in order to obtain additional information.

E. *Standards for review.* In addition to the standards of review for a zoning and planning decision generally, a decision rendered under this section shall be guided by the following factors:

1. *Criteria.* Redevelopment plans shall be reviewed for compliance with the criteria set forth in the following chart:

Redevelopment Plan		
Criterion	**Project less than a City block**	**Project equal to or greater than a City block**
Building type (e.g., single-family homes with garage apartments, duplexes, multifamily uses, etc.)	Structures shall be required to match the predominant building type, setbacks and scale in the block face across the street or abutting residential uses.	Structures on the perimeter of the project shall be required to match the predominant building type, setbacks and scale in the block face across the street or abutting residential uses. Structures on the interior of the project shall comply with the requirements of the zoning district.
Building setbacks (including both perimeter and interior setbacks)		
Building scale (e.g., one-story or two-story principal structures)		
Site development and orientation (e.g., location of buildings, front entries, driveways, parking and utility functions)	Structures shall be required to match the predominant development pattern in the block face across the street or abutting residential uses. If alley	Structures on the perimeter of the project shall be required to match the predominant development pattern in the block face across the street or abutting residential uses. If alley access exists on the proposed

	access exists on the proposed site, garages and parking areas shall be designed for alley use.	site, garages and parking areas shall be designed for alley use. Structures on the interior of the project shall comply with requirements of the zoning district.
Additional criterion for all projects		
Building mass	Building mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be the existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater <u>or the FAR plus bonuses allowed in the zoning district</u>. Bonuses to this FAR are listed below. FAR shall include all enclosed space, including garage and storage space, except that open porches (not screened) and the first 300 sq. ft. of garage space shall be excluded from the existing FAR for each unit.	
Building height	Residential structures for:	
	(1) A project less than a platted block, or	
	(2) On the perimeter of a project equal to or greater than a platted block shall comply with the following building height and roof design requirements:	
	~~1. The maximum height shall not exceed 24 ft. to the eave line and 36 ft. to the peak of the roof for principal structures;~~	
	~~2. The maximum height shall not exceed 20 ft. to the eave line and 32 ft. to the peak of the roof for secondary or accessory structures;~~	
	~~3. The maximum slope of any roof angle shall not exceed 12/12;~~	
	~~4. Dormers shall not occupy more than 50 percent of any roof surface; structures on the interior of a residential project equal to or greater than a platted block, and commercial structures shall comply with requirements of the zoning district.~~	
Development across multiple lots (for redevelopment containing more than two lots and having structures constructed across platted lot lines, the original lot lines shall be respected through building articulation)	1. Structures should be separated by zoning district setbacks; however, if the structures are not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line, equal to or greater than the combined side yard setbacks that would be required for each lot;	
	2. Both the width and depth of the break shall be equal to or greater than the dimension of the combined side yard setbacks.	
Single corner lots	Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.	
Traditional grid roadway network	For projects equal to or greater than a platted block, extensions of the traditional grid roadway network which:	
	(1) Abut the perimeter of the project area; or	
	(2) Would logically be extended through the project are required. Compliance with applicable subdivision and public improvement regulations is required.	
Non-traditional roadway network	For projects equal to or greater than a platted block, roadway and pedestrian networks shall meet the following requirements:	
	1. There shall be at least two points of entry into the project;	

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	2. Sidewalk connections shall be made to surrounding streets~~, homes and businesses~~;
	3. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or anticipated to be redeveloped in the future.
Density and intensity	Redevelopment projects shall not exceed the legally grandfathered number of units or intensity of use (e.g., if the use is office it cannot change to a more intensive grandfathered use such as retail). For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal mobile home unit spaces (lots) within the park prior to redevelopment, or 140 percent of the maximum density of the future land use designation assigned to the property, whichever is less. No variance from this requirement shall be approved.

2. *Perimeter.* Perimeter requirements shall not apply on portions of the property that abut or across the street from a nonresidential use or a water body greater than 150 feet wide.

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

   a. An FAR bonus of 0.10 ~~0.20~~ shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's neighborhood design review manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.

   b. An FAR bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood, "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick or stone. Vinyl or aluminum siding and smooth or knock-down stucco shall not qualify for this bonus.

   ~~c. An FAR bonus of 0.10 shall be granted when structures contain a front porch for each unit. Each porch shall measure a minimum area of 60 square feet and have a minimum functional depth of six feet.~~

SECTION 32. The definitions of 'Impervious surface' and 'Domestic equipment' in Section 16.90.020.3 of the St. Petersburg City Code are hereby amended to read as follows:

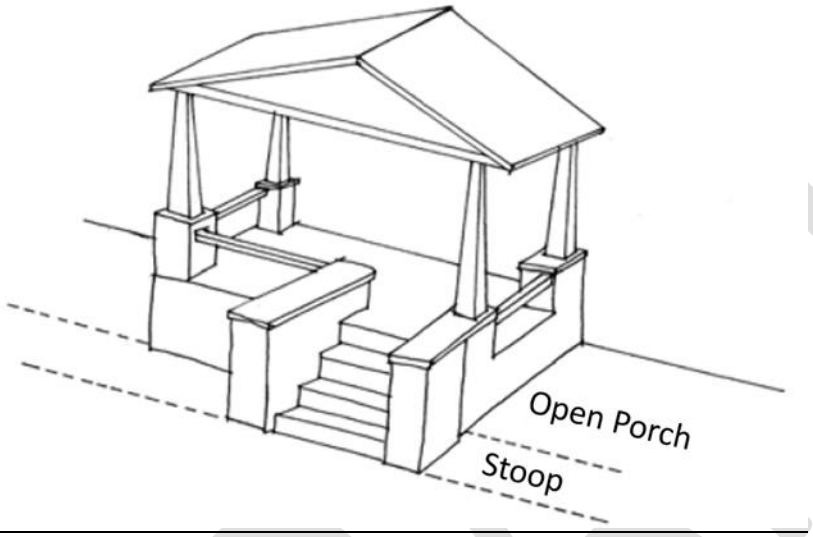
Impervious surface means a surface that has been compacted or covered with a layer of material so that it is resistent to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas, pools, and surfaces such as compacted sand, limerock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, pavers, and other similar surfaces. For purposes of calculating the ISR, 50 percent of the surface area of decks shall be included as impervious surface.

Domestic equipment means, in connection with allowable parking on a residential lot or on a street in a residential district, accessory equipment not designed, used or intended to be used for commercial purposes. "Domestic equipment" is limited to the following types of equipment: all portable structures built or designed to be carried on a chassis and operated or transported whether or not self-propelled, including, but not limited to motor homes, mobile homes, campers, travel trailers, recreational vehicles, tent trailers, pop-out campers, pick-up campers, houseboats, boats, boat trailers, barbeque grills (or any other kind of

grill) on trailers, and utility trailers. The term "domestic equipment" does not include self-propelled vehicles designed and licensed for use on the public roadways of 20 feet or less in overall length and seven feet or less in overall height.

SECTION 33. The definition of 'Stoop' in Section 16.90.020.3of the St. Petersburg City Code is hereby amended by adding a graphic, to read as follows:

Stoop means the elevated landing and stairs, leading to the main entrance of a house. The stoop shall correspond directly to the building entry.



SECTION 34. Section 16.90.020.3of the St. Petersburg City Code is hereby amended by adding a new definition for 'Cooking facilities,' 'Roof line' and 'Unified plan of development,' in the appropriate alphabetical order, to read as follows:

Cooking facility means a kitchen or other designed food preparation area in a structure that is equipped with a range/oven. An area may be presumed to be intended for use as a cooking facility if it includes a refrigerator or sink and has a 220 volt electrical outlet or natural gas hookup which is not being actively used for water heaters or clothes dryers.

Roof line means, for the purpose of height measurement, on a sloped roof the lowest point or edge of the roof at its farthest point from a side wall measured perpendicular to the wall, or on a flat roof, the highest point of the roofing materials.

Unified plan of development shall have the same meaning as set forth in F.S. 380.0651(4).

SECTION 35. The Site layout and orientation subsection of Section 16.20.120.8 of the St. Petersburg City Code is hereby amended to read as follows:

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

1. Buildings shall be constructed to the right-of-way line or create outdoor areas that integrate into the public sidewalk utilizing sound urban design.

2. Surface parking, ancillary equipment, loading and service operations shall be placed to the rear or internal to the property and shall not be visible from streets (not alleys).
3. No curb cuts shall be allowed on Central Avenue, Beach Drive or 2nd Avenue North east of Fifth Street.
4. Detention and retention ponds and drainage ditches shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.
5. For any lot, public improvements (e.g. sidewalks, right of way, etc.) shall be provided to service the lot in accordance with the subdivision section.

SECTION 36. Section 16.40.100.5 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.100.5. - Domestic equipment parked, placed, or stored on neighborhood zoned property.

A. No person shall park, allow to be parked, place, allow to be placed, store, or allow to be stored more than two pieces of domestic equipment on neighborhood zoned property outside a legally constructed fully enclosed structure. Any domestic equipment parked, placed, or stored on neighborhood zoned property outside a fully enclosed structure shall not exceed 35 feet in overall length, shall not exceed eight feet in width and shall not exceed 12 feet in overall height. Whenever a piece of domestic equipment is parked, placed or stored on a trailer specifically designed to transport or carry the domestic equipment, this condition shall be counted as one piece of domestic equipment for purposes of this subsection.

B. Domestic equipment may be parked, placed or stored inside any legally constructed fully enclosed structure which meets the regulatory requirements of the zoning district.

C. A person may park, place or store up to two pieces of domestic equipment outside a fully enclosed structure provided all of the following conditions are met:

1. The equipment is parked, placed or stored in the rear yard, in the interior side yard, or in the allowable buildable area for a principal or accessory structure; however, it shall not be parked, placed or stored in the front yard, in the street side yard, or in the buildable area to the front of the principal structure.

2. When parked, placed or stored within any buildable area between the street side yard and the side of the principal structure, or within 50 feet of any street right-of-way, measured from the edge of the traveled road bed, equipment must be shielded from view from the street right-of-way by a solid six-foot high fence. Any portion of the required six-foot high shielding may also be accomplished with maintained vegetation forming a solid hedge. Any gate used to comply with this shielding requirement must also be solid, six feet high, and be kept closed whenever the equipment is not being moved through the gate. When any shielding is required, it must be located on the property where the equipment is stored, and the location, height and construction of the shielding must comply with all applicable ordinances and laws.

3. When parked, placed or stored adjacent to an alley, the equipment must not impede the visibility for vehicles entering the alley from adjacent driveways.

4. No equipment shall be in a waterfront yard except one boat is allowed to be placed or stored within any waterfront yard only when provisions exist to place the boat directly in the water from its location or storage place.

5. Equipment cannot obstruct any door, window or other opening of a dwelling which provides light, air, entrance to or exit from a dwelling.

6. Equipment must be in sound condition, good repair and free of deterioration or damage.

D. Limited exceptions: On the following days and times, domestic equipment may be temporarily parked or placed to the front of the principal structure or outside of any required shielding on private

property, provided the equipment does not impede visibility for motorists and does not block any portion of the public sidewalk or roadway:

1. From Monday 8:00 a.m. through Thursday 4:00 p.m. for no more than four consecutive hours, and
2. From Thursday, 4:00 p.m. until Monday 8:00 a.m.

E. Each item of domestic equipment observed in violation of this section is a separate violation subject to a separate fine and each day that the observed violation continues to exist is a separate violation subject to a separate fine.

F. If any piece of domestic equipment is fitted with liquefied ~~liquified~~ petroleum gas or other volatile liquid containers, such containers shall meet all local, state, and federal standards. In the event that leakage is detected from such container, immediate corrective action must be taken by the property owner or equipment owner to make proper and safe repairs.

SECTION 37. Section 16.40.090.3.4.B.7.a of the St. Petersburg City Code is hereby amended to read as follows:

a. *Permanent surface.* Except as otherwise permitted in this section, all parking spaces, drive lanes and driveways shall be paved with asphalt or concrete material, brick or decorative pavers. The surface must be maintained in good condition and repair with no cracks or voids larger than one inch.

SECTION 38. The St. Petersburg City Code is hereby amended by adding a new Section 16.40.090.3.4.B.15 to read as follows:

15. Failure to construct and continuously maintain aprons, driveways and approved parking areas in compliance with all location, dimensional and materials requirements of the code is a violation of the Code. Regardless of whether the surface materials were installed before or after the effective date of this section, failure to comply with any of the design or maintenance requirements regarding aprons, driveways and parking areas is a violation of the Code.

SECTION 39. The first graphic in Section 2 amending Section 16.20.010.6 relating to roof and roofline measurements is replaced, the two new graphics in Section 5 amending Section 16.20.010.11 relating to Porches and Pedestrian Connections are added, the graphic in Section 14 amending Section 16.40.090.3.3.6.d relating to parking pads is replaced, and the graphic in Section 26 amending Section 16.60.010.9.B is replaced to read as shown in those sections.

SECTION 40. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

SECTION 41. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

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SECTION 42. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND CONTENT:

_____

City Attorney (designee)

DRAFT

LDR 2017-01 – RESIDENTIAL LAND DEVELOPMENT REGULATIONS (LDRs) CODE UPDATE
D.R.C. June 7, 2017

	SECTION NO.	SECTION TITLE	COMPLEXITY	DESCRIPTION
1.	16.20.010.5.	Neighborhood Traditional Single-Family Districts ***Maximum development potential***	Regulatory Change	**Problem Statement: Concerns have been expressed regarding the size and bulk of new homes being built, particularly in the traditional neighborhoods, and their consistency with the surrounding neighborhood and development pattern. Many new homes have 2nd stories built close to or at the minimum required setbacks, creating a box-like, bulky appearance. Research on the average home size and FAR indicates significant increases for new construction** **Requested Action: Create standards to limit the size and bulk of new homes to be proportionate with the lot size by establishing a maximum building coverage standard and a maximum Floor Area Ratio. Establish standards for bonuses if the development incorporates design elements beneficial to the character of the neighborhood including providing greater second floor setbacks in the front or side and providing an extended front porch**
2.	16.20.010.5.	Neighborhood Traditional Single-Family Districts ***Maximum development potential*** ***Minimum Lot Size***	Regulatory Change	**Problem Statement: Minimum Lot Area in NT-1 is not reflective of the existing development pattern, rendering many lots unbuildable without a variance, which puts an undue burden on the property owners and discourages redevelopment efforts** **Requested Action: Reduce the minimum lot size in the NT-1 zoning districts to 4,500 s.f.**
3.	16.20.010.5.	Neighborhood Traditional Single-Family Districts ***Maximum development potential*** ***Maximum Intensity***	Regulatory Change	**Problem Statement: Code currently addresses Impervious Surface Ratio, but does not limit building coverage, which creates issues with allowing enough area for pools, decks and patios** **Requested Action: Establish a maximum building coverage limit of 0.50**
4.	16.20.010.6	Neighborhood Traditional Single-Family Districts ***Building envelope: Maximum height and minimum setbacks.***	Regulatory Change	**Problem Statement: Interior side yard setback of 10% for lots less than 60-feet allows structures too close to the property line and is not consistent with the building code.** **Requested Action: Provide a minimum 5-foot setback for lots equal to or less than 50-feet**
5.	16.20.010.6	Neighborhood Traditional Single-Family Districts ***Building envelope: Maximum height and minimum setbacks.***	Regulatory Change	**Problem Statement: Rear yard setback of 10-feet from alleys with less than 16-feet is too restrictive, and has resulted in numerous variance requests** **Requested Action: Provide a minimum rear yard setback of 10-feet or 22-feet including the alley, whichever is less. This provides the minimum turning radius needed for the garage**
6.	16.20.010.6	Neighborhood Traditional Single-Family Districts ***Building envelope: Maximum height and minimum setbacks.***	Regulatory Change	**Problem Statement: Language is not clear that open porch setback applies to a one-story porch; a two-story covered porch is too great of a mass at the reduced porch setback** **Requested Action: Modify the footnote to clarify that a covered two-story porch is required to meet the principal structure setbacks**
7.	16.20.010.7	Neighborhood Traditional Single-Family Districts ***Roof Lines & Slopes***	Regulatory Change	**Problem Statement: Application is limited to certain architectural styles and is in conflict with the goals to reduce height and bulk from the street** **Requested Action: Delete language**
8.	16.20.010.10	Neighborhood Traditional Single-Family Districts ***Setbacks consistent with established neighborhood patterns.***	Regulatory Change	**Problem Statement: This section allows reduced front and side yard setbacks based on the neighborhood pattern. There is no practical way to get accurate measurements of existing side yard setbacks on the subject and adjacent blocks, and it is not appropriate to allow a reduction of side yards without such data.** **Requested Action: Eliminate the allowance for a side yard reduction based on neighborhood pattern**
9.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design***	Clarification	**Problem Statement: This section addresses both building and site design, but section title only references building design** **Requested Action: Add "Site" to description**
10.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Building and parking layout and orientation***	Clarification	**Problem Statement: NS includes language stating that accessory structures shall be located behind the front façade of the principal structure, but no such language exists for NT.** **Requested Action: Add same language to NT for consistency**
11.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Vehicle connections. (1.c. & 1.d.)***	Clarification	**Problem Statement: Not clear that driveways are only allowed if the alley access is obstructed** **Requested Action: Add clarifying language**

12.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Vehicle connections. (2.)***	Clarification	**Problem Statement: Not clear that an additional driveway apron is allowed only if a driveway on the front is allowed** **Requested Action: Add clarifying language**
13.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Pedestrian connections.***	Clarification	**Problem Statement: This section also speaks to porches, in addition to pedestrian connections** **Requested Action: Add "Porches" to description**
14.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Pedestrian connections.***	Regulatory Change	**Problem Statement: Requiring pedestrian connection from the sidewalk to the curb on a major street with no on-street parking is a safety hazard and requiring a separate walkway for homes with front driveways is not necessary as pedestrians can access the public sidewalk and street via the drive. This adds to both cost and additional impervious surface in the front yard** **Requested Action: Add an exemption for such major streets and add a new subsection exempting separate walkway when there is a driveway in the front**
15.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Pedestrian connections.***	Clarification	**Problem Statement: It is not clear that the walkway through the front entry does not count towards the required 48-square feet of usable porch area, and that columns and railings are not to be included in this calculation** **Requested Action: Add clarifying language and graphics**
16.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Building Style***	Clarification/ Regulatory Change	**Problem Statement: Description of the district notes that the intent is to support the appearance and character of neighborhoods developed over time, but code does not provide a clear, measurable standard to regulate repetitive design** **Requested Action: Create new Repetitive Design Standard: Design of homes located on the same block face or within three lots on an adjacent block face with similar design shall be varied, such that a substantially similar design cannot be replicated. Variation shall include at least three of the following elements: architectural style, roof form, materials, and details (doors, windows, columns); Add graphic**
17.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Building Form***	Clarification/ Regulatory Change	**Problem Statement: Requirement for height to width ratio needs clarification** **Requested Action: Add clarifying language stating that height to width ratio is for front façade only**
18.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Wall Composition (1.)***	Clarification	**Problem Statement: Language regarding blank façade on multi-story buildings is confusing** **Requested Action: Modify to state that there shall not be blank areas greater than 16-feet in width for both first and second stories, except for one-story garage in the rear third of the building, in the interior side yards**
19.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Wall Composition (2.)***	Regulatory Change	**Problem Statement: The percentage of fenestration and glazing is excessive for all architectural styles and has caused the need for frequent design variances** **Requested Action: Reduce minimum percentages to be reflective of typical architectural styles; limit side requirement to front 2/3, eliminate rear requirement unless on corner lot; clarify through lots**
20.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Wall Composition***	Regulatory Change	**Problem Statement: Requires windows on street-side façade to be evenly distributed, however this is not appropriate for certain architectural styles; and need clarification on window design standards** **Requested Action: Modify subsection, to allow a variation based on architectural style and clarify window design requirements**
21.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Wall Composition***	Regulatory Change	**Problem Statement: New homes in the flood plain can be required to be significantly higher than existing grade, which results in a greater expanse of wall area below the first floor** **Requested Action: Add new standard: Where design elevation is equal to or greater than 48" above existing grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style**
22.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Garage Doors***	Clarification	**Problem Statement: Not clear what constitutes a decorative garage door and not clear that garage doors be 10-feet behind the main structure, includes the front porch. Concerns have been raised in certain neighborhoods regarding the location of the garage** **Requested Action: Add additional language to clarify. Change NT-3 to require 10-feet behind the main structure, not including the front porch.**
23.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Building Design*** ***Building Materials***	Regulatory Change/ Clarification	**Problem Statement: Standards do not articulate the architectural design practice which dictates that heavier materials such as brick or stone should be place below lighter materials such as stucco or siding on a wall face** **Requested Action: Add additional language to clarify**
24.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Accessory Structures***	Consistency	**Problem Statement: Accessory structure design requirements are located in multiple sections of the code and need to be consolidated for clarity** **Requested Action: Reformat for clarity**

25.	16.20.010.11	Neighborhood Traditional Single-Family Districts ***Accessory Structures***	Regulatory Change	**Problem Statement: Not clear that design standards apply to garage apartments** **Requested Action: Add garage apartments**
26.	16.20.020.6	Neighborhood Suburban Single-Family Districts ***Maximum development potential***	Regulatory Change	**Problem Statement: Concerns have been expressed regarding the size and bulk of new homes being built, particularly in the traditional neighborhoods, and their consistency with the surrounding neighborhood and development pattern. Many new homes have 2nd stories built close to or at the minimum required setbacks, creating a box-like, bulky appearance. Research on the average home size and FAR indicates significant increases for new construction** **Requested Action: Create standards to limit the size and bulk of new homes to be proportionate with the lot size by establishing a maximum building coverage standard and a maximum Floor Area Ratio. Establish standards for bonuses if the development incorporates design elements beneficial to the character of the neighborhood including providing greater second floor setbacks in the front or side and providing an extended front porch**
27.	16.20.020.6	Neighborhood Traditional Single-Family Districts ***Maximum development potential*** ***Maximum Intensity***	Regulatory Change	**Problem Statement: Code currently addresses Impervious Surface Ratio, but does not limit building coverage, which creates issues with allowing enough area for pools, decks and patios** **Requested Action: Establish a maximum building coverage limit of 0.50**
28.	16.20.020.7	Neighborhood Suburban Single-Family Districts ***Building envelope: Maximum height and minimum setbacks.***	Regulatory Change and Clarification	**Problem Statement: Language is not clear that open porch setback applies to a one-story porch** **Requested Action: Modify the footnote to clarify that a covered two-story porch is required to meet the principal structure setbacks**
29.	16.20.020.11	Neighborhood Suburban Single-Family Districts ***Setbacks consistent with established neighborhood patterns.***	Clarification	**Problem Statement: This section allows reduced front and side yard setbacks based on the neighborhood pattern. There is no practical way to get accurate measurements of existing side yard setbacks on the subject and adjacent blocks, and it is not appropriate to allow a reduction of side yards without such data. In addition, this section has a procedure for approval that is inconsistent with language in NT and also references the incorrect commission** **Requested Action: Eliminate the allowance for a side yard reduction based on neighborhood pattern and revise language to be consistent with NT section**
30.	16.20.020.12	Neighborhood Suburban Single-Family Districts ***Building Design***	Clarification	**Problem Statement: This section addresses both building and site design, but section title only references building design; Accessory structure placement not clear** **Requested Action: Add "Site" to description and add language clarifying that accessory structures/sheds shall be located behind the front facade**
31.	16.20.020.12	Neighborhood Suburban Single-Family Districts ***Building Design***	Clarification/ Regulatory Change	**Problem Statement: Description of the district notes that the intent is to support the appearance and character of neighborhoods developed over time, but code does not provide a clear, measurable standard to regulate repetitive design** **Requested Action: Create new Repetitive Design Standard: Design of homes located on the same block face or within three lots on an adjacent block face with similar design shall be varied, such that a substantially similar design cannot be replicated. Variation shall include at least three of the following elements: architectural style, roof form, materials, and details (doors, windows, columns); Add graphic**
32.	16.20.020.12	Neighborhood Suburban Single-Family Districts ***Building Design*** ***Wall Composition (1.)***	Regulatory Change	**Problem Statement: Limits blank walls to no more than 16 linear feet; difficult and impractical to design to this standard for garages, which typically are at least 20-feet** **Requested Action: Add language to exempt garages up to 15-feet in height from this requirement, if the garage is located in the rear third of the building. Clarify that 16-feet blank façade limit applies to each story**
33.	16.20.020.12	Districts ***Building Design*** ***Wall Composition (3.)***	Regulatory Change	**Problem Statement: New homes in the flood plain can be required to be significantly higher than existing grade, which results in a greater expanse of wall area below the first floor** **Requested Action: Add new standard: "Where design elevation is equal to or greater than 48" above existing grade, an articulated base is required." The base may consist of a different material or decorative band, depending upon on the architectural style**
34.	16.20.020.12	Neighborhood Suburban Single-Family Districts ***Building Design*** ***Accessory structures***	Consistency	**Problem Statement: Accessory structure design requirements are located in multiple sections of the code and need to be consolidated for clarity** **Requested Action: Reformat for consistency**
35.	16.20.120.8	***Downtown Center Districts*** ***Building Design***	Consistency	**Problem Statement: DC section does not clearly state that sidewalks need to be improved to current subdivision standards, current language is in the non-conforming lot section of code** **Requested Action: Add language to this section**
36.	16.40.020.1.	Architecture and Building Design **Architectural Styles**	Regulatory Change	**Problem Statement: Photos and descriptions of architectural styles need updating. Descriptions are very limited and most photos are not from the City** **Requested Action: Eliminate detail in this section and refer to design guidelines for historic properties; anticipated adoption 06-01-17**
37.	16.40.030.4	Drainage and Surface Water management **Applicability**	Clarification	**Problem Statement: No definition of "common place of development"** **Requested Action: Replace with "unified plan of development" and add definition in definition section of code**

38.	16.40.030.6	Drainage and Surface Water management **Rules and Regulations (C.1.c. and C.2.c.)**	Clarification	**Problem Statement: Exemption language needs to be revised per practice and interpretation** **Requested Action: Replace "single-family home, duplex, triplex or quadraplex" with "development of up to four dwelling units" and change "common plan of development" to "unified plan of development"**
39.	16.40.040.3.2	Fence, Wall and Hedge Regulations ***Waterfront yards (all uses). Maximum Height***	Clarification/ Regulatory Change	**Problem Statement: Height of solid fences, walls and hedges are limited to 3-feet in height in the waterfront yard. There are many types of plant material other than hedges that can block waterfront views** **Requested Action: Change "hedge" to "landscape materials, other than trees"**
40.	16.40.040.3.2 16.40.040.5.C.12.	Fence, Wall and Hedge Regulations **Waterfront Yards**	Regulatory Change	**Problem Statement: Gates and fencing for docks on non-contiguous water lots (Coffee Pot Boulevard, Sunrise Dr. S., Sunset Drive N. and S.) are not separately regulated, and specific standards for materials, height and width, are needed to protect the public view of these water lots from the adjacent streets** **Requested Action: Add regulations to limit the height to 5-feet, with a maximum gate height of 6-feet and a maximum arch structure of 7.5-feet. Any fencing projecting beyond the limits of the dock shall be limited to 5-feet in height and 3 feet in width. Add language requiring materials to be decorative wrought iron, aluminum, masonry, concrete, stone, vinyl, or composite. Wood fences and gates may be repaired but not replaced; Update graphic for clarity**
41.	16.40.060.2.1.2.	Landscaping/Fencing ***Additional requirements for new and existing one- and two-unit residential properties***	Consistency	**Problem Statement: Fence code references landscaping required for 6-foot high fences over 150 linear feet in length, but landscape section of the code does not include a standard for residential** **Requested Action: Add standard, same as commercial**
42.	16.40.090.3.3	Development standards for private one- and two-family properties. ***Parking***	Clarification	**Problem Statement: Driveway standards and size of parking space need updating & surface materials for required parking spaces need clarification** **Requested Action: Update standards, add language to Surface materials (9.) clarifying that all required parking spaces must be on an improved surface**
43.	16.40.090.3.4	Development standards for all other uses.	Clarification	**Problem Statement: Code is not clear as to maintenance responsibilities for aprons, driveways and parking areas** **Requested Action: Add clarifying language (section 7. And new subsection 13)**
44.	16.40.100.5	Parking, Enforcement Domestic equipment parked, place, or stored on neighborhood zoned property.	Clarification	**Problem Statement: Need to revise to be enforceable based on court case** **Requested Action: Add clarification regarding number (2) and location (on private property)**
45.	16.40.140.2.4.D.	Subdivisions ***Lot line adjustments and lot splits***	Clarification	**Problem Statement: Need clarifying language to reference when platting is required for lot splits under common ownership or part of unified plan of development** **Requested Action: Add new section with clarifying language**
46.	16.40.140.3	Subdivisions ***Plats, preliminary and final***	Clarification	**Problem Statement: Need clarification language regarding timing of permits during the platting process, and actions that trigger platting** **Requested Action: Allow permits to be issued after preliminary plat approval and clarify when platting is required for lots under common ownership or part of a unified plan of development**
47.	16.40.140.4.7	Subdivisions ***Excavation, fill, and tree removal***	Clarification	**Problem Statement: Restricts permit issuance for land clearing to approval of final plat which is unduly restrictive** **Requested Action: Amend language to allow issuance of permits after preliminary plat is approved**
48.	16.50.010.2	Accessory Dwelling and Accessory Living Space ***Generally***	Clarification	**Problem Statement: Accessory dwelling units and accessory living space are treated the same, and there should be more flexibility for accessory living space** **Requested Action: Provide separate code sections for accessory dwelling units and accessory living space**
49.	16.50.010.2	Accessory Dwelling and Accessory Living Space ***Purpose and Intent (1.)***	Regulatory Change	**Problem Statement: Prohibits variance to any standards related to accessory dwelling units and accessory living space. Given the very limited number of accessory dwelling units constructed in the last ten years, this provision seems unduly restrictive** **Requested Action: Delete subsection in its entirety**
50.	16.50.010.3	Accessory Dwelling and Accessory Living Space ***Purpose and Intent (2.)***	Consistency	**Problem Statement: Language references reinstatement process for grandfathered accessory dwelling units, which is not consistent with those sections of code related to grandfathered use and reinstatements** **Requested Action: Delete subsection in its entirety**
51.	16.50.010.4	Accessory Dwelling and Accessory Living Space ***Establishment***	Clarification	**Problem Statement: Reference to accessory dwelling use vs. unit is confusing** **Requested Action: Change "use" to "unit" throughout subsection**

52.	16.50.010.4.	Accessory Dwelling and Accessory Living Space ***Establishment (3.)***	Regulatory Change	**Problem Statement: Accessory dwelling use is required to be subordinate in height to the principal structure. This does not allow a 2-story garage structure when there is a one story home on a property. It is very typical in traditional neighborhoods for there to be a 2-story garage structure with a one story house** **Requested Action: Delete "height"**
53.	16.50.010.5.1	Accessory Dwelling and Accessory Living Space ***Lot requirements***	Clarification	**Problem Statement: Prohibits ADU for lots that have been refaced, which is unnecessarily restrictive** **Requested Action: Change "use" to "unit" throughout subsection; eliminate limitation for lots that have been refaced; allow division if all LDRs are met**
54.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space ***Building Requirements***	Clarification	**Problem Statement: Intro language is confusing. Should reference building and site requirements for accessory dwelling units (new and redeveloped)** **Requested Action: Amend language**
55.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space ***Building Requirements (1.)***	Regulatory Change	**Problem Statement: Minimum size of units specified as 375-square feet. Building code allows smaller units, and there is a desire for "Tiny" units** **Requested Action: Delete required minimum; allow building code to regulate**
56.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space ***Building Requirements (3.)***	Clarification	**Problem Statement: Incorrect reference to living space rather than unit** **Requested Action: Change "space" to "unit"**
57.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space ***Building Requirements (5.)***	Regulatory Change	**Problem Statement: Requires a pedestrian connection to parking and to public sidewalk. Units are often on an alley, rendering connection to public sidewalk impractical.** **Requested Action: Delete required connection to public sidewalk, if there is direct access to the alley**
58.	16.50.010.5.3	Accessory Dwelling and Accessory Living Space ***Visual Buffering (1.)***	Clarification	**Problem Statement: Requirement to orient outdoor living areas to the interior of the property is confusing** **Requested Action: Add language to clarify that all areas in the rear yard with a minimum of 10-foot setback are considered to be interior**
59.	16.50.010.5.3	Accessory Dwelling and Accessory Living Space ***Visual Buffering (2.)***	Clarification	**Problem Statement: Requires minimum 48" sill height, which conflicts with the building code** **Requested Action: Eliminate sill height requirement**
60.	16.50.010.5.4	Accessory Dwelling and Accessory Living Space ***Parking and accessibility***	Regulatory Change/ Clarification	**Problem Statement: Prohibits variances, which is unduly restrictive; requires parking in rear, which is not always possible; requires decorative parking pads, requires storage area for solid waste container in alley** **Requested Action: Modify subsection**
61.	16.50.010.5.5	Accessory Dwelling and Accessory Living Space ***Accessory Living Spaces***	Regulatory Change/ Clarification	**Problem Statement: Requires accessory living space to meet all requirements for accessory dwelling unit, which is unduly restrictive** **Requested Action: Re-write this section of code to separate accessory dwelling unit and accessory living space**
62.	16.50.020.4.1	Accessory Storage structure	Clarification	**Problem Statement: Accessory structures 200 square feet and over are required to be consistent with style, materials and color of the principal structure. Restrictions on open carports in the rear yard not visible from a City street do not support the purpose of this section of code related to the pedestrian experience, and create an undue financial burden on residents desiring to construct two-car carport structures. In addition, metal carports along alleys are very typical to the districts; Clarification on location on through lots** **Requested Action: Allow exemption for open carports up to 440 s.f. feet up to 15 feet in height in the rear 1/3 of the yard, behind the principal structure, meeting principal structure side setbacks, not visible from the street and add clarification on through lots**
63.	16.50.130.9.4	Docks ***Roof or canopy structures***	Regulatory Change	**Problem Statement: Concerns expressed about roof structures over docks along Coffee Pot Boulevard** **Requested Action: Prohibit roof or canopy structures over docks on non-contiguous water lots on any street with a public sidewalk abutting the seawall**
64.	16.60.010.5.	Dimensional Regulations and Lot Characteristics ***Floor Area Ratio (E)***	Clarification	**Problem Statement: This section of the Code refers to existing regulations for non-residential F.A.R.** **Requested Action: Add a statement clarifying that this section does not apply to Neighborhood Traditional or Neighborhood Suburban Single-Family zoning districts.**
65.	16.60.10.6	Dimensional Regulations and Lot Characteristics ***Height Measurement***	Clarification	**Problem Statement: Language related to measurement of height in a special flood hazard area (flood zone) is not clear** **Requested Action: Add clarifying language to delete as measured to the finished floor**

66.	16.60.010.8.3	Dimensional Regulations and Lot Characteristics ***Yards, rear (c)***	Clarification	**Problem Statement: Language for through lots needs clarification to allow one side to be considered the rear for setbacks where such pattern is predominant** **Requested Action: Add clarifying language**
67.	16.60.10.9	Dimensional Regulations and Lot Characteristics **Nonrectangular lots (B.) & Measurements in the waterfront yard (C)**	Clarification	**Problem Statement: Nonrectangular lot graphic needs updating; Where there is no seawall or where property lines extend into the water (above submerged lands), it is not clear where the setback is measured from** **Requested Action: Replace nonrectangular lot graphic; Add clarifying language to specify the mean high water line**
68.	16.60.030.2.B.3	Non-conforming Lots ***Nonconforming lots in common ownership.***	Regulatory Change	**Problem Statement: Minimum Lot Dimensions are often not consistent with underlying subdivision plat and the existing development pattern, rendering many lots unbuildable without a variance, which puts an undue burden on the property owners and discourages redevelopment efforts** **Requested Action: Amend non-conforming lot section of code to allow administrative approval for non-conforming platted lots of record if lots 80% or more of parcels in the subject block face and within 500-feet on the surrounding block faces are also substandard or if the non-conformity is equal to or less than 5% of the required width and area**
69.	16.60.050	Setbacks, allowable encroachments ***Arbor***	Clarification	**Problem Statement: Need to clarify that arbors have open roof structure** **Requested Action: Amend language to clarify that at least 50% of the roof structure be open**
70.	16.60.050	Setbacks, allowable encroachments ***Garages, residential side-loading***	Clarification	**Problem Statement: Garages facing an alley in Neighborhood Suburban zoning should have the same allowable encroachment as garages facing alleys in Neighborhood Traditional zoning.** **Requested Action: Amend language to clarify**
71.	16.60.050	Setbacks, allowable encroachments ***Sheds***	Clarification	**Problem Statement: Current size limit is 10 feet by 10 feet, which doesn't allow for other small sheds of equal square footage, such as 8 feet by 12 feet; additionally, a recent code change to allow sheds in the side yard inadvertently changed the allowance for a shed anywhere in the rear third; needs to be behind principal structure** **Requested Action: Change to 100 square feet and located behind the principal structure**
72.	16.60.050	Setbacks, allowable encroachments ***Patios & Screen enclosures***	Clarification	**Problem Statement: Current setbacks are 8-feet, but side yard for house is 7.5-feet, and needs clarification on leading edge and height of patio from grade** **Requested Action: Change to 7.5 feet, add "leading edge"; encroachment for patios are limited to patios that are no more than 12 inches from existing grade**
73.	16.60.050	Setbacks, allowable encroachments ***Porches, open***	Clarification	**Problem Statement: Need to clarify that if the height of the porch exceeds 30", principal structure setbacks apply, clarify that eaves cannot project beyond these encroachments and add allowable encroachments for additional situations** **Requested Action: Add language specifying that encroachment is only for an open porch less than 30" above existing grade or the seawall; Allow 10-foot encroachment into the rear yard on suburban districts and 5-foot water yard encroachment in traditional districts; add "leading edge" to preclude eave overhang**
74.	16.70.040.1.14.D.	Reinstatement of abandoned uses. ***Procedure***	Regulatory Change	**Problem Statement: Administrative approvals are limited to one residential unit, requiring streamline and/or commission review, regardless if a variance is needed for reinstatement of additional residential units. This adds to cost and time for the applicant and creates additional work for staff. In review of cases over last ten years, all reinstatements without variances have been approved.** **Requested Action: Change language to allow staff to process residential reinstatements administratively, provided no variances are requested.**
75.	16.70.040.1.14.E.6.	Reinstatement of abandoned uses. ***Standards for review***	Consistency	**Problem Statement: Conversion of dwelling units references one or more bedroom sizes** **Requested Action: Change reference to building code**
76.	16.70.040.1.14.E.7 & 8.	Reinstatement of abandoned uses. ***Standards for review***	Regulatory Change	**Problem Statement: Minimum size of units are specified, and a minimum of 375 square feet is required. Requirements for windows and egress are specified in the building code. This unduly restricts reinstatements of smaller units that may meet building code.** **Requested Action: Modify to remove minimum sizes of units and refer to compliance with the building code.**
77.	16.70.040.1.14.E.9.	Reinstatement of abandoned uses. ***Standards for review***	Regulatory Change	**Problem Statement: Specifies that units 220 square feet or less may not request a parking variance. Unduly restrictive to not allow an applicant with a small unit to apply for a variance** **Requested Action: Delete subsection**

78.	16.70.040.15.B.4.	Redevelopment of Grandfathered uses. ***Application***	Regulatory Change	**Problem Statement: Requires submittal of a financing plan with cost estimates, evidence of financing, and timetable for work. This type of requirement is not found in any other part of the code and seems unnecessary to the review and approval process for a redevelopment plan** **Requested Action: Delete subsection in its entirety**
79.	16.70.040.15.C.1.e.	Redevelopment of Grandfathered uses. ***Conditions and requirements***	Regulatory Change	**Problem Statement: Specifies that redevelopment plans not propose to place structures on vacated public right-of-way. If a project was not subject to redevelopment, this restriction would not be in place. No public purpose related to such prohibition solely for a redevelopment project, which should be subject to the same setback parameters of any structure** **Requested Action: Delete subsection in its entirety**
80.	16.70.040.15.C.2.a.	Redevelopment of Grandfathered uses. ***Conditions and requirements***	Consistency	**Problem Statement: References minimum unit size of reinstatement section of the code, which is proposed to be eliminated** **Requested Action: Delete subsection in its entirety**
81.	16.70.040.15.D.1.	Redevelopment of Grandfathered uses. ***Procedure***	Regulatory Change	**Problem Statement: All redevelopment projects currently require a public hearing before DRC. This seems unduly burdensome for an applicant wanting to demolish a garage apartment and rebuild. Redevelopment of an existing accessory dwelling unit should be allowed to be processed as an administrative application, if no variances are requested.** **Requested Action: Add new subsection allowing one accessory dwelling unit to be reviewed as administrative application, at the discretion of the POD, provided no variances are requested**
82.	16.70.040.15.E.1.	Redevelopment of Grandfathered uses. ***Standards for review. Building Height (3.)***	Consistency	**Problem Statement: Requirement is based on zoning district** **Requested Action: Delete subsection in its entirety**
83.	16.70.040.15.E.1	Redevelopment of Grandfathered uses. ***Standards for review. Non-traditional roadway network (2.)***	Clarification	**Problem Statement: Requires sidewalk connections to surrounding streets, "homes and businesses". Unclear what is meant by surrounding homes and businesses, difficult to regulate, and seems unnecessary to the purpose and intent of the redevelopment provisions** **Requested Action: Delete "homes and businesses"**
84.	16.70.040.15.E.3.	Redevelopment of Grandfathered uses. ***Standards for review. Floor area ratio bonus.***	Regulatory Change	**Problem Statement: Allows FAR bonuses up to .85, which is out of scale in any neighborhood** **Requested Action: Reduce bonus for traditional style from 0.20 to 0.10 and eliminate 0.10 bonus for front porch, which is already required by the design standards in the Neighborhood Traditional zoning district. Reduces total bonus allowed from 0.35 to 0.15 or allow development consistent with FAR as specified in the zoning district** **Requested Action: Revise language to clarify**
85.	16.90.020.3	Definitions	Clarification	**Problem Statement: Many definitions need updating and there is a need for some additional definitions** **Requested Action: Add definitions for Roof Line, Cooking Facilities and Unified Plan of Development; Revise definition of impervious surface to specifically include pavers and pools and 50% decks; update graphic for Stoop; revise Domestic Equipment to include barbeque grills**

PUBLIC PARTICIPATION REPORT
Residential LDR Update

Prepared by the Planning & Economic Development Department,
Development Review Services Division

Background:

In October 2006 and August 2007, the City Council adopted several significant ordinances related directly to the implementation of the St. Petersburg Vision 2020 Plan and the new Land Development Regulations (LDRs). The adopted ordinances included text amendments to the City's Comprehensive Plan, including a new Vision Element, amendments to the Future Land Use Map (FLUM), the rezoning of the entire City and establishment of new land development regulations.

By 2015, the City started experiencing an accelerated rate of redevelopment in our residential neighborhoods. From 2007 through 2016, a total of 932 permits were issued for new single-family homes. The average size of the homes was 2,569 sq ft, and the median (mid-point) size 3,112 sq ft.

Table 1: Permits for Single-Family residential homes

Year	# Permits	% Increase
2007	45	
2008	58	129%
2009	29	50%
2010	44	152%
2011	79	180%
2012	72	91%
2013	109	151%
2014	139	128%
2015	166	127%
2016	191	98%
Total	932	
Difference 2007-2016	146	424%

In the fall of 2015, staff recognized that with this increase in new homes, there was a need to review the neighborhood residential land development regulations and evaluate the 2007 code changes to determine if the resulting built environment reflected the goals and visions established by our plans and recommend modifications to the code to improve clarity and consistency. The effort included a review for amendments that support and further our current design priorities.

Public Outreach Program:

Staff recognized the need for an extensive public outreach program; the purpose of this report is to summarize the program and provide the feedback received. The program included the following elements:

1. Create a list of stakeholders and City staff
2. Establish a webpage format for posting information
3. Schedule public workshops on individual topics
4. Research identified topics
5. Host workshops
6. Meet with interested parties and receive feedback

Stakeholder Identification:

City staff included representatives from the following teams: Development Review Services, Urban Planning & Historic Preservation, Codes Compliance, Construction Services & Permitting, City attorneys, Sustainability Coordinator, and Community Services. The Development Review Services Division served as team lead for this effort.

The following efforts were employed to create a stakeholder list of interested participants. An invitation was prepared; see Attachment 1. The invitation was posted to the Development Review Services webpage and posted at the Zoning Counter. Staff polled frequent customers including homeowners, architects, designers, attorneys, builders, developers and contractors for interest, created an email list of potential stakeholders, and then sent the invitation on February 18, 2016, to these people along with the following groups:

- Neighborhood Associations & CONA
- Central Avenue Council
- St. Petersburg Area Chamber of Commerce
- St. Petersburg Downtown Partnership
- Pinellas Realtors Association
- Development Review Commission
- Community Planning and Preservation Commission
- Building Official's contractor email list
- Southside CRA Community Advisory Committee

Agendas and meeting summaries were posted to the Development Review Services webpage.

Community Workshops:

Staff scheduled and held five public workshops to get feedback from a variety of stakeholders from March 2016 to October 2016. Each meeting addressed specific topics identified by our team for discussion and potential changes; see meeting summary table below.

Table 2: Workshops

Topic	Date
Sheds, Carports, Fencing	03/08/16
Neighborhood Suburban Design Standards Domestic Equipment parking Water Yard fencing, landscaping and equipment screening	05/10/16
Accessory Dwelling Unit & Accessory Living Space Reinstatement of Grandfathered Uses (Residential) Residential Redevelopment Plans	06/21/16
Neighborhood Traditional Design Standards Carport Design Standards Fence Materials in Residential Zoning Districts	08/23/16
Summary and Overview	10/25/16

Staff presented their research on each of the topics, answered questions, and received feedback. Attendees included residents, builders, designers and engineers from neighborhoods throughout the City. Participation ranged from 21 to 49 people, for a total of 154 at the five meetings. Summaries of these workshops are attached to this report. Staff received emails and submittals from stakeholders throughout the process. Materials received are attached to this report.

Additional Meetings with Stakeholders

A number of stakeholders requested one-on-one meetings with staff, and the following meetings were held in addition to the workshops:

- September 22, 2016 - Old Northeast, Historic Kenwood
- October 3, 2016 - Old Northeast, Historic Kenwood
- November 15th – Old Northeast, Historic Kenwood
- November 17th – Habitat for Humanity

CRA Citizen Advisory Committee - December 6, 2016 and January 10rd, 2017 meetings:

At the October 27th meeting of the Housing Services Committee, CM Nurse requested a discussion with staff on the design requirements in the CRA and the potential of reducing certain requirements due to the additional costs associated with meeting those requirements. Habitat for Humanity provided staff with a cost breakdown to itemize the additional costs for compliance with the design requirements. Staff met with representatives from Habitat for Humanity on November 17, 2017, for further discussions on

the design requirements in code, potential changes, and how to minimize costs in meeting the current standards.

Staff was instructed to bring this issue to the Citizen Advisory Committee for further discussion and input. We were looking for feedback on whether or not there is interest in creating different standards within the CRA boundary to incentivize redevelopment efforts.

Specific requirements under discussion for modification:

1. Reduction in the requirements for fenestration – in the Neighborhood Traditional districts, there is a minimum requirement for windows and architectural features to improve the appearance of the home and reduce long stretches of blank walls. Staff has worked with Habitat and a number of other builders to reduce the amount of windows, and thereby reduce costs. Habitat has estimated that these requirements add $1,500 to$2,500 per house.
2. Eliminate the requirement for 360-degree architecture – all sides of the homes need to be finished in a consistent way. For example, if the front of the home has a stucco finish, the sides and rear must also have the same finish.
3. Appearance of a raised entry – in the Neighborhood Traditional districts, code requires that the finished floor of the home be 16" above the existing grade, or have the appearance of being raised. Habitat has indicated that this adds $500.00.
4. Provision of a walkway from the front door to the street – in the Neighborhood Traditional districts, there is a requirement that a pedestrian walkway be provided to connect the front door to the sidewalk or the street where there is not sidewalk. Habitat has indicated that this costs approximately $400.00.
5. Front facing garage door - in the Neighborhood Traditional districts, if there is no alley and the garage must face the front, it is required to have an enhanced design with either windows in the door (estimated cost $300.00) or stucco banding.

A question was raised at the meeting regarding the number of variances issued within the CRA boundary. There have been a total of 30 variances in the CRA from 2007 to present. The majority of the variances were related to commercial development.

Table 3: Summary of Variances within the CRA – 2007-Present

Year	# Variances	# Residential
2007	9	3
2008	4	3
2010	4	1
2011	2	2
2012	5	1
2013	4	1
2014	2	2
2015	0	0
2016	3	3
Total	**33**	**16**

January 10, 2017 Meeting

Staff was asked to come back again to the January meeting for further discussion and input. Staff provided an overview of the six items noted above, and details of which items were being addressed through citywide changes. The CAC asked staff to return again once definitive changes to the LDR's were prepared.

Housing Services Subcommittee Meeting December 15, 2016

At the December 15th meeting of the Housing Services Committee, CM Nurse initiated discussions with staff on the following topics:

1. Infill multi-units within Traditional Neighborhoods – CM Nurse discussed the idea of allowing a variety of housing types including small apartment buildings, duplexes and townhouses in traditional neighborhoods.
2. Rezoning to allow multi-family housing – staff discussed efforts underway to analyze the major corridors.
3. Inclusionary Zoning – CM Nurse discussed the potential for adding affordable housing requirements.
4. Minimum Lot Size – due to the September 2015 changes related to substandard lots, development on undeveloped substandard lots in common ownership requires a variance, which results in a time delay and additional cost. Staff discussed the option of lowering the minimum lot size in the NT-1 zoning district, creating an administrative variance for lots meeting a defined minimum criteria to demonstrate consistency with the neighborhood pattern, creating a new zoning classification and rezoning certain neighborhoods to allow development on smaller lots.

Staff discussed the potential for creating separate design standards for the CRA.
Staff was directed to report back in two months.

Attachments:
Invitation
Workshop Summaries
Public Input

Attachment 1

Meeting Invitation

Email Invitation

You Are Invited: City of St. Petersburg 2016 Residential LDR Update

The City of St. Petersburg cordially invites you to join in the review of our Residential Land Development Regulations (LDRs). We will be holding a series of workshops over the next eight months to review the zoning requirements in our residential neighborhoods. This effort will include a review for potential changes to support and further our current design standards.

Each meeting will address specific topics identified by our team for discussion and potential changes, see the meeting schedule below. Neighborhood Suburban relates to our suburban neighborhoods with "NS" zoning, including Snell Isle, Shore Acres, Jungle Terrace, Coquina Key, Lakewood Estates, and Riviera Bay. Neighborhood Traditional relates to our traditional neighborhoods with "NT" zoning, including Old Southeast, Bartlett Park, Childs Park, Old Pasadena, Crescent Lake, Historic Old Northeast, Historic Uptown and Historic Kenwood. A complete list of our neighborhoods and their zoning classification(s) is attached for your convenience.

All workshops will be held at the Main Library located at 3745 9th Avenue North, from 6 PM to 8 PM. If you are interested in receiving email updates which will include detailed agendas for each meeting and meeting summaries following each meeting, please email us at DevRev@StPete.org

Information regarding this effort will be posted on our web page, www.StPete.Org/LDR

Topic	**Dates**
Fences: Water lot gates; Measurement Accessory Structures: Sheds, Carports, RV parking	03/08/16
Neighborhood Suburban Design Standards – Meeting 1	04/12/16
	Tentative Dates
Neighborhood Suburban Design Standards – Meeting 2	05/10/16
Redevelopment & Reinstatement	06/21/16
Neighborhood Traditional Design Standards – Meeting 1	07/12/16
Neighborhood Traditional Design Standards – Meeting 2	08/23/16
Draft code revision review – Meeting 1 (NT)	09/27/16
Draft code revision review – Meeting 2 (NS)	10/25/16

Revised 02/18/16

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CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT DEPT.

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Revised 02/18/16

Attachment 2

Workshop Summaries

CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT DEPT

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2016 Residential LDR Update

MEETING SUMMARY – Workshop #1
March 08, 2016
Main Library – 3745 9th Ave N; 6 PM-8 PM

1. Sheds/Accessory Storage Structures (20 minutes)

Issue Statement: Consistency: Sheds regulations are not clear and consistent. Regulated under three different sections of code, need modifications for consistency for placement and size.
Placement: Code was recently changed to allow sheds in the side yard with a 3-foot setback; Prior language allowed shed anywhere in the rear 20-feet of the lot. Unintended consequence is there is now a 3-foot side yard setback in the rear; applicants object to the additional side yard setback.
Design: Design standards require sheds over 200 s.f. to the match house, regardless of whether the shed is visible from the street; applicants frequently object to this requirement due to additional cost associated with compliance.
Feedback:

- Visibility to neighbors is important. Using the term "visibility" is too vague and we should not only be considering visibility from the street. The neighbors are the ones most affected by these structures.
- Design requirements for sheds greater than 200 s.f.
    - Overall, the sentiment seemed to be that design standards should stay in place for structures 200 s.f. and greater. One suggestion was also to not have design requirements if properly screened (fencing or landscape buffers).
- Sheds less than 100 s.f. not requiring permits
    - Dimensions should not be limited to 10 x 10. 8 x 12 sheds work better in NT districts and are still under 100 s.f.
    - Issues with title problems and maintenance if the shed is installed on a portion of the neighbor's property, or not properly located 3 ft from the side property line. Keep the 3 ft setback from side property lines.
    - There was also a suggestion to require a setback off of the rear property line, to address possible issues with people unknowingly installing something on a neighboring property.
    - Possible footnote in Code to check for easements or utilities, not only setback requirements.
    - Roof overhang should be considered.
    - Anchoring considerations, take Building Code requirements into account.

2. Carports (20 minutes)

Issue Statement: Design standards require carports to match the house, regardless of whether the carport is visible from the street; applicants frequently object to this requirement due to additional cost associated with compliance.

Feedback:

- Look to Vision 2020 for guidance on this issue.
- Visibility to neighbors is important. Using the term "visible" is not a strong enough word and we should not only be considering visibility from the street.
- Instead of using terms like "visibility" and "visible from the street" or similar language, perhaps limit the distinction to whether it is front loading or alley loading. Potential relief for design requirements for carports off of an alley should be considered.
- Suggestion for different standards for NT-1 vs NT-2 and NT-3.
- Room for administrative discretion?
- Type of metal roof/quality should be considered. Not all metal roofs are alike.
- Porte cocheres should be considered differently than carports. Design consistency is definitely important for a porte cochere.
- How to address the use of pergolas for carports – not consistent with the design of the home but still adds aesthetic value and can serve the same purpose.
- Timing/staging – we cannot approve accessory structures that are not consistent with the current design of the home, but many times people cannot afford to do everything at once and want to do it in stages, to eventually bring the house up to a different design style and improve it aesthetically overall. This issue applies to design standards for carports, sheds, accessory structures, and other things in general as well.

3. Fences: (30 minutes)

Water Lot Gates:

Issue Statement: Code does not specifically address gates on non-contiguous water lots, and there have been concerns expressed by citizens regarding percent opacity and regarding roof structures.

Finished Side Design Requirement

Issue Statement: Code requires finished side to be on the outside, facing neighbors and if there is an existing fence on the neighbor's property, it is impractical to do so. Code requires neighbor's signature, which cannot always be obtained.

Feedback (Water Lot Gates):

- Consistency – Many concerns were raised over consistency and appearance of waterlot gates, especially in historic areas. Coffee Pot was the major focus of discussion in relation to this and many were concerned with the value of the scenic view/drive being lost.
- Suggestion to offer specific limited options that would be approvable for waterlot gates.
- More regulation on materials that can be used.
- Height of the overall gate as well as height and width of the "wingwall" portion
- General feeling that waterlot gates, especially on the smaller contiguous lots, are starting to make the area look like a marina, or give the appearance of continual fencing along the water, because of the lack of space in between the small lots. Suggestion for limit on width of "wingwalls" and considerations for the distance between gates.

- Look at neighboring City's codes to see how it is handled in different jurisdictions.
- CPTED considerations – solid gates or gates that are hard to see through pose potential safety threats, a person could hide behind the gate. There was a suggestion to look into other options for security of the docks since the methods that are currently being used doesn't actually prevent people from getting onto the dock anyway. Look into whether or not there have been security issues (PD).
- Suggestion to incorporate these requirements into the dock permitting process. When is compliance triggered?
- Roof structures – should they be allowed at all? They can block views. Perhaps prohibit in historic areas. Materials should be restricted.
- Look at Waterfront Master Plan for guidance as well.
- Notification of these structures being installed was an expressed concern.

Feedback (Finished Side Design Requirement)

- Keep the regulations as they are and enforce them. It's a "good neighbor" policy.
- There are problems following this requirement at times when access to a neighbor's property may be needed for installation. Neighbors won't always let that happen and should people really have to go on their neighbor's property to install their fence?
- Start requiring permits for fencing again, or some sort of review process. This needs to be further discussed with the Construction Services and Permitting Division.
- Enforcement issues – it's too late to do anything about it as a neighbor after the fence has already been installed. Homeowners have to pay attorney's fees and may never get it resolved. Permits should be required so that somebody is checking to make sure the fence is not installed on neighbor's property and so that the City can enforce the regulations.

4. In addition to comments expressed at the workshop, 6 comment cards were received regarding the topics discussed, which are outlined below on page 4.

Topic	Session Attended	Comments
Workshop #1	Meeting 1	1) Proportions that = 400 sf seems OK, but maybe not too narrow to be not structurally sound or funny looking; 2) "not visible" is a matter of perspective and too subjective, and may change over time. "From the ROW" is not enough to protect the neighbor's 2nd floor window or balcony; 3) is there any current data on non-cont. docks? 4) FEMA constr. stds?; 5) Regulate access like a walkway or driveway? Q:Is a masonry "fence" really a fence? Or a wall? Please review wall (fence) at sw corner of 13th Avenue Northeast at Bay Street (and is it really 2' off the sidewalk?). To me, a fence is a visible, construction issue that affects the neighborhood. A permit seems a worthwhile process. Better yet, just make them get their neighbors to sign off on it. I'm always amazed at the lack of communication between neighbors - problem - not all neighbors live next door. And maybe call sunshine/CBYD, too.
	Meeting 1	Good start to the process! Surveys should be absolute requirement for all construction, sheds, and fences!
Carports & Fences	Meeting 1	Carports - I support some more flexibility in design standards for carports such as requirements based on a cohesive look (eg. Similar colors) rather than specific materials. Maybe some minimum design standards could be developed based on neighborhood type to provide an alternative to having to have original structures designed / built, which may be cost prohibitive for some. I support a review process for both new and replacement fences to proactively address potential and/or existing fence issues.
	Meeting 1	Sheds-Provide flexibility on design & different shapes. Carports-allow design flexibility (recent sunshade installed next to my house that is nice but does not match house (matches only in color) especially if detached. Fences - water lot gates - should match house and be consistent especially on Coffee Pot and on the other neighborhoods on the east. Part of the waterfront masterplan - consistence along the stretch
Docks	Meeting 1	One recommendation for criteria on width of fencing outside a gate is no more than 0.5 or 0.75 the total width of the dock on either side. This is an objective criteria which maintains proportionality to the existing dock.
LDR Update	Meeting 1	Good job

2016 Residential LDR Update - Meeting Evaluations - Meeting 1

	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
The workshop was a valuable use of my time	0	0	0	5	6
The purpose of the workshop was clear	0	0	0	3	8
The workshop was the right length of time	0	0			
If you disagreed with the above question, was the meeting length					
I feel that my contributions to the discussions will be utilized by leadership	0	0	5	3	2
The format of the workshop was effective for achieving the shared objectives	0	1	3	1	5
Please rate each of the following aspects of the					
	Very Poor	Poor	Average	Good	Excellent
The workshop location	0	0	2	7	2
The workshop facilitation	0	0	3	5	3
The workshop materials	0	0	3	6	2
Presentation materials					

What did you like most about this workshop?	Effective leadership/questioning by Liz and her staff; they seemed genuinely interested in what attendees had to say. Also staying on agenda, good use of time
	Open discussion on pros and con of subject
	Dialog from attendeesand staff interaction
	Everyone had a chance to speak.
	Information on changes that was not made available to homeowner
	City emaployees are endlessly patient. Thank you! Liz is awesome.
	Straight forward with plenty of input from participants
What did you like least about this workshop?	Trouble hearing people.
	N/A
	Over Regulation

	Would like to see more structure regarding comments, i.e., encouraging people to help develop actionable changes rather than just commenting on things they don't like. "How would you like to see this fixed?" Encourage commentary to solution-oriented rathean than open-ended.
Other Comments?	Next meeting you may want to start with a recital of the parts of Vision 20/20 that are applicable to the issues being reviewed. Sort of a "How we got here" for background
	Carports to allow Sunbrella style w/o setback regulation, ie in front of garage. RV carport to be allowed or continued to be allowed in side yards, Remove need for fence permit, make it the way it was (no permitneeded). This is over regulation
	During GIS update regarding permit lookup, consider adding a functionality that allows residents to register as users and set a notification criteria. For instance, within 500 feet, within neighborhood, within zip codde; only variance requests, only redevelopment, only new construction. This might alleviate criticism from people who are not aware of issues and provides the City with statistical information about how many people were notified by the system.
	Should have building official here. Might focus on various neighborhood districts instead of city-wide. Might have waters for attendees.

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2016 Residential LDR Update

MEETING SUMMARY – Workshop #2
April 12, 2016: Main Library – 3745 9th Ave N; 6 PM-8 PM

1. **Neighborhood Suburban Design Standards**

Height measurement overview: Recent changes to the building code have increased the minimum finish floor elevation by a foot; Height is measured from the minimum design elevation in special flood areas

Building Design Standards overview: See code section 16.20.020.12, Building Design

Feedback:

- Considering costs when requiring additional architectural treatment is important. Requiring extra materials to delineate floors could get expensive, and there are already additional costs being incurred to construct in a special flood hazard area. Is it a big enough issue that it warrants requiring the property owner to incur the additional cost?
- There was a suggestion to allow for different heights for different architectural styles.
- Setbacks for additional height could be challenging on some lots that are not large enough.
- Window /glazing requirement on street sides vs. interior sides – should they be treated differently?
- Fenestration and glazing requirements should be better defined.
- There are economic challenges with fitting a garage under living space.
- Are there issues with grade changes and changes in elevation in relation to flooding onto neighboring properties? City response – bringing in fill and building up the lot is not permissible in the City any longer, so there haven't been many issues with that.
- What is the definition of a decorative garage door? It is hard to know what can be considered as "decorative", and there are challenges with balancing the decorative requirement with affordability.

2. **Domestic Equipment Parking**

Issue Statement: Citizen initiated review of placement standards, due to concern of neighbor parking RV next to side property line

Placement: If outside of a building, must be in rear or interior side yard or in the allowable buildable area; not allowed in front or street side yard

Feedback:

- Setbacks for domestic equipment should be required similar to sheds
- There should be no additional regulations for domestic equipment
- Larger structures require setbacks; setbacks should also be required for large RVs that stay in one location most of the time. Domestic equipment does not typically move frequently, so in effect they become a large structure very close to the property line.
- More screening requirements may be a better way to address the issue as opposed to requiring setbacks for domestic equipment such as RVs – perhaps allowing greater height for fences. The current Code allowance of an extra 2-ft in height for a 16-ft portion of the fence is not enough; many RVs are longer than 16ft.
- It should be the responsibility of the owner of the RV to screen it from view, not the responsibility of the neighbors that have to see it; neighbors should add to their fence height
- There are issues with enforcement when people are living in RVs on a neighbor's property. It is challenging to prove.

3. Water Yard fencing , landscaping and equipment screening

Issue Statement: Code limits height of fences and hedges in the water front yards. There is no limit on other types of vegetation, which can impede views. Height of solid fence is limited to 3-feet and open fence to 4-feet, see attached Fence Handout. Mechanical equipment screening relates to streets only, should this include water yards? This is a citizen initiated review.

Feedback:

- Hedge regulation is too specific and does not cover all types of landscaping.
- Too many loopholes in the restrictions on "hedges" in waterfront yards.
- Pool code requires a 4-ft tall fence, this is sometimes an issue in waterfront yards that restrict fence height to 3-ft.
- Where did the 3-ft requirement come from? Why 3-feet vs 4-feet? Staff's general response was that 3-feet is more conducive to allowing neighboring property owners to maintain views of the waterway when sitting in their backyard.
- Designers are finding that a solid fence or wall is generally preferred by residents and this is a challenge in waterfront yards which limit the wall height to 6-feet.
- FEMA regulations increase the grade of the property.
- Would there be potential for allowing variances for fence height if neighbors sign off on it, similar to dock variances? One problem with this method would be that the variance runs with the land and future neighbors may not agree.
- There was a suggestion to allow for higher fence height to accommodate for the more elevated structures that are being built as a result of FEMA requirements. Since the finished floor starts so high in some areas (over 6ft) the standards 6-ft fence does not provide for privacy. Perhaps the neighborhood scale could warrant a higher fence in some areas.
- Comments were also made that 6-ft is an appropriate fence height as it limits it to a human scale. Allowing height over 6-ft leads to a more institutional feeling. Increasing the allowable fence height is concerning to some.
- A concern was brought up over recently implemented requirements by Duke Energy that a meter must be elevated and a platform must be constructed in order for meters to be accessed. These platforms/staircases encroach into setbacks and the presence of the meter at such a high elevation along with the platforms detracts from the attractiveness of a new home.
- Screening (architectural or landscaping) should be required for ancillary equipment in water yards.
- Airflow should be considered when requiring architectural screening for A/C units.

4. In addition to comments expressed at the workshop Staff received several comments regarding the topics discussed, which are outlined below.

- The design standards do not take into consideration narrower lots and affordable housing.
- Would like my HOA president to attend and share. Would like hedges and shrubs in a row be considered the same.
- A welcome change in process from the previous administration.
- It would be useful to provide some context for topics being raised so we can know how prevalent issues are. For example, the RV parking case presented tonight. How many complaints are received or is it just a case of vocal, involved residents making themselves heard.
- I don't support setbacks as a solution to issues neighbors might have with visibility of parked/stored domestic vehicles. Where side yards are already limited in width, setbacks could eliminate the ability to legally store these vehicles for those who have stored them w/o issue for years. Focus on screening, or only apply setbacks to wider yards maybe.

2016 Residential LDR Update - Meeting 2 Evaluations

	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
The workshop was a valuable use of my time	0	1	1	2	3
The purpose of the workshop was clear	0	1	0	4	2
The workshop was the right length of time	0	0	1	5	1
If you disagreed with the above question, was the meeting length	too long -1				
I feel that my contributions to the discussions will be utilized by leadership	0	0	3	2	
The format of the workshop was effective for achieving the shared objectives	0	0	2	4	1
Please rate each of the following aspects of the					
	Very Poor	Poor	Average	Good	Excellent
The workshop location	0	0		3	4
The workshop facilitation	0	0		3	4
The workshop materials	0	1		2	4

What did you like most about this workshop?	
	Having the personnel from the City to field questions.
	Informative
	Allow direct education to residents of St. Pete. Interesting and informative.
	The City's interest in getting input from stakeholders regarding proposed code changes. Allowing citizens to bring issues to the meeting for discussion. Liz staying on agenda and her great attitude!
	Good time management and facilitation.
	The workshop provided some candid discussion regarding some potential LDR changes. It was good to hear from city staff prior to implementation.
What did you like least about this workshop?	Too narrow. The concentration of the discussion and the samples provided were only focus on a very limited area within flood zones and waterfront properties.
	Personal photos and discussions about "their" issues.

	How do others who don't attend get information that the codes have changes? Answered by Liz and Gary.
	Lots of jargon used to describe some issues, not always clear to general public.
	Several residents tried to hijack the meeting to focus on their individual problems. The focus of the meeting was to discuss city-wide issues, not a disagreement between two neighbors over an RV in the back yard.
Other Comments?	The design standards do not take into consideration narrower lots and affordable housing.
	Would like my HOA president to attend and share. Would like hedges and shrubs in a row be to considered the same.
	A welcome change in process from the prevous administration.
	It would be useful to provide some context for topics being raised so we can know how prevalent issues are. For example, the RV parking case presented tonight. How many complaints are received or is it just a case of vocal, involved residents making themselves heard.

I don't support setbacks as a solution to issues neighbors might have with visibility of parked/stored domestic vehicles. Where side yards are already limited in width, setbacks could eliminate the ability to legally store these vehicles for those who have stored them w/o issue for years. Focus on screening, or only apply setbacks to wider yards maybe. Thank you for distributring meeting materials on the web prior to the meeting.

The city code should not place additional regulation on where residents can store domestic equipment. The city code already places significant restrictions on what may or may not be seen in the front yard, and side yard locations. As a property owner, my backyard is my business, and not the City's. The example photo showed an RV behind a 6-foot vinyl fence. Only the top two or three feet of the RV is visible form the adjoining property. In Shore Acres and Snell Isle, it is not unusual for a 1950's home, which is less than 12' high, to be right next to a 36-foot high single family structure. The air conditioner and water heater units for these homes are usually mounted on the side of the home, much taller than this RV shown in the example. The citizens who initiated this issue should be allowed to increase the height of their vinyl fencing if they so choose, but they have no right to regulate a neighbor's use of his or her property. if the complaining homeowner wished, they could plant a few Areca palms (*Dypsis lutescens*) to shield their view of the RV. In two years, they would never know it was there. Although the slide was only up for a moment, it appeared that St. Petersburg's LDR codes were more restrictive than Clearwater and City of Tampa. I would recommend staff contact the City of Tampa to learn if that city has a smoother interaction with the residents regarding the storage of domestic equipment. We are a city surrounded by water. Many residents enjoy getting out on the water, but are unable to store their vessel without running afoul with City Code Enforcement staff. James (City of St. Petersburg Code Enforcement Staff), attended the meeting and did a great job articulating the challenges of code enforcement.

It only makes sense to increase the maximum height of a residential structure to match the increase in design flood elevation. When presenting this to Council, I strongly recommend showing the "pre-2012" FEMA elevation, as well as the current AE and V elevations on the graphic. It is important for Council to understand the ramifications of their actions to agree to raising this elevation incrementally. Noah Taylor already has this graphic and can readily provide. Regarding additional finishes should not be be required on the ground elevation. The increase in elevation alone adds tens of thousands of dollars to home construction costs, and has devalued structures built according to code at lower elevations. Any additional finishes below this elevation would likely be destroyed in a storm, so if we are really interested in reducing flood exposure, no fancy finishes should be required.

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2016 Residential LDR Update

MEETING SUMMARY – Workshop #3
June 21, 2016
Main Library – 3745 9th Ave N; 6 PM-8 PM

1. Accessory Dwelling Unit & Accessory Living Space

Accessory Dwelling Units Common names include garage apartment, mother-in-law unit, guest house, carriage house or granny flat. These units contain kitchens and can be legally rented. In some zoning districts (NT-1 & NT-2), one unit is allowed if the lot is at least 5,800 square feet. There are specific design standards for these units.

Accessory Living Space – This typically refers to a detached building on a single-family property that is used by the homeowner for additional living area, such as a pool house. This could include space above a detached garage. These areas cannot have a kitchen and cannot be legally rented.

Feedback:

- Clarify code sections for new vs. existing
- Consider eliminating minimum size of 375 s.f. to allow "Tiny Homes"
- Eliminate size standards for studio, 1 and 2 bedroom units
- Orientation and setbacks of exterior stairs and decking
- Set maximum size based on percentage of lot or building?
- Need more research on other Florida jurisdictions
- Accessibility issues and retrofitting
- Allow single story main house and two story garage?
- Change minimum area for second unit from 5,800 to 5,715?
- Modify required parking?
- Why aren't ADU's allowed in NT-3?

2. Reinstatement

Grandfathered Use/Units – These are uses/units that were legally built but are no longer allowed under current code. This could include a garage apartment in a zoning district that no longer allows them, such as in the NS or NT-3 districts. There are also a number of older homes that were originally used as rooming houses or boarding houses, with multiple grandfathered units. Rooming houses are no longer permitted.

Reinstatement of Grandfathered Use/Units - if a grandfathered use has lost its grandfathered status, this is a process to reestablish the grandfathered use, with certain minimum standards and improvements, such as providing parking, landscaping and sidewalks

Feedback:

- Allow administrative reinstatement if no variances are required?

3. Redevelopment

Redevelopment of Grandfathered Use/Units –

Feedback:

- Allow administrative for one unit?
- Modify FAR bonus criteria
- Eliminate Redevelopment provision from code
- Are townhouses compatible with neighborhoods?
- Decrease required parking
- Add the "design goal" statement at the very beginning of this section
- Street line/build-to-line line needs to be established/enforced in traditional neighborhoods. Please research thoroughly.
- We need to adopt a "No variance" culture.
- I think the full review process should be maintained for all units regardless of size.
- The FAR bonuses should be reviewed so criteria that would be required by design standards are not used to get FAR bonuses.

General Discussion followed regarding number of variance cases.

- Arbitrary and capricious?
- Where are the variances cases most prevalent?
- Neighborhood approval should NOT be a criteria considered by staff, as neighbors don't want to fight
- Parking requirement is too onerous and should be reduced for residential

Next meeting: September 27 - Main Library – 3745 9th Ave N; 6 PM-8 PM
Topics: Neighborhood Traditional Design Standards; Carport Design; Public Notice

For information on upcoming meetings, go to www.StPete.org/LDR
Comments on these topics and ideas for future topics can be sent to us at DevRev@StPete.org

2016 Residential LDR Update - Meeting #3 Evaluations

	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
The workshop was a valuable use of my time					1
The purpose of the workshop was clear					1
The workshop was the right length of time				1	
If you disagreed with the above question, was the meeting length					
I feel that my contributions to the discussions will be utilized by leadership				1	
The format of the workshop was effective for achieving the shared objectives				1	
Please rate each of the following aspects of the					
	Very Poor	Poor	Average	Good	Excellent
The workshop location					1
The workshop facilitation					1
The workshop materials				1	

What did you like most about this workshop?	
	Staff was receptive, informed, good discussion. Appreciate the transparency and reach-
What did you like least about this workshop?	
	Slides hard to read - lots of info. Nature of the beast I guess.
Other Comments?	
	Good mid-city lcoation, nice facility, good parking. Thank you.
	I support using building code for minimum size requirements.

I think the full review process should be maintained for all units regardless of size. The FAR bonuses should be reviewed so criteria that would be reuquired by design standards are not used to get FAR bonuses.
Thank you! I learned a lot. Very interesting and thought provoking. Lots of viewpoints. Great discussion. Is the powerpoint available on line? Blight, keeping properties neat and maintained is important. Blight and rentals are worrisome and quality of life goes down. CODE ENFORCEMENT is so vital. Alleys tend to be blight sites/sights. Appreciate buffering
Sec 16.70.040.1.15 - Please add the "design goal" statement at the very beginning of this section. Street line/build-to-line line needs to be established/enforced in traditional neighborhoods. Please research thoroughly. We need to adopt a "No variance" culture.

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2016 Residential LDR Update

MEETING SUMMARY – Workshop #4
September 27, 2016
Main Library – 3745 9th Ave N; 6 PM-8 PM

1. **Introduction (5 minutes) – Elizabeth Abernethy, Zoning Official**
   Overview of effort and meeting format
   - Introduced Divisions and Staff present.
   - Related zoning history – Vision 2020 – LDRs 2007

2. **Neighborhood Traditional Design Standards (45 minutes) – Kathryn Younkin, Deputy Zoning Official**
   - **Height measurement overview:** Recent changes adopted by City for the building code have increased the minimum finish floor elevation; Height is measured from required design flood elevation line in special flood areas.
   - **Design Standards overview:** See attached code section 16.20.010.12, Building Design
   - **Repetitive Design:** To support the appearance and character of neighborhoods developed over time, add clarifying language to address use of similar building models within close proximity to each other

   Feedback:
   - 9th Ave N. & 23rd St: Domain – Repetitive issue.
   - Eave height arrows are in the wrong place in LDRs.
   - Massing and Scale: too big, not enough to just put a porch or add a window. 2-story next to 1-story has a towering impact. Wants design review in north neighborhoods.
   - New SFR – massing – stick-out in the neighborhood – "looming over neighboring" house. Style issues. "Sticking out."
   - Comment from CM Nurse: Get building in Childs Park/Midtown – ask that building not be so restrictive in those neighborhoods. "If you build a house to the Florida Building Code, it will be the nicest house in the neighborhood."
   - Encourage growth in Midtown – NT-1 & NT-2, too many restrictions on the community. 25' front setback too much, makes lots unbuildable. Do whatever it takes to build on lots on south side.
   - Need to be careful – These are zoning regulations, not deed restricted communities. We need new housing. 2-story, 2,000 sq. ft. to have a family live there. We have a housing deficit in Pinellas County and St. Petersburg.

- Old NE – new buildings are too massive. No permeable space. Permeable space very important to decrease runoff.
- Maybe NT-1 on south side should be different zoning district to allow new building.
- 12 new homes built in neighborhood have violated current code. Ask that inspections be done – that built matches plans.
- 600-800 sq. ft. aren't viable, need bigger home for today's market.
- Height – flood regulations SFHA question.
- "Urban Village" offer lifestyle people want. Maintain character of neighborhood – Kenwood & Historic Old NE are "rare gems."
- Southside should stay NT-1 & NT-2 to continue to allow garage apartments.
- The LDRs that came from Vision 2020 are great because it's designed for whole the city. Concern with "big houses" and "massing." Need room to breathe (room between houses).
- CONA has been talking about this issue, shared four goals:
    1. Compatibility with existing context.
    2. Diversity of housing stock.
    3. Maintain green space.
    4. Maintain pedestrian orientation.
- Man owns 1200-1500 sq. ft. house. Loves it. Issue with wall at setback line – not pedestrian friendly. Should walls (8' high) be set back?
- Concerns over character of new houses. Maybe go back to design review for some neighborhoods. Concerns over what's being built not matching plans. Trees being torn down.
- "Developed over time" vs. preserving past. What is the real intent of the LDRs?
- $250 appeal fee too high, maybe $100 more affordable. $250 is a big ask for most neighborhood associations.
- People more here for the traditional neighborhood, but infill housing is changing feel of neighborhood.

3. Carport design standards (15 minutes) – Liz Abernethy

What are appropriate materials in the front yard or rear yard?

Feedback:

- Same standards should apply in rear and front; neighbors have to see it every day.
- 360 ° architecture.
- Back should look as good as front.
- Square footage calculation question – Roofline?
- Canvas material – allowed elsewhere in Florida.
- Garage doors - two are different. Allowed?

4. **Fence Materials in Residential Neighborhoods (10 minutes) – Liz Abernethy**
   Code requires that fences be constructed of standard fence materials such as stockade, board-on-board, shadowbox, tongue-and-groove, picket, split rail and chain link. Alternatives may be approved by staff "if the proposed form complies with the intent of the provisions of this section and that the form requested is at least the equivalent to the industry standard in quality, strength, effectiveness, fire resistance, durability and safety". Staff has received a request for corrugated metal fencing in a residential neighborhood, which was not approved.

Feedback:

- Doesn't like metal fencing – across alley is metal fence – sun reflects off fencing into his house, increased electric bill by $35.
- Material question.
- "Natina" can finish steel so not as reflective.
- Height measurement question.
- Thinks there should be a setback for fences regardless of height.
- Height of fence blocking lake view (side yard).

General Discussion

- "Bungalow" houses – allowing two story (building up) can increase ISR (open space).
- Elevation entry way comment – creating flooding issues for neighbors.
- Examine code across the board to see what can be removed to increase affordability.
- Wheelchair access – 16" required entryway – limits ADA access.

Next meeting: October 25- Main Library – 3745 9th Ave N; 6 PM-8 PM
Topic: Wrap-Up and discussion on code revisions

For information on upcoming meetings, go to www.StPete.org/LDR
Comments can be sent to us at DevRev@StPete.org

2016 Residential LDR Update - Meeting #4 Evaluations

	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
The workshop was a valuable use of my time				2	6
The purpose of the workshop was clear				2	6
The workshop was the right length of time				3	4
If you disagreed with the above question, was the meeting length					
I feel that my contributions to the discussions will be utilized by leadership			2	2	3
The format of the workshop was effective for achieving the shared objectives			2	2	4
Please rate each of the following aspects of the					
	Very Poor	Poor	Average	Good	Excellent
The workshop location				2	5
The workshop facilitation				3	4
The workshop materials				2	5

What did you like most about this workshop?	
	Ability to give input
	Consistent clarity
	The opportunity to be heard and our ideas considered
	Excellent location for coming west or east, north, south. Good parking, lovely building - Good to have a lcosing time for cut-off. Nicely facilitated. Good give & take & idea exchange.
	Opportunity to hear different perspective
	I like that citizens are engaged
What did you like least about this workshop?	
	Nothing

	It was difficult to see the screen and there was an echo in the room that made it hard to hear every speaker.
	Acoustics a bit echoey. Riverberates. Speakers/questions a little hard to hera when air conditioning was on, but overall people spoke up.
	Couldn't hear speakers - please future meetings use a mike.
	Unclear Goals
Other Comments?	
	Thank you! So great to have this shared information. Truly appreciate it. No matter what is done - CODE ENFORCEMENT is vital to neighborhood safety, beauty, and quality of life. Unmaintained mansion with RV's boats, etc., unattractive and junky. Yard waste, alleys are barely passable. 3rd World look. "Back Alley" look. Big dumpy, unmaintained, clera mowed, maintained alleys are vital to public safety. 1. Allows police clear view, 2. Fire trucks full access. 3. Sanitation trucks able to see around end of alley so they don't mow down pedestrians, bicyclists, and other vehicles. 4. Every alley should have no/zero overgrowth or fences, especially where alleys intersect the streets - Historic Park Street has lots of alleys. Old Northeast & Kenwood are not the only neighbgorhoods with alleys. Again, alleys are a pet peeve of mine. I adoped a mile via Keep Pinellas Clean & picked up/pick up so much litter and trash in alleys (& Sunset Park and at intersection of Park Street North & Central) while folks wait for light change, they dump. Thanks for listening. Alleys make me upset. They are treated like dumps.

2016 Residential LDR Update - Meeting #4 Evaluations

Thank you for having these meetings and allowing for an exchange & expression of ideas and feelings. Nothing carries more emotion than "home." "Off alley" alley apartments - alley is front yard - view is ugly & unkept. Setbacks from neighbors, etc. May be minimum lot size to allow an RV or boat or garage to house and hide RV's and boats and trailers with tarps and mildew are bigger than the houses and they should be stored elsewhere. Don't meet Florida Building Codes. I'd rather have a neat maintained house of any kind (almost) than so many accessory vehicles. Not tied down, nor up to Miami Dade. But they are quite prevalent. Lots of overgrowth and yard waste. Alleys are a mess. ZIKA nests. Why should alleys be pig sty messes? Alley apartments - alley is our front yard pumping, overgrowth - I spend a large part of my life mowing and maintaining the alley. Quality of life matters in the back too. One of my biggest pet peeves. Like 2 different worlds lovely fronts with 3rd world country in back. Ruts, pot holes, weeds, trash, dukmping, tarps. Invitation to crime and blight and sleeping in alleys. I could go on forever!! Thanks!
Please consider flexibility and expanding setbacks and minimum lot requirements in NT-2, NT-1 in the CRT
I agree with council Member Nurse. The City should relax eenforcement of NT-1/NT-2 on lots in the southside. The City should encourage any bulding which meets Florida Building Code in the southside. We all need affordable solutions. Thanks.
The City must allow flexibility on accessory structures. Steel is a far superior product and should be allowed.

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2016 Residential LDR Update - NOTES

Workshop #5
October 25, 2016
Main Library – 3745 9th Ave N; 6 PM-8 PM

EASEL NOTES:

- Fences – Staff no proposing change of materials language in regards to fences.
- Dock fencing – proposing standards for height / opacity.
- Roof over docks – staff to review (dock canopies)
- Open Porch – continue to allow encroachment for enclosed portion of structure.
- Affordable SFRD w/south sp CRA – staff reviewing design standards vs. affordable structures.
- Zoning vs an overlay to review.
- Access structure – can accommodate a boat
- Regs vehicular parking remains for SFR
- Waterfront yards (view) current regulations 3' with hedge, 4' open fence. Review height of other vegetation.
- Sheds – clarified current shed regs. RV's greater than 12' look at a greater setback than 3'
- Ass. D.U. – concern no variances allow – staff to review.
- Reinstatement – reviewed parking regulations case by case – parking variances may be supported with certain conditions.
- Unpermitted work structures – once cited would be subject to project codes process. Possible DRC variance request fence Height – 6' concern can exceed that height.
- Concern – mass/scale of new build in relation to built context – staff is reviewing this concern.
- ISR std. What is appropriate? Staff to review.
- Staff looking at FAR on built structures. Way to regulate large builds on small lots?
- Clarification of visitability regs – lower elevation? TBD by staff review.
- Affordable homes – design changes? Staff to review appropriate manner to address. Design vs. cost.
- Update website – agendas / synopsis of meetings. Maybe presentations – TBD
- Mod Homes in Kenwood concern of size/mass. Context protected thru a process by Historic Preservation?
- Concern of teardowns – small homes to build larger/contemporary structures. Prevent demo of older structures? No code to address unless historic design.
- Protection of National Historic District? No present – not proposed with these changes currently. Follow-up with Derek.
- New Dev. Should be compatible with context. This is one purpose of this process.
- Hex block protection – no substitutes desired.
- Clarified no variance to any current stds when prohibited until/if LDR changes are adopted.
- Designate architectural "styles" for various neighborhoods. Not considered with this process at this time.Suggestion – use of cafeteria style regs to design a specific architectural style with certain design elements.Mass/scale concerns of new build.
- Accessory Equipment at 3' to P/L. Concern of noise of pool equipment / A/C condensers.

2016 Residential LDR Update - Meeting Evaluations - 10/25/16 - Meeting #5

	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree	
The workshop was a valuable use of my time				3	3	
The purpose of the workshop was clear				3	3	
The workshop was the right length of time				3	2	
If you disagreed with the above question, was the meeting length						
I feel that my contributions to the discussions will be utilized by leadership			2	1	1	Hope so
The format of the workshop was effective for achieving the shared objectives			2	2	2	
Please rate each of the following aspects of the						
	Very Poor	Poor	Average	Good	Excellent	
The workshop location			1	3	2	
The workshop facilitation			2	2	2	
The workshop materials			1	3	2	

What did you like most about this workshop?	

Learning about the zoning regulations and hearing other's ideas. Chance to input concerns especially about accessory vehicles and making alleys as attractive as the main street - especially since garage apartments look out over alleys.

What did you like least about this workshop?	

Thought it was all great - many meetings, lots of notice and follow-up. Any one with an interet could come. Not limited ot neighborhood "leaders," etc. Citizens included.

Other Comments?	

Please try to regulate RV's, boats, trailers that are often taller/bigger than the houses. Covered in tarps and mildew, full of trash (trailers) safety hazard in storms. Not to Miami Dade - Winds can pick-up and cause damage to nearby homes - 150 mph wind loads per Ronn Ginn. Unsightly everyday. Storage space is available. Great job! Thank you! M. Abbott

Attachment 3

Public Input

HISTORIC KENWOOD

CITY OF ST. PETERSBURG
MAR 09 2016
PLANNING & ECONOMIC DEVELOPMENT

March 4, 2016

Elizabeth Abernethy
Zoning Official, Development Review Services Manager
Planning and Economic Development Department
P.O. Box 2842
St. Petersburg, Florida 33731

Dear Ms. Abernethy,

Within the past year a number of new homes have been constructed (and more are planned) which have caused considerable unease and concern of Historic Kenwood residents who love and appreciate the traditional look and character of our older neighborhood. We have concerns that NT-2 zoning regulations which are our primary source of protection are not consistently followed. Variances to building elevation and architectural requirements seem to be occurring yet no variance is granted through the appropriate review body where public notification would be given.

Therefore, we are requesting that staff review several past projects to determine what guidelines may have been overlooked, or are being altered from the plans provided for review so that projects moving forward do indeed meet the minimum standards required by the NT-2 zoning regulations.

The following observations state our general concerns. These are followed with addresses and critiques of the new construction so as to specifically cite examples that the staff can review.

APPEARANCE OF A RAISED FOUNDATION:

Consistently we see that the new homes are being built slab on grade. NT-2 STATES "The front and street side of a building shall be designed to give the appearance of an elevated floor at least 16 inches above grade level. Where slab-on-grade construction is proposed, this requirement can be satisfied by utilizing a raised front entry porch, elevated windows, doors and wall heights."

ENTRY PORCHES:

A number of new homes do not appear to have the required entry or porch sequence. NT-2 states "Principle entries shall include a porch, portico or stoop, with a minimum usable depth of six feet and 48 square feet of total floor area." Several new homes lack the porch depth or area which leaves it impossible to place a chair or have social interactions as is vital to creating and maintaining community.

DESIGN SPECIFICATIONS:

A number of new homes do not appear to be following the design specifications. NT-2 states "Doors, windows and other appropriate fenestration shall be incorporated into all sides of a building. There shall be no blank facades. For multi-story buildings, no portion of a façade corresponding to the height between two floors shall contain a blank area greater than 16 feet in width."

NT-2 also states "At least 30 percent of primary and secondary street facades shall consist of fenestration. At least 20 percent of interior side and rear facades shall have fenestration. At least two-thirds of the fenestration shall be transparent (i.e. window glass). One-third may consist of trim work, shutters, brackets and other architectural features. Entry doors shall be counted toward fenestration if side panel or decorative windows are provided."

NT-2 states that "Windows on the street side facades shall be evenly distributed in a consistent pattern. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style." "Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill."

We also raise concern over landscaping. While many of the homes are well landscaped, others lack the required minimum landscaping requirements of shade trees and foundation planting. Some have minimal to no landscaping.

After reading the requirements a group of us drove the neighborhood and reviewed the new homes. We made the following observations with specific addresses as to be helpful with your review.

- 2240 3rd Avenue North: Built slab on grade without required elevation. It lacks window fenestration and adequate number of windows. The window pattern is haphazard with varying styles of windows on the front façade. The front door is recessed to the side of the house. There is no landscaping.
- 2251 3rd Avenue North: This modern style home is under construction and is nearly complete. The front porch does not appear to be the appropriate size lacking 6 feet of "usable depth." The windows are not consistently sized and have varying heights. While the windows are recessed, there are no visible windowsills.
- 2220 4th Avenue North: The front porch of this modern style home does not appear to have the appropriate depth and size. The home is built slab on grade. Of note, the sloped roof of this home seems to "fit in better" with the neighborhood as compared to the flat roofed modern style home noted above. The windows are better arranged but again lack windowsills.
- 2311 4th Avenue North: The home is built slab on grade.
- 2627 Dartmouth Avenue: The home is built slab on grade.
- 2736 Dartmouth Avenue: The home is under construction and has been built slab on grade. The front door is recessed to the side of the house. The same issues with the

front windows as noted on the home at 2240 3rd Ave N are apparent here as this is the same builder.

We do wish to point out that a number of new homes have been built that do follow the regulations. In the upcoming review of the LDR's they may be helpful in assisting with any changes to the regulations. They are as follows:

-2163 2nd Avenue North has appropriate elevation, vernacular architectural style with large front porch and all components of the façade reinforce the style of the home.
-2250 2nd Avenue North: although quite large it is compliant with zoning regulations.
-2526 4th Avenue North is craftsman bungalow style with large front porch and roof sloping toward street. However it is large and looms over the adjacent small homes. This possibly could've been mitigated had the foundation not been elevated as high as it was while still meeting code.
-2635 4th Avenue North has appropriate elevation with multiple appropriate design materials and a large front porch reinforcing the bungalow style of the home.
-2120 Dartmouth Avenue seems to have appropriate elevation with multiple design materials in keeping with the bungalow style. Front porch is of large enough size to accommodate seating and the landscape and fencing is well done.
-2836 7th Avenue North: All of the bungalow style details and front porch are appropriate and the size of the home fits well with the oversized lot. However, it may not have the required elevation.

In closing, we encourage investment in our neighborhood. However, we also wish to maintain the basic elements of the character during new construction that the NT-2 zoning provides. We request that the city assess the elements of non-compliance that have been identified to determine where this is occurring, and then make sure that the NT-2 zoning regulations are consistently met and variances are not overlooked.

Sincerely,

Brenda Gordon

Brenda Gordon, President
Historic Kenwood Neighborhood Association

cc: Amy Foster, City Council Chairwoman
NT-2 Designated Neighborhood Associations

Received 9-22-16
Historic Old Northeast N.A.
& Kenwood

NEIGHBORHOOD GOALS and ISSUES
September 22, 2016

GOALS:

- Ensure compatibility of new construction with existing context
- Maintain diversity of housing styles, size, and price range to retain diversity among residents
- Maintain or increase green space to provide for better drainage and protection from flooding
- Maintain pedestrian character, avoiding the 'compound' appearance of some new construction with over-sized houses and high walls.

ISSUES:

1. Height, mass and scale – fitting into context is more than just setbacks
    a. Reduce allowable height
    b. Create FAR

2. Redevelopment – Increases density and encourages demolition
    a. Eliminate for traditional neighborhoods

3. Reinstatement – Increases density, exacerbates parking and impermeable surface issues
    a. Eliminate for some neighborhoods

4. Impermeable Surface – Little open/green space to provide for drainage and prevent flooding
    a. Decrease impermeable surface ratio

5. Design Guidelines/Architectural Style – New construction often fails to exhibit a recognizable architectural style
    a. Incorporate and enforce new Design Guidelines

6. Variances – Setback variances lead to increased mass and scale
    a. Strictly enforce setbacks

7. Enforcement – LDRs are often not enforced
    a. Inspect projects for compliance and enforce

8. Trees - trees are being removed for new construction at an alarming rate
    a. Increase penalty fees for tree removal without permit
    b. Encourage developers to maintain and plant tree canopy in parkway

9. Streamlining – Neighbors do not receive notice of streamlining; high fee for appealing
    a. Eliminate streamlining – fees are onerous for many neighborhood associations and neighbors should be noticed for variance requests

Specific to Old Northeast

10. Dock Roofs – Roofed docks detract from the residential character of the neighborhood; the concern is that over time, the area will look more 'marina' than residential. They obstruct views of the Bayou and clutter the viewshed. Coffeepot Boulevard is a posted 'scenic route' and the land adjacent to the water lots was considered parkland during the waterfront master planning process. Their location makes these docks accessible to the public in a unique way. At least 25% of the docks today are owned by those who do not live on Coffeepot; they may not have the same pride and respect for the neighborhood that residents do.
    a. Prohibit roof docks along Coffeepot Boulevard.

11. Beach Drive – Six-foot walls along Beach Drive are not pedestrian friendly; they give the appearance of compounds
    a. Remove 'collector' (?) status for Beach Drive

Received 10-3-16
Historic Old Northeast N.A.

Concerns of Traditional Neighborhoods: New Construction: 2007 -2016

> "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood."
> -- 16.20.010.2 Land Development Regulations, 2007

St. Petersburg's neighborhoods are the backbone of our city. Many people choose to live here because of the sense of community and distinctive character they find in our traditional neighborhoods. It is important that we recognize, support, and maintain the unique and distinct qualities of these neighborhoods.

In many ways, the LDRs approved in 2007 were successful in supporting neighborhood character. However, with our booming economy, the size, mass, and scale of much of the new construction is overwhelming the existing housing stock. These houses do not fit within the existing context or complement the established character. In addition, other concerns have been raised regarding redevelopment, reinstatement, impermeable surface ratio, design guidelines, and enforcement, which often have contributed to this incompatibility.

Over the past several years, Historic Old Northeast has been working to find solutions to the unintended consequences of these new regulations. In the process, we discovered that other traditional neighborhoods share many of our concerns. Last year, Allendale held a meeting to discuss new development, and subsequently sought re-zoning of portions of their neighborhood. In early 2016, Crescent Lake sponsored a meeting regarding inappropriate development which drew 50 people from neighborhoods including Crescent Lake, Historic Kenwood, Greater Pinellas Point, Allendale, Harris Park, Tropical Shores, Driftwood, Downtown, Crescent Heights, and Historic Old Northeast.

We appreciate that Zoning staff recognizes that some of the 2007 regulations are not achieving stated goals. Neighborhood representatives have attended all of the LDR workshops held throughout this year. When neighborhoods were notified that photographs were needed to assist with research, Old Northeast immediately started a photo project which used objective criteria to critique the new (2007-2015) construction. On page 5 are two examples of the 40+ houses surveyed in the Old Northeast.

In June, we took our methodology and template to a CONA Land Development and Historic Resources Committee meeting. We were invited to present a program on our concerns and our method of critiquing new construction to the wider CONA membership. At that meeting, seven

3. Reinstatement of abandoned uses – Increases density, exacerbates parking and impermeable surface issues
    a. Eliminate for some neighborhoods

4. Impermeable surface – Little open/green space to provide for storm water drainage and prevent flooding
    a. Decrease impermeable surface ratio (ISR)

5. Design guidelines/architectural style – New construction often fails to exhibit a recognizable architectural style
    a. Incorporate and enforce new design guidelines
    b. Adopt a pattern book describing appropriate architectural styles and detailing for traditional neighborhoods

6. Variances – Setback variances lead to increased mass and scale
    a. Strictly enforce setbacks

7. Enforcement – LDRs are often not enforced
    a. Inspect projects for compliance and enforce
    b. Increase staffing in Zoning and Building departments

8. Tree canopy - Trees are being removed for new construction at an alarming rate
    a. Increase penalty fees for tree removal without a permit and consider other types of penalties
    b. Encourage developers to maintain and plant tree canopy in parkway

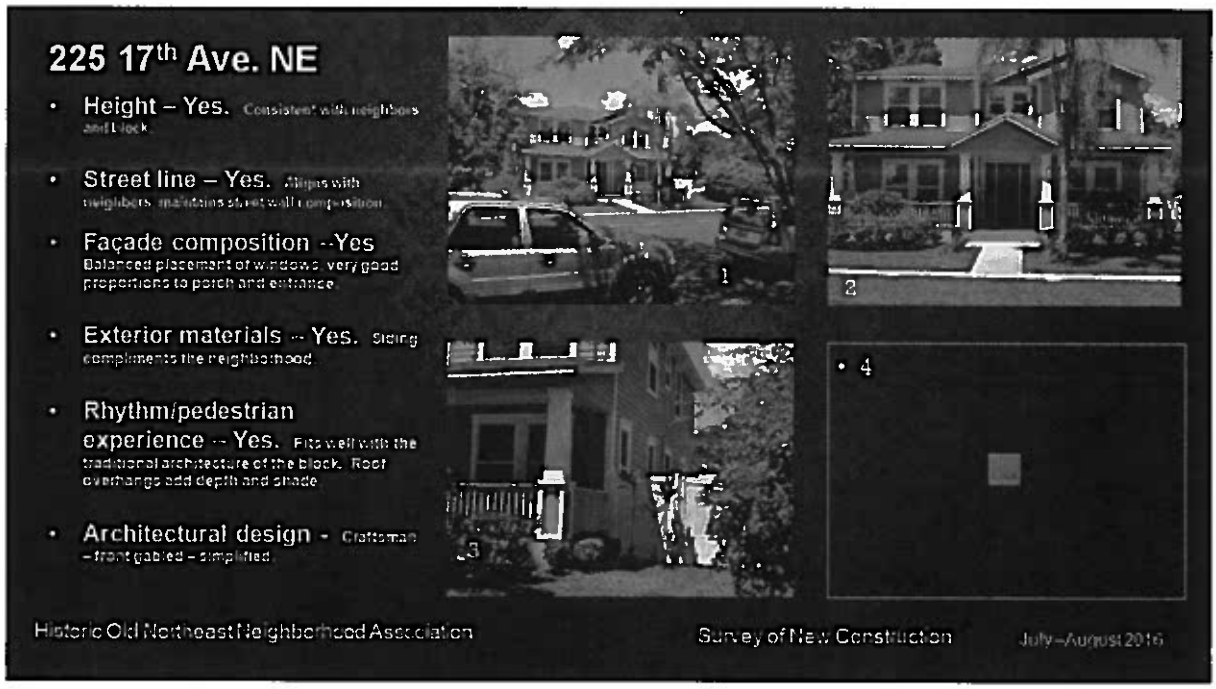
9. Streamlining
    a. Limit streamlining
    b. Reduce appeal fees (currently $250)

10. Pile driving
    a. Eliminate pile driving in residential neighborhoods

Specific to publicly-accessible waterfront

11. Dock roofs – Roofed docks detract from the residential character of the neighborhood. They obstruct views and clutter the view corridor. Their location makes these docks accessible to the public in a unique way.

Example of incompatible new construction



Example of compatible new construction

Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Thursday, October 06, 2016 7:42 AM
To: Elizabeth Abernethy
Subject: Additional Comments

Ms. Abernethy,

Old Northeast would also like to weigh in on two topics that were discussed at the recent LDR Workshop:

We are opposed to 'alternative' materials such as corrugated metal for use as fencing material. We also think chain link fencing should be prohibited in NT2 and NT3 neighborhoods, at least in street front yards.

We are opposed to canvas roofs on carports.

Another issue has recently surfaced which we feel needs attention. When codes was contacted about a boat parked in the front driveway (off a circular driveway) at 1400 Beach Drive, we were told that it is legal because of the length of the lot and the fact the front of the house which faces Beach Drive is the legal side yard and the setback is appropriate. We do not think it is appropriate to park a boat in the front yard regardless of whether it is considered the legal front yard or the side yard. In this case, Beach Drive is certainly considered to be the major roadway as opposed to 14th Avenue, and it contains landscaped medians indicting a more important roadway.

Regards,
Robin Reed, Historic Old Northeast Planning and Preservation Committee

Virus-free. www.avast.com

October 30, 2016

City's Text Amendment

To Whom It May Concern:

We're writing to ask permission to apply for a variance to parking requirements for a six-unit building we recently purchased. It's been brought to our attention that a text amendment is being considered, and that this amendment would allow us to seek reinstatement.

As this decision is made, we ask that you not only consider the individual homeowners within these neighborhoods, but also those who can't afford to own their own home... these lesser represented individuals are looking for smaller, more affordable housing within the downtown area of St. Petersburg.

If properties like ours are not even given the opportunity to 'seek' reinstatement, these often times overlooked citizens, may not ever get a chance to live within the community where they work. This downtown community is diverse, and therefore should be able to continue to provide opportunities of housing to meet that diversity.

It should be noted, that we're not asking 'to be reinstated', but instead, that we are simply asking for 'the opportunity to *seek* reinstatement' with the city's review and approval.

Additionally, many residents use public transportation and bike and walk within these communities, so any parking requirements made and agreed to, may simply go unused and become an unsightly addition to an otherwise, beautiful neighborhood.

Thank you for your time and consideration in this matter.

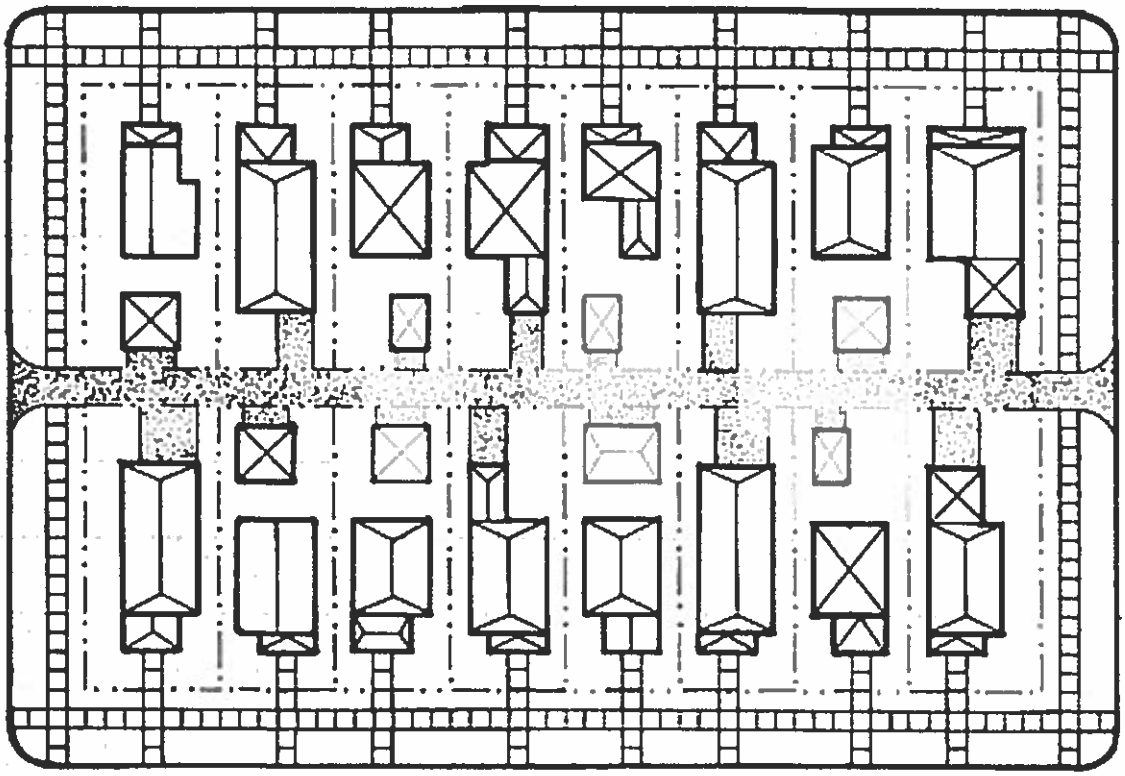
Professionally,

Brian Wedlake
Cato Holdings, LLC
323.377.5811

Kenwood
11/15

SECTION 16.20.010. - NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY DISTRICTS ("NT")

Typical Houses in a Neighborhood Traditional District



Typical Block in a Neighborhood Traditional District

Common features of these districts include:

Narrow rectangular lots facing the avenue.

Houses built toward the front of the lot with reduced setbacks.

Front porches and primary entrances facing the avenue.

Sidewalk connections leading to the public sidewalk and the street.

Vehicular access from the rear alley instead of driveways in front yards.

Recognized architectural styles with consistent and appropriate materials.

il=7.6p Sections:

16.20.010.1. - History and composition of traditional neighborhoods.

Generally, the traditional neighborhoods of the City were platted between the incorporation of the City and the mid-1920's, before multi-car households became common and when most people walked or rode public transportation. As such, these neighborhoods feature streets and buildings oriented to the needs of pedestrians rather than to the needs of cars.

Lots in traditional neighborhoods are narrow compared to lots in suburban neighborhoods. Traditional lot widths typically range between 45 and 60 feet. Widths in excess of 60 feet exist in certain areas, but are relatively rare. Sidewalks are provided along all sides of blocks and on both sides of the street. ADD IN RERERECE TO FLLOR AREA RATIO AND ISRS

The homes in traditional neighborhoods were typically constructed prior to 1950 and exhibit architecture of the early 20th Century. Buildings typically feature vertically-oriented architecture and were constructed close to the street. Front doors face the street and are enhanced with architecturally appropriate features. Front porches or stoops are common and add emphasis and visual interest to the primary entrance. Side and rear yard setbacks are minimal. Building heights typically do not exceed 24 feet. Buildings include a variety of roof designs such as gable, hip, and gambrel. The upper portions of taller buildings typically taper or step back from the property lines.

Alleyways are the primary means of providing areas for utilities and access to off-street parking to the rear of the properties. Driveways and garages in front yards are not typical in most traditional neighborhoods.

While traditional neighborhoods are primarily characterized by single-family residential structures, house sizes and types are varied. Small apartment buildings and ancillary dwelling units, such as garage apartments, are sprinkled throughout many of these areas. The diverse housing opportunities allow for persons in different stages of life and at different income levels to enjoy the same neighborhood. Residents can remain in the same neighborhood throughout their lives, even though an individual's housing needs and preferences may change (lifecycle housing). There are also several remaining corner stores located within the heart of some traditional neighborhoods. Historically, these small stores provided basic goods and services to residents within walking distance.

(Code 1992, § 16.20.010.1; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.2. - Purpose and intent.

The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for each of the NT districts are intended to reflect and reinforce their unique character. Street standards are intended to preserve the alley system as a mechanism to provide limited access for parking and utility functions in the rear of the site.

(Code 1992, § 16.20.010.2; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.3. - Permitted uses.

Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

16.20.010.3.1. Preservation of single-family character.

NT districts are primarily single-family in character. While some NT districts allow accessory units or limited neighborhood-scale mixed uses, the character and context along the street should reinforce the pattern of a traditional single-family neighborhood. Generally, duplex and multifamily buildings are prohibited. Some multifamily uses are existing and grandfathered.

16.20.010.3.2. Grandfathered units. (See use matrix.)

Multifamily units were built in many traditional neighborhoods to accommodate the winter tourist industry in the first half of the 20th Century. These units provide a diversity of housing stock which enriches the neighborhood and provides lifecycle housing. Renovation and revitalization of these units can create a highly desirable amenity within the neighborhood and is an ideal way of providing workforce-housing units. Restoration of these resources is desirable over replacement. Special approval may be required to redevelop these uses as established by the process in the application and procedures section. Replacement construction should be consistent with the development pattern and architectural context of the neighborhood.

(Code 1992, § 16.20.010.3; Ord. No. 876-G, § 2, 2-21-2008)

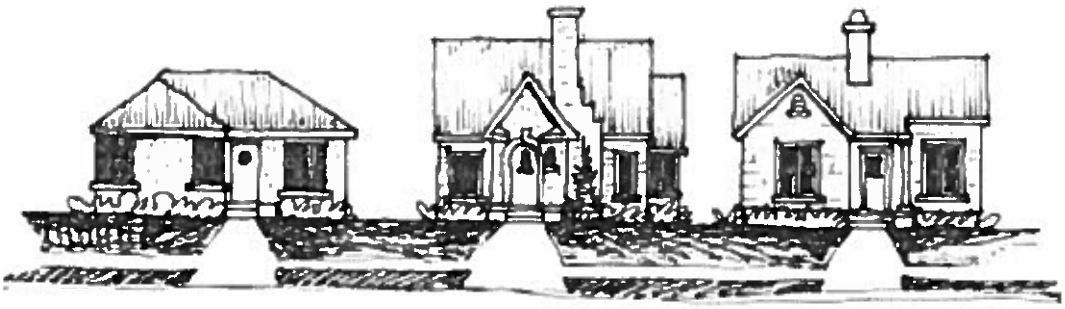
16.20.010.4. - Introduction to NT districts.

The NT districts are the NT-1, NT-2, NT-3 and NT-4 districts. The standards for the NT districts are intended to allow for redevelopment of the traditional neighborhoods with modern amenities, while respecting the existing development pattern and unique character of these areas.

(Code 1992, § 16.20.010.4; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.4.1. Neighborhood Traditional Single-Family-1 (NT-1).

In the NT-1 district, single-family homes are the primary intended use. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with standards regulating minimum lot size, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and limiting the locations of driveways to certain areas of the property.



Typical Single-Family Homes within the NT-1 District

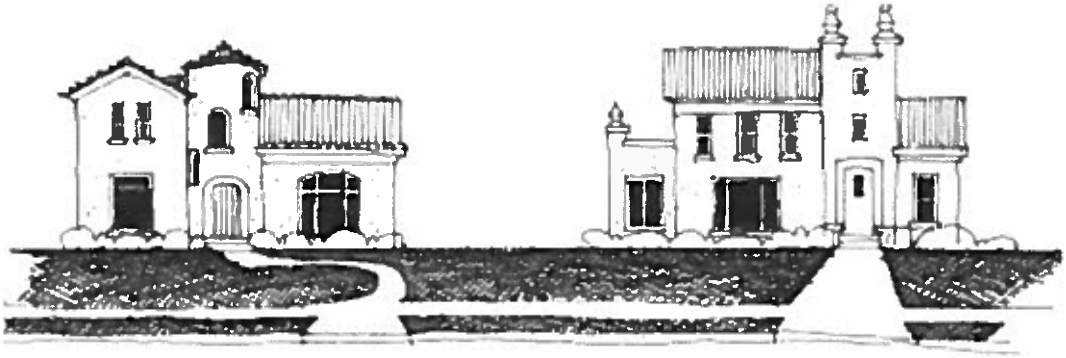
16.20.010.4.2. Neighborhood Traditional Single-Family-2 (NT-2).

The NT-2 district generally includes neighborhoods already developed by the end of the 1920s. These areas typically exhibit a higher degree of architectural legacy and have a well-developed network of alleys. Allowable uses and standards are similar to the NT-1 district. Site layout and architectural detailing is emphasized to preserve and reinforce the existing development pattern. Driveways, garages, and utility uses are limited to the rear of the property.

Typical Single-Family Homes within the NT-2 District

16.20.010.4.3. Neighborhood Traditional Single-Family-3(NT-3).

The NT-3 district reflects the character of several traditions. Lot widths are larger, ranging between 60 and 65 feet. These areas are typically adjacent to large public parks utilized for numerous City-wide events generating large crowds, high volumes of traffic and other disruptions not typical for most neighborhoods. The architectural legacy and alley network are similar to NT-2 areas. The development pattern typically features greater front and side yard building setbacks than the NT-2 district. The NT-3 district generally allows the same uses as NT-1 and NT-2, with the exception that accessory dwelling units, such as garage apartments, are not permitted.



Typical Single-Family Homes within the NT-3 District

16.20.010.4.4. Neighborhood Traditional Mixed Use (NT-4).

The NT-4 district recognizes the small pockets of traditional mixed-use development in certain areas. Historically, these were neighborhood-scale corner stores and restaurants on the first floor with apartments above. These uses typically exist at the intersections of busier residential streets or around public parks. Storefronts are close to the street with loading and parking areas to the rear. The design of the buildings is compatible with the scale and architecture of the surrounding neighborhood and signage is minimal.

Typical Row of Mixed Uses within the NT-4 District

(Code 1992, § 16.20.010.4; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.5. - Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. Previous regulations required larger lots and did not permit accessory dwelling units. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	5,800 (2)	5,800 (2)	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot)	15 (1 principal unit and 1 accessory unit per lot)	7 (1 principal unit; accessory unit not permitted)	15 (1 principal unit and 1 accessory unit per lot)
Maximum Residential Floor Area Ratio (FAR) for a 1 story building		0.5	0.5	0.475	0.5
Maximum Residential Floor Area Ratio (FAR) for a 2 story building		0.42	0.42	0.4	0.45
should there be some sort of allowance for existing conditions to encourage retention					

includes garage

Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.60
Maximum Impervious Surface (site area ratio)	Residential Building Envelope for 1 story building	0.40	0.40	0.40	0.50
	Residential Building Envelope for 2 story building	0.35	0.35	0.35	0.4
	Total Residential ISR house plus all other	0.45	0.45	0.45	0.60
	Nonresidential	0.55	0.55	0.55	0.55
should there be some sort of exemption to encourage retention of existing?					

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.
For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

(2) The POD can approve the development of a platted lot that is smaller than the minimum lot size if the lot was part of the original plat and is characteristically similar to adjacent parcels. However larger lots if subdivided must meet the current minimum lot size.

(Code 1992, § 16.20.010.5; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 166-H, § 3, 5-21-2015; Ord. No. 203-H, § 9, 11-23-2015)

16.20.010.6. - Building envelope: Maximum height and minimum setbacks.

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.
Porches	20 ft.	24 ft.
Refer to technical standards regarding measurement of building height and height encroachments.		

Insert diagram showing porch heights

Minimum Building Setbacks

Building Setbacks		NT-1 and 2			NT-3		NT-4	
		If building height is up to 18 ft.	If building height is +18 ft. to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.
Front yard	Stoop	15 ft. or M	15 ft. or M	35 ft.	20 ft. or M	40 ft.	9 ft. or M	28 ft.
	Open Porch	18 ft. or M	18 ft. or M	35 ft.	23 ft. or M	40 ft.	12 ft. or M	28 ft.
	Building	25 ft. or M	25 ft. or M	35 ft.	30 ft. or M	40 ft.	18 ft. or M	28 ft.

Interior side yard	For lots 60 feet or greater in width	6 ft. or M	6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M	10 ft.
	For lots ~~equal to or~~ less than 60 ft. in width	10 percent of lot width	6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M	10 ft.
Street side yard		12 ft. or M	12 ft. or M	16 ft.	15 ft. or M	22 ft.	8 ft. or M	15 ft.
Rear yard, with alley	For alleys equal to or greater than 16 ft. in width	6 ft. or M	6 ft. or M	20 ft.	7.5 ft. or M	20 ft.	5 ft. or M	20 ft.
	For alleys less than 16 ft. in width	10 ft. or M	10 ft. or M	20 ft.	10 ft. or M	20 ft.	8 ft. or M	20 ft.
Rear yard, no alley		10 ft. or M	10 ft. or M	30 ft.	10 ft. or M	30 ft.	10 ft. or M	30 ft.
Waterfront yard		20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft. ft.	20 ft.

Notes:

M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:

(a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;

(b) No portion of the encroachment shall exceed 24 feet in height;

(c) In no case shall any encroaching structure be closer to a property line than four feet.

Refer to technical standards for yard types and setback encroachments.

Enclosing porches in the front yard setback is regulated by the general development standards.

The larger of the minimum building separation distances required by the Florida Building Code or the fire prevention code or the minimum building setback established for the interior side yard setback shall apply.;rol;Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.

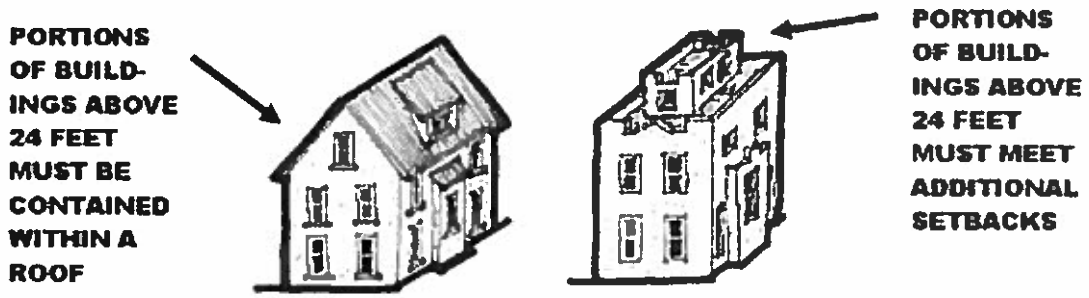
Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NT-1 and 2	NT-3	NT-4
All yards (including waterfront)	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

(Code 1992, § 16.20.010.6; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 893-G, § 2, 9-4-2008)

16.20.010.7. - Roof lines and slopes.

Required building setbacks increase above 24 feet in height except for towers, turrets, and dormers as provided herein. At 24 feet or below, a cornice line shall be provided and the roofline shall begin. The roof slope shall not exceed 45 degrees (12:12 pitch). The roof peak shall not exceed the maximum height of 36 feet. If a sloped roof is not characteristic of the design style, the wall shall be accentuated with a cornice line at or below 24 feet in height. Any portion of a wall exceeding 24 feet in height shall be set back at least twice the normally required side yard setback from the side property line.



SLOPED ROOFED STRUCTURES **FLAT ROOFED STRUCTURES**

(Code 1992, § 16.20.010.7; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.8. - Towers and turrets.

Many architectural styles feature towers and turrets. A tower or a turret may exceed the roof slope, provided no horizontal wall dimension exceeds 16 feet and for a tower or turret with a non-straight (or rounded) wall, this dimension shall be calculated using the smallest rectangle which will enclose the wall.

(Code 1992, § 16.20.010.8; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 985-G, § 19, 7-15-2010)

16.20.010.9. - Dormers.

Many architectural styles feature dormers. A dormer may exceed the roof slope above 24 feet, provided the width of the dormer wall or the total width of the dormer walls, if more than one dormer, shall not exceed 50 percent of the roof width, or 16 feet of width, whichever is less. Dormers shall be compatible with the chosen architectural style.

ACCEPTABLE **ACCEPTABLE** **NOT ACCEPTABLE**

REMOVE THIS SECTION. NEW CONSTRUCTION AND ADDITIONS SHOULD MEET THE MINIMUM SETBACKS BECAUSE THE SCALE IS OFTEN LARGER THAN THE EXISTING CONTEXT OF THE NEIGHBORHOOD. INCLUDE THIS TEXT IN THE OVERLAY DISTRICT. (Code 1992, § 16.20.010.9; Ord. No. 876-G, § 2, 2-21-2008)

~~16.20.010.10. - Setbacks consistent with established neighborhood patterns.~~

— stet w/ side yard

~~There are building setback characteristics of existing neighborhoods related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan. Approval shall be based on the following:~~

1. ~~Front and side yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.~~
2. ~~Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.~~

~~This approval shall follow the procedures for streamline approvals of variances.~~

~~(Code 1992, § 16.20.010.10; Ord. No. 876-G, § 2, 2-21-2008)~~

16.20.010.11. - Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10.010.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. For nonresidential uses, all service areas and loading docks shall be located behind the front facade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.

Vehicle connections.

1. The following vehicle connection regulations are required for properties located within NT-2, NT-3 or NT-4 and are recommended for properties located within NT-1. Access for new garages and driveways shall be designed to take advantage of the first available alternative in the following prioritized list:

   a. Driveways and garage doors shall face the alley;

   b. Where no alley exists, driveways and garage doors shall face the side street and shall be restricted to the rear one-third of the lot;

   c. Where access via the rear third of the lot is not possible, driveways and garage doors shall be permitted within the front two-thirds of the lot facing the side street;

   d. In the absence of an alley and a side street, a single lane width curb cut and driveway shall be allowed which shall be located to the side of the principal structure. Parking shall be allowed only behind the front façade line of the principal structure. Not porch

2. Not more than one curb cut shall be allowed for each property except as follows:

   a. Where the property is abutting a major street identified on the Future Major Streets Map within the Comprehensive Plan; and

   b. Where in accordance with the access requirements of this section, the only available access point is from the major street; and

   c. Where a circular driveway and second curb cut is necessary to permit vehicles to enter and exit the major street in a forward motion. Pursuant to this section, a second curb cut shall only be approved for the purpose of improved traffic safety and shall not be approved for other ancillary uses, such as access to accessory parking spaces or the maneuvering of domestic equipment.

Porches and Pedestrian connections.

1. All exterior porches shall be additive to the body of the primary structure. a separate roof line which is of a lesser height than the main structure shall be utilized. (See diagram)
2. Principal entries shall include a porch, portico or stoop, with a minimum usable depth of six feet (between the exterior plane of the main house and the interior side of railings and 48 square feet of total floor area.
3. Principal entries to a structure shall be connected to the public sidewalk and the curb of the primary street with a sidewalk. The Primary entry door shall be visible from the sidewalk and shall be in the front plane of the building or no more than 6 feet behind the front plane if recessed into an entry alcove. unless consistent w/ architectural style ?
4. The design and detailing of porches, stoops or other entry features shall be consistent with the architectural style of the house.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. (Insert referral to pattern book being created)
2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

3. In new construction and renovations building form, architectural fenestration, trim and detailing shall remain consistent with the identifiable architectural style selected for the structure.

sloping sidewalk – – step-up to porch

Building form.

1. The front and street side of a building shall be designed to give the appearance of an elevated floor at least 16 inches above grade level. Where slab-on-grade construction is proposed, this requirement can be satisfied by utilizing a raised front entry porch, elevated windows, doors and wall heights. (illustrate)
2. Buildings should create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features. This applies to front and all side facades

Wall composition. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest.

1. Doors, windows and other appropriate fenestration shall be incorporated into all sides of a building. There shall be no blank facades. For multi-story buildings, no portion of a facade corresponding to the height between two floors shall contain a blank area greater than 16 feet in width. (Insert referral to pattern book being created)
2. At least 30 percent of primary and secondary street facades shall consist of fenestration. At least 20 percent of interior side and rear facades shall have fenestration. At least two-thirds of the fenestration shall be transparent (i.e., window glass). One-third may consist of trim work, shutters, brackets and other architectural features. Entry doors shall be counted toward fenestration if side panel or decorative windows are provided. Garage doors are not fenestration on street-facing facades.
3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a facade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.

Transparency. The provision of transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety.

1. Windows on the street side facades shall be evenly distributed in a consistent pattern.
2. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
3. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian.

1. Garage doors facing the primary street:
   a. Shall be located at least ten feet behind the front facade line of the principal structure.
   b. Shall not exceed 40 percent of the linear frontage of the facade of the principal structure and shall have decorative garage doors.
2. Garage doors facing a non-primary side street, where adjoining side yard abuts another property's front yard:
   a. Shall be one or two single bay garage doors. Double garage bay doors are prohibited.
   b. Shall not exceed 40 percent of the linear frontage of the facade of he principal structure.
   c. Shall be decorative garage doors.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure. (Insert referral to pattern book being created)

Accessory structures and equipment. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. Detached accessory structures, such as garages, garage apartments and sheds over 100 square feet, shall be consistent with the architectural style, materials, and color of the principal structure

(Code 1992, § 16.20.010.11; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 1029-G, § 15, 9-8-2011)

OTHER RELATED ISSUES:

16.50.010.4. - Establishment.
Establishment or expansion of a lawful accessory dwelling use shall be subject to the following requirements:
1.
Not more than one accessory dwelling use shall be permitted for each single-family dwelling in the districts where allowed by the Matrix: Use Permissions and Parking Requirements, subject to all requirements of this section.
2.
An accessory dwelling use shall not be permitted before construction of the principal building has commenced or a lawful principal use is established.
3.
An accessory dwelling use shall be subordinate to the principal use as to location and site orientation, ~~height~~, square footage, and building coverage. Heights of garage apartments shall comply to the overall maximum heights within the district for accessory structures.
4.
An accessory dwelling use shall not be utilized as a transient accommodation use as defined and regulated by this chapter.

(Code 1992, § 16.50.010.4; Ord. No. 876-G, § 24, 2-21-2008)
NT-1 OVERLAY DISTRICT TO ENCOURAGE INFILL CONSTRUCTION AND NEIGHBORHOOD REVITALIZATION WITHIN THE SOUTH CRA DISTRICT OR SPECIFIC NEIGHBORHOODS.

NEED TO DISCUSS WHY THIS OVERLAY IS APPROPRIATE TO SPARK INVESTMENT INTO THE SOUTH CRA .

THE OVERLAY DISTRICT WILL SUNSET AFTER A 5 YEAR PERIOD UNLESS RENEWED FOR AN ADDITONAL 5 YEAR PERIOD.

(Code 1992, § 16.20.010.4; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.4.1. Neighborhood Traditional Single-Family-1 (NT-1).

In the NT-1 district, single-family homes are the primary intended use. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with standards regulating minimum lot size, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and limiting the locations of driveways to certain areas of the property.

TIME FRAME:

This overlay district will be in place from adoption date for a period of 5 years.

S.S. CRA

MAXIMUM BUILDING POTENTIAL:

Keep as is with the exception of MINIMUM LOT SIZE: Lots that were originally platted shall be considered to meet minimum lot size without a need for a variance.

SETBACKS: KEEP AS IS BUT UTILIZE THIS SECTION to allow variations to setbacks to be constant with the surrounding neighborhood context

16.20.010.10. - Setbacks consistent with established neighborhood patterns.

There are building setback characteristics of existing neighborhoods related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan OR based on the visual measurements of the POD.

Approval shall be based on the following:

1. Front and side yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.

2. Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.

This approval shall follow the procedures for streamline approvals of variances.

(Code 1992, § 16.20.010.10; Ord. No. 876-G, § 2, 2-21-2008)

BUILDING DESIGN:

Building and parking layout and orientation. KEEP THE SAME NT-1 DOES NOT REQUIRE GARAGES TO FACE THE ALLEY

1. For nonresidential uses, all service areas and loading docks shall be located behind the front facade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.

Vehicle connections.

1. The following vehicle connection regulations are required for properties located within NT-2, NT-3 or NT-4 and are recommended for properties located within NT-1. Access for new garages and driveways shall be designed to take advantage of the first available alternative in the following prioritized list:
   a. Driveways and garage doors shall face the alley;
   b. Where no alley exists, driveways and garage doors shall face the side street and shall be restricted to the rear one-third of the lot;
   c. Where access via the rear third of the lot is not possible, driveways and garage doors shall be permitted within the front two-thirds of the lot facing the side street;
   d. In the absence of an alley and a side street, a single lane width curb cut and driveway shall be allowed which shall be located to the side of the principal structure. Parking shall be allowed only behind the front façade line of the principal structure.
2. Not more than one curb cut shall be allowed for each property except as follows:
   a. Where the property is abutting a major street identified on the Future Major Streets Map within the Comprehensive Plan; and
   b. Where in accordance with the access requirements of this section, the only available access point is from the major street; and
   c. Where a circular driveway and second curb cut is necessary to permit vehicles to enter and exit the major street in a forward motion. Pursuant to this section, a second curb cut shall only be approved for the purpose of improved traffic safety and shall not be approved for other ancillary uses, such as access to accessory parking spaces or the maneuvering of domestic equipment.

Porches and Pedestrian connections.

1. ~~All exterior porches shall be additive to the body of the primary structure. a separate roof line which is of a letter height than the main structure shall be utilized. (See diagram)~~
2. Principal entries shall include a porch, portico or stoop, with a minimum usable depth of six feet (between the exterior plane of the main house and the interior side of railings or porch columns) and 48 square feet of total floor area.

3. Principal entries to a structure shall be connected to the public sidewalk and the curb of the primary street with a sidewalk. The Primary entry door shall be visible from the sidewalk and shall be in the front plane of the building or no more than 6 feet behind the front plane if recessed into an entry alcove.

4. The design and detailing of porches, stoops or other entry features shall be consistent with the architectural style of the house.

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Building form.

1. ~~The front and street side of a building shall be designed to give the appearance of an elevated floor at least 16 inches above grade level. Where slab on grade construction is proposed, this requirement can be satisfied by utilizing a raised front entry porch, elevated windows, doors and wall heights. (illustrate)~~

2. ~~Buildings should create a width to height ratio of no more than 1:1. Buildings that exceed the width to height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off sets, materials and other appropriate architectural features. This applies to front and all side facades~~

ARCHITECTURAL APPEARANCE SHALL BE REQUIRED ON THE FRONT FACADE AND STREET SIDE FACADES ONLY ~~Wall composition. Wall composition standards ensure that ground level storefronts and multifamily and single family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest.~~

1. ~~Doors, windows and other appropriate fenestration shall be incorporated into all sides of a building. There shall be no blank facades. For multi-story buildings, no portion of a facade corresponding to the height between two floors shall contain a blank area greater than 16 feet in width. (Insert referral to pattern book being created)~~

2. ~~At least 30 percent of primary and secondary street facades shall consist of fenestration. At least 20 percent of interior side and rear facades shall have fenestration. At least two thirds of the fenestration shall be transparent (i.e., window glass). One third may consist of trim work, shutters, brackets and other architectural features. Entry doors shall be counted toward fenestration if side panel or decorative windows are provided. Garage doors are not fenestration on street facing facades.~~

~~3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a facade which is clearly visible from rights of way, shall be designed with full architectural treatment on all sides visible from rights of way. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.~~

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~~3. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill.~~

~~Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.~~

~~1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.~~

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~~1. Garage doors facing the primary street:~~

~~a. Shall be located at least ten feet behind the front facade line of the principal structure.~~

~~b. Shall not exceed 40 percent of the linear frontage of the facade of the principal structure and shall have decorative garage doors.~~

~~2. Garage doors facing a non-primary side street, where adjoining side yard abuts another property's front yard:~~

~~a. Shall be one or two single bay garage doors. Double garage bay doors are prohibited.~~

~~b. Shall not exceed 40 percent of the linear frontage of the facade of he principal structure.~~

~~c. Shall be decorative garage doors.~~

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

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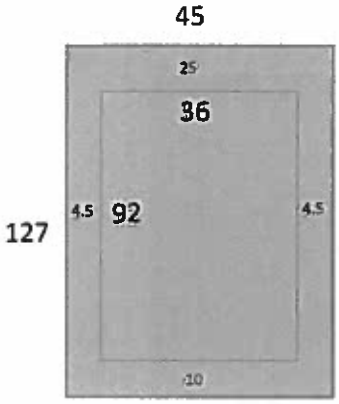
~~1. Detached accessory structures, such as garages, garage apartments and sheds over 100 square feet, shall be consistent with the architectural style, materials, and color of the principal structure~~

(Code 1992, § 16.20.010.11; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 1029-G, § 15, 9-8-2011)

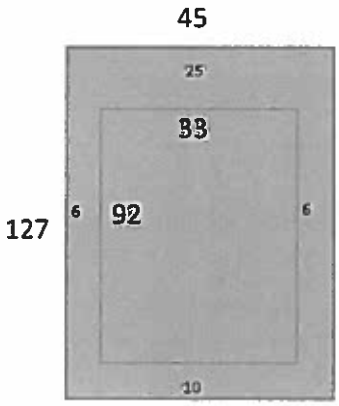
45' Width Parcels

NT-1
Height up to 18'
No Alley



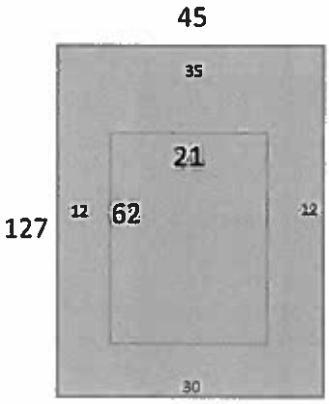
Sq.ft of lot: 5715
Front: 25'
Side: 10% lot width
Rear: 10'
Buildable area: 3312
%building coverage: =.579

NT-1,2
Height up to 18'-24'
No Alley



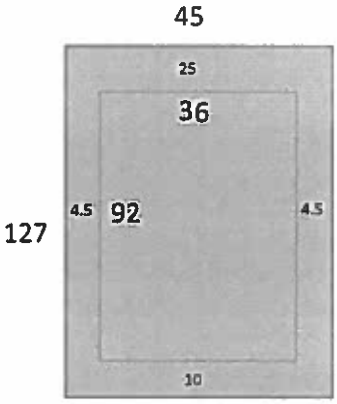
Sq.ft of lot: 5715
Front: 25'
Side: 6'
Rear: 10'
Buildable area: 3036
%building coverage: = .531

NT-1,2
Height up to 24'+
No Alley



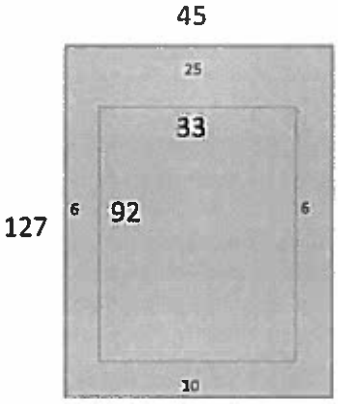
Sq.ft of lot: 5715
Front: 35'
Side: 12'
Rear: 30'
Buildable area: 1302
%building coverage: = .229

NT-1
Height up to 18'
Alley < 16



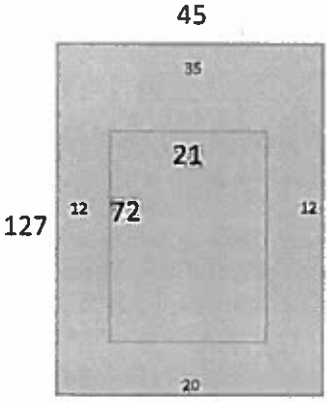
Sq.ft of lot: 5715
Front: 25'
Side: 10% lot width
Rear: 10'
Buildable area: 3312
%building coverage: =.579

NT-1,2
Height up to 18'-24'
Alley < 16



Sq.ft of lot: 5715
Front: 25'
Side: 6'
Rear: 10'
Buildable area: 3036
%building coverage: = .531

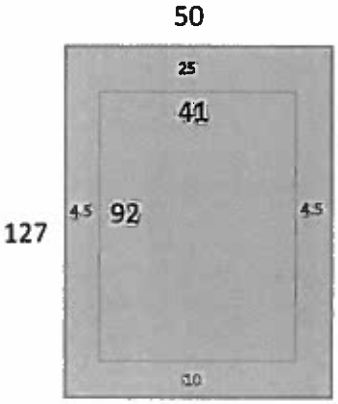
NT-1,2
Height up to 24'+
Alley < 16



Sq.ft of lot: 5715
Front: 35'
Side: 12'
Rear: 20'
Buildable area: 1512
%building coverage: = .265

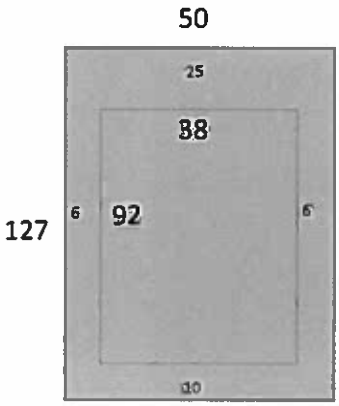
50' Width Parcels

NT-2
Height up to 18'
No Alley



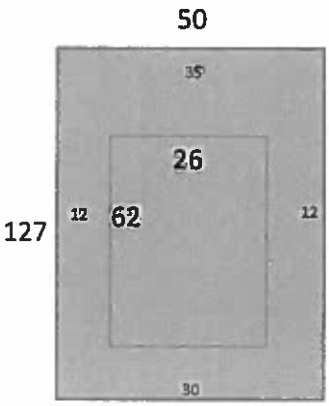
Sq.ft of lot: 6350
Front: 25'
Side: 10% lot width
Rear: 10'
Buildable area: 3772
%building coverage: = .594

NT-1,2
Height up to 24'+
No Alley



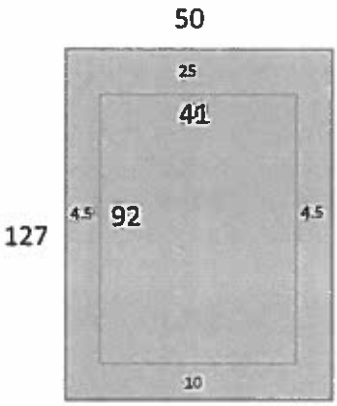
Sq.ft of lot: 6350
Front: 25'
Side: 6'
Rear: 10'
Buildable area: 3496
%building coverage: = .55

NT-1,2
Height up to 24'+
No Alley



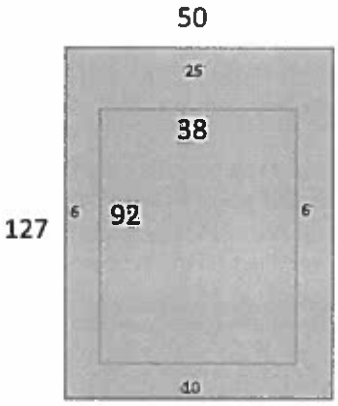
Sq.ft of lot: 6350
Front: 35'
Side: 12'
Rear: 30'
Buildable area: 1612
%building coverage: = .254

NT-2
Height up to 18'
Alley < 16



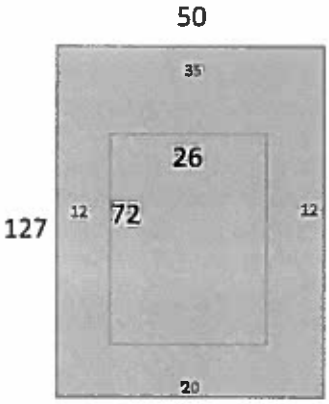
Sq.ft of lot: 6350
Front: 25'
Side: 10% lot width
Rear: 10'
Buildable area: 3772
%building coverage: = .594

NT-1,2
Height up to 18'-24'
Alley < 16a



Sq.ft of lot: 6350
Front: 25'
Side: 6'
Rear: 10'
Buildable area: 3496
%building coverage: = .55

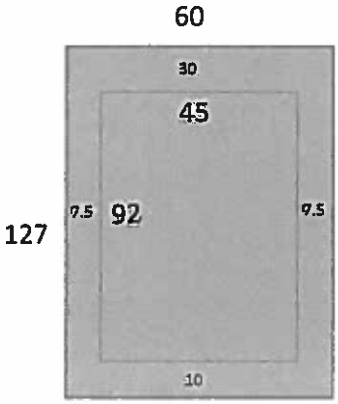
NT-1,2
Height up to 24'+
Alley < 16



Sq.ft of lot: 6350
Front: 35'
Side: 12'
Rear: 20'
Buildable area: 1872
%building coverage: = .295

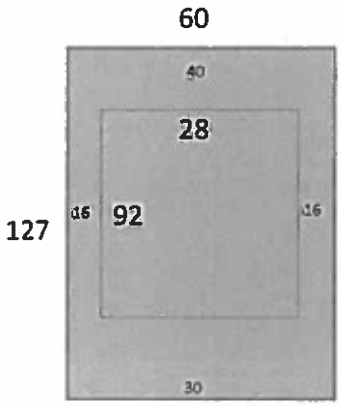
60' Width Parcels

NT-2
Height up to 24'
No Alley



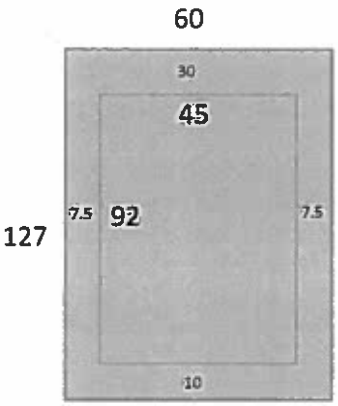
Sq.ft of lot: 7620
Front: 30'
Side: 7.5'
Rear: 10'
Buildable area: 4140
%building coverage: = .543

NT-1,2
Height 24'+
No Alley



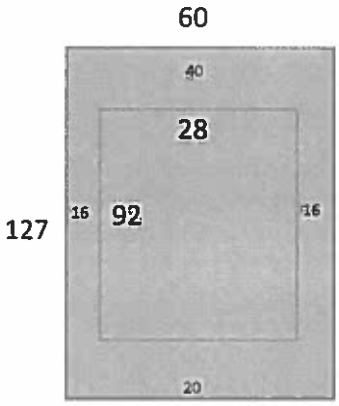
Sq.ft of lot: 7620
Front: 40'
Side: 16'
Rear: 30'
Buildable area: 2576
%building coverage: = .338

NT-2
Height up to 24'
Alley < 16



Sq.ft of lot: 7620
Front: 30
Side: 7.5'
Rear: 10'
Buildable area:
%building coverage: =

NT-1,2
Height 24'+
Alley < 16a



Sq.ft of lot: 7620
Front: 40'
Side: 16'
Rear: 20'
Buildable area:
%building coverage: =

OLD NORTHEAST ANALYSIS
Nov. 14, 2016

Existing Housing Stock

Area included: 8 blocks, north and south sides, 75 single family, 26 multi-family

Of the **total 101 houses**:

38 or 38% have an FAR greater than .45
25 or 25% have an FAR greater than .50

23 or 23% have a Bldg. Envelope greater than .35
11 or 11% have a Bldg. Envelope greater than .40

Average FAR: .44 Average Bldg Envelope: .32
Median FAR: .43 Median Bldg Envelope: .31

Of the **75 single family houses**:

19 or 25% have an FAR greater than .45
11 or 15% have an FAR greater than .50
7 or 9% have an FAR greater than .55
4 or 5% have an FAR greater than .60
2 or 3% have an FAR greater than .65

13 or 18% have a Bldg. Envelope greater than .35
6 or 8% have a Bldg. Envelope greater than .40
3 or 4% have a Bldg. Envelope greater than .45

Average FAR: . 41 Average Bldg Envelope: .31
Median FAR: . 39 Median Bldg Envelope: .30

New Construction> - Sample of 12 Large Single Family Houses

Of the **total 12 houses**:

All or 100% have an FAR greater than .60
9 or 75% have an FAR greater than .65
6 or 50% have an FAR greater than .70
2 or 17% have an FAR greater than .75
1 or 8% have an FAR greater than .85

Of the **10 houses** for which we have data:

8 or 80% have a Bldg. Envelope greater than .35
6 or 60% have a Bldg. Envelope greater than .40
4 or 40% have Bldg. Envelope greater than .45

Average FAR: .71 Average Bldg Envelope: .42
Median FAR: 71 Median Bldg Envelope: .43

single family

footprint

OLD NE FAR/BLDG ENVELOPE ANALYSIS

Nov. 14, 2016

	FAR	SF FAR	Bldg Envelope	SF Bldg Enevelope
OVERALL MEDIAN	0.43	0.39	0.31	0.3
OVERALL AVERAGE	0.44	0.41	0.32	0.31

Address	FAR	SF FAR	Bldg Envelope	SF Bldg Envel	Lot Size	Lot /Sq Ft	House/Sq Ft	SF or MF
8th Ave NE								
200 Block								
15 properties	.51 average	.44 av.	.36 av.	.36 av.				
MEDIAN	0.50	0.45	0.34	0.31				
201	0.47	0.47	0.47	0.47	53x80	4240	2006	SF
209	0.52		0.37		44x127	5588	2932	MF
217	0.62		0.43		49x127	6223	3858	MF
221	0.43	0.43	0.27	0.27	49x127	6223	2656	SF
231	0.4		0.26		49x127	6223	2496	SF
241	0.5		0.34		49x127	6223	3115	MF
249	0.38	0.38	0.27	0.27	49x127	6223	2375	SF
255	0.52	0.52	0.52	0.52	49x127	6223	3256	SF
265	0.85		0.48		48x127	6096	5170	MF Apt
222	0.55		0.31		55x127	6985	3850	MF
	0.33	0.33	0.28	0.28	55x127	6985	2316	SF
234	0.42		0.24		55x127	6985	1934	MF
248	0.68		0.42		55x127	6985	4722	MF
250	0.53	0.53	0.33	0.33	55x127	6985	3736	SF
258	0.46		0.46		55x70	3850	1768	MF
11th Ave NE								
300 Block								
11 Properties	.42 average	.30 avergae	.31 average	.27 average				
MEDIAN	0.36	0.24	0.35	0.23				
301	0.73		0.36		60x87	5220	3814	MF
317	0.52		0.35		60x127	7620	3970	MF
325	0.22	0.22	0.22	0.22	70x127	8890	1956	SF
335	0.24	0.24	0.24	0.24	50x127	6350	1548	SF
345	0.36		0.23		46x64	2944	1049	MF
351	0.47	0.47	0.47	0.47	79x64	5056	2401	SF
302	0.45		0.38		80x80	6400	2872	MF
316	0.69		0.38		50x127	6350	4396	MF
326	0.32	0.32	0.2	0.2	50x127	6350	2034	SF
334	0.35		0.35		60x127	7620	2678	MF
348	0.23	0.23	0.23	0.23	36x127+14	5790	1340	SF
13th Ave NE								
400 Block								
12 Properties	.54 average	.38 av	.33 av.	.27 av.				
MEDIAN	0.51	0.36	0.295	0.29				
405	0.32	0.32	0.21	0.21	60x110	6600	2108	SF
415	0.53		0.35		60x110	6600	3489	MF
425	0.42		0.28		60x110	6600	2774	MF
435	0.6		0.33		60x110	6600	3968	MF
445	0.39	0.39	0.29	0.29	60x110	6600	2588	SF
455	0.61		0.38		60x110	6600	3994	MF
406	0.53		0.31		60x127	7620	4070	MF
416	0.36	0.36	0.26	0.26	60x127	7620	2775	SF
426	0.29	0.29	0.29	0.29	60x127	7620	2191	SF
436	0.52	0.52	0.3	0.3	60x127	7620	3943	SF
446	0.51		0.18		60x127	7620	3906	MF
456	.1.44		0.73		60x72	4320	6204	MF 10+ Unit Apt
13th Ave NE								
500 Block								

100 Block									
19 Properties	.40 average		.32 average						
MEDIAN	0.38	0.38	0.31	0.31					
101	0.45	0.45	0.31	0.31		57x128	7276	3256	SF
111	0.49	0.49	0.32	0.32		50x127	6350	3092	SF
121	0.45	0.45	0.3	0.3		50x127	6350	2822	SF
131	0.38	0.38	0.38	0.38		50x128	6400	2416	SF
137	0.37	0.37	0.37	0.37		50x128	6400	2347	SF
145	0.26	0.26	0.26	0.26		100x128	1800	3348	SF
161	0.37	0.37	0.37	0.37		50x128	6400	2361	SF
175	0.41	0.41	0.31	0.31		75x127	9525	3882	SF
185	0.5	0.5	0.33	0.33		75x127	9525	4749	SF
195	0.46	0.46	0.34	0.34		50x127	6350	2908	SF
120	0.32	0.32	0.23	0.23		75x128	9600	3066	SF
130	0.3	0.3	0.3	0.3		50x128	6400	1918	SF
136	0.38	0.38	0.38	0.38		50x128	6400	2413	SF
140	0.25	0.25	0.25	0.25		50x128	6400	1593	SF
150	0.39	0.39	0.23	0.23		50x128	6400	2496	SF
156	0.32	0.32	0.32	0.32		50x128	6400	2029	SF
166	0.37	0.37	0.27	0.27		50x128	6400	2382	SF
178	0.67	0.67	0.38	0.38		50x128	6400	4319	SF
190	0.27	0.27	0.2	0.2		100x128	12800	3437	SF
NEW CONSTRUCTION EXAMPLES									
AVERAGE	0.710	0.710	0.420	0.420					
MEDIAN	0.71	0.71	0.43	0.43					
	FAR	SF Only	Bldg Envelope	SF Only		Lot size	Lot Sq Ft	House Sq Ft	
117 18th Ave NE	0.64	0.64	0.38	0.38		50x125	6250	3980	SF
225 17th Ave NE	0.66	0.66	0.35	0.35		60x110	6600	4352	SF
201 9th Ave NE	0.78	0.78	0.49	0.49		60x127	7620	5921	SF
305 12th Ave NE	0.89	0.89	0.48	0.48		40x127	5080	4524	SF
168 13th Ave NE	0.7	0.7	0.35	0.35		60x127	7620	5319	SF
712 16th Ave NE	0.75	0.75	0.5	0.5		60x110	6600	4919	SF
145 16th Ave NE	0.7	0.7	0.36	0.36		62x110	6820	4750	SF
525 15th Ave NE	0.71	0.71	0.44	0.44		60+x110	6600+ lot	4713	SF
345 21st Ave NE	0.71	0.71	0.46	0.46		60x110	6600	4718	SF
215 9th Ave N	0.64	0.64	0.41	0.41		45x128	5760	3724	SF
2320 1st St N	0.71	0.71					6360	4530	SF
625 19th Ave NE	0.64	0.64				66x100	6600	4236	SF

Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Tuesday, November 15, 2016 9:43 PM
To: Elizabeth Abernethy; Kathryn Younkin
Cc: 'Joe Reed'; 'Robert'; 'Sharon'; John Peter Barie
Subject: Analysis
Attachments: FAR_ Bldg Envelope 11 15 16.xlsx; OLD NORTHEAST ANALYSIS.docx

Liz and Kathryn,

Attached is the spreadsheet and analysis that we discussed at our meeting this morning. We very much appreciate you taking the time to meet with us, and to go over our findings regarding mass and scale of new and existing construction as well as Bob's over view of the Traditional Neighborhoods section of the LDRs. It is reassuring to know that our concerns are understood and being taken into consideration.

Many thanks!
Robin

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Table 1

HISTORIC KENWOOD NEIBHGBORHOOD						
2100 BLOCK BURLINGTON, THE MOST DENSE						
2100 Burlington	3731.00	6985.00	0.53	2649.00	0.38	LARGE 2 STORY HOME WITH 3 STALL GARAGE AND APTARTMENT
2110 Burlington	2580.00	5715.00	0.45	1740.00	0.30	
2120 Burlington	1288.00	6350.00	0.20	1288.00	0.20	
2130 Burlington	2861.00	6350.00	0.45	1797.00	0.28	
2134 Burlington	2486.00	5715.00	0.43	1508.00	0.26	
2142 Burlington	3801.00	6985.00	0.54	2049.00	0.29	LARGE 2 STORY HOUSE WITH 2 STALL GARAGE AND APARTMENT
VL				1604.00		
2162 Burlington	1954.00	7023.00	0.28	1954.00	0.28	
2101 Burlington	2098.00	6223.00	0.34	2098.00	0.34	
2111 Burlington	1604.00	6223.00	0.26	1604.00	0.26	
2123 Burlington	3014.00	6223.00	0.48	2078.00	0.33	
2125 Burlington	3065.00	6223.00	0.49	2240.00	0.36	DUPLEX WITH 3 STALL GARAGE AND APARTMENT
2135 Burlington	1810.00	6223.00	0.29	1810.00	0.29	
2143 Burlington	2594.00	6223.00	0.42	1718.00	0.28	
2159 Burlington	2138.00	6604.00	0.32	2138.00	0.32	
2163 Burlington	6132.00	6604.00	0.93	4160.00	0.63	7 UNIT APARTMENT BUILDING WITH THREE STALL GARAGE
			FAR AVG		ISR AVG	
			0.43		0.32	

Building coverage

HISTORIC KENWOOD NEIBHGBORHOOD

2200 7TH AVE NORTH TYPICAL BLOCK

ADDRESS	GROSS SQUARE FOOTAGE	SITE	FAR	BASE	ISR
2200 7th Avenue	2449.00	5670.00	0.43	1837.00	0.32
2210 7th Avenue	2105.00	5571.00	0.38	1132.00	0.20
2216 7th Avenue	1532.00	5571.00	0.27	1532.00	0.27
2226 7th Avenue	1790.00	5323.00	0.34	1790.00	0.34
2240 7th Avenue	2194.00	9904.00	0.22	2194.00	0.22
2250 7th Avenue	1889.00	5571.00	0.34	1889.00	0.34
2264 7th Avenue	1760.00	5571.00	0.32	1760.00	0.32
2270 7th Avenue	1452.00	5571.00	0.26	1452.00	0.26
2201 7th Avenue	1806.00	6350.00	0.28	1806.00	0.28
2211 7th Avenue	1739.00	6350.00	0.27	1739.00	0.27
2217 7th Avenue	1018.00	5715.00	0.18	1018.00	0.18
2225 7th Avenue	1720.00	5715.00	0.30	1720.00	0.30
2235 7th Avenue	1209.00	5715.00	0.21	1209.00	0.21
2247 7th Avenue	2025.00	5715.00	0.35	1257.00	0.22
2257 7th Avenue	1372.00	6350.00	0.22	1372.00	0.22
2267 7th Avenue	1648.00	6350.00	0.26	1648.00	0.26
			FAR AVG		ISR AVG
			0.29		0.26

HISTORIC KENWOOD NEIBHGBORHOOD

3100 7TH AVENUE BLOCK NORTH LEAST DENSE

710 31st st n	2001.00	13298.00	0.15	2001.00	0.15
3125 7th Avenue N	1670.00	6025.00	0.28	1350.00	0.22
3127 7th Avenue N	1340.00	6025.00	0.22	1340.00	0.22
3135 7th Avenue N	1570.00	6025.00	0.26	1570.00	0.26
3145 7th Avenue N	1793.00	6025.00	0.30	1793.00	0.30
3157 7th Avenue N	1994.00	12000.00	0.17	1994.00	0.17
630 31st st. n	2098.00	13086.00	0.16	2098.00	0.16
3130 7th Avenue N	2536.00	9052.00	0.28	2150.00	0.24
3140 7th Avenue N	2509.00	12070.00	0.21	2509.00	0.21
3150 7th Avenue N	1861.00	9052.00	0.21	1861.00	0.21
3162 7th Avenue N	1722.00	6035.00	0.29	1722.00	0.29
			FAR AVG		ISR AVG
			0.23		0.22

HISTORIC KENWOOD NEIBHGBORHOOD

NEW CONSTRUCTION

	GROSS	LOT	FAR	BASE	ISR	
2220 4TH AVENUE	2430.00	5715.00	0.43	1500.00	0.26	
2163 2ND AVENUE	3273.00	6782.00	0.48	2229.00	0.33	
2250 2ND AVENUE	2702.00	6350.00	0.43	1662.00	0.26	
2240 3RD AVENUE	3319.00	5715.00	0.58	2694.00	0.47	sort of 2 story but still property line to property line and very poor design 2 have been built in the neighborhood
2526 4TH AVENUE	2134.00	5715.00	0.37	1470.00	0.26	
2120 DARTMOUTH	2862.00	6985.00	0.41	2862.00	0.41	
2635 4TH AVENUE	4101.00	8509.00	0.48	3261.00	0.38	
3036 4TH AVENUE	2910.00	5715.00	0.51	2910.00	0.51	1 story property line to property line but fits context well due to good design. has sold twice since being built both sellers noted lack of yard
			FAR AVG		ISR AVG	
			0.46		0.36	

FINDINGS: FARs and ISRs are much lower than anticipated. Make sure that 1 story houses are not penalized by numbers geared toward 2 story as 1 story is desirable form a contextual approach utilize incentives to keep existing houses and add on versus making it easier to demo and rebuild

Elizabeth Abernethy

From: Blake Frazier <blake@domainhomes.com>
Sent: Thursday, September 29, 2016 2:56 PM
To: Elizabeth Abernethy
Cc: Fred Henry
Subject: Re: meeting follow-up

Liz,

I appreciate your follow up. I greatly admire you and your staff for stepping out in front of the general public like you have and opening up the code book for interpretation and assessment. It's definitely not easy to do.

My statements were made in a hypothetical format. I based my impervious surface comments based on a lot that we have purchased on 3rd Ave S in Palmetto Park. It is a 45' x 127' buildable lot where we will be proposing a 1,578 sq ft bungalow with an attached two car garage. My impervious surface on that plan is 49.43% Whereas, a two story plan, like the Egret and detached garage, would have a 32.49% impervious surface area. I understand that the NT-2 guidelines allow up to 65% impervious, but I wanted to disclose the differences in ratios for the public concerned about the impervious areas.

As for the detached garage comments, it was based on our experience dealing with lot fits in mainly Roser Park/Ingleside, Historic Uptown, Historic Kenwood and Euclid St Paul. For example, if I tried to build that same bungalow with a detached garage at 2300 9th Ave N (which some of the public specifically brought to attention), I would be 10' too long to meet all NT-2 setbacks. On any lot 118' and less with a 16' alley, I cannot fit that 1,578 sq ft bungalow with a detached garage.

Like I said, my comments were made more in a hypothetical setting, but these lots show the adverse effects on building a bungalow style house. Please let me know if you have any other questions.

Thank you,

Blake Frazier

Domain Homes, Inc.
5701 S MacDill Ave
Tampa, FL 33611
Mobile: 813 508-6635

DOMAIN HOMES

On Thu, Sep 29, 2016 at 1:38 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Can you send me an example of a NT lot that you are having trouble fitting the detached garage within the setbacks?

I want to evaluate that further to determine if we can consider a reduction in rear yard, perhaps establish a minimum back-out distance from the face of the garage to the alley (22 feet), so it would be dependent on the alley width. We allow 6-foot setback now with a 16-foot alley = 22 feet. If there is a 15-foot alley, setback goes to 10 feet, which is 25-feet back-up

thanks

Liz

Your Sunshine City

Elizabeth Abernethy

From: Brian Wedlake <catoholdings@gmail.com>
Sent: Monday, January 09, 2017 8:36 AM
To: Elizabeth Abernethy
Cc: Derek Kilborn
Subject: Re: 445 7th Ave north text amendment

thank you, Liz, I believe that's the one I'm waiting on (I have no other independent text amendments)... I'll cross my fingers for january 19th, but if you can think of anything else we can do to help the cause of the text amendment being adopted, please don't hesitate to let me know.

In addition, we have plans to beautify the property, but of course, are waiting to find out what the city will require us to do.

Thanks again for the quick response!

On Fri, Jan 6, 2017 at 3:34 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:
If you are processing an independent text amendment, that is handled by Derek's team

Regarding the proposed changes that staff is initiating to the NS and NT zoning districts, we are presenting at a City council workshop on 01/19
The hearing schedule will depend on how that goes. The soonest the public hearings will start is March, with adoption in April.

Thanks!
--Liz

-----Original Message-----
From: Brian Wedlake [mailto:catoholdings@gmail.com]
Sent: Friday, January 06, 2017 3:29 PM
To: Elizabeth Abernethy
Subject: 445 7th Ave north text amendment

Hi Liz,

Happy New Year... just wanted to confirm the next meeting date with you for our proposed text amendment (Rich Allison's former 6 unit bldg on Round Lake), I'm anxious to get our application for reinstatement submitted, but of course, will need the amendment to go through

Brian Wedlake
323.377.5811
Sent from my iPhone

Your Sunshine City<http://www.stpete.org/vision>

--

Brian Wedlake
VP of Business Development
Cato Holdings, LLC
323.377.5811
CatoHoldings@gmail.com

Elizabeth Abernethy

From: Cathy Harrelson <charrelson.spsc@gmail.com>
Sent: Wednesday, February 17, 2016 1:00 PM
To: Elizabeth Abernethy
Cc: Rebecca Falkenberry; beth connor; Dave Fischer; Dave Kandz; Lucy Trimarco; Michael J. Jefferis; Phil Graham; Ray Wunderlich; Sharon Wright; andydrewwalker@gmail.com; Andrea Anderson; Heitzmann, Doris S
Subject: Re: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

Rebecca et al,

St Pete Sustainability Council wants to showcase the tree effort this year (and beyond) in our work with Sharon Wright and as part of the STAR program, where we hope to accomplish the 3rd phase we've all felt was very important for tree protection and urban forest development going forward.

Certainly the LDR's are a factor in tree plantings and protection, so we should all be participating in both.

Hope to see some of you tonight at the CLNA calling all neighborhoods meeting.

Cathy Harrelson
President
St. Petersburg Sustainability Council
727-415-8805
charrelson.spsc@gmail.com

"We cannot just add sustainable development to our current list of things to do but must learn to integrate the concepts into everything that we do." The Dorset Education for Sustainability Network

On Wed, Feb 17, 2016 at 10:53 AM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Any of you interested in providing feedback on our design regulations are welcome to participate.

This effort is not related to your third phase, you should be working with Sharon Wright on that effort.

Thanks!

--Liz

From: Rebecca Falkenberry [mailto:rebeccaf@brownelltravel.com]
Sent: Wednesday, February 17, 2016 10:22 AM

To: Elizabeth Abernethy; Cathy Harrelson; beth connor; Dave Fischer; Dave Kandz; Lucy Trimarco; Michael J. Jefferis; Phil Graham; Ray Wunderlich; Sharon Wright; andydrewwalker@gmail.com; Andrea Anderson; Heitzmann, Doris S
Subject: RE: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

February 17, 2016

Dear Liz

Thanks for letting us know

I am sure any of us that worked with you and your department on the revised tree ordinance will be happy to help on this new initiative if you need a citizens advisory group.

I wonder if this new initiative will be done in place of a THIRD phase for issues identified by the working group on the tree ordinance, such as

A city wide replanting project (no net loss of trees!)

A city wide survey of our existing tree canopy

A city wide educational program on value of trees

Thanks for your time on this. Sorry you wont be at this meeting tonight since there are many people in the neighborhoods that are upset over the continuing loss of trees.

Rebecca

Rebecca Falkenberry, CTA, ATC, DS

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DISCOVER MORE

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Wednesday, February 17, 2016 7:02 AM
To: Cathy Harrelson; beth connor; Rebecca Falkenberry; Dave Fischer; Dave Kandz; Lucy Trimarco; Michael J. Jefferis; Phil Graham; Ray Wunderlich; Sharon Wright; andydrewwalker@gmail.com; Andrea Anderson; Heitzmann, Doris S
Subject: RE: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

FYI

We will be initiating a review of our Residential LDRs this year, similar to what we did last year for the Tree & Landscape code requirements.

We will be focusing on the residential design standards.

See attached info.

Thanks!

--Liz

From: Cathy Harrelson [mailto:charrelson.spsc@gmail.com]
Sent: Tuesday, February 16, 2016 7:16 PM
To: beth connor; Rebecca Falkenberry; Cathy Harrelson; Dave Fischer; Dave Kandz; Lucy Trimarco; Michael J. Jefferis; Phil Graham; Ray Wunderlich; Elizabeth Abernethy; Sharon Wright; Dave S Goodwin; andydrewwalker@gmail.com; Andrea Anderson; Heitzmann, Doris S
Subject: Fwd: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

All

,

Please see

invitation from Crescent Lake Neighborhood Association below

re tomorrow night's

(Weds 2/17)

neighborhood meeting re SP

Development/

Trees

. Hope to see you there and Please Share!

:

Dear Neighbors,

We had a great turn out at our last meeting and I hope to see even more at our next! Quite a few neighbors have expressed concerns about the new construction going on throughout our neighborhood. We have invited Rick Dunn with the cities construction services and permitting department to do a Q and A.

We will meet on February 17th at 6pm at the TASCO center located at 1320 5th St N. Rick asked that we provide a list of questions prior to the meeting so he can better prepare. Please feel free to respond to this email with your questions.

This is a open meeting so please feel free to invite any friends or neighbors from around our city.

Thank You,

Drew Glaser

Cathy Harrelson

President

St. Petersburg Sustainability Council

727-415-8805

charrelson.spsc@gmail.com

"We cannot just add sustainable development to our current list of things to do but must learn to integrate the concepts into everything that we do." The Dorset Education for Sustainability Network

Your Sunshine City

Elizabeth Abernethy

From: Darbreg@aol.com
Sent: Wednesday, March 30, 2016 6:03 PM
To: Elizabeth Abernethy
Cc: Amy Foster; slumbuster@aol.comwith
Subject: Re: NT-2 Zoning Regulation Compliance

Hello Ms. Abernethy,
We appreciate your attention to our concerns and for listening to our suggestions.

We're hoping that you might be willing to review proposed plans for upcoming new construction on two lots in Historic Kenwood. Based upon the posted renderings (on Zillow) of the proposed design for the homes, we believe the design is non-conforming with some of the NT 2 zoning regulations. Modern Tampa Bay Homes is the builder. Noted below are the property addresses and our concerns regarding the proposed design as reflected on the Zillow website:
-2423 2nd Avenue North: posted design shows that the home will be built slab on grade, has a small front stoop, varying sized windows without decorative elements as described in the code.
-2214 2nd Avenue North: posted design depicts a small front porch with windows and placement non-conforming to the regulations. It does appear to have the required raised foundation.

If possible, myself and long term Historic Kenwood resident, leader and architect Bob Jeffrey would like to meet with you to discuss our concerns and the opportunity for the City to work with this builder before ground is broken to assure NT-2 design elements are incorporated into the plans. When is a good day/time for us to meet?

Thank you for your consideration.
With Regards,
Brenda Gordon
Historic Kenwood Neighborhood Association President
email: darbreg@aol.com
cell phone: 813-712-0796

In a message dated 3/16/2016 8:49:45 A.M. Eastern Daylight Time, Elizabeth.Abernethy@stpete.org writes:

> Thank you for your additional suggestions. I will share this with my director.
>
> Sent from my iPhone
>
> On Mar 14, 2016, at 5:50 PM, "Darbreg@aol.com" <Darbreg@aol.com> wrote:
>
>> Hello Ms. Abernethy,
>>
>> Thank you for reviewing our letter of concern outlining specific zoning variances of certain new construction homes in Historic Kenwood. I appreciate your action plan and have shared with our Board and will share with our general membership. Hopefully communicating the zoning expectations and use of checklists by developers and staff will improve design compliance.
>>
>> Regarding budget approval for an additional planning position next year to assist with the additional workload, perhaps in-house personnel realignments could be considered for implementation now until such time as the budget process is completed? The level of concern voiced in our neighborhood as well as by those in other traditional neighborhoods would seem to make this a high priority to allocate staff to this issue now.
>>
>> We appreciate that there is a plan to implement a compliance inspection. However, we question the usefulness of waiting until the Certificate of Occupancy is to be awarded before conducting this inspection. If staff wait until it's time to issue the C.O., it seems the likelihood that an egregious variance (such as building slab on grade or failure to follow NT 2 design standards) will be remedied will be quite low.

We look forward to participating in the upcoming Neighborhood Traditional zoning workshops.

With regards,
Brenda Gordon
President, HKNA

In a message dated 3/8/2016 3:04:43 P.M. Eastern Daylight Time, Elizabeth.Abernethy@stpete.org writes:

Ms. Gordon,

As I follow-up, see attached my analysis and action plan, which responds to many of your concerns.

Since starting in my position in September 2015, I have been working diligently to make many improvements to the many tasks my team performs.

Consistency of review and compliance with our standards are a high priority, and to that end, we are committed to continuing to make improvements.

I hope that you will participate in our review of the standards, and continue to provide feedback.

Best regards,

Elizabeth Abernethy, AICP

Zoning Official, Development Review Services Manager

Planning & Economic Development Department

City of St. Petersburg

P.O. Box 2842, St. Petersburg, FL 33731

727-892-5344 / Fax: 727-892-5557

Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

Elizabeth Abernethy

From: Darbreg@aol.com
Sent: Monday, March 14, 2016 5:51 PM
To: Elizabeth Abernethy
Cc: Amy Foster
Subject: Re: NT-2 Zoning Regulation Compliance

Hello Ms. Abernethy,

Thank you for reviewing our letter of concern outlining specific zoning variances of certain new construction homes in Historic Kenwood. I appreciate your action plan and have shared with our Board and will share with our general membership. Hopefully communicating the zoning expectations and use of checklists by developers and staff will improve design compliance.

Regarding budget approval for an additional planning position next year to assist with the additional workload, perhaps in-house personnel realignments could be considered for implementation now until such time as the budget process is completed? The level of concern voiced in our neighborhood as well as by those in other traditional neighborhoods would seem to make this a high priority to allocate staff to this issue now.

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With regards,
Brenda Gordon
President, HKNA

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> Ms. Gordon,
>
> As I follow-up, see attached my analysis and action plan, which responds to many of your concerns.
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> Best regards,

Elizabeth Abernethy, AICP

Zoning Official, Development Review Services Manager

Planning & Economic Development Department

City of St. Petersburg

P.O. Box 2842, St. Petersburg, FL 33731

727-892-5344 / Fax: 727-892-5557

Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

From: Darbreg@aol.com [mailto:Darbreg@aol.com]
Sent: Sunday, March 06, 2016 6:46 PM
To: Elizabeth Abernethy
Subject: NT-2 Zoning Regulation Compliance

Hello Ms. Abernethy,

I am the new President of the Historic Kenwood Neighborhood Association and have written a letter to you (attached) on behalf of our Association regarding concerns we have that NT-2 zoning regulations are not consistently followed with new construction in our neighborhood.

We very much would like to work collaboratively with you to assure projects moving forward meet the minimum standards required by the NT-2 zoning regulations.

Thank you for your review of this letter.

With Regards,

Brenda Gordon

President, HKNA

P.O. Box 15134

From: Darbreg@aol.com [mailto:Darbreg@aol.com]
Sent: Sunday, March 06, 2016 6:46 PM
To: Elizabeth Abernethy
Subject: NT-2 Zoning Regulation Compliance

Hello Ms. Abernethy,

I am the new President of the Historic Kenwood Neighborhood Association and have written a letter to you (attached) on behalf of our Association regarding concerns we have that NT-2 zoning regulations are not consistently followed with new construction in our neighborhood.

We very much would like to work collaboratively with you to assure projects moving forward meet the minimum standards required by the NT-2 zoning regulations.

Thank you for your review of this letter.

With Regards,

Brenda Gordon

President, HKNA

P.O. Box 15134

St. Petersburg, Florida 33733

email: darbreg@aol.com

cell phone: 813-712-0796

Your Sunshine City

Elizabeth Abernethy

From: Drew Glaser <dglaser@smithandassociates.com>
Sent: Wednesday, February 17, 2016 1:10 PM
To: Elizabeth Abernethy
Subject: Re: Crescent Lake Meeting Tonight

Here are some of the questions/concerns the neighbors had.

How are special variances obtained for removing large trees and setbacks.

How is *architectural* design decided for each neighborhood.

Concerns over to large of homes being built on smaller lots.

Concerns over construction sites not being secured and lack of oversight.

Please let me know if this helps.

Thank You,
Drew Glaser

Drew Glaser
REALTOR ®
Smith & Associates Real Estate
Tampa | St. Petersburg | Clearwater
Office 727.342.3800 | *Cell* 813.951.1264 | *Web* www.stpetesalesandrentals.com

Follow Us:

On Wed, Feb 17, 2016 at 9:19 AM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Drew

Please send me the list of questions you sent Rick.

I don't have that email

Thanks!

--Liz

From: Drew Glaser [mailto:dglaser@smithandassociates.com]
Sent: Wednesday, February 17, 2016 8:55 AM
To: Elizabeth Abernethy
Subject: Crescent Lake Meeting Tonight

Elizabeth,

I am Drew Glaser the President of The Crescent Lake Neighborhood Association. I spoke with Rick Dunn yesterday and was told he will not be able to attend our meeting but that you will be attending. Please let me know if this will be the case. We were really counting on someone from the city being there.

Thank You,

Drew Glaser

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Your Sunshine City

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed. Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited. If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system. Thank you.

TOPIC: Domestic Equipment

Session Attended: #2

Name: Chris Dailey, 1528 Delaware Ave NE, Shore Acres

E-mail Address: dirtfarmer@gmail.com

Phone Number: 813.230.2479

st.petersburg
www.stpete.org

2016 RESIDENTIAL LDR UPDATE

Comments:

Regarding domestic equipment in the rear yard: The city code should not place additional regulation on where residents can store domestice equipement. The city code already places significant restrictions on what may or may not be seen in the front yard, and side yard locations. As a property owner, my backyard is my business, and not the city's.

The example photo showed an RV behind a 6-foot vinyl fence. Only the top two or three feet of the RV is visibile from the adjoining property. In Shore Acres and Snell Isle, it is not unusual for a 1950's home, which is less than 12' high, to be right next to a 36-foot high single family structure. The air conditioner and water heater units for these homes are usually mounted on the side of the home, much taller than this RV shown in the example.

The citizens who initiated this issue, should be allowed to increase the height of their vinyl fencing if they so choose, but they have no right to regulate a neighbor's use of his or her property. If the complaining homeowner wished, they could plant a few Areca palms (*Dypsis lutescens*) to shield their view of the RV. In two years, they would never know it was there.

Although the slide was only up for a moment, it appeared that St. Petersburg's LDR codes were more restrictive than Clearwater and City of Tampa. I would recommend staff contact the City of Tampa to learn if that city has a smoother interaction with the residents regarding the storage of domestic equipment. We are a city surrounded by water. Many residents enjoy getting out on the water, but are unable to store thier vessel without running afoul with City Code Enforcement staff. James (City of St. Petersburg Code Enforcement Staff), attended the meeting and did a great job articulating the challenges of code enforcement.

TOPIC: Height Measurement

Session Attended: #2

Name: Chris Dailey, 1528 Delaware Ave NE, Shore Acres

E-mail Address: dirtfarmer@gmail.com

Phone Number: 813.230.2479

st.petersburg
www.stpete.org

2016 RESIDENTIAL LDR UPDATE

Comments:

Regarding the height measurement: It only makes sense to increase the maximum height of a residential structure to match the increase in design flood elevation. When presenting this to Council, I strongly recommend showing the "pre-2012" FEMA elevation, as well as the current AE and V elevations on the graphic. It is important for Council to understand the rammifications of their actions to agree to raising this elevation incrementally. Noah Taylor already has this graphic and can readily provide.

Regarding Additional finishes should not be required on the ground elevation. The increase in elevation alone adds tens of thousands of dollars to home construction costs, and has devalued structures built according to code at lower elevations. Any additional finishes below this elevation would likely be destroyed in a storm, so if we are really interested in reducing flood exposure, no fancy finishes should be required.

Elizabeth Abernethy

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Friday, December 02, 2016 3:14 PM
To: jpbarie.architect@gmail.com
Cc: Elizabeth Abernethy
Subject: proposed zoning ordinance revisions
Attachments: Excerpts from Evanston, IL Zoning Ordinance.pdf

John,

At the meeting at Robin Reed's on Tuesday you mentioned that the City of St. Petersburg Planning and Economic Development is considering a "footprint" restriction for structures in residential districts. I have attached some excerpts from the Evanston, Illinois zoning ordinance that uses impervious surface area to restrict the bulk of a house and pavement on a lot. I hope this may be of help in your discussions with the group looking into ordinance revisions.

Doug Gillespie
145 10th Ave. N. Unit 9
St. Petersburg, FL 33701
773 405 0360

EXCERPTS FROM EVANSTON, IL ZONING ORDINANCE 0

granting of a certificate of zoning compliance and restoration is actually begun within one (1) year after the date of such damage or destruction and is diligently pursued to completion. In no event shall any damage or destruction to such a structure by means within the control of the owner be repaired or restored except in accordance with Section 6-6-5-2.

6-6-6. - VARIATIONS PREVIOUSLY GRANTED FOR USES AND STRUCTURES.

Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a variation was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such variation.

6-6-7. - SPECIAL USES PREVIOUSLY GRANTED FOR USES AND STRUCTURES.

Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a special use was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such special use.

CHAPTER 7 - ZONING DISTRICTS AND MAP
SECTION:

6-7-1. - DISTRICTS.

In order to carry out the purposes of this Title, the City of Evanston is hereby divided into the following zoning districts:

(A)	Residential districts:	
	R1	Single-family residential district
	R2	Single-family residential district
	R3	Two-family residential district
	R4	General residential district
	R4a	General residential district
	R5	General residential district
	R6	General residential district

(Ord. 71-0-05)

(B)	Business districts:	
	B1	Business district
	B2	Business district
	B3	Business district
	B1a	Business district

(Ord. 136-0-05)

(C)	Commercial districts:	
	C1	Commercial district
	C1a	Commercial mixed use district
	C2	Commercial district
(D)	Downtown districts:	
	D1	Downtown fringe district
	D2	Downtown retail core district
	D3	Downtown core development district

4. The number of clients on the subject property at any one (1) time and per day;
5. The hours of operation;
6. The hours during which pick up and delivery are permitted;
7. The manner in which utilities and other services are provided to the area;
8. Sources of noise, vibrations, smoke, dust, odor, heat, glare, or electrical interference with radio or television transmission to the area;
9. Exterior alterations to the residential appearance of the subject property, including, but not limited to, creating a separate or exclusive office entrance, signage or other advertising or display to identify the office, fencing, and outdoor storage; and
10. The taxable value of buildings and land on, and within the vicinity of, the subject property.

(D) If the City Council grants the special use, the property owner, or his or her agent, shall provide the Cook County assessor's office with appropriate documentation of the nonresidential use of the subject property, including, but not limited to, the amount of floor area devoted to nonresidential use. The property owner, or his or her agent, shall cause to be placed on file in the office of the zoning division a copy of the above described document. Said document and copy shall be received by the Cook County assessor's office and zoning division before the City may issue a final certificate of occupancy for the nonresidential use.

(Ord. 88-0-09)

6-8-1-12. - TOWNHOUSE ORIENTATION.

Single-family attached dwelling units, commonly referred to as townhouses, shall have frontage on a public street.

(Ord. 95-0-09)

DISTRICT REQUIREMENTS

FOOTNOTE(S):

--- (5) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (6) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (7) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (8) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (9) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (10) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (11) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

6-8-2. - R1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

6-8-2-1. - PURPOSE STATEMENT.

The R1 single-family residential district is intended to provide for single-family development at the lowest density within the City, and to preserve the present physical character of that area while allowing for infill development.

(Ord. 43-0-93)

6-8-2-2. - APPLICABILITY OF OVERLAY DISTRICTS.

The provisions of the residential estate overlay district as set forth in Section 6-15-12, "oRE Residential Estate Overlay District," of this Title may apply to development in the R1 single-family residential district. Refer to the City of Evanston zoning map for the exact location of the oRE overlay district.

(Ord. 43-0-93)

6-8-2-3. - PERMITTED USES.

The following uses are permitted in the R1 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — single-family detached.

Dwelling — two-family (when located in a historic district designated by the Evanston preservation commission and constructed prior to the effective date hereof).

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

(Ord. 43-0-93)

6-8-2-4. - SPECIAL USES.

The following uses may be allowed in the R1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution — private.

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care home — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 43-0-93; amd. Ord. 40-0-95)

6-8-2-5. - LOT SIZE.

The minimum lot size in the R1 district is seven thousand two hundred (7,200) square feet, except as expressly allowed in Subsection 6-4-1-7(B) of this Title.

(Ord. 70-0-07)

6-8-2-6. - LOT WIDTH.

The minimum lot width in the R1 district is thirty-five (35) feet.

(Ord. 43-0-93)

6-8-2-7. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R1 district is thirty percent (30%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-2-8. - YARD REQUIREMENTS.

The minimum yard requirements for the R1 district are as follows [5]:

(A)	Residential structures:		
	1.	Front yard	Twenty-seven (27) feet; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet; parking prohibited
	3.	Side yard	Five (5) feet
	4.	Rear yard	Thirty (30) feet
(B)	Nonresidential structures:		
	1.	Front yard	Twenty-seven (27) feet for building; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet for building; parking prohibited
	3.	Side yard	Fifteen (15) feet for building; parking prohibited

	4.	Rear yard	Thirty (30) feet for building; five (5) feet for parking
(C)	Accessory uses and structures:		
	1.	Front yard	Garages only, twenty-seven (27) feet
	2.	Side yard abutting a street	Garages only, fifteen (15) feet
	3.	Side yard	Five (5) feet
	4.	Rear yard	Three (3) feet

(Ord. 43-0-93)

6-8-2-9. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R1 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 70-0-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-2-10. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R1 district is forty-five percent (45%).

(B) The impervious surface ratio is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the zoning lot.

(C) The total defined net impervious surfaces on the zoning lot are all areas included in building lot coverage plus any hard surfaced, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be counted twice in the calculation of total defined net impervious surface.
2. Subject to the porch exemption of Section 6-8-2-11 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material, regardless of whether such an area is finished with paving blocks, are previous or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.
   (e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring, are impervious surfaces, but
   (f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.
3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-2-11. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-2-12. - ACCESS TO ON SITE PARKING.

In the R1 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-3. - R2 SINGLE-FAMILY RESIDENTIAL DISTRICT.

6-8-3-1. - PURPOSE STATEMENT.

The R2 single-family residential district is intended to provide for small lot single-family development at a relatively low density and to preserve the present physical character of that area while providing for initial development.

(Ord. 43-0-93)

6-8-3-2. - PERMITTED USES.

The following uses are permitted in the R2 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — single-family detached.

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

(Ord. 43-0-93)

6-8-3-3. - SPECIAL USES.

The following uses may be allowed in the R2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution — private.

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 43-0-93; amd. Ord. 40-0-95)

6-8-3-4. - LOT SIZE.

The minimum lot size in the R2 district is five thousand (5,000) square feet, except as expressly allowed in Subsection 6-4-1-7(B) of this Title.

(Ord. 70-0-07)

6-8-3-5. - LOT WIDTH.

The minimum lot width in the R2 district is thirty-five (35) feet.

(Ord. 43-0-93)

6-8-3-6. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R2 district is forty percent (40%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-3-7. - YARD REQUIREMENTS.

The minimum yard requirements for the R2 district are as follows [6]:

(A)	Residential structures:		
	1.	Front yard	Twenty-seven (27) feet; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet; parking prohibited
	3.	Side yard	Five (5) feet
	4.	Rear yard	Thirty (30) feet
(B)	Nonresidential structures:		
	1.	Front yard	Twenty-seven (27) feet for building; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet for building; parking prohibited
	3.	Side yard	Fifteen (15) feet for building; parking prohibited
	4.	Rear yard	Thirty (30) feet for building; five (5) feet for parking
(C)	Accessory uses and structures:		
	1.	Front yard	Garages only, twenty-seven (27) feet
	2.	Side yard abutting a street	Garages only, fifteen (15) feet
	3.	Side yard	Five (5) feet
	4.	Rear yard	Three (3) feet

(Ord. 43-0-93)

6-8-3-8. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R2 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 70-0-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-3-9. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R2 district is fifty-five percent (55%).

(B) The impervious surface ratio is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the zoning lot.

(C) The total defined net impervious surfaces on the zoning lot are all areas included in building lot coverage plus any hard surfaced, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be twice counted in the calculation of total defined net impervious surface.
2. Subject to the porch exemption of Section 6-8-3-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material regardless of whether such an area is finished with paving blocks are previous or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.
   (e)

All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but

(f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.

3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-3-10. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-3-11. - ACCESS TO ON SITE PARKING.

In the R2 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-4. - R3 TWO-FAMILY RESIDENTIAL DISTRICT.

6-8-4-1. - PURPOSE STATEMENT.

The R3 two-family residential district is intended to provide for infill development of single-and two-family residences in moderate density neighborhoods and to preserve the present physical character of such neighborhoods.

(Ord. 43-0-93)

6-8-4-2. - PERMITTED USES.

The following uses are permitted in the R3 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — single-family detached.

Dwelling — two-family.

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

(Ord. 43-0-93)

6-8-4-3. - SPECIAL USES.

The following uses may be allowed in the R3 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution — private.

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 43-0-93; amd. Ord. 40-0-95)

6-8-4-4. - LOT SIZE.

The minimum lot size in the R3 district is five thousand (5,000) square feet for single-family dwellings, except as expressly allowed in Subsection 6-4-1-7(B) of this Title, three thousand five hundred (3,500) square feet per dwelling unit for two-family units and seven thousand two hundred (7,200) square feet for nonresidential uses.

(Ord. 70-0-07)

6-8-4-5. - LOT WIDTH.

The minimum lot width in the R3 district is thirty-five (35) feet.

(Ord. 43-0-93)

6-8-4-6. - BUILDING LOT COVERAGE.

The maximum lot coverage, including accessory structures, in the R3 district is forty five percent (45%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-4-7. - YARD REQUIREMENTS.

The minimum yard requirements in the R3 district are as follows [1]:

(A)	Residential structures:		
	1.	Front yard	Twenty-seven (27) feet; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet; parking prohibited
	3.	Side yard	Five (5) feet
	4.	Rear yard	Thirty (30) feet
(B)	Nonresidential structures:		
	1.	Front yard	Twenty-seven (27) feet for building; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet for building; parking prohibited
	3.	Side yard	Fifteen (15) feet for building; parking prohibited
	4.	Rear yard	Thirty (30) feet for building; five (5) feet for parking
(C)	Accessory uses and structures:		
	1.	Front yard	Garages only, twenty-seven (27) feet
	2.	Side yard abutting a street	Garages only, fifteen (15) feet
	3.	Side yard	Five (5) feet
	4.	Rear yard	Three (3) feet

(Ord. 43-0-93)

6-8-4-8. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R3 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 70-0-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-4-9. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R3 district is sixty percent (60%).

(B) The impervious surface ratio is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the zoning lot.

(C) The total defined net impervious surfaces on the zoning lot are all areas included in building lot coverage plus any hard surfaced, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be twice counted in the calculation of total defined net impervious surface.
2. Subject to the porch exemption of Section 6-8-4-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material regardless of whether such an area is finished with paving blocks are previous or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.
   (e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but
   (f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.
3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-4-10. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-4-11. - ACCESS TO ON SITE PARKING.

In the R3 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-5. - R4 GENERAL RESIDENTIAL DISTRICT.

6-8-5-1. - PURPOSE STATEMENT.

The R4 general residential district is intended to provide for a mix of residential types at a moderate density including multiple-family dwellings, two-family dwellings, townhouses, and single-family attached and detached dwellings.

(Ord. 43-0-93)

6-8-5-2. - PERMITTED USES.

The following uses are permitted in the R4 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — multiple-family.

Dwelling — single-family attached.

Dwelling — single-family detached.

Dwelling — two-family.

granting of a certificate of zoning compliance and restoration is actually begun within one (1) year after the date of such damage or destruction and is diligently pursued to completion. In no event shall any damage or destruction to such a structure by means within the control of the owner be repaired or restored except in accordance with Section 6-6-5-2.

6-6-6. - VARIATIONS PREVIOUSLY GRANTED FOR USES AND STRUCTURES.

Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a variation was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such variation.

6-6-7. - SPECIAL USES PREVIOUSLY GRANTED FOR USES AND STRUCTURES.

Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a special use was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such special use.

CHAPTER 7 - ZONING DISTRICTS AND MAP
SECTION:

6-7-1. - DISTRICTS.

In order to carry out the purposes of this Title, the City of Evanston is hereby divided into the following zoning districts:

(A)	Residential districts:	
	R1	Single-family residential district
	R2	Single-family residential district
	R3	Two-family residential district
	R4	General residential district
	R4a	General residential district
	R5	General residential district
	R6	General residential district

(Ord. 71-0-05)

(B)	Business districts:	
	B1	Business district
	B2	Business district
	B3	Business district
	B1a	Business district

(Ord. 136-0-05)

(C)	Commercial districts:	
	C1	Commercial district
	C1a	Commercial mixed use district
	C2	Commercial district
(D)	Downtown districts:	
	D1	Downtown fringe district
	D2	Downtown retail core district
	D3	Downtown core development district

Elizabeth Abernethy

From: Robert M Gerdes
Sent: Thursday, March 24, 2016 9:05 AM
To: David Flintom; James A. Corbett
Cc: Jose L. Vasallo; Elizabeth Abernethy
Subject: RE: Request for Assistance - RV Parking - Peyton Yon 3-24-16

David:

Our Zoning Official, Liz Abernethy, is currently conducting a review of several sections of Chapter 16. I believe that domestic equipment falls under this review. I would suggest you contact Liz, and if she is ok with it, we could tell the property owner they could participate in the process and discuss the limited exception rule to include oversized domestic equipment.

Rob Gerdes
Director
Codes Compliance Assistance
P.O. Box 2842
St. Petersburg, Florida 33731-2842
727.893.7876
robert.gerdes@stpete.org

Any written or e-mail material received or generated by the City staff becomes public record and state law requires the record be made available for inspection by any citizen who requests it. This means it is impossible to provide anonymity to anyone who writes to the City via e-mail or letter containing any personal information.

From: David Flintom
Sent: Thursday, March 24, 2016 8:32 AM
To: James A. Corbett
Cc: Robert M Gerdes; Jose L. Vasallo
Subject: FW: Request for Assistance - RV Parking - Peyton Yon 3-24-16

Good morning – based on the notes in case 16-1725, it looks like the below issue has already been addressed with the property owner Mr. Yon by Codes and Legal. It sounds like he's asking for the 'limited exception' provision to be expanded to include his vehicle which is over 35 feet. Let me know if there's a particular reply that I should send on behalf of the Mayor's office to address this request.

Call anytime,
David
893-7879

From: Peyton Yon [mailto:yonrealty@gmail.com]
Sent: Thursday, March 24, 2016 8:00 AM
To: Mayor <Mayor@stpete.org>
Cc: Kanika Tomalin <Kanika.Tomalin@stpete.org>
Subject: Request for Assistance - RV Parking - Peyton Yon 3-24-16

Elizabeth Abernethy

From: Heather Sellers <heatherellesellers@gmail.com>
Sent: Tuesday, April 05, 2016 9:49 AM
To: Elizabeth Abernethy
Subject: Please keep Euclid St Paul beautiful

Dear Ms. Abernethy,

I moved to St. Pete because it's a small town, a perfect city.
With real neighborhoods, nice lots, trees.

Please help us keep it not over-developed. Please help us
keep St Pete St Pete and don't allow builders to put in housing
that doesn't fit with the neighborhood.

So many of us feel so strongly about this.

--
Heather Sellers

www.heathersellers.com

Elizabeth Abernethy

From: Jack Spinrad <jrspinrad@yahoo.com>
Sent: Saturday, May 21, 2016 11:31 AM
To: Darden Rice; Elizabeth Abernethy
Subject: Re: Thank you

Thank you again Elizabeth,

I would appreciate being added to the list.

Jack Spinrad

On Wednesday, May 18, 2016 3:33 PM, Darden Rice <Darden.Rice@stpete.org> wrote:

Hi, Jack.

You are very welcome. Anytime you would like me to come by neighborhood meetings, or address a topic of conversation, please let me know. I'm glad to be there and be of help. Thanks for all you do.

Warm regards,

Darden

Sent from my iPhone

On May 18, 2016, at 2:01 PM, Jack Spinrad <jrspinrad@yahoo.com> wrote:

> I just wanted to thank you both for attending our meeting. You both were very informative and helped answer several questions that have concerned of our association for a while.
>
> I look forward to seeing you at upcoming city meetings and functions,
>
> Jack Spinrad
> Magnolia Heights

Your Sunshine City

Elizabeth Abernethy

From: JAN NORSOPH <jnorsoph2@gmail.com>
Sent: Wednesday, October 26, 2016 4:29 PM
To: Elizabeth Abernethy
Subject: LDC Update
Attachments: Gulf Coast , Mississippi Patternbook.pdf

Hi Elizabeth,

Attached is a Pattern Book that has some good guidelines and design principles. Particularly, the Architectural Pattern section. There is also a book "Architecture: Form-Space & Order, by Francis D.K. Ching, (1979) which is very good. I don't know if it is still in print. I have a copy if your interested and cannot find a copy.

Elizabeth Abernethy

From: john payne <john.payne@rogers.com>
Sent: Tuesday, November 15, 2016 7:02 PM
To: Elizabeth Abernethy
Subject: A Different perspective on laneway home.

Hi Elizabeth,

You and your staff have been collecting information on the old north east, (where I own a home) and having public discussion around a number of issues including apartments above garages on laneways. Accordingly I thought you might find this article interesting.

Regards,

John Payne

124 7th Ave N

Saint Petersburg, Fl

238 Glenview Ave.

Toronto, ON

http://www.cbc.ca/news/canada/british-columbia/laneway-vancouver-coachhouse-density-1.3835335?cmp=rss

Elizabeth Abernethy

From: john payne <john.payne@rogers.com>
Sent: Wednesday, June 22, 2016 3:14 PM
To: Elizabeth Abernethy
Cc: John Payne
Subject: Re: City of St. Pete Residential LDR Update Meeting #3 Detailed Agenda - June 21st

Elizabeth, thanks very much for doing such a great job at the meeting last night.
As a newcomer to the area I was very interested in the discussion but somewhat hesitant to address one area of concern to me, particularly since I sensed that my opinion might be in the minority.
It does seem to me that there is a contradiction between the desire to make all accessory apartments similar in building materials to neighbouring properties, (I think I have captured the essence of the wording, if not the precise documentation of the zoning) and my desire at least to use more modern buidling materials when renovating the garage on my property at 124 7th Ave N.
The garage that came with the property has been damaged by termites over the years and certainly would not fare well in the event of severe weather. My preference would be to use more modern building materials rather than the wood construction currently in place, when renovating to ensure no repetition of the termite experience and also to have a structure more capable of handling Florida weather.
I am fortunate enough to have run across Richard Mcginnis and he will be presenting a proposal to your department for the garage in the not too distant future but I did want to mention that there is at least one home owner in N2 who thinks there is room for diversity in building materials and styles, in the zoning regulations.

-- Regards,

John Payne

From: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Date: Friday, June 10, 2016 at 4:42 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: City of St. Pete Residential LDR Update Meeting #3 Detailed Agenda - June 21st

Good afternoon,

Please find attached a detailed agenda and code sections for the next Residential LDR Update meeting, to be held on Tuesday, June 21st

All workshops will be held at the Main Library located at
3745 9th Avenue North, from 6 PM to 8 PM

(Please feel free to bring your own non-alcoholic beverages, drinks are allowed!)

Topic	Date

Meeting #3: Redevelopment & Reinstatement/Accessory Dwelling Unit & Accessory Living Space	**06/21/16**
Meeting #4: Neighborhood Traditional Design Standards	08/23/16
Meeting #5: Wrap-up Meeting, if needed	09/27/16
Meeting #6: Draft revision review	10/25/16

Comments on these topics and ideas for future topics can be sent to us at DevRev@StPete.org
Information regarding this effort is posted on our web page, www.StPete.Org/LDR

Please feel free to pass this along to anyone interested in participating.
Hope to see you there!

Best Regards,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

Your Sunshine City

Elizabeth Abernethy

From: Andrea K <krzystam@gmail.com>
Sent: Wednesday, April 20, 2016 10:47 AM
To: devrev
Subject: comments on domestic equipment parking issue from Workshop #2

Hello,

Thank you for hosting the public workshops, they have been very insightful and well-run. I have some additional comments about the domestic equipment parking discussion. I don't support the suggestion of a setback for any domestic equipment taller than the 6 ft maximum fence height, which was proposed as one solution to address a resident's concern about being able to see the top of a large RV, parked in their neighbor's side yard, above their backyard fence.

First, I don't think the code should be changed based on the example situation presented at workshop # 2. Although the pictures were compelling, it seems like an extreme example and possibly not representative of most domestic equipment storage situations in the city due to the RV size and the fact that the RV owner's side yard runs along the backyard lot line of the concerned residents' property so that the RV is visible from the back porch. For instance, if the residents' neighbor was storing a ~24 ft boat in the side yard rather than the large RV, I don't think the image of a boat with a center console or even a T-top style shade (~4 feet wide, but open underneath) extending over top of the fence would have been as dramatic as the image of the solid, 25+ foot RV. Also, I would expect the majority of single family homes in St. Petersburg to be located side by side rather than backyard to side yard, which would have the RV adjacent to a garage, for example, where neighbors are already protected by the existing code 16.40.100.5.C.5 that prevents stored equipment from blocking, light, air, and property access.

Along those lines, I currently live in Tropical Shores, where most houses are oriented side-by-side and where some people have stored boats and trailers next to their homes without issue for at least the past 7 years since I've been there. Depending on lot sizes and floor plans of individual homes, I would expect that many of these homeowners could no longer legally store their equipment in their side yards if a setback was established. One example of someone that could be negatively affected has a boat stored at 2316 Tropical Shores DR SE (visible on Google street view), which is likely over 6 ft at the bow and center console and parked just inside the lot line adjacent to the neighbor's garage. Due to lot sizes, floor plans, and roof overhangs most homes could not fit a large RV in their side yard like the one shown at the workshop. Therefore, for neighborhoods like Tropical Shores, implementing a setback for all domestic equipment would only be a negative for these property owners.

Finally, I empathize with the concerned residents from the meeting and also appreciate that the city wants to address such concerns. So, if the city does implement a setback, I think setbacks should only apply to RV's and not to the other domestic equipment currently listed in the St. Pete code (e.g., boats and trailers that could be over 6 ft tall) so that the specific concerns of a massive RV looming over the fence can be addressed without negatively affecting other residents that want/need to store their equipment that isn't as visually imposing. I don't remember if this was mentioned, but the City of Gulfport code that was used as an example of setback requirements for equipment storage, does single out RVs for setback requirements and, based on a phone call to their code enforcement office, those restrictions do not apply to boats stored on trailers, for example, which can be parked anywhere within someone's personal property. Separately defining requirements for RVs vs other domestic equipment could be a good compromise.

Thank you again for the opportunity to participate in the review process. I hope you will consider all potential impacts of proposed changes to the domestic equipment parking code.

Sincerely,

Elizabeth Abernethy

From: Kevin Robles <kevinrobles@verizon.net>
Sent: Thursday, December 15, 2016 3:05 PM
To: Kathryn Younkin; Elizabeth Abernethy
Cc: susan@domainhomes.com; 'Blake Frazier'
Subject: FW: Steller's Jay
Attachments: Steller's Jay Floor Plans.pdf; Steller's Jay Elevations.pdf

Kathryn/Elizabeth. Would you mind taking a quick look at this plan under design and let me know your thoughts on the question of additional fenestrations by adding shutters or siding. Additionally, during the LDC workshops there was some discussions about reducing the amount of transparency on some architectural styles. In this particular case, this plan elevation A is a 1926 sq ft Mediteranean style and I am struggling as to where to add windows. If that concept is not likely to be part of the re- write I will go in a different direction. At any rate, I would like you to take a quick peek at this plan to get your ideas about what additional fenestration would most likely be approved by your department. Thanks Kevin Robles

From: Susan Williams [mailto:susan@domainhomes.com]
Sent: Thursday, December 15, 2016 10:22 AM
To: kevinrobles@verizon.net
Subject: Steller's Jay

From: Ryan Hague [mailto:ryanh@davisbews.com]
Sent: Thursday, December 8, 2016 8:17 AM
To: Susan Williams
Cc: Matt Nelson
Subject: RE: new plan

Hi Susan,

We ran the numbers for transparency and fenestration for the Steller's Jay plan. We are short on transparency on the front, left and right sides and way short on fenestration on all sides. Below are a few questions and comments/ideas. I also attached the first and second floor plans and also the elevations to show additional windows that are needed for transparency.

- Do shutters count towards fenestration?
- Does siding count towards anything? (This question is a long shot)
- Dose false fixed glass count towards transparency? Possibly for the front elevation.
  If we go to 4'-0" wide windows on the front we will meet the requirements. That won't work for elevation "B" with the shutters though.
- We will need window trim on all sides and possibly continue the trim at the overhang around the house on each elevation.

Please take a look and let me know your thoughts on the list above. Let me know if I can provide you with any more info for this plan.

Thank you,

Ryan Hague | Project Manager
Kolbe: 6 - 7 - 3 - 3
Gallup Strengths: Adaptability - Arranger - Developer - Includer - Woo
Davis Bews Design Group, Inc. | 150 State Street East, Oldsmar, FL 34677
Tel: 813-925-1300 ext. 239 | *Fax:* 813-925-1800
Email: ryanh@davisbews.com | *Web:* www.davisbews.com

Be Green. Reduce, Reuse, Recycle

From: Susan Williams [mailto:susan@domainhomes.com]
Sent: Monday, December 05, 2016 10:03 AM
To: Ryan Hague
Cc: Matt Nelson
Subject: RE: new plan

I think that's it. Thanks.

From: Ryan Hague [mailto:ryanh@davisbews.com]
Sent: Monday, December 5, 2016 9:48 AM
To: Susan Williams
Cc: Matt Nelson
Subject: RE: new plan

Awesome and yes we will get one put together.
Is there anything else other than fenestration and transparency calcs that we need to do for St. Pete?

We also just received the trusses for the Fish Hawk. We will get those incorporated and sent off to Paul for engineering.

Thank you,

Ryan Hague | Project Manager
Kolbe: 6 - 7 - 3 - 3
Gallup Strengths: Adaptability - Arranger - Developer - Includer - Woo
Davis Bews Design Group, Inc. | 150 State Street East, Oldsmar, FL 34677
Tel: 813-925-1300 ext. 239 | *Fax:* 813-925-1800
Email: ryanh@davisbews.com | *Web:* www.davisbews.com

Be Green. Reduce, Reuse, Recycle

From: Susan Williams [mailto:susan@domainhomes.com]
Sent: Monday, December 05, 2016 9:34 AM
To: Ryan Hague
Cc: Matt Nelson
Subject: new plan

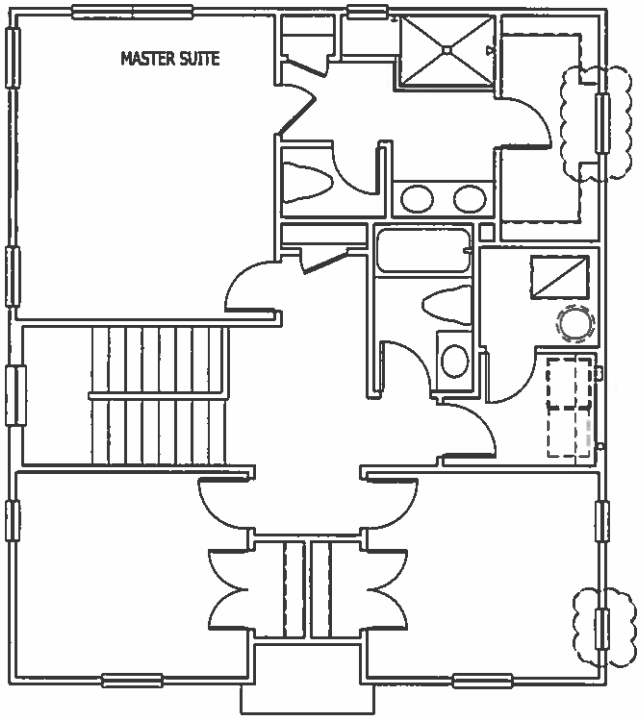
We would like to create a Blue Jay plan for St Pete. It will be called Steller's Jay and will need fenestration calcs on page 1. Can you give me a work order please.

Thanks,

Susan Williams
Director of Production
(813)546-4105

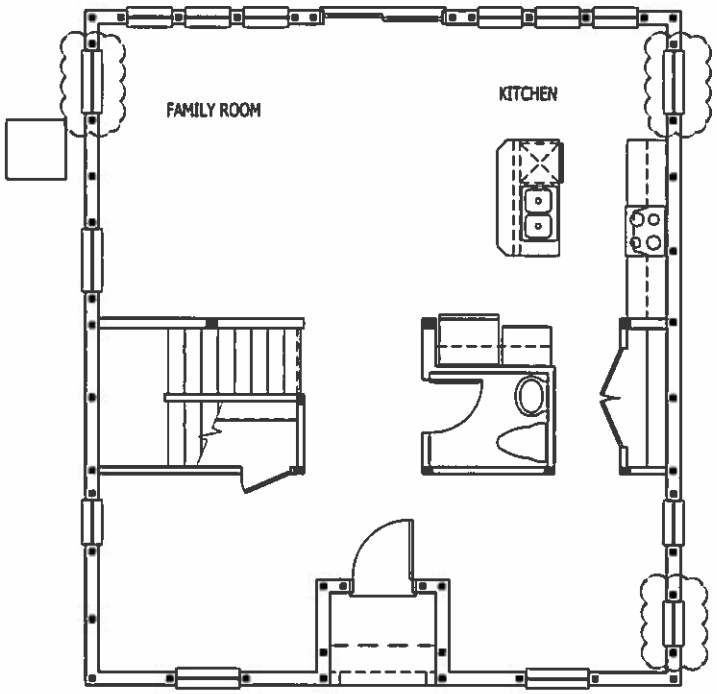
ELEVATION A

ELEVATION B



WILL NEED ANOTHER WINDOW ON THE FRONT ELEVATION OR BIGGER WINDOWS.

SECOND FLOOR



FIRST FLOOR

Elizabeth Abernethy

From: Andrea K <krzystam@gmail.com>
Sent: Wednesday, April 20, 2016 10:47 AM
To: devrev
Subject: comments on domestic equipment parking issue from Workshop #2

Hello,

Thank you for hosting the public workshops, they have been very insightful and well-run. I have some additional comments about the domestic equipment parking discussion. I don't support the suggestion of a setback for any domestic equipment taller than the 6 ft maximum fence height, which was proposed as one solution to address a resident's concern about being able to see the top of a large RV, parked in their neighbor's side yard, above their backyard fence.

First, I don't think the code should be changed based on the example situation presented at workshop # 2. Although the pictures were compelling, it seems like an extreme example and possibly not representative of most domestic equipment storage situations in the city due to the RV size and the fact that the RV owner's side yard runs along the backyard lot line of the concerned residents' property so that the RV is visible from the back porch. For instance, if the residents' neighbor was storing a ~24 ft boat in the side yard rather than the large RV, I don't think the image of a boat with a center console or even a T-top style shade (~4 feet wide, but open underneath) extending over top of the fence would have been as dramatic as the image of the solid, 25+ foot RV. Also, I would expect the majority of single family homes in St. Petersburg to be located side by side rather than backyard to side yard, which would have the RV adjacent to a garage, for example, where neighbors are already protected by the existing code 16.40.100.5.C.5 that prevents stored equipment from blocking, light, air, and property access.

Along those lines, I currently live in Tropical Shores, where most houses are oriented side-by-side and where some people have stored boats and trailers next to their homes without issue for at least the past 7 years since I've been there. Depending on lot sizes and floor plans of individual homes, I would expect that many of these homeowners could no longer legally store their equipment in their side yards if a setback was established. One example of someone that could be negatively affected has a boat stored at 2316 Tropical Shores DR SE (visible on Google street view), which is likely over 6 ft at the bow and center console and parked just inside the lot line adjacent to the neighbor's garage. Due to lot sizes, floor plans, and roof overhangs most homes could not fit a large RV in their side yard like the one shown at the workshop. Therefore, for neighborhoods like Tropical Shores, implementing a setback for all domestic equipment would only be a negative for these property owners.

Finally, I empathize with the concerned residents from the meeting and also appreciate that the city wants to address such concerns. So, if the city does implement a setback, I think setbacks should only apply to RV's and not to the other domestic equipment currently listed in the St. Pete code (e.g., boats and trailers that could be over 6 ft tall) so that the specific concerns of a massive RV looming over the fence can be addressed without negatively affecting other residents that want/need to store their equipment that isn't as visually imposing. I don't remember if this was mentioned, but the City of Gulfport code that was used as an example of setback requirements for equipment storage, does single out RVs for setback requirements and, based on a phone call to their code enforcement office, those restrictions do not apply to boats stored on trailers, for example, which can be parked anywhere within someone's personal property. Separately defining requirements for RVs vs other domestic equipment could be a good compromise.

Thank you again for the opportunity to participate in the review process. I hope you will consider all potential impacts of proposed changes to the domestic equipment parking code.

Sincerely,

Elizabeth Abernethy

From: Matt Weidner <weidner@mattweidnerlaw.com>
Sent: Thursday, September 22, 2016 10:05 AM
To: Elizabeth Abernethy
Subject: Re: City of St. Pete Residential LDR Update Meeting - Tuesday September 27th

thank you for providing to me; please call when you are able.
I am interested in knowing whether it's too late to get some minor revision in, specifically the setbacks and particularly is there any way to carve out an area, like the CRA for which there is more flexibility on minimum lot size, setbacks and permeable surface.
Please call

WEIDNERLAW, PA
250 MIRROR LAKE DR N
ST PETERSBURG FL 33701
727/954-8752

On Tue, Sep 20, 2016 at 2:54 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Good afternoon,

Please find attached detailed revised agenda and code sections for the next weeks Residential LDR Update meeting, to be held on **Tuesday, September 27th**

All workshops are held at the Main Library located at

3745 9th Avenue North, from 6 PM to 8 PM

(Please feel free to bring your own non-alcoholic beverages, drinks are allowed!)

Topic	Date
Meeting #4: Neighborhood Traditional Design Standards; Carport Design Standards, Fence Materials in Residential Neighborhoods	**09/27/16**
Meeting #5: Wrap-up	10/25/16

Comments on these topics and ideas for future topics can be sent to us at DevRev@StPete.org

Information regarding this effort is posted on our web page, www.StPete.Org/LDR

Please feel free to pass this along to anyone interested in participating.

Hope to see you there!

Best Regards,

Elizabeth Abernethy, AICP

Zoning Official, Development Review Services Manager

Planning & Economic Development Department

City of St. Petersburg

P.O. Box 2842, St. Petersburg, FL 33731

727-892-5344 / Fax: 727-892-5557

Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

Elizabeth Abernethy, AICP

Zoning Official, Development Review Services Manager

Planning & Economic Development Department

City of St. Petersburg

P.O. Box 2842, St. Petersburg, FL 33731

727-892-5344 / Fax: 727-892-5557

Elizabeth.Abernethy@stpete.org

Elizabeth Abernethy

From: Michael Della Penna <mdellapenna@verizon.net>
Sent: Tuesday, April 12, 2016 9:18 PM
To: Elizabeth Abernethy
Subject: Power Point?

Hello Elizabeth

Great meeting tonight. Thank you for the opportunity to discuss the RV issue. I forgot to ask you if there's a chance that I'll be able to make a Power Point Presentation at some point . . . maybe to the city council members?

Thanks
Michael

Michael Della Penna
mdellapenna@verizon.net

Elizabeth Abernethy

From: Michael J. Frederick
Sent: Wednesday, August 17, 2016 10:19 AM
To: Rick E. Dunn
Cc: Elizabeth Abernethy
Subject: Snell Isle

rom: dotgogirl@magicomp.com [mailto:dotgogirl@magicomp.com]
Sent: Tuesday, August 16, 2016 9:37 PM
To: Michael J. Frederick
Subject: Fw: Re: From Dot

FYI D

-------Original Message-------

From: Hargrett Bonnie
Date: 8/16/2016 7:09:41 PM
To: Dot Admire
Subject: Re: From Dot

A huge group of us went down to talk to the Environmental Development Commission (EDC) when these 2 lots at the end of my part of Monterey got split into 4 lots. (EDC's name has changed to something different but I can't recall it & just went on the City's website & it's still showing as EDC it seems.) Anyway, no less than 10 people - all from our 'hood - got up to discuss why it was not prudent to allow the property lines to be so tight. It was pointed out that all the waterfront lots had 80 feet of frontage & they were reviewing lowering that number to 70 or 75. Every person except one of the developers, Barger, got up & expressed angst about jamming in so many houses on so small a footprint. One of the members from EDC who lives in Old NE said he didn't feel sorry for us, that when he bought his house, not one of his surrounding neighbors had a 2 story but now they all did & could look right into his pool. None of the members of EDC showed us any desire to understand our point of view. We all left feeling our government was failing us. We argued that drainage was already an issue, it would be more of a drain on electrical lines, sewage, cable, everything. Nothing worked. They lowered the numbers to allow all of it.

3 neighbors surrounding what was to be built filed the ppw to stop it through EDS's rulings & it cost them several hundred dollars to do it. Those neighbors were Jim & Cristina Cunneen, Katie Healy & Hartmut Liebel, each one spoke on our neighborhood's behalf along with at least 7 others. We even had a lady from The Times write an article before any of the lots started development. Nothing worked. Good luck getting anything changed now. They are hard heads downtown & the wheels of government just want more residents to get more tax revenue. That fact was made plain to us. I told them Perry Snell was rolling in his grave that this was NOT what Snell was developed to be but they really don't care. They've done a number on Allendale & used that against our arguments. Sad, sad state!

~Bonnie Hargrett
bonniehargrett@gmail.com

On Aug 16, 2016, at 5:09 PM, dotgogirl@magicomp.com wrote:

Forgot to tell you that another topic last night was the houses on Almedo/Monterey. Mike Funsch is checking with the planning and zoning committee and Scott had gone down to the building department and proved to them that the house on the corner is NOT within the footage it is supposed to be in. Don't' know what is going on at the building department and have really been trying to get with Ed to push the fact that we have a neighborhood plan that calls for specifics on lot lines - these new builders are getting by it somehow.
Look at the two on Ricardo Way and I understand another one of the duplexes have been sold and they are going to put two more on the one lot

Eventually that area will look like the homes on 34th Avenue if something isn't done about it

D

Elizabeth Abernethy

From: Henry Morrill <h.morrill1957@gmail.com>
Sent: Wednesday, September 07, 2016 11:13 PM
To: Elizabeth Abernethy
Subject: 4840 3rd ave north

Hi Elizabeth this is Henry Morrill.
I wanted to let you know why I dissagree with the fence that is at the property listed. It is made out of corrugated steel material that reflects the sun directly into my garage and all the way through my house.
So I not only get the morning sun I also get the entire afternoon sun that reflects off her fence and has increased my power bill by $30 a month she has also put center blocks in the easement on the alley that our cars regularly run into and she has installed additional wood with chains That look very trashy.
All of the surrounding neighbors had discussed the type of fence she was putting up because the entire neighborhood as the white plastic fence that looks very nice and she replied she will do exactly what she wants no matter what we think.'
She has also called the police and told them I have backed into her fence. When the police came he found nothing except a tiny ding that he fixed with his boot and said there was no way a vehicle could have done that on that particular day when she said I had hit her fence 20 minutes ago I was napping for the last three hours with my garage door shut.
The police officer stated that she told him that she beat the ordinance and she did not have to take the fence down when I called the city they said they gave her an extension and till August and then I heard about this meeting.
I do not understand how one resident can change the city code on building materials for residence fences. this is a very dangerous fence which attracts lightning and has razor sharp edges this material is only made for roofing not for fences.
There is no safety difference between this fence and a Bobbed wire fence.
I appreciate your time and effort in this matter sincerely, Henry Morrill

Sent from my iPhone

Elizabeth Abernethy

From: Marlene Murray <conapresmurray@gmail.com>
Sent: Friday, April 15, 2016 4:05 PM
To: Elizabeth Abernethy
Subject: CONA

Hello Elizabeth,

I have a favor to ask of you. Can you please add me to your distribution list? I would also like to thank you for the quickness of you sending out the recap of the meetings. I am hoping to get to one of them, I always seem to have a conflict but my team keeps me informed and have been very impressed with the last two meetings. Thanks for all your help, maybe we can get together one day and chat.

Sincerely,

Marlene Murray, President
Council of Neighborhood Associations, Inc.
P.O. Box 13693
St. Petersburg, FL 33733-3693
727 510-4695
cona.pres.murray@gmail.com

Elizabeth Abernethy

From:	Marlene Murray <conapresmurray@gmail.com>
Sent:	Wednesday, March 30, 2016 6:10 PM
To:	Marlene Murray
Subject:	Re: Land Development Regulations
Attachments:	addtext_com_MTgwMzQyMjQ4MTQ0.jpg; CSP_New_SingleFamilyConstruction_2007 to March 2016.xlsx; ResLDRInvite&Workshop2Agenda.pdf; SingleFamily_Construction_2007_2016_with_SummaryTable.pdf

To all Neighborhoods
Request for Action:

At a recent public meeting on proposed Land Development Regulation (LDR) changes the neighborhoods were asked to assist the city in documenting the "good and bad" effect of the last set of changes, which took place in 2007. Some 700 new homes have been constructed since the last LDR revisions were made, and seeing photographic evidence of those changes will help in guiding future changes to the regulations.

If your neighborhood can assist in taking photos please look at the following process suggestions:

Copy your neighborhood's listing of new constructions to a new spreadsheet
Depending upon the number of listings, divide up the neighborhood in manageable groups so that volunteers can go out and take photos
Each house should be photographed from the public righ-of -way (sidewalk or curb
1. One front (showing address if possible
2. One for each side
3. Rear, if there is an alley
Please limit to no more than 6 per house and please name the file with the address
Email pictures to devrev@stpete.org

Note:
For rows with LOCATION (street address) that do not include a street number (e.g.0 22nd Ave,S)
You'll need to look these up on the county appraiser's website:
go to http://www.pcpao.org

- *choose a search by parcel number*
- *using the PIN from your spreadsheet, enter the parcel number on the sscreen and press "submit"*
- *click on brigh blue Parcel Number on the left side of screen*
- *In most casses, the Ownership/Mailing Address will provide the*

- *street number, if it isn't the correct street, scroll down and click on brigh blue Permit Number; that will take you to a city screen which should display*
- *the street and house number for the permitted new construction.*
- *Update your Spreadsheet with the Street number.*

Attached is the spreadsheet and updated map showing the new homes built since the code changed in 2007The LDR standards meeting is April 12th (notice attached) for the suburban neighborhoods (NS on the spreadsheet) so those neighborhoods should get photos in by the end of next week, April 8th. Traditional neighborhoods (NT) should submit their photos and commentary by the beginning of August (for August 23rd meeting)

A picture of a home under construction in a neighborhood is also attached for your review.

(Special thanks to Sharon Winters and Robin Reed for their help on this communication)

Marlene Murray, President
Council of Neighborhood Associations, Inc.
P.O. Box 13693
St. Petersburg, FL 33733-3693
727 510-4695
cona.pres.murray@gmail.com

Elizabeth Abernethy

From: Marlene Murray <conapresmurray@gmail.com>
Sent: Wednesday, March 30, 2016 10:43 AM
To: Robin Reed
Cc: Sharon Winters; Elizabeth Abernethy; Kathryn Younkin; Derek Kilborn
Subject: Re: Draft of email for neighborhoods

If someone has a picture to send please do and I will attach.

Marlene Murray, President
Council of Neighborhood Associations, Inc.
P.O. Box 13693
St. Petersburg, FL 33733-3693
727 510-4695
cona.pres.murray@gmail.com

On Wed, Mar 30, 2016 at 8:28 AM, Robin Reed <rlreed@tampabay.rr.com> wrote:

I would add a photo that shows context – how the new house fits in with its neighbors – and brief comments about what you like or don't like about the design, size, lot coverage., etc. These are the points we are trying to make – that most of these houses don't fit in due to a number of factors, many of which could possibly be addressed by revisions to the code. Thanks! Robin

---

From: Marlene Murray [mailto:conapresmurray@gmail.com]
Sent: Tuesday, March 29, 2016 11:23 PM
To: Sharon Winters; Robin Reed; Elizabeth Abernethy; Kathryn Younkin; Derek Kilborn
Subject: Draft of email for neighborhoods

Hello to all of you, please take a look at this email and let me know of any edits or corrections. Once we all agree I will send it to our contact list.

To all Neighborhoods

Request for Action:

At a recent public meeting on proposed Land Development Regulation (LDR) changes the neighborhoods were asked to assist the city in documenting the "good and bad" effect of the

last set of changes, which took place in 2007. Some 700 new homes have been constructed since the last LDR revisions were made, and seeing photographic evidence of those changes will help in guiding future changes to the regulations.

If your neighborhood can assist in taking photos please look at the following process suggestions:

Copy your neighborhood's listing of new constructions to a new spreadsheet

Depending upon the number of listings, divide up the neighborhood in manageable groups so that volunteers can go out and take photos

Each house should be photographed from the public righ-of -way (sidewalk or curb

1. One front (showing address if possible

2. One for each side

3. Rear, if there is an alley

Please limit to no more than 6 per house and please name the file with the address

Email pictures to devrev@stpete.org

Note:

For rows with LOCATION (street address) that do not include a street number (e.g. 0 22nd Ave. S)

You'll need to look these up on the county appraiser's website:

go to http://www.pcpao.org

- choose a search by parcel number
- using the PIN from your spreadsheet, enter the parcel number on the sscreen and press "submit"
- click on brigh blue Parcel Number on the left side of screen
- In most casses, the Ownership/Mailing Address will provide the
- street number, if it isn't the correct street, scroll down and click on brigh blue Permit Number; that will take you to a city screen which should display the street and house number for the permitted new construction.
- Update your Spreadsheet with the Street number.

Attached is the spreadsheet and updated map showing the new homes built since the code changed in 2007. The neighborhood standards meeting is April 12th so the NS neighborhoods should try and get these photos in by the end of next week, April 8th.

(Special thanks to Sharon Winters for her help on this communication)

Marlene Murray, President

Council of Neighborhood Associations, Inc.

P.O. Box 13693

St. Petersburg, FL 33733-3693

727 510-4695

cona.pres.murray@gmail.com

No threats detected. www.avast.com

Elizabeth Abernethy

From: Marlene Murray <conapresmurray@gmail.com>
Sent: Friday, March 18, 2016 2:41 PM
To: Derek Kilborn
Cc: Elizabeth Abernethy; david.goodwin@stpete.org
Subject: CONA Meeting

Hello Derek,

I want to thank you and Kathryn for the fantastic presentation given at the CONA meeting on Wednesday night. It meant so much to all the people there and they were so happy they got to learn as much as they did. Your explanations of things are always so concise and understandable (if that is a word).

Thank you for everything you do for the Neighborhoods and always looking for ways to help with processes and communication. As I said, please thank Kathryn as well, I did not have her email address.

I will follow up with you next week and a possible compilation of the meeting, maybe some bullet points, that we can pass on to the membership and put on the website.

With Great Appreciation,

Marlene Murray, President
Council of Neighborhood Associations, Inc.
P.O. Box 13693
St. Petersburg, FL 33733-3693
727 510-4695
cona.pres.murray@gmail.com

Elizabeth Abernethy

From: Patty Gassner <pattywgassner@gmail.com>
Sent: Tuesday, March 15, 2016 4:17 PM
To: Robert M Gerdes
Cc: Darden Rice; Mike Dove; Jose L. Vasallo; James A. Corbett; Elizabeth Abernethy
Subject: Re: Dock at 2299 Coffee Pot Blvd.NE

Thank you for your reply. The main issue and problem is that this dock should not have been accepted by the Permitting and Codes Dept. in the first place. Now we are stuck with it till till this " review" is completed which takes a very long time.

Mrs. Gassner

Sent from my iPad

> On Mar 15, 2016, at 10:16 AM, Robert M Gerdes <Robert.Gerdes@stpete.org> wrote:
>
> Ms. Gassner:
>
> Thank you for your email. I am aware of this dock gate and your concern with this matter. As you know, the regulations for dock gates on non-contiguous water lots are currently under review through the Zoning Official's LDR review program. We are currently waiting for this process to conclude in case there are changes made to these regulations, including changes to the opacity requirements. Once that review is completed and any changes made, our department will review all the dock gates on the water lots for compliance, including the subject dock gate with which you are concerned.
>
> Sincerely,
>
> Rob Gerdes
> Director
> Codes Compliance Assistance
> P.O. Box 2842
> St. Petersburg, Florida 33731-2842
> 727.893.7876
> robert.gerdes@stpete.org
>
> Any written or e-mail material received or generated by the City staff becomes public record and state law requires the record be made available for inspection by any citizen who requests it. This means it is impossible to provide anonymity to anyone who writes to the City via e-mail or letter containing any personal information.
>
>
> -----Original Message-----
> From: Patty Gassner [mailto:pattywgassner@gmail.com]
> Sent: Friday, March 11, 2016 3:24 PM
> To: Darden Rice
> Cc: Robert M Gerdes
> Subject: Dock at 2299 Coffee Pot Blvd.NE
>

> Ms. Rice, we are asking for your help in having this dock removed as it does not comply with the code for dock gates. Mr. Gerdes has signed off on this twice and has left us, the residents and people of St. Petersburg to deal with this ugly dock gate which blocks our views on Coffee Pot Blvd. This dock was built in September,2015 and we residents called and complained then. It was uglier with its original design looking like an outhouse. This is the redesigned gate and it is not acceptable and does comply with the opacity of the code rules.
>
> Please help us.
>
> Patricia Gassner
> 2274 Coffee Pot Blvd
> 823-5140
>
>
>
>
> Your Sunshine City<http://www.stpete.org/vision>
>

Elizabeth Abernethy

From: Patty Gassner <pattywgassner@gmail.com>
Sent: Tuesday, February 02, 2016 2:48 PM
To: Elizabeth Abernethy
Cc: Gary W Crosby
Subject: Re: Dock at 2299 Coffee Pot Blvd

I will be there and bringing my neighbors.
I talked to Bob Gerdes last week and let him know that his signing off on this dock was unacceptable and improper. This whole situation has been handled all wrong. The owners of this dock installed it without a permit and Gerdes signed off on this improper redo. He said he would go back out and look at it again. I certainly hope you will follow up on that and do the right thing. You cannot just let people build this stuff and leave it for those of us who pay the big taxes to pay city hall employees to just be stuck with it. We have rights too.

Mrs. Gassner
Sent from my iPad

On Feb 2, 2016, at 1:15 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

> Patty
> The meeting regarding this issue will be held on March 8, 6-8 PM
> Main Library
>
> You will be receiving an email invitation in the next week or so,
>
> Regards,
> Elizabeth Abernethy, AICP
> Zoning Official, Development Review Services Manager
> Planning & Economic Development Department
> City of St. Petersburg
> P.O. Box 2842, St. Petersburg, FL 33731
> 727-892-5344 / Fax: 727-892-5557
> Elizabeth.Abernethy@stpete.org
>
> Please note all emails are subject to public records law.
>
> **From:** Gary W Crosby
> **Sent:** Tuesday, February 02, 2016 9:42 AM
> **To:** Patty Gassner
> **Cc:** Elizabeth Abernethy
> **Subject:** RE: Dock at 2299 Coffee Pot Blvd
>
> Hello Patty,
>
> I apologize for the delayed response. Our zoning official has been finalizing the plan for the upcoming review of the City's Land Development Regulations.

Issues relating to fences/ security gates at docks are to be addressed in the first quarter of this year. Once the dates, topics to be addressed and location of the meetings are finalized, you will be notified.

Gary Crosby

From: Patty Gassner [mailto:pattywgassner@gmail.com]
Sent: Sunday, January 17, 2016 9:30 AM
To: Gary W Crosby <Gary.Crosby@stpete.org>
Subject: Fwd: Dock at 2299 Coffee Pot Blvd

Sent from my iPad

Begin forwarded message:

> **From:** Patty Gassner <pattywgassner@gmail.com>
> **Date:** January 17, 2016 at 9:16:52 AM EST
> **To:** gary.crosby@stpete.prg
> **Subject: Dock at 2299 Coffee Pot Blvd**
>
> Good morning Gary, this redo is still not acceptable. Still obstructs our views. How are things progressing on this issue?
>
> Patty Gasser
>
> <image001.jpg>
>
> Sent from my iPad

Your Sunshine City

Elizabeth Abernethy

From: paulwiezorek@gmail.com on behalf of Paul Wiezorek <paul@wiezchoice.com>
Sent: Saturday, April 16, 2016 10:27 AM
To: Elizabeth Abernethy
Subject: Water lot fencing

Hi Liz,

I really appreciate the zoning department including me in these meetings. Hopefully, my input helps. I spoke to Gary Crosby yesterday regarding the water lot fence restrictions. He mentioned in the zoning meeting that wood fencing or pvc could be used. and still meet the 25% opacity for the over 3' and up to 4' areas. I pointed out to him on the phone that is not the case. The building department requires the maximum opening in a fence or railing system to be no greater than 4" wide, so a child can't stick their head through the rails. Considering the width of the wood or pvc members the 25% opacity can't be achieved. Therefore, only metal fencing can meet the zoning code above 3' as the fence hits the 15' setback from the water.

Although some people have chain link fencing on new construction, it is rare. Most opt for a block wall, pvc, wood, or aluminum. Of those, only aluminum meets code. Aluminum is significantly more expensive than wood or pvc. When I tell new St. Pete residents that they must be at least 4' high for pool code, but can't build their block, wood, or pvc fencing higher than 3', they all think it is a ridiculous contradiction and ask me how they can get around the code. I let them know the code is set, and there is nothing I can do about it.

I believe that allowing the fence to be opaque up to 4' to meet pool safety code would not significantly alter or block anyone's view. What I see often happening is when a zoning code is not respected by the residents it is likely for the residents to violate the code after inspections. Worst case is they remove the 12" add on material that meets zoning code after inspections, and the violation in pool code results in an injury or death. I hope that this zoning code changes to allow the consistency of fencing materials.

--
Paul Wiezorek
Wiez Design & Construction
President
813 841-3330
wiezchoice.com

Elizabeth Abernethy

From: Peter Betzer <pbetzwer@gmail.com>
Sent: Tuesday, March 15, 2016 4:39 PM
To: devrev
Cc: Peter Betzer; Susan Betzer; lucy.trimarco@gmail.com; jimwilson64@gmail.com
Subject: Height Reduction Mandate for Waterfront Property along Crescent Lake

Liz
I am writing to ask that a height reduction mandate for walls/fences be considered for the properties across the street from Crescent Lake. Sadly, a new construction project at 19th Avenue North and Crescent Lake features a 6' high, zero set back concrete block wall which is completely out of character for our neighborhood. Indeed this is the only concrete block wall fronting the lake along all of Crescent Lake Drive.

In addition to being out of character the wall blocks a previously unimpeded view of the park for anyone walking toward the lake along 19th Avenue North.

Not surprisingly our neighbors are upset about the new wall and anxious that the city enact a mandate that limits the height of walls along Crescent Lake Drive and 5th Street North to 3'.

I would be happy to discuss the proposal with you and benefit from your helpful suggestions

Your thoughtful consideration is appreciated

Peter Betzer

Sent from my iPhone

Elizabeth Abernethy

From: Peter Betzer <pbetzwer@gmail.com>
Sent: Monday, March 14, 2016 9:04 AM
To: Elizabeth Abernethy
Cc: Peter Betzer; Susan Betzer; Chris Steinocher
Subject: Height Reduction Mandate - Crescent Lake

Liz
Rick Dunn suggested I contact you about the possibility of adding a Height Reduction Mandate for fences/walls - 3' maximum - for waterfront property surrounding Crescent Lake. He further suggested this might be a mandate that should be considered all of the waterfront properties on lakes in St Petersburg.

Given the outcry that has arisen over the 6' high Concrete Block wall that was erected - on the property line - directly across the street from Crescent Lake Drive on 19th Avenue North our neighborhood would applaud the creation of a 3' high mandate for any waterfront fences.

We would appreciate your help and guidance as we grapple with the challenges associated with preserving the character of the Crescent Lake Neighborhood.

Most Appreciatively
Peter Betzer

Sent from my iPhone

Elizabeth Abernethy

From: pri@preservationresource.com on behalf of Historic Shed <design@historicshed.com>
Sent: Thursday, December 22, 2016 12:51 PM
To: Elizabeth Abernethy
Subject: Re: 2 story accessory buildings

Thanks.

Jo-Anne Peck *Preservation Resource, Inc./ Historic Shed*
Tel: (813) 333-2249 • (352) 777-4905
www.historicshed.com
FL #CBC1258207

"It's not good because it's old; it's old because it's good."

On Thu, Dec 22, 2016 at 12:09 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

We have a city council workshop on January 19th

If they direct us to move forward with changes as proposed, we would go to Development Review Commission workshop in February, and public hearing in March, and City council public hearings March/April

Thanks!

--Liz

From: pri@preservationresource.com [mailto:pri@preservationresource.com] **On Behalf Of** Historic Shed
Sent: Thursday, December 22, 2016 12:03 PM
To: Elizabeth Abernethy
Subject: Re: 2 story accessory buildings

Can you update me on the status of the change to allow two-story garage apartments behind one story homes?

Jo-Anne Peck *Preservation Resource, Inc./ Historic Shed*

Tel: (813) 333-2249 • (352) 777-4905

www.historicshed.com
FL #CBC1258207

"It's not good because it's old; it's old because it's good."

On Tue, Nov 8, 2016 at 12:39 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

I will add you to our list

thanks!

From: pri@preservationresource.com <pri@preservationresource.com> on behalf of Historic Shed <design@historicshed.com>
Sent: Tuesday, November 8, 2016 11:04:05 AM
To: Elizabeth Abernethy
Subject: 2 story accessory buildings

I am emailing to ask that I be kept abreast of meetings and progress with revising the code to allow 2 story accessory buildings behind 1 story residences. If you recall, we had submitted a permit application for a Garage Apartment on 7th Street.

Jo-Anne Peck *Preservation Resource, Inc./ Historic Shed*

Tel: (813) 333-2249 • (352) 777-4905

www.historicshed.com
FL #CBC1258207

"It's not good because it's old; it's old because it's good."

Elizabeth Abernethy

From: rabbott100@aol.com
Sent: Tuesday, April 12, 2016 4:11 PM
To: devrev
Cc: mdellapenna@verizon.net
Subject: RV LDR meeting input
Attachments: RVs, Etc. forLDR Meeting.pdf

Hello DevRev,

Regarding the Land Development Meetings and possible modifications to portions regarding RVs, trailers, fences, and other accessory structures, the attached photos are submitted for consideration.

The article from the Tampa Tribune is an example of how accessory and/or loose equipment can cause extensive property damage and endanger life. These weather conditions are common to St. Petersburg, FL and extreme weather incidents are becoming more common and should be taken into account during this intake process.

The other Tampa Tribune article describes how another Florida city is considering "no back in parking" due to expired tags and inoperable vehicle proliferation.

Additionally random photos of just a few of the boats, rvs and other assorted accessory buildings/possible dwelling units within a small area in west St. Petersburg are included for your consideration during this process of writing new, or modifying the current, Land Development Regulations regarding RVs, boats, trailers, tree houses, and fencing and the impact of these accessory items on the appearance and quality of life in the City of St. Petersburg, FL.

Thank you for your time and consideration and for holding these public input meetings.

Sincerely,
Monica Abbott
www.HistoricParkStreet.com

Elizabeth Abernethy

From:	rabbott100@aol.com
Sent:	Sunday, April 03, 2016 12:36 PM
To:	devrev
Cc:	conapresmurray@gmail.com
Subject:	Historic Park Street Neighborhood New Builds (3) -Fwd: Land Development Regulations
Attachments:	74007410 Burlington Ave. N. 2008 & 2009.jpeg; 7400 Burlington Ave..jpeg; 7400 Burlington Ave. N. from 74th St. N..jpeg; 7410 Burlington Ave N Sold Again in 2015.jpeg; 7410 Burlington Ave. N. Alley & side Yard View.jpeg; 7529 3rd Ave. N. Empty Lot to Beautiful Home.jpeg; 7529 3rd Ave. N. in.jpeg

Dear Devrev,

Per the request below, please find jpegs & information regarding the three new builds in the Historic Park Street neighborhood since 2007, when the new LDRs took effect:

7400 & 7410 Burlington Ave. North (both built on a corner lot that had had one ranch house on it).

7529 3rd Ave. N. (built on an empty lot & appears to have been setback due to grand oak on lot).

The information was gathered in person and via Google and recent realtor postings. If you are interested in seeing what is for sale now, please click on the HPS website below..

Thank you so much for your time and consideration.

Sincerely,

Monica Abbott
727-368-6343
www.HistoricParkStreet.com

-----Original Message-----
From: Marlene Murray <conapresmurray@gmail.com>
To: Marlene Murray <conapresmurray@gmail.com>
Sent: Wed, Mar 30, 2016 6:10 pm
Subject: Re: Land Development Regulations

To all Neighborhoods
Request for Action:

At a recent public meeting on proposed Land Development Regulation (LDR) changes the neighborhoods were asked to assist the city in documenting the "good and bad" effect of the last set of changes, which took place in 2007. Some 700 new homes have been constructed since the last LDR revisions were made, and seeing photographic evidence of those changes will help in guiding future changes to the regulations.

If your neighborhood can assist in taking photos please look at the following process suggestions:

Copy your neighborhood's listing of new constructions to a new spreadsheet
Depending upon the number of listings, divide up the neighborhood in manageable groups so that volunteers can go out and take photos
Each house should be photographed from the public righ-of -way (sidewalk or curb
1. One front (showing address if possible
2. One for each side
3. Rear, if there is an alley
Please limit to no more than 6 per house and please name the file with the address
Email pictures to devrev@stpete.org

Note:
For rows with LOCATION (street address) that do not include a street number (e.g.0 22nd Ave,S)
You'll need to look these up on the county appraiser's website:
go to http://www.pcpao.org

- *choose a search by parcel number*
- *using the PIN from your spreadsheet, enter the parcel number on the sscreen and press "submit"*
- *click on brigh blue Parcel Number on the left side of screen*
- *In most casses, the Ownership/Mailing Address will provide the*
- *street number, if it isn't the correct street, scroll down and click on brigh blue Permit Number; that will take you to a city screen which should display*
- *the street and house number for the permitted new construction.*
- *Update your Spreadsheet with the Street number.*

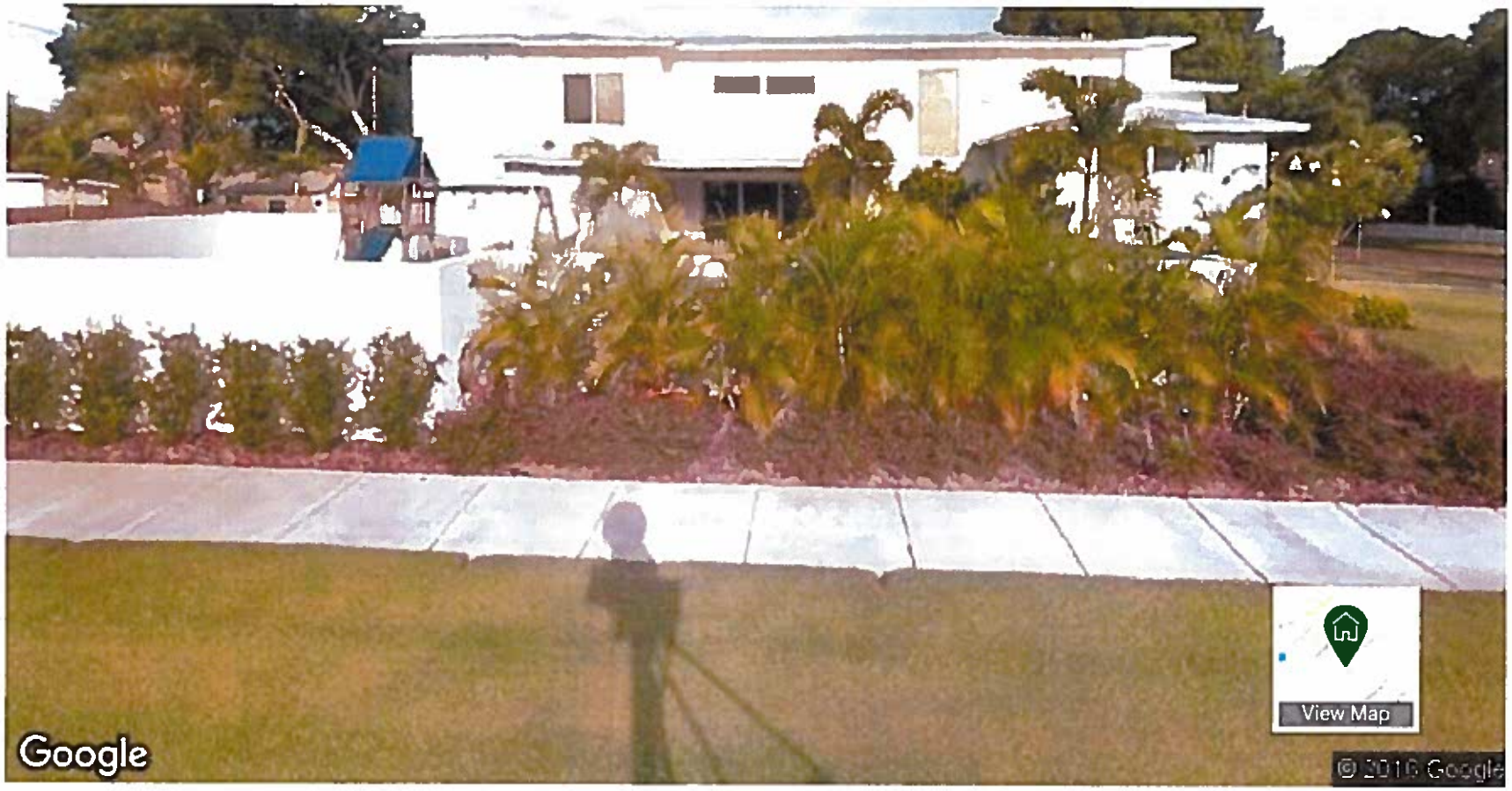
Attached is the spreadsheet and updated map showing the new homes built since the code changed in 2007The LDR standards meeting is April 12th (notice attached) for the suburban neighborhoods (NS on the spreadsheet) so those neighborhoods should get photos in by the end of next week, April 8th. Traditional neighborhoods (NT) should submit their photos and commentary by the beginning of August (for August 23rd meeting)

A picture of a home under construction in a neighborhood is also attached for your review.

(Special thanks to Sharon Winters and Robin Reed for their help on this communication)

Marlene Murray, President
Council of Neighborhood Associations, Inc.
P.O. Box 13693
St. Petersburg, FL 33733-3693
727 510-4695

7400/7410 Burlington Ave. N. in June 2009
with two new builds on lot shown above



PUBLIC RECORD

7400 Burlington Ave N

Saint Petersburg, FL 33710 (La Vista)

See your commute times

Edit Home Facts

Single-Family Home
2,583 sqft

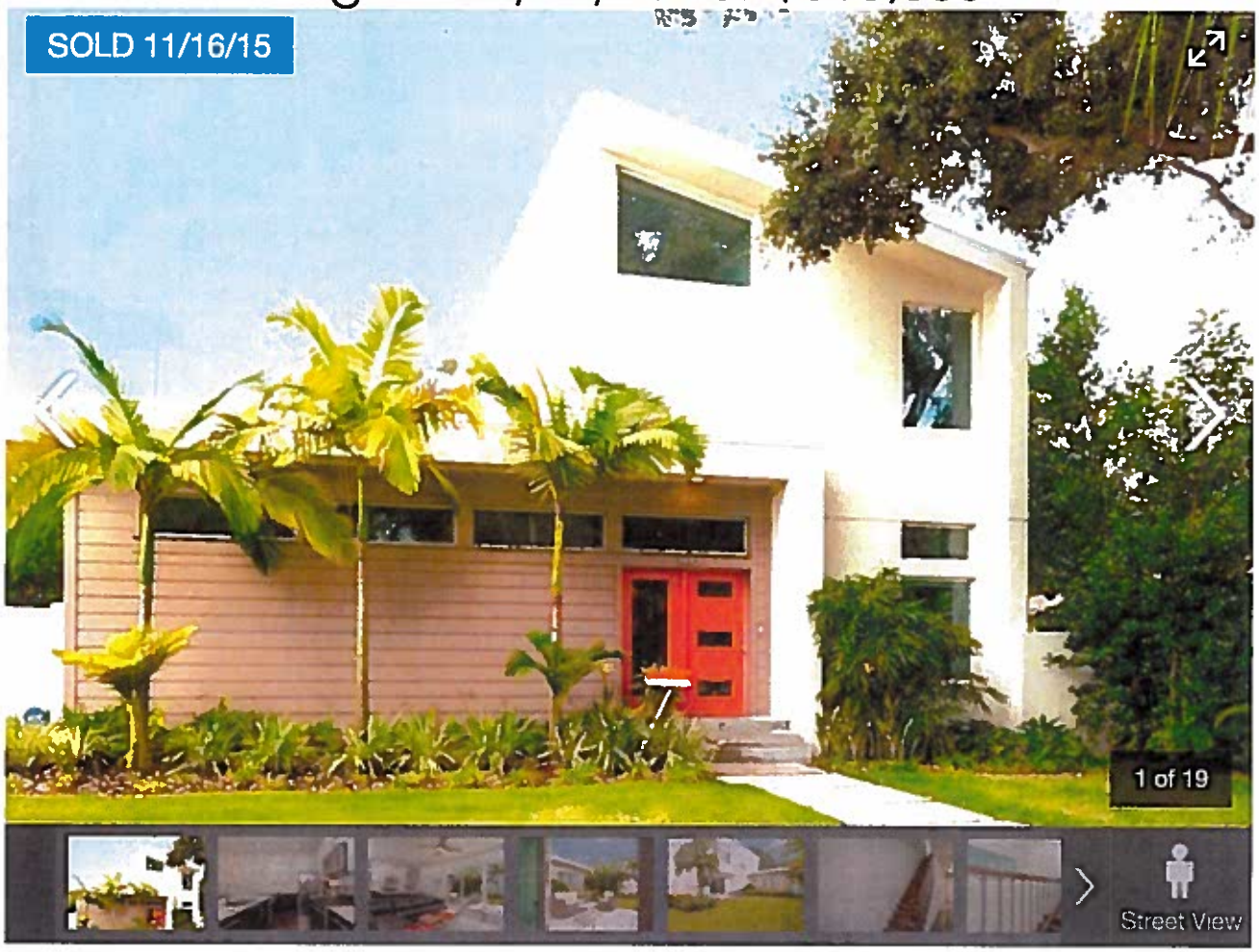
Lot size: 9,514 sqft
Built in 2013

7410 Burlington Ave. N. Alley &
Side Yard View
19 of

7529 3rd Ave. N. April 3, 2016
in the Historic Park Street Neighborhood

7400 Burlington Ave. N. in the
Historic Park Street Neighborhood

7410 Burlington Ave. N. sold again 11/17/15 for $515,000



Clean lines and vast natural light define this custom home by Modern Tampa Bay Homes with four bedrooms, three baths, a bonus, den or media room, Brazilian chestnut floors, subway tile, quartz countertops, custom cabinets and vaulted ceilings. The spacious side yard flows seamlessly off the family room and features bamboo and zoysia grass, creating a resort-like feel within the home. Additional features include block construction, hurricane impact windows and doors, solid core interior doors, custom window treatments, irrigation well for a sprinkler system, an additional layer of insulation in the attic and a newer gravel roof. Best of all, the home is perfectly located off beautiful Park Street, just minutes from downtown St. Petersburg and beaches. The architect-owner paid close attention to every detail, as he had this custom home built for his family. Make an appointment to see this beautiful home today.

7529 3rd Avenue Empty Lot in Jan. 2008

7529 3rd Ave. N. June 2009

Elizabeth Abernethy

From: rabbott100@aol.com
Sent: Tuesday, April 12, 2016 4:11 PM
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Cc: mdellapenna@verizon.net
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Attachments: RVs, Etc. forLDR Meeting.pdf

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Thank you for your time and consideration and for holding these public input meetings.

Sincerely,
Monica Abbott
www.HistoricParkStreet.com

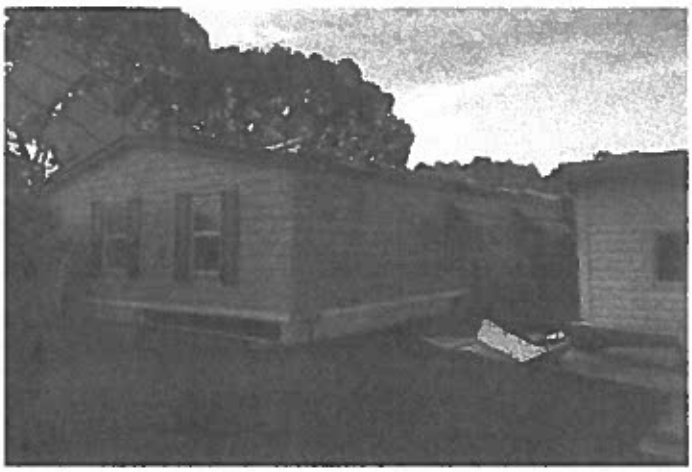
Click Here To Print

URL: http://www.tbo.com/weather/strong-winds-damage-13-mobile-homes-in-east-pasco-20160325/

Destructive winds hit Pasco mobile home park, destroy one residence, damage dozens

By TBO.com staff

Published: March 25, 2016 Updated: March 25, 2016 at 09:21 AM



Emergency officials reported significant damage early Friday in the Country Aire Estates community south of Dade City. PASCO COUNTY

Strong winds during an overnight storm roared through an east Pasco County mobile home park Friday, destroying one residence, ripping the roofs off others and damaging dozens more, authorities said.

Pasco County Emergency Management said the damage occurred about 12:30 a.m. at Country Aire Estates, off McDonald Road, near U.S. 301, south of Dade City.

The National Weather Service recorded flat-line winds of 40 to 60 mph in the area at that time.

As many as 60 homes were affected, emergency officials said. One residence was destroyed and four roofs sustained major damage, officials said. In addition, a golf cart was tipped over and damaged, and sheet metal was strewn across the grounds. There were also reports of downed trees.

There were no injuries.

Emergency officials were going door-to-door to talk with residents and further assess the situation.

Individuals with damaged homes stayed with friends or relatives, a county spokesman said.

The storm was associated with a stalled cold front over North Florida. The weather service calls for more showers and possible strong storms with the system to move through the Tampa Bay area through the weekend.

URL: http://tbo.com/news/florida/fines-proposed-in-jacksonville-for-cars-backed-into-driveways-20150626/

Fines proposed in Jacksonville for cars backed into driveways

By The Associated Press

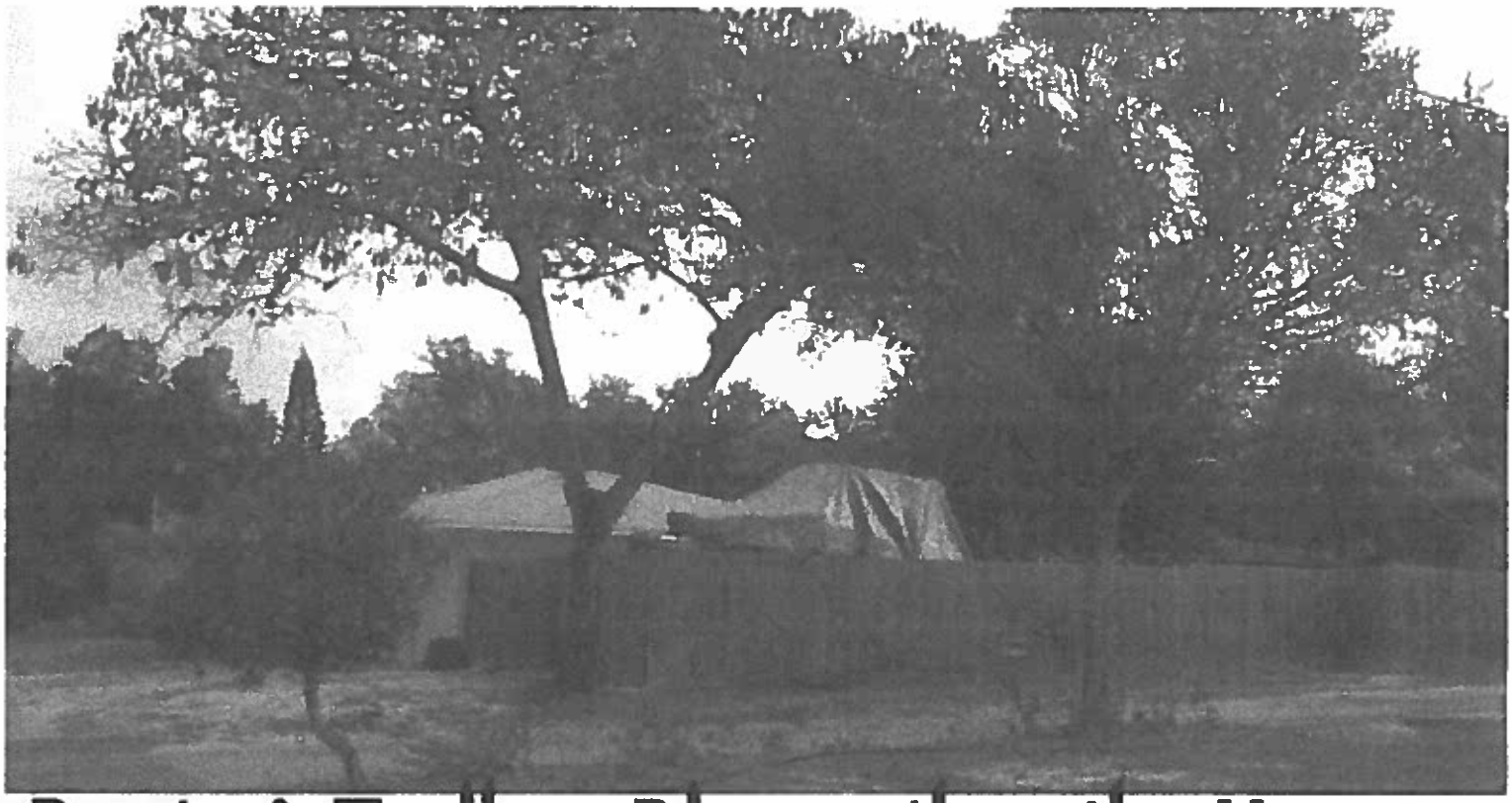
JACKSONVILLE — Jacksonville residents could soon face fines for backing their vehicles into their driveways.

The city council is considering a bill aimed at cracking down on people who store vehicles that don't work on their property.

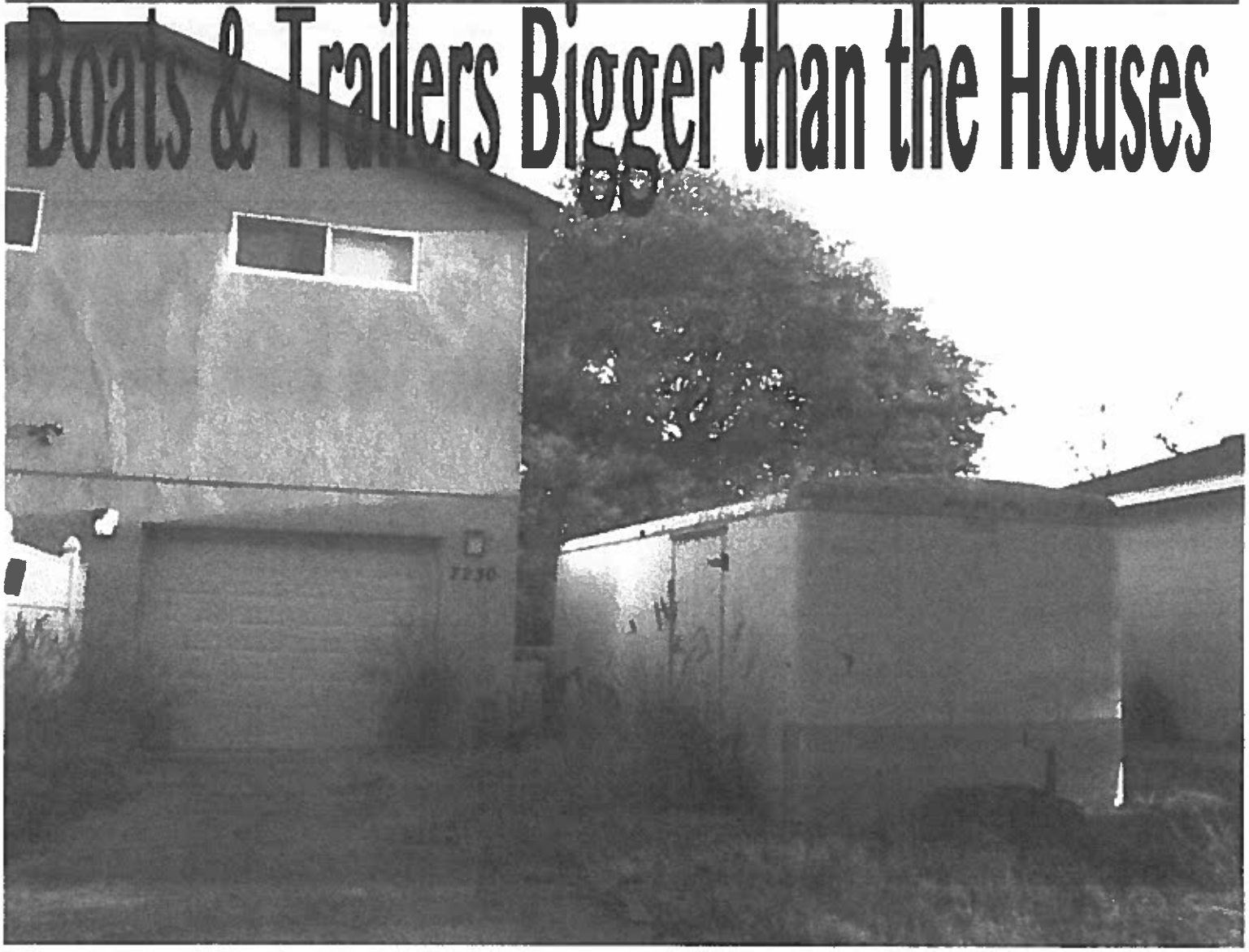
The Florida Times-Union reports proponents of the bill say code enforcement officers have a difficult time cracking down on abandoned vehicles because they need to see license plate information to write a citation. They aren't allowed to go onto private property to get the information if the vehicle is backed into the driveway.

The proposed bill would require the owner to write down tag information with two-inch tall letters and post it in a location that's easy to spot.

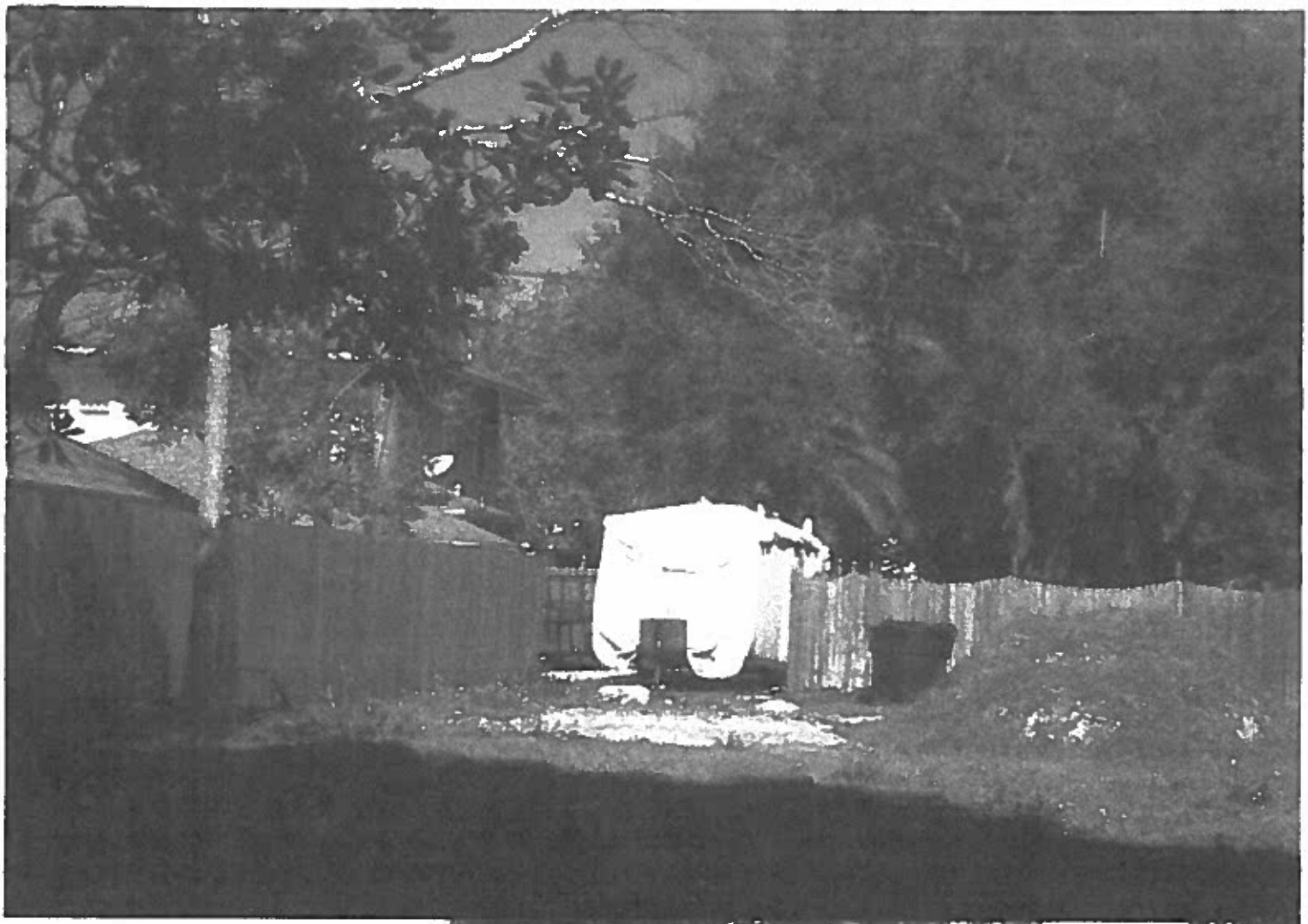
The bill also cracks down on outdoor storage of disabled refrigerators, freezers and other appliances.

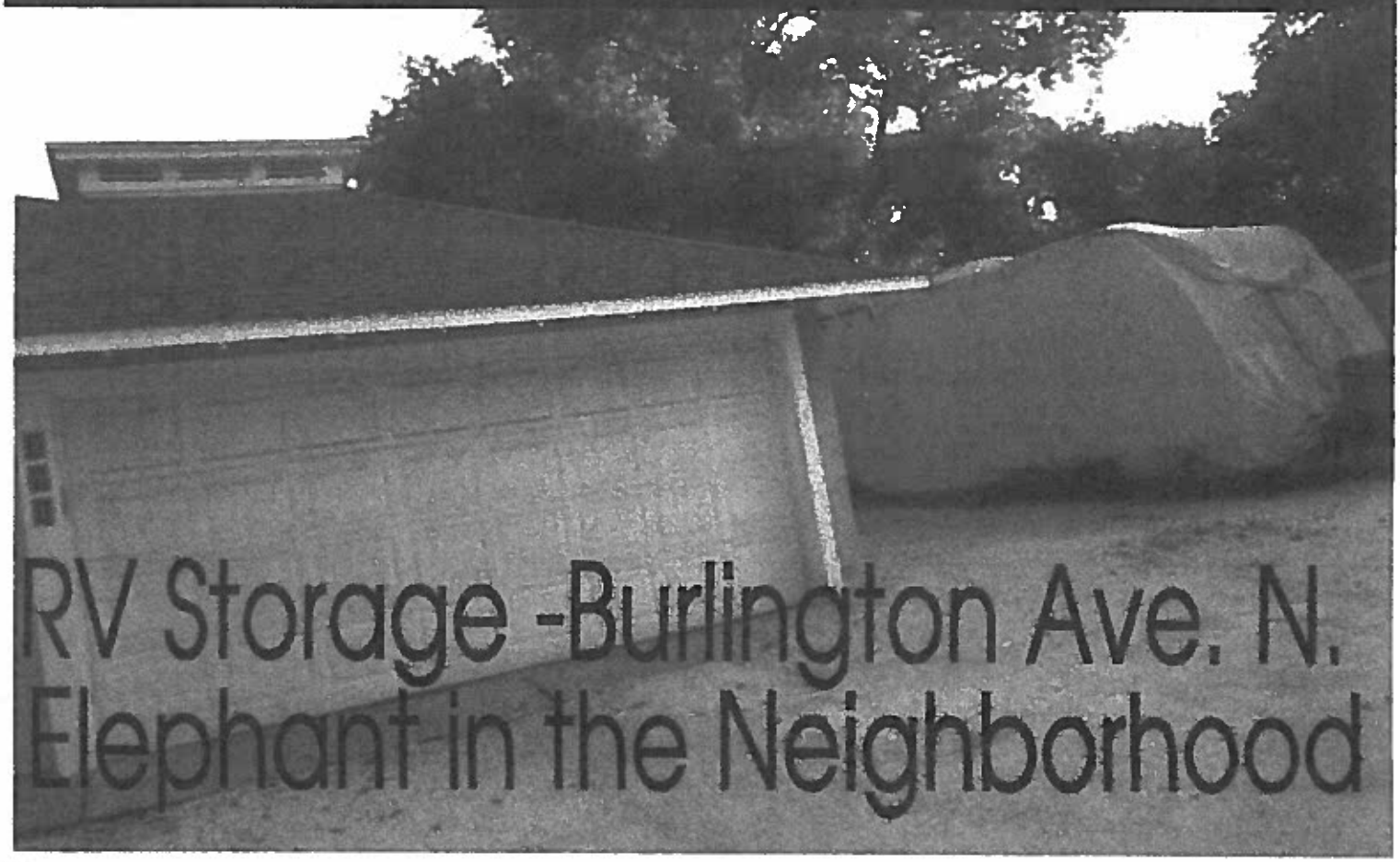


Boats & Trailers Bigger than the Houses



Tree Houses &
Other Structures
Up to Property
Line & Above
Fence

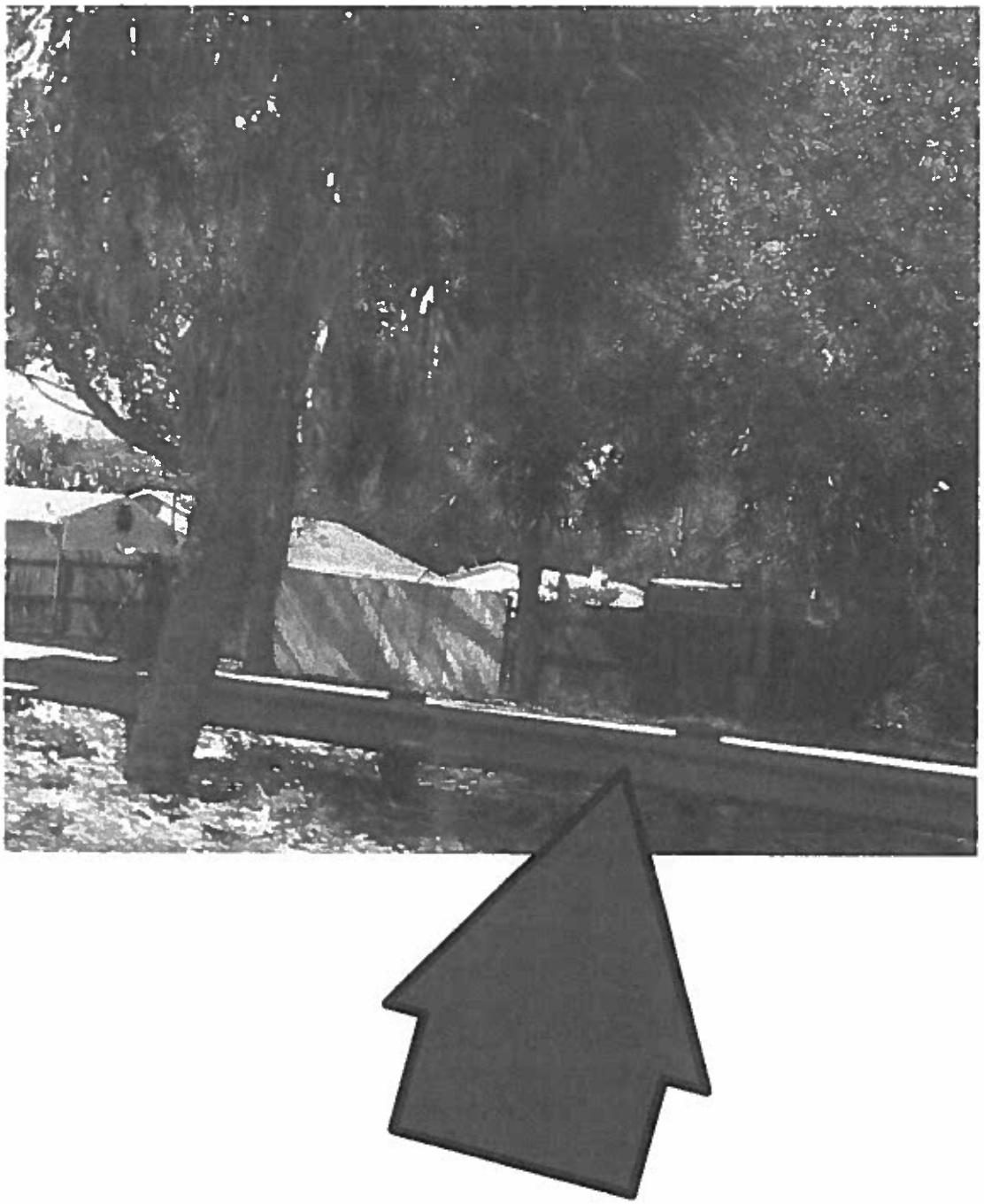




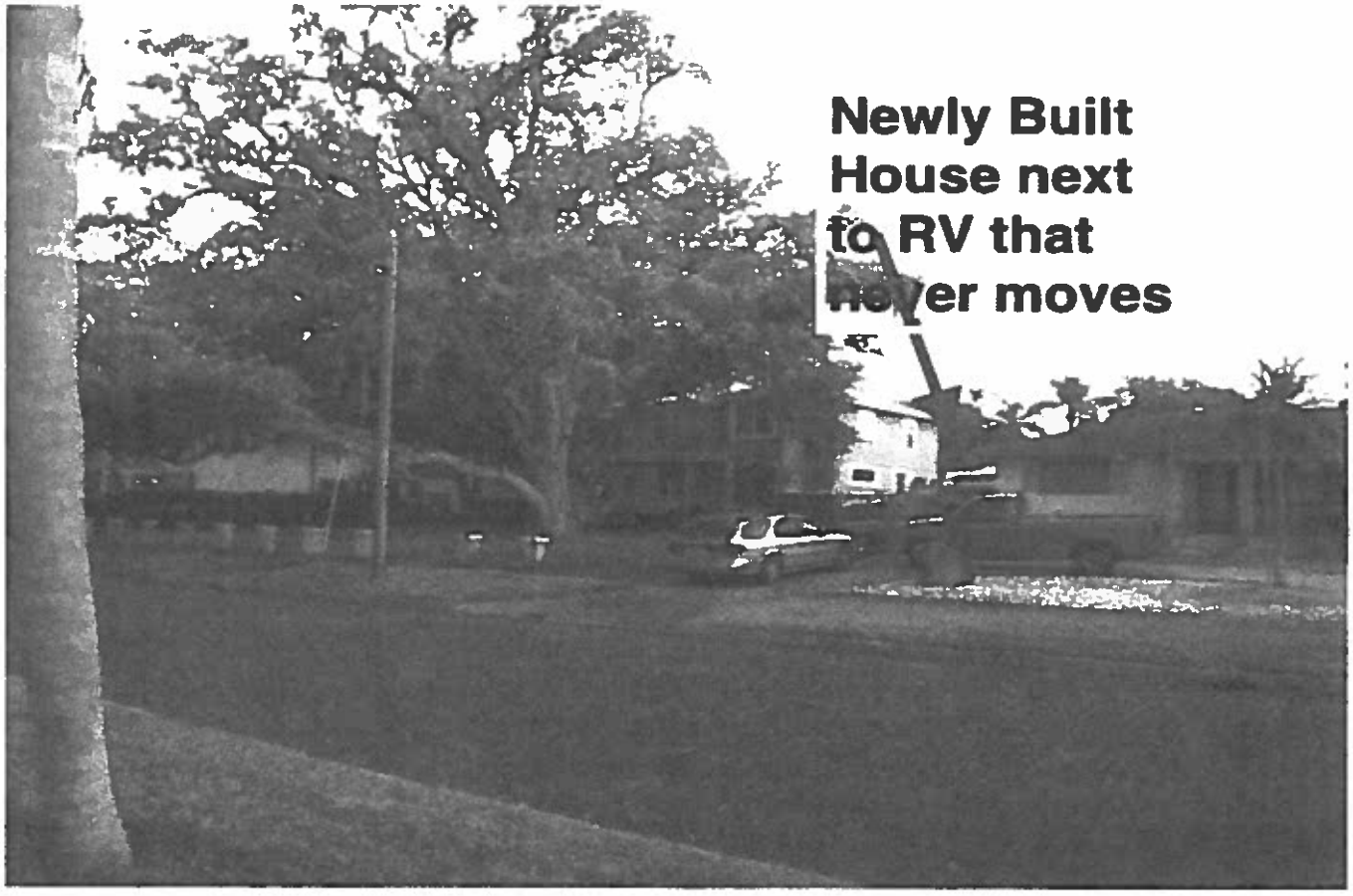
RV Storage -Burlington Ave. N.
Elephant in the Neighborhood

Commercial Trailer Stored on Residential Lot on 5th Avenue North and 76th St. N.

Maggie on the Move Active Food Truck Stored on Residential Lot by the Pinellas Trail-Food Waste, Rodents?



Park St. N. Driveway-Boat Permanent Fixture



3rd Ave. N. Beautiful New Build next to Permanent RV Fixture

Privacy policy | Security | Prospectuses | Careers | Mobile

Trailer Complaint from 4/11/16 in west St. Petersburg area.

ClickFix Get the App Government Learn More Sign Up Logi

. Petersburg, FL (change)

Follow this Place

sues Answers Neighbors Watch Areas

Report an Issue

SeeClickFix Radio is LIVE with St. Petersburg, FL PLAY >>

HOME › ISSUES › CODES COMPLIANCE

Codes Compliance › Archived

618 74th St Saint Petersburg, Florida · Show on Map

Issue ID: 2389352
Viewed: 4 times
Neighborhood: St. Petersburg
Reported: on 04-11-2016
Duplicate of: 2388972

REPORTER
An anonymous SeeClickFix user
Civic Points: 0

DESCRIPTION
Trailer in front yard.

also asked...
Q. What are you reporting?
A. Boat/RV/trailer/commercial vehicle issue

Share Tweet 0 Share 0 +1 0

0 TOTAL THANKS SAY THANKS!

Main
Photos and Videos
Notified
Flag Issue

NEARBY ISSUES

Tree Trimming/Removal
Reported by Parks & Rec 1

Tree Trimming/Removal
Reported by An anonymous SeeClickFix user

Codes Compliance

SeeClickFix.com - RVs and the like are common complaint

5
votes

FIX IT!

Codes Compliance ▸ Acknowledged

1033 Bay Street Northeast Saint Petersburg, FL 33701, USA

RV Parked in residential area with occupants staying overnight. Repeat offender. New Hampshire plates

05-30-2015 · Reported by STS · Share · Flag

Acknowledged by: St. Petersburg, FL

View all 5 Comments

Rich Castle (Registered User)

STS, after reviewing all of your "civic points", RV's seem to push your button. Have you spoken to any of these people and asked what the status was or do you just report them via this website. In my limited experience, most people try to be in compliance.

05-30-2015 · Flag

Ron Magray (Registered User)

When I walked by the motorhome early this AM I noticed an orange electrical cord from the vehicle to the property on the corner?

05-31-2015 · Flag

ACKNOWLEDGED **Mayor's Action Center** (Verified Official)

We have forwarded the information provided about 1033 Bay St NE to our Codes Compliance Assistance Department, and they will now inspect the location and take any necessary action. Sincerely, Mayor's Action Center

06-01-2015 · Flag

PL (Registered User)

WOW... chill out.
The city provides for a RV to be be parked curb side for upto 24hrs and/or up to 4hrs in your driveway Monday thru Thursday. Starting Thursday at 4pm you can park a RV in your driveway till Monday at 8am. IN SHORT your only going to end up seeing it more when they become more informed.

08-29-2015 · Flag

SeeClickFix.com complaints can verify problems of RVs and other movable trailers, open trailers, non-operational vehicles, etc.

2 votes

FIX IT!

RV for sell on empty lot facing 5th Ave N ▸ **Acknowledged**

2622 5th Avenue North Saint Petersburg, Florida

Just curious, but can someone legally park a vehicle on the corner and put a "For Sale" sign on it?

08-16-2015 · Reported by Hist Kenwood Neighbor · Share · Flag

Acknowledged by: St. Petersburg, FL

ACKNOWLEDGED **Mayor's Action Center 4** (Verified Official)

Update from the Codes Compliance Department: this is a code violation, so a case has been opened and will be investigated for this reported location. Any further updates or action will be handled by the Codes department. To track the status of this case, or to find contact… read more

08-17-2015 · Flag

Write a comment

Elizabeth Abernethy

From: Rebecca Falkenberry <rebeccaf@tampabay.rr.com>
Sent: Thursday, February 18, 2016 4:06 PM
To: devrev
Subject: adding items to LDR review process

Please add to the list of items to be reviewed
Protection of tree canopy
More focus on protecting trees and vegetation in site plans and by the DRC
More advance notice about variances for site plans
More involvement of neighborhoods on development requests (prior notices and review)
Stick to some of the already established guidelines for historical neighborhoods designs
Easy access for neighbors to see site plans for near by property developments

Thanks
Rebecca

Rebecca Falkenberry,
301 Second Street North
St. Petersburg, FL 33701

This email has been sent from a virus-free computer protected by Avast.
www.avast.com

Elizabeth Abernethy

From: Rebecca Falkenberry <rebeccaf@brownelltravel.com>
Sent: Thursday, February 18, 2016 4:02 PM
To: Elizabeth Abernethy
Subject: RE: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

Importance: High

Thanks Liz
The meeting last night was packed with angry citizens of several neighborhoods
More than 75 people attended from OLD NE, Crescent Lake, Allendale, Driftwood and DNA

The two city staff people sustained many comments and criticisms
I am sure you got a full report!!

Many people, not just me, brought up trees being cut unnecessarily and causing much distress in the neighborhoods.
How can this still be happening with our new revised and stronger ordinance

I would like to ask that in your review of LDRs that you ADD
****Protection of TREE CANOPY
To the list of items to be reviewed.
It could come under design reviews for residential properties as part of the plan approval to save more trees or be more stringent in what can be cut down

There is a movement out there of people who are not happy!!!
Just a fyi
Thanks
Rebecca

Rebecca Falkenberry, CTA, ATC, DS
Brownell Travel, A Virtuoso Agency
301 Second Street North, Unit 18, St. Petersburg, Florida 33701
Office: 727-954-8252 NEW FAX: 205-803-0370
OFFICE HOURS: Monday through Thursday, 9 am to 5 pm, Eastern. Fridays by appointment.
www.brownelltravel.com
Listed in *Conde Nast Traveler*, *Travel and Leisure* and *National Geographic Traveler*

BROWNELL
DISCOVER MORE

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Wednesday, February 17, 2016 7:02 AM
To: Cathy Harrelson; beth connor; Rebecca Falkenberry; Dave Fischer; Dave Kandz; Lucy Trimarco; Michael J. Jefferis; Phil Graham; Ray Wunderlich; Sharon Wright; andydrewwalker@gmail.com; Andrea Anderson; Heitzmann, Doris S
Subject: RE: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

FYI
We will be initiating a review of our Residential LDRs this year, similar to what we did last year for the Tree & Landscape code requirements.
We will be focusing on the residential design standards.
See attached info.

Thanks!
--Liz

From: Cathy Harrelson [mailto:charrelson.spsc@gmail.com]
Sent: Tuesday, February 16, 2016 7:16 PM
To: beth connor; Rebecca Falkenberry; Cathy Harrelson; Dave Fischer; Dave Kandz; Lucy Trimarco; Michael J. Jefferis; Phil Graham; Ray Wunderlich; Elizabeth Abernethy; Sharon Wright; Dave S Goodwin; andydrewwalker@gmail.com; Andrea Anderson; Heitzmann, Doris S
Subject: Fwd: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

All
,
Please see
invitation from Crescent Lake Neighborhood Association below
re tomorrow night's
(Weds 2/17)
neighborhood meeting re SP
Development/
Trees
. Hope to see you there and Please Share!
:

Dear Neighbors,

We had a great turn out at our last meeting and I hope to see even more at our next! Quite a few neighbors have expressed concerns about the new construction going on throughout our neighborhood. We have invited Rick Dunn with the cities construction services and permitting department to do a Q and A.

We will meet on February 17th at 6pm at the TASCO center located at 1320 5th St N. Rick asked that we provide a list of questions prior to the meeting so he can better prepare. Please feel free to respond to this email with your questions.

This is a open meeting so please feel free to invite any friends or neighbors from around our city.

Thank You,
Drew Glaser

Cathy Harrelson
President
St. Petersburg Sustainability Council
727-415-8805
charrelson.spsc@gmail.com

Elizabeth Abernethy

From: Rebecca Falkenberry <rebeccaf@brownelltravel.com>
Sent: Wednesday, February 17, 2016 10:22 AM
To: Elizabeth Abernethy; Cathy Harrelson; beth connor; Dave Fischer; Dave Kandz; Lucy Trimarco; Michael J. Jefferis; Phil Graham; Ray Wunderlich; Sharon Wright; andydrewwalker@gmail.com; Andrea Anderson; Heitzmann, Doris S
Subject: RE: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

February 17, 2016
Dear Liz
Thanks for letting us know
I am sure any of us that worked with you and your department on the revised tree ordinance will be happy to help on this new initiative if you need a citizens advisory group.

I wonder if this new initiative will be done in place of a THIRD phase for issues identified by the working group on the tree ordinance, such as

A city wide replanting project (no net loss of trees!)
A city wide survey of our existing tree canopy
A city wide educational program on value of trees

Thanks for your time on this. Sorry you wont be at this meeting tonight since there are many people in the neighborhoods that are upset over the continuing loss of trees.

Rebecca

Rebecca Falkenberry, CTA, ATC, DS
Brownell Travel, A Virtuoso Agency
301 Second Street North, Unit 18, St. Petersburg, Florida 33701
Office: 727-954-8252 NEW FAX: 205-803-0370
OFFICE HOURS: Monday through Thursday, 9 am to 5 pm, Eastern. Fridays by appointment.
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BROWNELL
DISCOVER MORE

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From: Cathy Harrelson [mailto:charrelson.spsc@gmail.com]
Sent: Tuesday, February 16, 2016 7:16 PM
To: beth connor; Rebecca Falkenberry; Cathy Harrelson; Dave Fischer; Dave Kandz; Lucy Trimarco; Michael J. Jefferis; Phil Graham; Ray Wunderlich; Elizabeth Abernethy; Sharon Wright; Dave S Goodwin; andydrewwalker@gmail.com; Andrea Anderson; Heitzmann, Doris S
Subject: Fwd: Trees: Crescent Lake Neighborhood Assn Meeting info, Weds 2/17/16 6pm

All
,
Please see
invitation from Crescent Lake Neighborhood Association below
re tomorrow night's
(Weds 2/17)
neighborhood meeting re SP
Development/
Trees
. Hope to see you there and Please Share!
:

Dear Neighbors,

We had a great turn out at our last meeting and I hope to see even more at our next! Quite a few neighbors have expressed concerns about the new construction going on throughout our neighborhood. We have invited Rick Dunn with the cities construction services and permitting department to do a Q and A.

We will meet on February 17th at 6pm at the TASCO center located at 1320 5th St N. Rick asked that we provide a list of questions prior to the meeting so he can better prepare. Please feel free to respond to this email with your questions.

This is a open meeting so please feel free to invite any friends or neighbors from around our city.

Thank You,
Drew Glaser

Cathy Harrelson
President
St. Petersburg Sustainability Council
727-415-8805
charrelson.spsc@gmail.com

Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Wednesday, January 04, 2017 9:37 AM
To: Elizabeth Abernethy; Kathryn Younkin
Cc: 'Sharon Winters'; 'John Peter Barie'; 'Bob Jeffrey'
Subject: RE: Garages and Driveways in Traditional Neighborhoods

Liz,

We would very much appreciate a modification to the code. Maintaining a minimum setback from the principal structure, not including the porch, would certainly uphold what we believe to be the original intent. It would seem that a minimum to accommodate a car (20' rather than 10') would be necessary to implement "parking behind the front façade line".

Regards,
Robin

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, December 09, 2016 3:22 PM
To: Robin Reed; Kathryn Younkin
Cc: 'Sharon Winters'; John Peter Barie; 'Bob Jeffrey'
Subject: RE: Garages and Driveways in Traditional Neighborhoods

The historic interpretation of the 10-foot setback has been to include the front porch as it is part of the principal structure, as defined in our code.
I have reviewed the plans for the subject house, and the garage is setback 10-feet from the front line of the porch.

We can certainly consider modifying this in the upcoming changes to the code,

Thanks,
--Liz

From: Robin Reed [mailto:rlreed@tampabay.rr.com]
Sent: Friday, December 09, 2016 12:26 PM
To: Elizabeth Abernethy; Kathryn Younkin
Cc: 'Sharon Winters'; John Peter Barie; 'Bob Jeffrey'
Subject: Re: Garages and Driveways in Traditional Neighborhoods

Good morning Liz and Kathryn,

There has been considerable concern expressed by residents about the front facing garage currently under construction at 625 19th Avenue NE by Devonshire Homes. There are two references in the LDRs regarding front facing garages in Traditional Neighborhoods. Under Vehicle Connections, 1, d. it states:

"In the absence of an alley and a side street, a **single lane width curb cut and driveway** shall be allowed which shall be located to the side of the principal structure. **Parking shall be allowed only behind the front façade line of the principal structure."**

This second reference is in addition to the statement that we discussed at our meeting in October under Garages, 1, a.: Garage doors facing the primary street shall be located **at least 10 feet behind the front façade line of the principal structure."**

The placement of the garage on the Devonshire house indicates that these regulations are sometimes overlooked during the review process. It would make a significant difference and offer some measure of protection to the streetscape if these requirements were strictly enforced, as the intent surely was to minimize the suburban, auto-oriented look of the finished property.

We appreciate your consideration of this issue.

Regards,
Robin Reed
Chair, Historic Old NE Planning and Preservation Committee

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Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Friday, December 09, 2016 12:26 PM
To: Elizabeth Abernethy; Kathryn Younkin
Cc: 'Sharon Winters'; John Peter Barie; 'Bob Jeffrey'
Subject: Re: Garages and Driveways in Traditional Neighborhoods

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Regards,
Robin Reed
Chair, Historic Old NE Planning and Preservation Committee

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Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Tuesday, November 15, 2016 9:43 PM
To: Elizabeth Abernethy; Kathryn Younkin
Cc: 'Joe Reed'; 'Robert'; 'Sharon'; John Peter Barie
Subject: Analysis
Attachments: FAR_ Bldg Envelope 11 15 16.xlsx; OLD NORTHEAST ANALYSIS.docx

Liz and Kathryn,

Attached is the spreadsheet and analysis that we discussed at our meeting this morning. We very much appreciate you taking the time to meet with us, and to go over our findings regarding mass and scale of new and existing construction as well as Bob's over view of the Traditional Neighborhoods section of the LDRs. It is reassuring to know that our concerns are understood and being taken into consideration.

Many thanks!
Robin

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Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Wednesday, October 19, 2016 10:34 AM
To: Elizabeth Abernethy
Cc: 'Sharon Winters'; John Peter Barie; 'Kimbyflies@yahoo.com'
Subject: Reinstatement review by City Council
Attachments: Reinstatement review by City Council.pdf

Ms. Abernethy,

Attached is the letter sent to City Council by Old NE Neighborhood Association regarding the Reinstatement item that is on Thursday's agenda. As you know, we are opposed to lessening the parking requirements for reinstated units. In general, we would like the reinstatement process tightened up for NT-2 and NT-3 neighborhoods.

Because our entire neighborhood was zoned multi-family at one time, there are many single family homes that are still zoned for multi-family use. Maintaining such a large stock of multiple unit structures devalues the single family quality of the neighborhood and certainly negatively impacts our parking issues. After a lengthy process, we have just instituted Permit Parking on 6th and 7th Avenues with the possibility of expanding it further north. This was not a decision that would have been made unless the situation had not become intolerable for residents.

Thank you for your consideration.

Regards,
Robin Reed, HONNA Planning and Preservation Committee

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OLD NORTHEAST
NEIGHBORHOOD ASSOCIATION
CELEBRATING 100 YEARS OF COMMUNITY 1911-2011

October 17, 2016
Re: Deletion of the Parking Variance Prohibition for Reinstatement

Members of City Council,

One of the key areas being addressed in the residential zoning workshops currently being conducted by the zoning department is Reinstatement of Grandfathered Units. It was specifically on the agenda for Residential Workshop #3. Parking for reinstated units is a continuing concern for the Historic Old NE Neighborhood and is included in the list of ten areas of concern recently submitted to the zoning department on behalf of representatives of a number of neighborhoods.

Because Reinstatement is under consideration in both the October 20th Council meeting and in the workshop process, we believe any possible changes to the reinstatement regulations should be postponed until the final review of the residential zoning workshops is completed. Making a decision on October 20th undermines the inclusiveness of the process. It is likely that other neighborhoods do not know that this is on the October 20th agenda. Indeed we did not know about it until it was published in the Times.

Hoping to forestall an early decision until the zoning workshops were concluded and public hearings held, our neighborhood association sent an email to the Planning Department requesting that the decision be postponed. Our only reply was that our email had been received and would be "discussed with staff".

Our concerns going forward include the following:

A large number of single family homes were converted to multi-family use and "boarding houses" during the time that our neighborhood was zoned multi-family. Many of these units remain, in conflict with the neighborhood's current single family zoning. These multi-family properties often do not provide adequate parking. The lack of parking is a continuing issue, particularly in the southern half of the neighborhood where the majority of these properties are located. It has become such an impossible situation that a Permit Parking Program was approved only this past month for 6th and 7th Avenues with possible expansion further north if deemed necessary.

In this instance ("The prohibition against any request for a variance to the minimum number of parking spaces may be too inflexible."), deletion of the parking variance prohibition for smaller units is not "inflexible". It merely ensures that the much needed, required parking exists. Making it easier to eliminate the required parking could encourage the division of larger units into smaller ones, exacerbating the stress on our on-street parking even more.

For these reasons, we urge that this issue continue to be a topic of discussion among all interested parties who are taking the time to attend the zoning workshops and that a final decision regarding reinstatement issues not be made until the Residential LDR revision process is completed and final recommendations made.

Best regards,

Peter Motzenbecker
President, Historic Old Northeast Neighborhood Association

Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Thursday, October 06, 2016 7:42 AM
To: Elizabeth Abernethy
Subject: Additional Comments

Ms. Abernethy,

Old Northeast would also like to weigh in on two topics that were discussed at the recent LDR Workshop:

We are opposed to 'alternative' materials such as corrugated metal for use as fencing material. We also think chain link fencing should be prohibited in NT2 and NT3 neighborhoods, at least in street front yards.

We are opposed to canvas roofs on carports.

Another issue has recently surfaced which we feel needs attention. When codes was contacted about a boat parked in the front driveway (off a circular driveway) at 1400 Beach Drive, we were told that it is legal because of the length of the lot and the fact the front of the house which faces Beach Drive is the legal side yard and the setback is appropriate. We do not think it is appropriate to park a boat in the front yard regardless of whether it is considered the legal front yard or the side yard. In this case, Beach Drive is certainly considered to be the major roadway as opposed to 14th Avenue, and it contains landscaped medians indicting a more important roadway.

Regards,
Robin Reed, Historic Old Northeast Planning and Preservation Committee

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Concerns of Traditional Neighborhoods: New Construction: 2007 -2016

> "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood."
> -- 16.20.010.2 Land Development Regulations, 2007

St. Petersburg's neighborhoods are the backbone of our city. Many people choose to live here because of the sense of community and distinctive character they find in our traditional neighborhoods. It is important that we recognize, support, and maintain the unique and distinct qualities of these neighborhoods.

In many ways, the LDRs approved in 2007 were successful in supporting neighborhood character. However, with our booming economy, the size, mass, and scale of much of the new construction is overwhelming the existing housing stock. These houses do not fit within the existing context or complement the established character. In addition, other concerns have been raised regarding redevelopment, reinstatement, impermeable surface ratio, design guidelines, and enforcement, which often have contributed to this incompatibility.

Over the past several years, Historic Old Northeast has been working to find solutions to the unintended consequences of these new regulations. In the process, we discovered that other traditional neighborhoods share many of our concerns. Last year, Allendale held a meeting to discuss new development, and subsequently sought re-zoning of portions of their neighborhood. In early 2016, Crescent Lake sponsored a meeting regarding inappropriate development which drew 50 people from neighborhoods including Crescent Lake, Historic Kenwood, Greater Pinellas Point, Allendale, Harris Park, Tropical Shores, Driftwood, Downtown, Crescent Heights, and Historic Old Northeast.

We appreciate that Zoning staff recognizes that some of the 2007 regulations are not achieving stated goals. Neighborhood representatives have attended all of the LDR workshops held throughout this year. When neighborhoods were notified that photographs were needed to assist with research, Old Northeast immediately started a photo project which used objective criteria to critique the new (2007-2015) construction. On page 5 are two examples of the 40+ houses surveyed in the Old Northeast.

In June, we took our methodology and template to a CONA Land Development and Historic Resources Committee meeting. We were invited to present a program on our concerns and our method of critiquing new construction to the wider CONA membership. At that meeting, seven

neighborhoods including Disston Heights, Greater Pinellas Point, Methodist Town, Historic Kenwood, Historic Roser Park, Melrose Mercy and Euclid-St. Paul, signed up for more information and to participate in the LDR update process.

Pursuant to that meeting, we initiated a series of meetings with the CONA Land Development and Historic Resources Committee. The first was held on September 6th followed by meetings on September 12th, 15th, and 19th. Participating neighborhoods included Azalea, Riviera Bay, Harris Park, Downtown, Historic Kenwood, Historic Roser Park, Crescent Lake, Allendale, West Side, Driftwood, and Historic Old Northeast. Concurrent with those meetings, additional research was conducted on FARs and ISRs for new construction in several neighborhoods; that data was compared with FARs and ISRs for older structures more typical of the neighborhoods in order to identify trends.

The following goals were agreed upon by the participating neighborhoods:

- Ensure compatibility of new construction with existing context
- Maintain diversity of housing styles, size, and price range to retain diversity among residents
- Maintain or increase green space to provide for better drainage and protection from flooding
- Maintain pedestrian character, avoiding the often unfriendly and overpowering appearance of much of the new construction with over-sized houses and high concrete block walls.

At the committee level CONA endorsed the group's efforts to "preserve the character of traditional neighborhoods." On September 22nd, representatives of Historic Old Northeast and Historic Kenwood met with Elizabeth Abernethy, Kathryn Younkin, Luis Teba and Derek Kilborn to review the above goals and the issues identified in these joint CONA meetings. Below is a list of the issues discussed and possible solutions for consideration.

ISSUES

1. Height, mass and scale – Fitting into context is more than just setbacks
    a. Reduce allowable height
    b. Create residential FAR (floor area ratio)

2. Redevelopment of grandfathered uses – Increases density and encourages demolition
    a. Eliminate for traditional neighborhoods

3. Reinstatement of abandoned uses – Increases density, exacerbates parking and impermeable surface issues
    a. Eliminate for some neighborhoods

4. Impermeable surface – Little open/green space to provide for storm water drainage and prevent flooding
    a. Decrease impermeable surface ratio (ISR)

5. Design guidelines/architectural style – New construction often fails to exhibit a recognizable architectural style
    a. Incorporate and enforce new design guidelines
    b. Adopt a pattern book describing appropriate architectural styles and detailing for traditional neighborhoods

6. Variances – Setback variances lead to increased mass and scale
    a. Strictly enforce setbacks

7. Enforcement – LDRs are often not enforced
    a. Inspect projects for compliance and enforce
    b. Increase staffing in Zoning and Building departments

8. Tree canopy - Trees are being removed for new construction at an alarming rate
    a. Increase penalty fees for tree removal without a permit and consider other types of penalties
    b. Encourage developers to maintain and plant tree canopy in parkway

9. Streamlining
    a. Limit streamlining
    b. Reduce appeal fees (currently $250)

10. Pile driving
    a. Eliminate pile driving in residential neighborhoods

Specific to publicly-accessible waterfront

11. Dock roofs – Roofed docks detract from the residential character of the neighborhood. They obstruct views and clutter the view corridor. Their location makes these docks accessible to the public in a unique way.

For example, Coffeepot Boulevard is a posted scenic route and the land adjacent to the water lots was considered parkland during the waterfront master planning process.

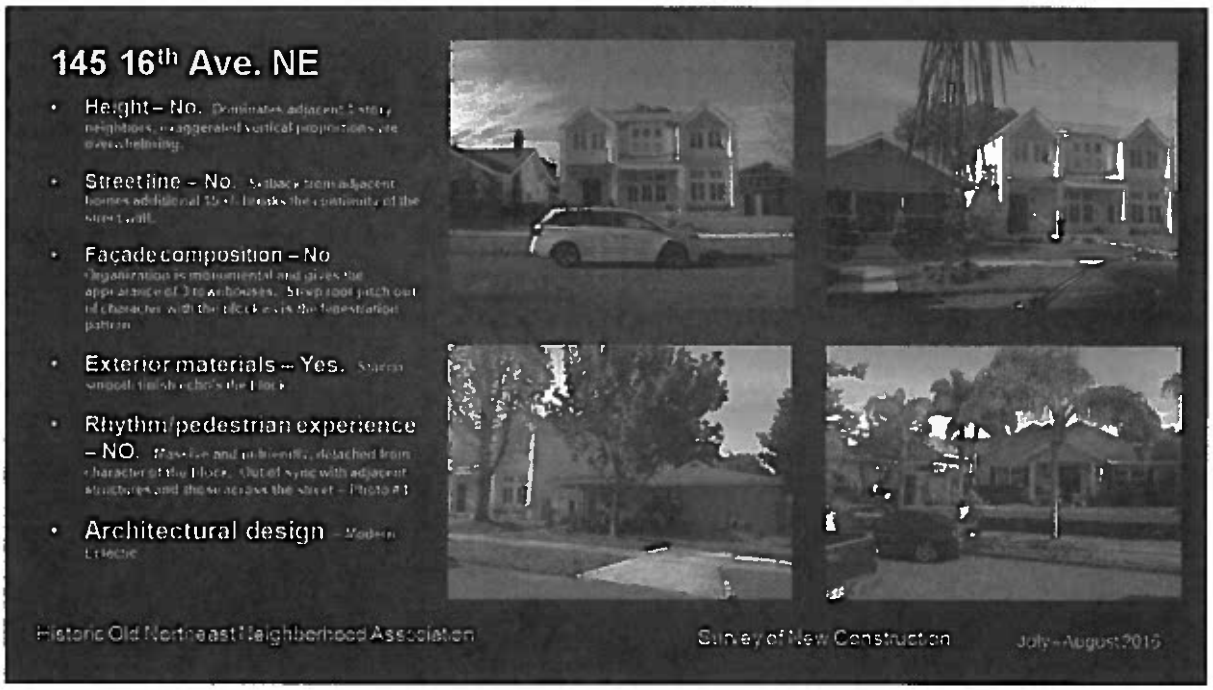
a. Prohibit dock roofs along designated scenic routes and publicly-accessible waterfront (e.g. Coffeepot Boulevard, Brightwaters)

Summary

When new development replaces badly deteriorated properties and is respectful of existing context and housing stock, it enhances neighborhoods. However, a number of houses constructed since 2007 are over-sized in relation to lot size and frequently include setback variances that increase the FAR and ISR. These houses overpower older houses on the block.

As a way to study the mass and scale issue, in September a subcommittee studied FARs and ISRs for 56 houses in four traditional neighborhoods using county appraiser records, permit information, and site visits. Though more study is needed, it appears that FARs have increased since the 2007 code update. ISRs are difficult to measure and monitor though this is currently one method used by the City to regulate mass and scale. We expect to provide more analysis and recommendations on setback requirements, FARs, ISRs, and building footprint (structure area ratio) soon.

The current economic boom and resulting new development have resulted in an increase in demolition of older structures; demolition permits citywide doubled between 2014 and 2015. New construction that fails to respond to the existing context of our neighborhoods detracts from the established character and eventually destroys a neighborhood's distinctive sense of place and community. Our goal is to make sure that all new development respects the established character and protects the integrity of our traditional neighborhoods in both boom and bust cycles.



Example of incompatible new construction

Example of compatible new construction

Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Monday, October 03, 2016 3:45 PM
To: Elizabeth Abernethy
Cc: 'Peter MOTZENBECKER'
Subject: Report Concerns of Trad Neighborhoods Re New Construction(3)
Attachments: Report Concerns of Trad Neighborhoods Re New Construction(3).pdf

Ms. Abernethy,

Attached is the report which you requested at our meeting on September 22nd.

Regards,
Robin Reed, Historic Old Northeast Neighborhood Association

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Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Thursday, September 08, 2016 3:12 PM
To: Elizabeth Abernethy
Subject: Revised Survey Presentation dated 9-8-16

Liz,

Attached are the photos of the new construction. It's a very large file, so I may need to bring it to you on a flash drive.

It starts with the program we used for the board and CONA and then moves into the critiques of the individual new builds. Please let me know if you do not receive it this afternoon.

Thanks,
Robin

From: John Barie [mailto:jpbarie.architect@gmail.com]
Sent: Thursday, September 08, 2016 1:52 PM
To: Robin Reed
Subject: Revised Survey Presentation dated 9-8-16

Survey Master Final REVISED 9.8.16.pdf

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Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Wednesday, March 30, 2016 11:06 AM
To: 'Marlene Murray'
Cc: 'Sharon Winters'; Elizabeth Abernethy; Kathryn Younkin; Derek Kilborn
Subject: RE: Draft of email for neighborhoods
Attachments: IMG_0634.JPG

Marlene, I think this is a good example. R.

From: Marlene Murray [mailto:conapresmurray@gmail.com]
Sent: Wednesday, March 30, 2016 10:43 AM
To: Robin Reed
Cc: Sharon Winters; Elizabeth Abernethy; Kathryn Younkin; Derek Kilborn
Subject: Re: Draft of email for neighborhoods

If someone has a picture to send please do and I will attach.

Marlene Murray, President
Council of Neighborhood Associations, Inc.
P.O. Box 13693
St. Petersburg, FL 33733-3693
727 510-4695
cona.pres.murray@gmail.com

On Wed, Mar 30, 2016 at 8:28 AM, Robin Reed <rlreed@tampabay.rr.com> wrote:

I would add a photo that shows context – how the new house fits in with its neighbors – and brief comments about what you like or don't like about the design, size, lot coverage., etc. These are the points we are trying to make – that most of these houses don't fit in due to a number of factors, many of which could possibly be addressed by revisions to the code. Thanks! Robin

---

From: Marlene Murray [mailto:conapresmurray@gmail.com]
Sent: Tuesday, March 29, 2016 11:23 PM
To: Sharon Winters; Robin Reed; Elizabeth Abernethy; Kathryn Younkin; Derek Kilborn
Subject: Draft of email for neighborhoods

Hello to all of you, please take a look at this email and let me know of any edits or corrections. Once we all agree I will send it to our contact list.

To all Neighborhoods

Request for Action:

At a recent public meeting on proposed Land Development Regulation (LDR) changes the neighborhoods were asked to assist the city in documenting the "good and bad" effect of the last set of changes, which took place in 2007. Some 700 new homes have been constructed since the last LDR revisions were made, and seeing photographic evidence of those changes will help in guiding future changes to the regulations.

If your neighborhood can assist in taking photos please look at the following process suggestions:

Copy your neighborhood's listing of new constructions to a new spreadsheet

Depending upon the number of listings, divide up the neighborhood in manageable groups so that volunteers can go out and take photos

Each house should be photographed from the public righ-of -way (sidewalk or curb

1. One front (showing address if possible

2. One for each side

3. Rear, if there is an alley

Please limit to no more than 6 per house and please name the file with the address

Email pictures to devrev@stpete.org

Note:

For rows with LOCATION (street address) that do not include a street number (e.g. 0 22nd Ave. S)

You'll need to look these up on the county appraiser's website:

go to http://www.pcpao.org

- choose a search by parcel number
- using the PIN from your spreadsheet, enter the parcel number on the sscreen and press "submit"
- click on brigh blue Parcel Number on the left side of screen
- In most casses, the Ownership/Mailing Address will provide the
- street number, if it isn't the correct street, scroll down and click on brigh blue Permit Number; that will take you to a city screen which should display the street and house number for the permitted new construction.

- Update your Spreadsheet with the Street number.

Attached is the spreadsheet and updated map showing the new homes built since the code changed in 2007. The neighborhood standards meeting is April 12th so the NS neighborhoods should try and get these photos in by the end of next week, April 8th.

(Special thanks to Sharon Winters for her help on this communication)

Marlene Murray, President

Council of Neighborhood Associations, Inc.

P.O. Box 13693

St. Petersburg, FL 33733-3693

727 510-4695

cona.pres.murray@gmail.com

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No threats detected. www.avast.com

Elizabeth Abernethy

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Wednesday, March 30, 2016 8:28 AM
To: 'Marlene Murray'; 'Sharon Winters'; Elizabeth Abernethy; Kathryn Younkin; Derek Kilborn
Subject: RE: Draft of email for neighborhoods

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(Special thanks to Sharon Winters for her help on this communication)

Marlene Murray, President
Council of Neighborhood Associations, Inc.
P.O. Box 13693
St. Petersburg, FL 33733-3693
727 510-4695
cona.pres.murray@gmail.com

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Elizabeth Abernethy

From: Scott Youngblood <scottyoungblood1@hotmail.com>
Sent: Tuesday, March 08, 2016 8:18 PM
To: Elizabeth Abernethy
Subject: March 8th Meeting

Liz,

I apologize for not approaching you afterwards to say "thank you".

I appreciate all of your hard work and patience with everyone this evening.

I look forward to the rest of the series of meetings.

See you in April!

Scott

Sent via the Samsung Galaxy Mega® 2, an AT&T 4G LTE smartphone

Elizabeth Abernethy

From: Robert jeffrey <slumbuster@aol.com>
Sent: Wednesday, November 16, 2016 9:59 AM
To: Elizabeth Abernethy
Cc: Robin Reed; Kathryn Younkin; Joe Reed; Sharon; John Peter Barie
Subject: Re: Analysis
Attachments: BLOCK AVERAGES111416.numbers.zip; SECTION_16.20.010.__DRAT REVISIONS111416.pages.zip

Liz and Kathryn, here is my stuff

On Nov 16, 2016, at 9:09 AM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Thanks to all of you for your time and efforts in assisting us with the code analysis.
It has been very helpful,

Thanks!
--Liz

From: Robin Reed [mailto:rlreed@tampabay.rr.com]
Sent: Tuesday, November 15, 2016 9:43 PM
To: Elizabeth Abernethy; Kathryn Younkin
Cc: 'Joe Reed'; 'Robert'; 'Sharon'; John Peter Barie
Subject: Analysis

Liz and Kathryn,

Attached is the spreadsheet and analysis that we discussed at our meeting this morning. We very much appreciate you taking the time to meet with us, and to go over our findings regarding mass and scale of new and existing construction as well as Bob's over view of the Traditional Neighborhoods section of the LDRs. It is reassuring to know that our concerns are understood and being taken into consideration.

Many thanks!
Robin

Virus-free. www.avast.com

Your Sunshine City

Elizabeth Abernethy

From: Travis Jarman <travis.jarman@bayway.org>
Sent: Wednesday, November 02, 2016 6:51 AM
To: Elizabeth Abernethy
Subject: RE: City of St. Petersburg Residential LDR Update Meeting #5: Summary and Next Steps

Thanks! Good job.

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Wednesday, November 02, 2016 6:46 AM
To: Travis Jarman
Subject: Re: City of St. Petersburg Residential LDR Update Meeting #5: Summary and Next Steps

Thanks for the reminder
I will be sure to include that too

Sent from my iPhone

On Nov 2, 2016, at 6:01 AM, Travis Jarman <travis.jarman@bayway.org> wrote:

> Hi Liz – Good summary and we are in general agreement.
>
> What happened to the suggestion that mechanical equipment that is elevated and/or visible from the waterway be shielded from view?
>
> Travis Jarman
> Vice-President
> Bayway Isles Homeowners Club, Inc.
>
> ---
>
> **From:** Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
> **Sent:** Tuesday, November 01, 2016 5:24 PM
> **To:** Elizabeth Abernethy
> **Subject:** City of St. Petersburg Residential LDR Update Meeting #5: Summary and Next Steps
>
> Good afternoon,
>
> Please find attached notes from our fifth and final community workshop held last week on October 25th
>
> **Next steps:**
>
> - Staff will draft proposed code changes and transmit the draft to you for feedback by mid-December
> - Staff will present at a workshop to the Development Review Commission (DRC) – January 4th or February 1st
> - Staff will present to the City Council - Committee of the Whole – January 19th at 8:30 AM
> - Staff will schedule public hearings before the DRC and City Council:
> - DRC – February 1st or March 1st
> - City Council – TBD (to follow DRC)
>
> Comments can be sent to us at DevRev@StPete.org

Information regarding this effort, including summaries of all meetings, is posted on our web page, www.StPete.Org/LDR

Please feel free to pass this along to anyone interested in participating in this effort.
We appreciate everyone's time and efforts in helping us make improvements to our code!

Best Regards,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

Your Sunshine City

Elizabeth Abernethy

From:	Travis Jarman (Bayway Isles) <cona.mail@bayway.org>
Sent:	Wednesday, April 06, 2016 5:10 PM
To:	devrev
Cc:	Marlene Murray (CONA); Ron Forbes
Subject:	Pictures for LDR revisions
Attachments:	Bayway Isles.zip

Attached per the request below are pictures for new construction in Bayway Isles. Two of the properties listed are still in the construction phase. Where practical I've included at least partial photos of the side yard and/or adjacent homes.

Thanks to our CONA representative Ron Forbes for taking the pictures.

Best regards,
Travis Jarman

From: Marlene Murray [mailto:conapresmurray@gmail.com]
Sent: Wednesday, March 30, 2016 6:10 PM
To: Marlene Murray
Subject: Re: Land Development Regulations

To all Neighborhoods
Request for Action:

At a recent public meeting on proposed Land Development Regulation (LDR) changes the neighborhoods were asked to assist the city in documenting the "good and bad" effect of the last set of changes, which took place in 2007. Some 700 new homes have been constructed since the last LDR revisions were made, and seeing photographic evidence of those changes will help in guiding future changes to the regulations.

If your neighborhood can assist in taking photos please look at the following process suggestions:

Copy your neighborhood's listing of new constructions to a new spreadsheet
Depending upon the number of listings, divide up the neighborhood in manageable groups so that volunteers can go out and take photos
Each house should be photographed from the public righ-of -way (sidewalk or curb
1. One front (showing address if possible
2. One for each side
3. Rear, if there is an alley
Please limit to no more than 6 per house and please name the file with the address

Email pictures to devrev@stpete.org

Note:
For rows with LOCATION (street address) that do not include a street number (e.g.0 22nd Ave,S)
You'll need to look these up on the county appraiser's website:
go to http://www.pcpao.org

- *choose a search by parcel number*
- *using the PIN from your spreadsheet, enter the parcel number on the sscreen and press "submit"*
- *click on brigh blue Parcel Number on the left side of screen*
- *In most casses, the Ownership/Mailing Address will provide the*
- *street number, if it isn't the correct street, scroll down and click on brigh blue Permit Number; that will take you to a city screen which should display*
- *the street and house number for the permitted new construction.*
- *Update your Spreadsheet with the Street number.*

Attached is the spreadsheet and updated map showing the new homes built since the code changed in 2007The LDR standards meeting is April 12th (notice attached) for the suburban neighborhoods (NS on the spreadsheet) so those neighborhoods should get photos in by the end of next week, April 8th. Traditional neighborhoods (NT) should submit their photos and commentary by the beginning of August (for August 23rd meeting)

A picture of a home under construction in a neighborhood is also attached for your review.

(Special thanks to Sharon Winters and Robin Reed for their help on this communication)

Marlene Murray, President
Council of Neighborhood Associations, Inc.
P.O. Box 13693
St. Petersburg, FL 33733-3693
727 510-4695
cona.pres.murray@gmail.com

Elizabeth Abernethy

From: Travis Jarman <travis.jarman@bayway.org>
Sent: Monday, April 04, 2016 12:58 PM
To: Elizabeth Abernethy
Subject: RE: Setbacks, etc. in deed restricted communities

Interesting definition – is the city restricted from requiring shielding of solar devices that are visible from the street, in much the same manner as HOAs are restricted from same?

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.04.html

https://www.flaseia.org/education/solar-laws/

Florida law forbids any entity—including homeowner associations—from prohibiting the installation of solar or other renewable energy devices on Florida buildings. An association may require approval of a system installation, and may establish restrictions for installations. However, any such restrictions must be reasonable, not arbitrary, and applied in a uniform manner for all association members. Also, any restrictions must not have the effect of impairing the performance, or increasing the cost, of a solar system.

In particular, a homeowner association may not prevent the installation of solar collectors on the roof of a home. The association may determine where on the roof the collectors may be installed, so long as the collectors face within 45 degrees of due south.

Finally, any requirement(s) that a system be screened from view by trees, fences, ground mounting racks, or a remote roof location that is hidden from the street, will generally violate the statute.

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Monday, April 04, 2016 11:46 AM
To: Travis Jarman
Subject: RE: Setbacks, etc. in deed restricted communities

And here is a third section regarding screening:

16.50.020.4.2. - Ancillary equipment.

A. For the purposes of this section, "ancillary equipment" means:

1. Standard equipment such as air conditioning compressors, central heating equipment, swimming pool and spa pumps and filters, lawn irrigation pumps, propane tanks, and similar equipment listed in the setbacks, allowable encroachments section; and
2. Renewable energy devices and other sustainable development technologies including, but not limited to, solar photovoltaic (pv) panels, solar hot water, solar pool heaters, tankless water heaters, geothermal heat pumps, gray-water systems and rainwater harvesting devices, such as rain barrels and cisterns.

B. Development standards within traditional and suburban zoning districts. Ancillary equipment in traditional and suburban zoning districts shall comply with the following:

1. Setbacks shall comply with those listed in the Setbacks, Allowable Encroachments Section;

2. The base of ground-mounted equipment shall not exceed one foot above ground level or, in flood zones, one foot above the minimum base flood elevation required by City Code for flood protection;
3. Existing equipment that was lawfully installed in a nonconforming location shall be permitted to be replaced with equipment of a reasonably equivalent or lower industry rating or performance standard.
4. The sides of any new or replacement equipment facing or visible from a street, excluding alleys, shall be landscaped as required in the landscaping and irrigation section, except that equipment installed above the first floor.

This is just one example of conflicting/overlapping code sections that we want to clean up

Thanks!
--Liz

From: Travis Jarman [mailto:travis.jarman@bayway.org]
Sent: Friday, April 01, 2016 1:06 PM
To: Elizabeth Abernethy
Subject: RE: Setbacks, etc. in deed restricted communities

And while we're looking at the house with the almost-solid fence, did you notice the mechanical equipment on the roof? For waterfront lots, do you think there might be room in the code for an amendment that would require shielding so that such equipment isn't visible from the waterway? Our current code doesn't help with waterways (or for that matter, with secondary streets where a home is located on a corner of two streets….). I wonder why the wording "primary street" was chosen?

All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principle structure.

From: Travis Jarman [mailto:travis.jarman@bayway.org]
Sent: Friday, April 01, 2016 12:36 PM
To: 'Elizabeth Abernethy'
Subject: RE: Setbacks, etc. in deed restricted communities

Which raises the question – suppose the lattice was only occupied the lower 3 feet of the fence. Would that combination (a four foot high fence of which the lower three feet is solid) be allowed under our code?

From: Travis Jarman [mailto:travis.jarman@bayway.org]
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To: 'Elizabeth Abernethy'
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Yes. It appears to be four feet high. As I recall our Association approved a four foot high open fence over a decade ago. Sometime between then and now the owner added a lattice to the open fence, thus the greater opacity. I never thought about it until just now.

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, April 01, 2016 12:31 PM
To: Travis Jarman
Subject: RE: Setbacks, etc. in deed restricted communities

Do you think the solid one is greater than 3-feet?

Thanks!
--Liz

From: Travis Jarman [mailto:travis.jarman@bayway.org]
Sent: Friday, April 01, 2016 12:23 PM
To: Elizabeth Abernethy
Subject: RE: Setbacks, etc. in deed restricted communities

Only have two within easy reach, but I think these demonstrate the point. Note that the opacity of one of them is an ordinance (and deed restriction) violation which we will have the next owner cure. The home is vacant at the moment.

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I can take some photos on my canal, and I am hoping that you can give me some from yours?

I can't go into people's back yards to do this...

I may try to get some from my boat if I can get my hubby to take me out this weekend,

Thanks!
--Liz

From: Travis Jarman [mailto:travis.jarman@bayway.org]
Sent: Tuesday, March 29, 2016 7:27 AM
To: Elizabeth Abernethy
Cc: 'Jaclyn Turner'; 'Kathy Whittemore'; 'Kevin Vetter'; 'Mike Galinski'; 'Ron Forbes'; 'Tina Bacon'; Kathryn Younkin
Subject: RE: Setbacks, etc. in deed restricted communities

Hi Liz –

Thank you for the follow-up, it is great to have a working partnership between the city and the neighborhoods.

As you know there are just a few deed-restricted neighborhoods left in St. Petersburg. I was thinking that given the small number of parcels affected it might be practical to update your permitting system so that their setbacks (at least) were reflected in the system. If that's not practical, I understand.

For Bayway Isles Unit 1 and Unit 2 parcels I have attached two documents that may be of use to you and your staff.

1) A copy of our deed restrictions and protective covenants. These covenants were renewed in 1978 and revitalized in 2005. They were subsequently amended by super-majority vote of the members in November, 2008.
2) A copy of the Association's Architectural Standards and Guidelines as last amended September 4, 2013.

Thanks again for everything you and your staff do for us.

Best,
Travis

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Monday, March 28, 2016 5:50 PM
To: Travis Jarman
Cc: Jaclyn Turner; Kathy Whittemore; Kevin Vetter; 'Mike Galinski'; 'Ron Forbes'; 'Tina Bacon'; Kathryn Younkin
Subject: RE: Setbacks, etc. in deed restricted communities

Travis,

Staff is aware that there are sometimes discrepancies between the City's land development code requirements and subdivision plat restrictions, however, Staff has no legal authority to enforce subdivision plat restrictions.
When we are aware of such restrictions, we do inform applicant's that if they do not comply with such requirements, they are at risk for a private enforcement action such as you mentioned.
Typically, the only way that staff is made aware of such restrictions is when they are evident on the property survey.

I will let my staff know that in Bayway Isles, the additional setbacks are strictly enforced.
Do you have any documents you can send that show these requirements that we can pass on to applicants?

Unfortunately, there is no simple way to incorporate such information for all subdivisions in our City into our system so that we can readily notify applicants of such restrictions.

Thanks,
--Liz

From: Travis Jarman [mailto:travis.jarman@bayway.org]
Sent: Saturday, March 26, 2016 4:57 PM
To: Elizabeth Abernethy
Cc: Jaclyn Turner; Kathy Whittemore; Kevin Vetter; 'Mike Galinski'; 'Ron Forbes'; 'Tina Bacon'
Subject: Setbacks, etc. in deed restricted communities

Hi Liz –

I happened to research a parcel in our deed-restricted neighborhood over the weekend, and discovered that the city either doesn't know about or does not incorporate the setback requirements set forth in our covenants. Specifically, in the permitting system the parcel at 6191 51st St S indicates that the right-side setback is 7.5 feet, while our deed restrictions specify 10.0 feet for all parcels.

We have upon occasion found homeowners applying for a receiving a permit from the city for construction into the 10.0 foot setback, which makes us (the HOA) the bad guys when we discover the deed restriction violation and as we have done upon at least one occasion, required the homeowner to demolish and relocate the addition.

It would be great if the city could find a way to integrate a deed-restricted community's setback requirements (and perhaps, other covenant restrictions… we could discuss…) into your permitting system.

Please give this some thought and we can discuss at your convenience.

Best regards,

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For the Board of Directors
Bayway Isles Homeowners Club, Inc.

Your Sunshine City

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Travis Jarman
For the Board of Directors
Bayway Isles Homeowners Club, Inc.

Your Sunshine City

Elizabeth Abernethy

From: Travis Jarman <travis.jarman@bayway.org>
Sent: Tuesday, March 15, 2016 8:41 AM
To: Elizabeth Abernethy
Subject: RE: Residential LDR Update Meeting #1 Summary and Upcoming meeting information

Great – much appreciated.

Also, next time you send a meeting summary you might want to consider using BCC instead of making everyone's email address public. Some folks are sensitive about that because of the propensity of spammers to use just such distribution lists.

Travis

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Tuesday, March 15, 2016 8:21 AM
To: Travis Jarman
Subject: Re: Residential LDR Update Meeting #1 Summary and Upcoming meeting information

Thanks
I have the water lot fencing and landscaping issue on next months agenda

Sent from my iPhone

On Mar 14, 2016, at 3:07 PM, Travis Jarman <travis.jarman@bayway.org> wrote:

> Hi Liz –
>
> I think you missed the comment about revisiting the opacity requirements / height of fences on all water lots (why does the city allow a 3' solid fence but require 25% opacity for a 4' fence)? My suggestion would be to require 25% opacity for ALL water lot fences in order to minimize blocking of views from adjacent parcels. Also, I think a 6' vinyl-coated chainlink fence should be removed from the list of allowable fences on water lots for the same reason.
>
> Otherwise, great meeting! Thanks for setting these up.
>
> Travis Jarman
> Vice-President
> Bayway Isles Homeowners Club, Inc.
>
> ---
>
> **From:** Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
> **Sent:** Friday, March 11, 2016 4:14 PM
> **To:** patriciacastellano@simplyverdellc.com; meganmauclair@gmail.com; lasoeur55@hotmail.com; paul@wiezchoice.com; carolkline1948@gmail.com; carolkline1948@gmail.com; rlreed@tampabay.rr.com; jdreed@tampabay.rr.com; sean@roneydesign.com; lsamardich@aol.com; scottyoungblood1@hotmail.com; chuck1silverpalm@tampabay.rr.com; lauriewildwood@gmail.com; dmwishner@edadstudio.com; tim@roneydesign.com; linda_dobbs@yahoo.com; linda_dobbs@yahoo.com; craigt@jpfirm.com; jmurante@tampabay.rr.com; danharveyjr@gmail.com; cafgwna@knology.net; mdellapenna@verizon.net; mdellapenna@verizon.net; mdellapenna@verizon.net; judylandon55@gmail.com; tlally57@aol.com; wrmellon@verizon.net; mdellapenna@verizon.net;

Elizabeth Abernethy

From: Elizabeth Abernethy
Sent: Friday, February 19, 2016 12:03 PM
To: 'Travis Jarman'; Derek Kilborn
Cc: Marlene Murray; judylandon55@gmail.com
Subject: RE: City of St. Petersburg Invitation to 2016 Residential LDR Update
Attachments: AgendaMeeting1.pdf

Jarvis,

To further clarify our strategy for this effort, here is the current plan:

1. One month prior to each meeting, staff will meet to identify specific topics to address and assign tasks to the team members to prepare for the meeting.
    - Issues can be submitted by citizens, such for our first meeting, the water lot gates and RV parking standards, or they can be issues identified by staff based on our experience in working with the code and our interactions with citizens over the last 9-years of implementing the current code
    - Staff will then do necessary research and field work to provide data and information on the issue.
    - Staff will create a detailed agenda to distribute to the stakeholder list (similar to attached for meeting #1) and posted to the internet
2. Staff will create a powerpoint for presenting at the meeting
3. Staff will present the powerpoint, then have Q&A for feedback at the meeting
4. A meeting summary will be prepared after each meeting and sent to the stakeholder list, and posted to the internet
5. After the first six meetings on the specific topics, staff will prepare a strike-through/underline version of proposed code changes, and distribute to the stakeholder list and post to the internet
6. Meetings 7 & 8 will be devoted to reviewing the specific code changes
7. Public meetings will follow, five in total.

At any time during this process, you are welcome to send us issues you would like us to address, and any other feedback you might have.
Please let me know if you have any further questions or concerns about this process for staff to gather stakeholder input.

Thanks!
--Liz

From: Travis Jarman [mailto:travis.jarman@bayway.org]
Sent: Thursday, February 18, 2016 5:18 PM
To: Elizabeth Abernethy; Derek Kilborn
Cc: Marlene Murray; judylandon55@gmail.com
Subject: RE: City of St. Petersburg Invitation to 2016 Residential LDR Update

Hi Liz –

If the city is proposing changes to the LDR's, you must already have some idea of what the issues are or what the recommendations for changes might be.

Training on new Code

Elizabeth Abernethy

From: Travis Jarman <travis.jarman@bayway.org>
Sent: Tuesday, August 04, 2015 9:20 AM
To: Susan P. Ajoc; Elizabeth Abernethy
Cc: Steve L. Kornell; Todd Yost; Bayway Isles Homeowners Club; Mike Dove
Subject: RE: Proposed Amendments to Landscaping and Tree Preservation Requirements

Hi Susie and Liz –

Thanks for forwarding the proposed changes to the code.

We (Bayway Isles) have an issue that has been bothering us for some time regarding comprehensive building / zoning inspections prior to issuance of certificate of occupancy.

I think there may have already been some discussions internally about this, but just to put the issue directly on the table:

Can you please clarify who is responsible for enforcing landscaping / zoning / other non-building-code ordinances when it comes to new construction and/or re-development of single-family homes? We have a current example in our neighborhood where a new house was built and received a CO, but the property is not compliant with our current city Codes regarding (among other things) concealment of mechanical equipment such as air conditioner condensers.

As I understand it neither the Building Department nor the Zoning Department inspects for compliance with (in this example) our landscaping ordinance before issuing the C.O. – and I don't think it should be the neighborhood's responsibility to originate a complaint after-the-fact.

How can we fix this?

Travis Jarman
Vice-President
Bayway Isles Homeowners Club, Inc.

From: Susan P. Ajoc [mailto:Susan.Ajoc@stpete.org]
Sent: Thursday, July 30, 2015 12:04 PM
To: Susan P. Ajoc
Subject: FW: Proposed Amendments to Landscaping and Tree Preservation Requirements

To all interested parties:

Please find attached proposed amendments to the City of St. Petersburg's Landscaping and Tree Preservation Code Requirements

The first public hearing will be held next Wednesday at 2PM
before the Development Review Commission
City Council Chambers, City Hall, 175 5th St N

We anticipate City Council hearings to be as follows:

September 3, 2015 - 8:30 AM, First Reading
September 17, 2015 - 6 PM, Second Reading and Public Hearing

Please feel free to contact me should you have any questions,

Regards,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

Your Sunshine City

Elizabeth Abernethy

From: Murante <vmurante@tampabay.rr.com>
Sent: Wednesday, June 22, 2016 9:06 AM
To: Elizabeth Abernethy
Subject: Process to address

Dear Liz –

Last night's meeting was interesting.
I see the new trend for these little "Granny" houses on TV and wondered who and where they could be placed.

When you mentioned new topics, I was tempted to bring up pet limits and animal rescues in the City ,but did not want to go off topic if not appropriate. Would this be considered a residential land use issue?

No one in St. Petersburg should have to live next to a yard with 5 dogs, and especially 7 feet from the fenced yard.
How does not negatively affect property and resell value?
What is the process to stop this? Does this require a petition process?

Thank you, Judith

Elizabeth Abernethy

From: Murante <vmurante@tampabay.rr.com>
Sent: Tuesday, March 15, 2016 11:55 AM
To: Elizabeth Abernethy
Subject: Re: Residential LDR Update Meeting #1

Dear Liz (Elizabeth)

- Thank you for your efforts and the new information for review.
- Can you please remove E-mail jmurante from the mailing list, as this is not a valid address. The other correct one is listed.
- I did not submit a comment card since I spoke at the meeting and had sent an e-mail to you already. I think other attendees' comments were similar...Should I have included other additional comments on a proper comment card? I don't believe I saw code education, beautification and cost of rework mentioned.
- Fences rot and require replacement. Neighbors change and then who is responsible to track grandfathered exceptions. Good neighbor fences may cost more initially, but in the long run may actually be cheaper, more aesthetic and save time for Code Compliance.

The notarized signatures is not a new process. Since the City does not have a permit process for fences, the City needs to be involved in the fence installation process ***before*** *the fence is placed, not after. We "little people"of the City count on the City departments to help ensure that things are done correctly, efficiently and with concern, beautification, and respect for ALL residents. There needs to be communication and clarification between neighbors and with the City. If fact, the signature form should also state that the signer has read or know his/her rights under the ordinance to give informed consent.*

Dealing with problems after the fence (or other structures) is installed costs money in fines and legal fees and rework time for the City.
Do it right the first time and prevent rework that costs our City time and money.

A fence finished on both sides is called a "good neighbor" fence and some city, county, municipality but probably more so in HOA Associations require this look. Maybe the City should consider these.

From: Elizabeth Abernethy
Sent: Friday, March 11, 2016 4:13 PM
To: patriciacastellano@simplyverdellc.com ; meganmauclair@gmail.com ; lasoeur55@hotmail.com ; paul@wiezchoice.com ; carolkline1948@gmail.com ; carolkline1948@gmail.com ; rlreed@tampabay.rr.com ; jdreed@tampabay.rr.com ; sean@roneydesign.com ; lsamardich@aol.com ; scottyoungblood1@hotmail.com ; chuck1silverpalm@tampabay.rr.com ; lauriewildwood@gmail.com ; dmwishner@edadstudio.com ; tim@roneydesign.com ; linda_dobbs@yahoo.com ; linda_dobbs@yahoo.com ; craigt@jpfirm.com ; jmurante@tampabay.rr.com ; danharveyjr@gmail.com ; cafgwna@knology.net ; mdellapenna@verizon.net ; mdellapenna@verizon.net ; mdellapenna@verizon.net ; judylandon55@gmail.com ; tlally57@aol.com ; wrmellon@verizon.net ; mdellapenna@verizon.net ; rlreed@tampabay.rr.com ; ryangivens@msn.com ; pattywgassner@gmail.com ; vmurante@tampabay.rr.com ; swinters@tampabay.rr.com ; darbreg@aol.com ; banderson@iconconsultantgroup.com ; lasoeur55@hotmail.com ; cknox@smartinc1.com ; rabbott100@aol.com ; travis.jarman@bayway.org ; judylandon55@gmail.com ; rebeccaf@tampabay.rr.com ; jardolino@synergycontractinggroup.com ; krzystam@gmail.com ; frank.lavigna@gmail.com ; akanopinkney@gmail.com ; spantwn203@aol.com ; myatesca@gmail.com ; kentrodahaverrealtor@gmail.com ; tlally57@aol.com ; mjstafford12@gmail.com ; nherring@frameworkgroupllc.com ; meganmauclair@gmail.com ; mark.stroud@c1bank.com ; cal@cfphomes.com ; Jim Stitt ; tim@trhode.com ;

Elizabeth Abernethy

From: Murante <vmurante@tampabay.rr.com>
Sent: Monday, March 07, 2016 10:04 AM
To: Elizabeth Abernethy
Subject: Preventing rework

Liz -

OLD: A fence makes good neighbors.
NEW AND CORRECT: A fence placed on owns own property and according to the Code Compliance ordinance makes good neighbors.

Can I at least know if they were city employee or community people?
It does make a difference. Does the city not want to do the accountability or is it builders/realtors/others who only focus on their properties.

The notarized signatures is not a new process. Since the City does not have a permit process for fences, the City needs to be involved in the fence installation process **before** the fence is placed, not after. We "little people"of the City count on the City departments to help ensure that things are done correctly, efficiently and with concern, beautification, and respect for ALL residents. There needs to be communication and clarification between neighbors and with the City. If fact, the signature form should also state that the signer has read or know his/her rights under the ordinance to give informed consent.

Dealing with problems after the fence is installed costs money in legal fees and rework time for the City.
Do it right the first time and prevent rework that costs our City time and money.
Please don't let them change the process and take the signature process away!

A fence finished on both sides is called a "good neighbor" fence and some city, county, municipality but probably more so in HOA Associations require this look. Maybe the City should consider these.

Thankfully and respectfully,
Judith Murante

From: Elizabeth Abernethy
Sent: Monday, March 07, 2016 7:56 AM
To: Murante
Subject: RE: Detailed Agenda for City of St Petersburg 2016 Residential LDR Update Meeting #1 on March 08th

There are a number of people that provided input on the fence issues.
I'm not sure how identifying specific individuals will be productive in the discussion of the issue tomorrow night?

Thanks!
--Liz

From: Murante [mailto:vmurante@tampabay.rr.com]
Sent: Saturday, March 05, 2016 4:35 PM

To: Elizabeth Abernethy
Subject: Re: Detailed Agenda for City of St Petersburg 2016 Residential LDR Update Meeting #1 on March 08th

Dear Elizabeth -

Is it public record to know who submitted the fence issues?

Thank you, Judith Murante
From: Elizabeth Abernethy
Sent: Wednesday, March 02, 2016 10:36 AM
To: Nina Light ; mdellapenna@verizon.net ; rlreed@tampabay.rr.com ; ryangivens@msn.com ; pattywgassner@gmail.com ; vmurante@tampabay.rr.com ; swinters@tampabay.rr.com ; darbreg@aol.com ; banderson@iconconsultantgroup.com ; lasoeur55@hotmail.com ; cknox@smartinc1.com ; abbott100@aol.com ; travis.jarman@bayway.org ; judylandon55@gmail.com ; rebeccaf@tampabay.rr.com ; jardolino@synergycontractinggroup.com ; krzystam@gmail.com ; frank.lavigna@gmail.com ; akanopinkney@gmail.com ; spantwn203@aol.com ; myatesca@gmail.com ; kentrodahaverrealtor@gmail.com ; tlally57@aol.com ; mjstafford12@gmail.com ; tim@trhode.com ; sean@roneydesign.com ; don@strobeldesignbuild.com ; Paul_A_Haggar@msn.com ; paulwiezorek@gmail.com ; ben@canopybuilders.com ; lasoeur55@hotmail.com ; cknox@smartinc1.com ; tnorton@stpete.com ; joni@stpetepartnership.org ; jfarrell@tampabayrealtor.com ; j.landers0675@gmail.com ; kevinrobles@verizon.net ; sharon@domainhomes.com ; rspoor@habitathillsborough.com ; ben@canopybuilders.com ; chuck1silverpalm@tampabay.rr.com ; chuck@greenstreethomesfl.com ; don@strobeldesignbuild.com ; info@designworksflorida.com ; info@griffincontracting.net ; tony@sunsureliving.com ; PDI@tampabay.rr.com ; tim@trhode.com ; tim@roneydesign.com ; tim.c@mesh.ws ; l.harvard@harvardjolly.com ; richard@moderntampabayhomes.com ; paul@wiezchoice.com ; ronnginn@aol.com ; dmwishner@gmail.com ; fredrussell@ij.net ; paul@ahha-architecture.com ; slumbuster@aol.com ; aldermanplanning@gmail.com ; ryan.givens@cardno.com ; mattsullivan58@gmail.com ; craigt@jpfirm.com ; dmastry@trenam.com ; mailto:rlreed@tampabay.rr.com
Cc: Robert M Gerdes ; Susan P. Ajoc ; Michael Dema ; Sharon Wright ; Thomas Gibson ; Alan DeLisle ; Michael J. Jefferis ; Evan Mory ; James A. Corbett ; Mark A. Winn ; Derek Kilborn ; Catherine Lee ; Heather Judd ; Mike Dove ; Mayor ; Judy A.Tenison ; Rick E. Dunn ; Rick MacAulay ; Sarah Hughart ; Dave S Goodwin ; Loretta A. Taylor ; Phyllis Coster ; Kevin King ; Benjamin Kirby ; Alexandria Hancock ; Brittany McMullen ; Corey D. Malyszka ; Gary W Crosby ; Kathryn Younkin ; Pam A. Lee ; Pamela Jones ; Shane P. Largent
Subject: Detailed Agenda for City of St Petersburg 2016 Residential LDR Update Meeting #1 on March 08th

Please find attached a detailed agenda for discussion at next week's Residential LDR Update Meeting #1

Tuesday, March 08th
6:00-8:00 PM
Main Library located at 3745 9th Avenue North

Information regarding this effort will be posted on our web page, www.StPete.Org/LDR
A meeting summary will be posted within a week of the meeting.

I have also attached a handout on our fence regulations.
Please feel free to forward to anyone that might be interested in participating.

Hope to see you there!

Regards,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department

City Of Saint Petersburg

Mayor, Rick Kriseman (mayor@stpete.org)

Wednesday, March 24, 2016

I am writing you for clarification and comments of the current ordinances in regards to "Domestic equipment parked, placed, or stored on neighborhood zoned property"

We are requesting your assistance in securing a written review of the ordinance as attac on page 2. (§ 16.40.100.5)

Our request: Is for the need to have **temporary access** within the confines of our drivew loading and unloading our RV within the limited exceptions as provided for under "**Secti Limited Exceptions**" as provide for by conditions 1 **and** 2 of section D.

In compliance with Section A: We are NOT asking to park or place or store our RV on ou property especially since we do not have an enclosed structure to accommodate the 44f RV, for this reason we have an offsite storage unit. There is ample room within our drive as not to not impede visibility for motorists and does not block any portion of a public sid or roadway.

Additionally my wife's handicap would greatly benefit from this access via our driveway a avoid inaccessible access from the curb or street side parking for loading & unloading th

Property location Parcel Number: 08-31-17-83322-000-0260
Property Address: 355 Brightwaters Blvd NE St. Pete, Fl 33704
Domestic Vehicle (RV): Florida Tag QJ-713 / 2014 44ft long 13ft high, Newmar KingAire
Handicap Parking Permit: A8211960 / Y500178516040

Respectfully, submitted
Peyton L. Yon and Doris Elaine T Yon
355 Brightwaters Blvd NE
Saint Petersburg, Florida 33704
(850) 294-7827
Email: Yonrealty@gmail.com

16.40.100.5. - Domestic equipment parked, placed, or stored on neighborhood zoned property.

A. No person shall park, allow to be parked, place, allow to be placed, store, or allow to be stored more pieces of domestic equipment on neighborhood zoned property outside a legally constructed c. Any equipment parked, placed, or stored on neighborhood zoned property outside a fully enclosed struc not exceed 35 feet in overall length, shall not exceed eight feet in width and shall not exceed 12 feet height. Whenever a piece of domestic equipment is parked, placed or stored on a trailer specifically to transport or carry the domestic equipment, this condition shall be counted as one piece of equipment for purposes of this subsection.

B. Domestic equipment may be parked, placed or stored inside any legally constructed fully enclosed which meets the regulatory requirements of the zoning district.

C. A person may park, place or store domestic equipment outside a fully enclosed structure provided following conditions are met:

1. The equipment is parked, placed or stored in the rear yard, in the interior side yard, or in the buildable area for a principal or accessory structure; however, it shall not be parked, placed or the front yard, in the street side yard, or in the buildable area to the front of the principal structu

2. When parked, placed or stored within any buildable area between the street side yard and the s principal structure, or within 50 feet of any street right-of-way, measured from the edge of the road bed, equipment must be shielded from view from the street right-of-way by a solid six-foot hi Any portion of the required six-foot high shielding may also be accomplished with maintained v forming a solid hedge. Any gate used to comply with this shielding requirement must also be feet high, and be kept closed whenever the equipment is not being moved through the gate. V shielding is required, it must be located on the property where the equipment is stored, and the height and construction of the shielding must comply with all applicable ordinances and laws.

3. When parked, placed or stored adjacent to an alley, the equipment must not impede the vi vehicles entering the alley from adjacent driveways.

4. No equipment shall be in a waterfront yard except one boat is allowed to be placed or stored v waterfront yard only when provisions exist to place the boat directly in the water from its location c place.

5. Equipment cannot obstruct any door, window or other opening of a dwelling which provides entrance to or exit from a dwelling.

6. Equipment must be in sound condition, good repair and free of deterioration or damage.

D. **Limited exceptions:** On the following days and times, domestic equipment may be temporarily placed to the front of the principal structure or outside of any required shielding, provided the equipn not impede visibility for motorists and does not block any portion of the public sidewalk or roadway:

1. **From Monday 8:00 a.m. through Thursday 4:00 p.m. for no more than four consecutive h**

2. **From Thursday, 4:00 p.m. until Monday 8:00 a.m.**

E. Each item of domestic equipment observed in violation of this section is a separate violation sul separate fine and each day that the observed violation continues to exist is a separate violation su separate fine.

F. If any piece of domestic equipment is fitted with liquified petroleum gas or other volatile liquid contain containers shall meet all local, state, and federal standards. In the event that leakage is detected f container, immediate corrective action must be taken by the property owner or equipment owner proper and safe repairs.

(Code 1992, § 16.40.100.5)

Elizabeth Abernethy

From: Elizabeth Abernethy
Sent: Thursday, August 06, 2015 3:03 PM
To: 'manager@avalonbuildingcorp.com'
Subject: FW: Fwd: Letter from RZ on Sod concern
Attachments: DRCschedule2015-2016_03_16_15.pdf; Variance APPLICATION 07-23-15.pdf; City St. Pete Letter from RZ.pdf

Mr. Zuckerman,

I cannot administratively waive this code requirement, as there is no provision in code which allows me to do so. You can apply for a variance. I have attached the variance application and schedule.

I am coordinating with the Construction Services & Permitting Division regarding the enforcement of this code provision.

Regards,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager Planning & Economic Development Department City of St. Petersburg P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

-----Original Message-----
From: Sue@ [mailto:Avalon Building Corp manager@avalonbuildingcorp.com]
Sent: Thursday, August 06, 2015 10:22 AM
To: Elizabeth Abernethy
Subject: Fwd: Fwd: Letter from RZ on Sod concern

Good morning Elizabeth. Please see attached letter regarding the sod issue at 224 Toledo Way in Snell Island, St. Pete. Thank you.

AVALON
AVALON BUILDING CORPORATION
of Tampa Bay℠

CITY OF ST. PETERSBURG
AUG 11 2015
PLANNING & ECONOMIC DEVELOPMENT

Elizabeth Abernethy, Zoning Official
Development Review Services Manager
Planning & Economic Development Dept.
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731

RE: Sod type requirement, 224 Toledo Way NE.

Dear Ms. Abernethy:

We have been informed that the ordinance which limits the sod type of St. Augustine to 50 percent of permeable area of the lot has been in place since 2010. However a majority of the City's inspectors are not aware of (we spoke to them), and therefore, have not been enforcing it consistently. Clearly this is a case of the code not being consistently enforced or even enforced at all.

It was stated that it cannot be determined if homeowners are adding the additional St. Augustine after the certificate of occupancy has been issued or if it was overlooked when inspected by building department officials. This should not matter, as you state – it is a code requirement. And it is doubtful that most homes go for a final inspection with only half the yard with sod – the sod is in place at inspection.

There are many new homes right in the same neighborhood that have not obeyed this rule including one that just recently (since we started construction) closed on the same street! We view that in light of this we should be allowed the same treatment, and if not then the other homes in violation should be required to adhere to this rule also and replace the amount of St. Augustine on their lots to less than 50%. Selective enforcement is prejudicial.

We are aware of the concerns of water usage but reclaimed water is being used at the home in question. However, since other recently C.O. issued homes have not been required to comply with the regulation, this causes an unfair financial burden on us to go back and now replace sod that has already been installed. It is clear, given that several City inspectors were not even aware of the ordinance, that is was not being enforced. In addition, it is a corner lot – thus two front yards – it will look bad and out of place to have two different sods – another reason to allow as is.

We will be happy to comply with the ordinance if the other homes which do not comply (of which you are now aware) are brought into compliance with 16.40.060.2.1.4.

Otherwise the ordinance is being selectively enforced, which is not fair or appropriate.

Sincerely,

Ralph Zuckerman

Ralph Zuckerman

905 E. Martin Luther King Drive, Suite 250, Tarpon Springs, FL 34689

PUBLIC PARTICIPATION REPORT
Addendum
Residential LDR Update

Prepared by the Planning & Economic Development Department,
Development Review Services Division
May 30, 2017

Public Participation Report Addendum:

Since the first publication of the Public Participation Report in January 2017, there have been a number of additional meetings, as shown below and additional documents submitted to staff. Staff presentations to the City Council Committee of the Whole have been published to the DRS webpage: www.StPete.org/LDR. The additional documents provided to staff by the public are attached.

Additional Meetings and Presentations:

City Council Committee of the Whole (01-19/03-14)
Snell Isle Neighborhood Association (01-27)
Development Review Commission Workshops (02-01/03-01)
Euclid St. Paul Neighborhood Association (02-02)
Council of Neighborhood Associations (CONA) (02-15)
Neighborhood Review Committee (02-21/04-28/5-26)
Allendale Crime Watch (03-14)
Riviera Bay Neighborhood Association (03-21)
Shore Acres Neighborhood Association (04-10)
Chamber Public Policy Meeting (04-25)
Pinellas Realtors Organization (05-09)

Attachment:
Public Input

February 11, 2017

CITY OF ST. PETERSBURG
FEB 14 2017
PLANNING & ECONOMIC DEVELOPMENT

Elizabeth Abernethy
City of St. Petersburg Zoning

cc: Development Review Commission and City Council

Dear Ms. Abernethy,

As a resident of the Old Northeast, I was pleased to read in Susan Taylor Martin's recent article that the zoning department is considering some tighter restrictions on residential new construction. While I am a lover of historic preservation, I do understand that a certain amount of demolition and building is not necessarily a bad thing. Most of the new houses seem to be of high quality (David Weekly Homes excepted). What bothers me is the sheer size of most of these new houses. Most of the ones I see are at least 20% bigger than they should be. They take up most of the lot, leaving little green space. They tower over other homes in the neighborhood. I understand that the builders want to build as large as they are permitted, and the city receives more property taxes for bigger homes. But we as a city need to take the long view and not let greed drive the transformation of our beautiful neighborhoods.

Thank you,

Sidney Wilson
160 25th Avenue N.
St. Petersburg FL 33704
sidjuju@me.com

Elizabeth Abernethy

From: Jeffery Wolf <jwolf@jmwolf.net>
Sent: Monday, February 20, 2017 8:30 AM
To: Karl J. Nurse; Elizabeth Abernethy
Subject: RE: NT-3 zoning and accessory dwelling units

Karl:
Thanks for the prompt response and for remembering our conversation.
For a few details:
NT-1 and NT-2 allow accessory dwelling units (meaning they can have a kitchen). NT-3 which is my zoning allows accessory apartments but no kitchens.
My garage apartment (with kitchen) was built around the same time as my house in the 1920's. It has had its own meter from the start. We pay extra charges on trash collection because of the apartment. Most of the houses on the alley between 14th and 15th Avenue between Oak and Locust have garage apartments.
I want to rebuild it and probably expand it but it is grandfathered so I will have to get a variance to rebuild it.

I have been on the "Planning and Historic Preservation" and its various configurations since about 1994. I was on the commission when we did the revisions to the zoning ordinance. It was a massive undertaking and at the time I did not realize that NT-3 was treated differently so I did not bring it up. I don't think it makes any sense given the established pattern that the ordinance was supposed to promote.

If the ordinance is being revisited now would be the time to change that section.
Thanks.
Jeff

-----Original Message-----
From: Karl J. Nurse [mailto:Karl.Nurse@stpete.org]
Sent: Sunday, February 19, 2017 5:46 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: Jeffery Wolf <jwolf@jmwolf.net>
Subject: NT-3 zoning and accessory dwelling units

Liz,

Jeff Wolf, a contractor who served 8 years on the old planning commission, stopped me yesterday to discuss garage apartments on his street and NT-3 zoning. Jeff lives in Old Northeast on 14th Ave NE. He told me that virtually every house on his block was built with a garage apartment including his house.

We apparently do not allow this in NT-3 and so existing units are grandfathered. I don't remember if this was done with the knowledge that these units are pretty common in Old Northeast. I told Jeff that you were in the process of updating the land development regulations and that I would put him in touch with you to discuss this item
Thanks,

Karl Nurse
Councilmember,City Council
Karl.Nurse@stpete.org
727-422-3297 cell

NEIGHBORHOOD REVIEW COMMITTEE
SUMMARY OF FAR, BUILDING COVERAGE AND ISR ISSUES
02/21/17

FAR HISTORY

Table 1

ZONING	# Homes	Average S.F. Living	Average FAR Gross	Average FAR LivingArea*	2008-2016 Average FAR Gross
NS-1	29,230	1,531	0.25	0.18	0.45
NS-2	5,356	2,073	0.26	0.18	0.44
NT-1	19,357	1,142	0.23	0.17	0.33
NT-2	11,474	1,303	0.27	0.20	0.43
NT-3	3,178	1,925	0.32	0.24	0.54
NT-4	22	1,939	0.48	0.38	
Total	68,617	1,652	0.30	0.23	0.44

FAR ANALYSIS:

- THE CITY WIDE GROSS AVERAGE PRE 2007 REGULATIONS WAS 0.30 CITY WIDE
- CITY WIDE GORSS AVERAGE 2008-2016 WAS 0.44
- GROSS FAR NEEDS TO BE UTILIZED NOT LIVING AREA.
  - USING A GROSS FAR IS LASS CONFUSING, CREATES LESS LOOP HOLES
- FARS IN THE SUBURBAN CORRIDORS IS CAPPED AT 0.5

- CITY'S PROPOSAL OF LIVING AREA WITH 550 FEET OF EXEMPTION FOR STORAGE AND PORCHES ETC WOULD YEILD APPROXIMATE GROSS FAR OF 0.59.

- IF ADDITIONAL BONUSES FOR DESIGN ARE ADDED OF .015 THIS WOULD ALLOW AN OVERALL GROSS FAR OF .74
- IF A SINGLE FAR IS USED IT ONLY ENCOURAGES TWO STORY HOUSES. AN ADDITIONAL BONUS SHOULD BE CONSIDERED FOR SINGLE STORY HOUSES

RECOMMENDATION:

- THE FAR SHOULD BE CALCULATED ON GROSS FAR WITH A FIGURE OF .40
- BONUSES OF UP TO .1.5 SHOULD BE DEVELOPED FOR IMPROVED DESIGN AND ARTICULATION OF BUILDINGS FOR A MAXIMUM FAR OF .55

ISR HISTORY

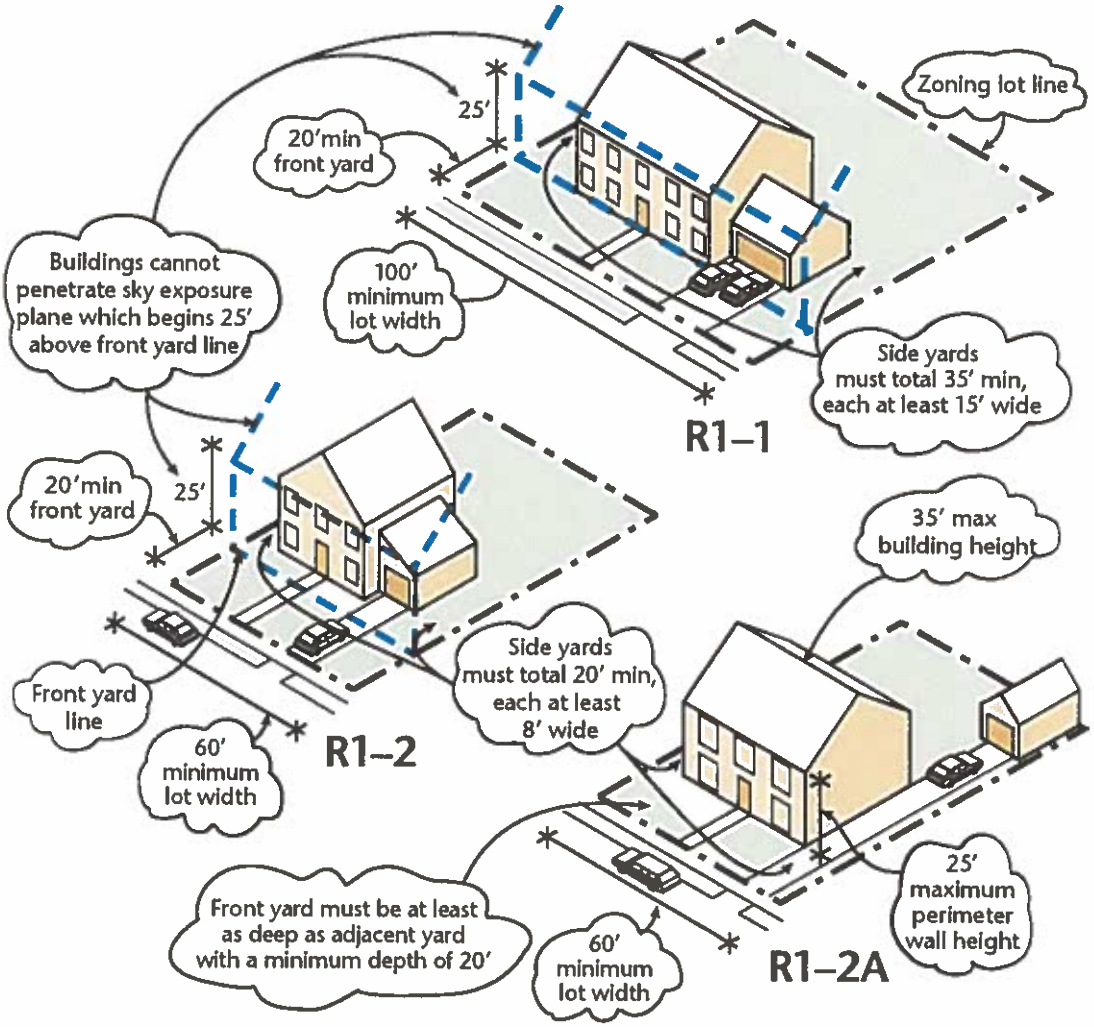
ZONING	Citywide Average Building Coverage	2008-2016 Average Building Coverage	City Proposed Building Coverage
NS	0.24	0.32	0.50
NT	0.23	0.32	0.50

ISR ANALYSIS

- CURRENT ISR IS .65
- BUILDING COVERAGE AND TOTAL ISR SHOULD BE DIVIDED TO ALLOW FOR POOLS AND PATIOS TO BE ADDED AFTER A HOME HAS REACHED ITS ALLOWABLE BUILDING COVERAGE
- BUILDING COVERAGE HISTORICALLY AVERAGES .24
- BUILDING COVERAGE SINCE THE 2007 CODE WAS .33 IN SUBURBAN NEIGHBORHOODS AND .44 IN TRADITIONAL NEIGHBORHOODS
- THE CITY IS PROPOSING A BUILDING COVERAGE RATIO OF .5 WITH A TOTAL ISR OF .65

BUILDING COVERAGE AND ISR RECOMMENDATION:

THE BUILDING COVERAGE RATIO SHOULD NOT EXCEED .45 AND THE TOTAL ISR SHOULD BE NO HIGHER THAN .55



Single-Family Detached Residences											
	Lot Width (min)	Lot Area (min)	FAR (max)	OSR (percent)	Front Yard (min)	Rear Yard (min)	Side Yards (min)			Building Height/ PerimeterWall (max)	Required Parking (min)
							#	Total	Each		
R1–1[1]	100 ft	9,500 sf	0.5	150.0	20 ft	30 ft	2	35 ft	15 ft	na[4]	1 per dwelling unit
R1–2[1]	60 ft	5,700 sf	0.5	150.0	20 ft	30 ft	2	20 ft	8 ft	na[4]	1 per dwelling unit
R1–2A[1]	60 ft	5,700 sf	0.5	na[2]	20 ft[3]	30 ft	2	20 ft	8 ft	35 ft/25 ft	1 per dwelling unit

[1] *Regulations may differ in Lower Density Growth Management Areas*
[2] *30% maximum lot coverage*
[3] *Front yard must be at least as deep as an adjacent yard with a minimum depth of 20 feet*
[4] *Height controlled by sky exposure plane, a sloping line that begins at a height of 25 feet above front yard line*

Elizabeth Abernethy

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Wednesday, February 22, 2017 10:48 AM
To: Elizabeth Abernethy
Cc: 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'; Kathryn Younkin
Subject: FAR, Building Coverage and ISR issues in St. Petersburg

Liz,

Thank you for meeting with Robin, Joe, Bob and myself yesterday morning. Bob's recap of the statistics that you presented to the council working committee and to COMA was helpful in emphasizing the Neighborhood Review Committee's (NRC) recommendation in FAR, Building Coverage and ISR. Obviously, there is a difference in what you have proposed so far and what the NRC would like to see.

I know you have feedback from group's like ours and other interested parties, but I wonder if it is not too late for you to convene a committee of people who know the zoning ordinance well and who have built houses in St. Pete to review your proposals and our recommendations. The committee would have Bob Jeffries (if he is willing), two residential architects, two residential builders. Perhaps there could be some consensus about the appropriate final numbers. That way when the proposed zoning changes go to council you would have professionals, builders and concerned citizens on board for support.

Even though as an architect I have had 37 years of residential design experience in Chicago, I don't consider myself qualified to be on such a committee due to lack of local experience. However, in my opinion, the generally over scaled and poor design effort on many of the recent houses in Old Northeast is an affront to this charming neighborhood.

Thank you for your and your staff's effort in pulling together the statistics that have allowed us to assess this problem and also thank you for the time you have spent getting the word out to citizens. But I urge you to convene a group of concerned professionals as I have suggested above.

Doug Gillespie
145 10th Avenue N Unit 9
St. Petersburg, FL 33701

DRAFT #1 2.17.17 FAR-ISR Statement

Floor Area Ratio (FAR) limits for NT-1, NT-2, NT-3 and NT-4 districts.

The City of St. Petersburg should establish limits on the allowable floor area for residential one and two family structures and describe what elements of a building are included in gross floor area.

Floor Area Ratio - FAR – regulates the amount of gross floor area that can be built on any given lot. FAR is the ratio of gross floor area of all buildings on a lot divided by the lot size.

Gross Floor Area is the sum of the gross area of all floors of a residence, measured to the exterior of the outside walls. In determining the gross floor area of houses in residential zones for the purpose of calculating floor area ratio (FAR), all floor areas of each floor of all principal buildings and all accessory buildings on the lot shall be included.

Attics are considered as a floor if they are accessible via any means, except a pull down attic ladder, where wall heights exceed 5' above finished floor.

Accessory structures include any structure that creates an impervious surface footprint. Examples include covered porches, garages, sheds, pool houses, pergolas, and lanais.

$$\text{FAR} = \frac{\text{gross floor area of all buildings on a lot}}{\text{Lot size}}$$

Impervious Surface shall include the footprint of all principal buildings, the footprint of all accessory buildings, plus driveways, sidewalks, pools and pool decks and other impervious surfaces

Impervious Surface Ratio (ISR) limits for NT-1, NT-2, NT-3 and NT-4 districts shall not exceed 0.50.

Definitions extracted from SECTION 16.90.020. - RULES OF INTERPRETATION AND *DEFINITIONS of the LDR*

JOHN PETER BARIE
AIA Emeritus, CNU-Accredited
John Barie Design, LLC
2121 First Street NE Saint Petersburg, Florida 33704
727.437.9698 jpbarie.architect@gmail.com

Impervious surface means a *surface* that has been compacted or covered with a layer of material so that it is resistent to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas and *surfaces* such as compacted sand, limerock, or clay, as well as conventionally *surfaced* streets, sidewalks, parking lots, and other similar *surfaces*.

Impervious surface ratio (ISR) means a measure of the intensity of *impervious surface* on a site. An *impervious surface* ratio is the relationship between the total *impervious surface* area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all *impervious surfaces* on the site by the square footage of the gross land area.

Kathryn Younkin

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Tuesday, February 28, 2017 6:13 PM
To: Elizabeth Abernethy
Cc: 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Robert'; 'Sharon Winters'; Kathryn Younkin
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg
Attachments: Evanton, IL zoning matrix.xlsx; Excerpts from Evanston, IL Zoning Ordinance.pdf

Liz,

Thank you for considering the committee idea and discussing it with your colleagues.

Attached are excerpts from the Evanston, Illinois zoning ordinance. I reduced the requirements for three residential districts to a matrix, so that you can easily see how lots of similar sizes compare between Evanston and St. Petersburg.

Thank you,

Doug Gillespie

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, February 24, 2017 3:27 PM
To: Douglas Gillespie <dgillespie@mjgarch.com>
Cc: 'Robin Reed' <rlreed@tampabay.rr.com>; 'Joe Reed' <jdreed@tampabay.rr.com>; 'John Barie' <jpbarie.architect@gmail.com>; 'Robert' <slumbuster@aol.com>; 'Sharon Winters' <swinters@tampabay.rr.com>; Kathryn Younkin <Kathryn.Younkin@stpete.org>
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

We have discussed this amongst the team and the consensus is that we need to move forward with the package,
We will evaluate your proposed FAR changes and get back to you, hopefully by the end of next week.
We have to finalize a draft strike-out/underline package for the 03/16 COW meeting by next Thursday CLOB, so I will send it to you along with everyone else on the LDR email list.

Have a nice weekend,
Thanks!
--Liz

From: Douglas Gillespie [mailto:dgillespie@mjgarch.com]
Sent: Thursday, February 23, 2017 4:01 PM
To: Elizabeth Abernethy
Cc: 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Robert'; 'Sharon Winters'
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Thank you for your response. I am sharing this with others on the Neighborhood Review Committee.

Doug Gillespie

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Thursday, February 23, 2017 3:39 PM

To: Douglas Gillespie <dgillespie@mjgarch.com>
Subject: Re: FAR, Building Coverage and ISR issues in St. Petersburg

Douglas,

I will discuss your suggestion to convene a committee with my director.

I do believe this idea has merit, my main concern is the added delay in adoption of the amendments.

My goal as noted yesterday is May adoption. This would likely delay us at least another 90-days, and

I have a number of applicants waiting on some of the pending clarification changes.

I'll let you know what we decide.

Thanks for your time and thoughtful consideration,

Elizabeth

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Wednesday, February 22, 2017 10:47:37 AM
To: Elizabeth Abernethy
Cc: 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'; Kathryn Younkin
Subject: FAR, Building Coverage and ISR issues in St. Petersburg

Liz,

Thank you for meeting with Robin, Joe, Bob and myself yesterday morning. Bob's recap of the statistics that you presented to the council working committee and to COMA was helpful in emphasizing the Neighborhood Review Committee's (NRC) recommendation in FAR, Building Coverage and ISR. Obviously, there is a difference in what you have proposed so far and what the NRC would like to see.

I know you have feedback from group's like ours and other interested parties, but I wonder if it is not too late for you to convene a committee of people who know the zoning ordinance well and who have built houses in St. Pete to review your proposals and our recommendations. The committee would have Bob Jeffries (if he is willing), two residential architects, two residential builders. Perhaps there could be some consensus about the appropriate final numbers. That way when the proposed zoning changes go to council you would have professionals, builders and concerned citizens on board for support.

Even though as an architect I have had 37 years of residential design experience in Chicago, I don't consider myself qualified to be on such a committee due to lack of local experience. However, in my opinion, the generally over scaled and poor design effort on many of the recent houses in Old Northeast is an affront to this charming neighborhood.

Thank you for your and your staff's effort in pulling together the statistics that have allowed us to assess this problem and also thank you for the time you have spent getting the word out to citizens. But I urge you to convene a group of concerned professionals as I have suggested above.

Doug Gillespie
145 10th Avenue N Unit 9
St. Petersburg, FL 33701

Your Sunshine City

FROM CITY OF EVANSTON, ILLINOIS ZONING ORDINANCE			
ZONING DISTRICT	R1	R2	R3
MIN. LOT SIZE	7200 S.F.	5000 S.F.	5000 S.F.
MIN. LOT WIDTH	35'	35'	35'
MAX. BUILDING COVERAGE	30%	40%	45%
FRONT YARD SETBACK	27'	27'	27'
SIDE YARD SETBACK	5'	5'	5'
REAR YARD SETBACK	30'	30'	30'
MAX. BUILDING HEIGHT	35' OR 2-1/2 STORIES	35' OR 2-1/2 STORIES	35' OR 2-1/2 STORIES
MAX. IMPERVIOUS SURFACE	45%	55%	60%

granting of a certificate of zoning compliance and restoration is actually begun within one (1) year after the date of such damage or destruction and is diligently pursued to completion. In no event shall any damage or destruction to such a structure by means within the control of the owner be repaired or restored except in accordance with Section 6-6-5-2.

6-6-6. - VARIATIONS PREVIOUSLY GRANTED FOR USES AND STRUCTURES.

Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a variation was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such variation.

6-6-7. - SPECIAL USES PREVIOUSLY GRANTED FOR USES AND STRUCTURES.

Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a special use was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such special use.

CHAPTER 7 - ZONING DISTRICTS AND MAP
SECTION:

6-7-1. - DISTRICTS.

In order to carry out the purposes of this Title, the City of Evanston is hereby divided into the following zoning districts:

(A)	Residential districts:	
	R1	Single-family residential district
	R2	Single-family residential district
	R3	Two-family residential district
	R4	General residential district
	R4a	General residential district
	R5	General residential district
	R6	General residential district

(Ord. 71-0-05)

(B)	Business districts:	
	B1	Business district
	B2	Business district
	B3	Business district
	B1a	Business district

(Ord. 136-0-05)

(C)	Commercial districts:	
	C1	Commercial district
	C1a	Commercial mixed use district
	C2	Commercial district
(D)	Downtown districts:	
	D1	Downtown fringe district
	D2	Downtown retail core district
	D3	Downtown core development district

4. The number of clients on the subject property at any one (1) time and per day;
5. The hours of operation;
6. The hours during which pick up and delivery are permitted;
7. The manner in which utilities and other services are provided to the area;
8. Sources of noise, vibrations, smoke, dust, odor, heat, glare, or electrical interference with radio or television transmission to the area;
9. Exterior alterations to the residential appearance of the subject property, including, but not limited to, creating a separate or exclusive office entrance, signage or other advertising or display to identify the office, fencing, and outdoor storage; and
10. The taxable value of buildings and land on, and within the vicinity of, the subject property.

(D) If the City Council grants the special use, the property owner, or his or her agent, shall provide the Cook County assessor's office with appropriate documentation of the nonresidential use of the subject property, including, but not limited to, the amount of floor area devoted to nonresidential use. The property owner, or his or her agent, shall cause to be placed on file in the office of the zoning division a copy of the above described document. Said document and copy shall be received by the Cook County assessor's office and zoning division before the City may issue a final certificate of occupancy for the nonresidential use.

(Ord. 88-0-09)

6-8-1-12. - TOWNHOUSE ORIENTATION.

Single-family attached dwelling units, commonly referred to as townhouses, shall have frontage on a public street.

(Ord. 95-0-09)

DISTRICT REQUIREMENTS

FOOTNOTE(S):

--- (5) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (6) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (7) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (8) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (9) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (10) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

--- (11) ---

See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

6-8-2. - R1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

6-8-2-1. - PURPOSE STATEMENT.

The R1 single-family residential district is intended to provide for single-family development at the lowest density within the City, and to preserve the present physical character of that area while allowing for infill development.

(Ord. 43-0-93)

6-8-2-2. - APPLICABILITY OF OVERLAY DISTRICTS.

The provisions of the residential estate overlay district as set forth in Section 6-15-12, "oRE Residential Estate Overlay District," of this Title may apply to development in the R1 single-family residential district. Refer to the City of Evanston zoning map for the exact location of the oRE overlay district.

(Ord. 43-0-93)

6-8-2-3. - PERMITTED USES.

The following uses are permitted in the R1 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — single-family detached.

Dwelling — two-family (when located in a historic district designated by the Evanston preservation commission and constructed prior to the effective date hereof).

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

2

(Ord. 43-0-93)

6-8-2-4. - SPECIAL USES.

The following uses may be allowed in the R1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution — private.

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care home — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 43-0-93; amd. Ord. 40-0-95)

6-8-2-5. - LOT SIZE.

The minimum lot size in the R1 district is seven thousand two hundred (7,200) square feet, except as expressly allowed in Subsection 6-4-1-7(B) of this Title.

(Ord. 70-0-07)

6-8-2-6. - LOT WIDTH.

The minimum lot width in the R1 district is thirty-five (35) feet.

(Ord. 43-0-93)

6-8-2-7. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R1 district is thirty percent (30%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-2-8. - YARD REQUIREMENTS.

The minimum yard requirements for the R1 district are as follows [5]:

(A)	Residential structures:		
	1.	Front yard	Twenty-seven (27) feet; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet; parking prohibited
	3.	Side yard	Five (5) feet
	4.	Rear yard	Thirty (30) feet
(B)	Nonresidential structures:		
	1.	Front yard	Twenty-seven (27) feet for building; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet for building; parking prohibited
	3.	Side yard	Fifteen (15) feet for building; parking prohibited

	4.	Rear yard	Thirty (30) feet for building; five (5) feet for parking
(C)	Accessory uses and structures:		
	1.	Front yard	Garages only, twenty-seven (27) feet
	2.	Side yard abutting a street	Garages only, fifteen (15) feet
	3.	Side yard	Five (5) feet
	4.	Rear yard	Three (3) feet

(Ord. 43-0-93)

6-8-2-9. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R1 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 79-0-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-2-10. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R1 district is forty-five percent (45%).

(B) The impervious surface ratio is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the zoning lot.

(C) The total defined net impervious surfaces on the zoning lot are all areas included in building lot coverage plus any hard surfaced, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be counted twice in the calculation of total defined net impervious surface.
2. Subject to the porch exemption of Section 6-8-2-11 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material, regardless of whether such an area is finished with paving blocks, are pervious or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.
   (e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring, are impervious surfaces, but
   (f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.
3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-2-11. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-2-12. - ACCESS TO ON SITE PARKING.

4

In the R1 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-3. - R2 SINGLE-FAMILY RESIDENTIAL DISTRICT.

6-8-3-1. - PURPOSE STATEMENT.

The R2 single-family residential district is intended to provide for small lot single-family development at a relatively low density and to preserve the present physical character of that area while providing for initial development.

(Ord. 43-0-93)

6-8-3-2. - PERMITTED USES.

The following uses are permitted in the R2 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — single-family detached.

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

(Ord. 43-0-93)

6-8-3-3. - SPECIAL USES.

The following uses may be allowed in the R2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution — private.

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 43-0-93; amd. Ord. 40-0-95)

6-8-3-4. - LOT SIZE.

The minimum lot size in the R2 district is five thousand (5,000) square feet, except as expressly allowed in Subsection 6-4-1-7(B) of this Title.

(Ord. 70-0-07)

6-8-3-5. - LOT WIDTH.

The minimum lot width in the R2 district is thirty-five (35) feet.

(Ord. 43-0-93)

6-8-3-6. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R2 district is forty percent (40%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-3-7. - YARD REQUIREMENTS.

The minimum yard requirements for the R2 district are as follows [6]:

5.

(A)	Residential structures:		
	1.	Front yard	Twenty-seven (27) feet; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet; parking prohibited
	3.	Side yard	Five (5) feet
	4.	Rear yard	Thirty (30) feet
(B)	Nonresidential structures:		
	1.	Front yard	Twenty-seven (27) feet for building; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet for building; parking prohibited
	3.	Side yard	Fifteen (15) feet for building; parking prohibited
	4.	Rear yard	Thirty (30) feet for building; five (5) feet for parking
(C)	Accessory uses and structures:		
	1.	Front yard	Garages only, twenty-seven (27) feet
	2.	Side yard abutting a street	Garages only, fifteen (15) feet
	3.	Side yard	Five (5) feet
	4.	Rear yard	Three (3) feet

(Ord. 43-0-93)

6-8-3-8. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R2 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 70-0-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-3-9. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R2 district is fifty-five percent (55%).

(B) The impervious surface ratio is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the zoning lot.

(C) The total defined net impervious surfaces on the zoning lot are all areas included in building lot coverage plus any hard surfaced, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be twice counted in the calculation of total defined net impervious surface.
2. Subject to the porch exemption of Section 6-8-3-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material regardless of whether such an area is finished with paving blocks are previous or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.
   (e)

All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but

(f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.

3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-3-10. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-3-11. - ACCESS TO ON SITE PARKING.

In the R2 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-4. - R3 TWO-FAMILY RESIDENTIAL DISTRICT.

6-8-4-1. - PURPOSE STATEMENT.

The R3 two-family residential district is intended to provide for infill development of single-and two-family residences in moderate density neighborhoods and to preserve the present physical character of such neighborhoods.

(Ord. 43-0-93)

6-8-4-2. - PERMITTED USES.

The following uses are permitted in the R3 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — single-family detached.

Dwelling — two-family.

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

(Ord. 43-0-93)

6-8-4-3. - SPECIAL USES.

The following uses may be allowed in the R3 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution — private.

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title)

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 43-0-93; amd. Ord. 40-0-95)

6-8-4-4. - LOT SIZE.

The minimum lot size in the R3 district is five thousand (5,000) square feet for single-family dwellings, except as expressly allowed in Subsection 6-4-1-7(B) of this Title, three thousand five hundred (3,500) square feet per dwelling unit for two-family units and seven thousand two hundred (7,200) square feet for nonresidential uses.

(Ord. 70-0-97)

6-8-4-5. - LOT WIDTH.

The minimum lot width in the R3 district is thirty-five (35) feet.

(Ord. 43-0-93)

6-8-4-6. - BUILDING LOT COVERAGE.

The maximum lot coverage, including accessory structures, in the R3 district is forty five percent (45%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-4-7. - YARD REQUIREMENTS.

The minimum yard requirements in the R3 district are as follows [2]:

(A)	Residential structures:		
	1.	Front yard	Twenty-seven (27) feet; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet; parking prohibited
	3.	Side yard	Five (5) feet
	4.	Rear yard	Thirty (30) feet
(B)	Nonresidential structures:		
	1.	Front yard	Twenty-seven (27) feet for building; parking prohibited
	2.	Side yard abutting a street	Fifteen (15) feet for building; parking prohibited
	3.	Side yard	Fifteen (15) feet for building; parking prohibited
	4.	Rear yard	Thirty (30) feet for building; five (5) feet for parking
(C)	Accessory uses and structures:		
	1.	Front yard	Garages only, twenty-seven (27) feet
	2.	Side yard abutting a street	Garages only, fifteen (15) feet
	3.	Side yard	Five (5) feet
	4.	Rear yard	Three (3) feet

(Ord. 43-0-93)

6-8-4-8. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R3 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 70-0-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-4-9. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R3 district is sixty percent (60%).

(B) The impervious surface ratio is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the zoning lot.

(C) The total defined net impervious surfaces on the zoning lot are all areas included in building lot coverage plus any hard surfaced, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be twice counted in the calculation of total defined net impervious surface.
2. Subject to the porch exemption of Section 6-8-4-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material regardless of whether such an area is finished with paving blocks are previous or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.
   (e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but
   (f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.
3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-4-10. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-4-11. - ACCESS TO ON SITE PARKING.

In the R3 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-5. - R4 GENERAL RESIDENTIAL DISTRICT.

6-8-5-1. - PURPOSE STATEMENT.

The R4 general residential district is intended to provide for a mix of residential types at a moderate density including multiple-family dwellings, two-family dwellings, townhouses, and single-family attached and detached dwellings.

(Ord. 43-0-93)

6-8-5-2. - PERMITTED USES.

The following uses are permitted in the R4 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — multiple-family.

Dwelling — single-family attached.

Dwelling — single-family detached.

Dwelling — two-family.

granting of a certificate of zoning compliance and restoration is actually begun within one (1) year after the date of such damage or destruction and is diligently pursued to completion. In no event shall any damage or destruction to such a structure by means within the control of the owner be repaired or restored except in accordance with Section 6-6-5-2.

6-6-6. - VARIATIONS PREVIOUSLY GRANTED FOR USES AND STRUCTURES.

Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a variation was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such variation.

6-6-7. - SPECIAL USES PREVIOUSLY GRANTED FOR USES AND STRUCTURES.

Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a special use was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such special use.

CHAPTER 7 - ZONING DISTRICTS AND MAP
SECTION:

6-7-1. - DISTRICTS.

In order to carry out the purposes of this Title, the City of Evanston is hereby divided into the following zoning districts:

(A)	Residential districts:	
	R1	Single-family residential district
	R2	Single-family residential district
	R3	Two-family residential district
	R4	General residential district
	R4a	General residential district
	R5	General residential district
	R6	General residential district

(Ord. 71-0-05)

(B)	Business districts:	
	B1	Business district
	B2	Business district
	B3	Business district
	B1a	Business district

(Ord. 136-0-05)

(C)	Commercial districts:	
	C1	Commercial district
	C1a	Commercial mixed use district
	C2	Commercial district
(D)	Downtown districts:	
	D1	Downtown fringe district
	D2	Downtown retail core district
	D3	Downtown core development district

Elizabeth Abernethy

From: Aleta Kane <akane2@mail.usf.edu>
Sent: Thursday, March 02, 2017 7:56 AM
To: Elizabeth Abernethy
Subject: Citizen Support for Code Revision to Allowing for Flexibility in Carport Design

Mrs. Elizabeth Abernethy,

Good morning. Thank you for taking the time to come speak with our class last week, it sounds like the City of St. Pete is doing their best to preserve the character and uniqueness within the City.

I was very pleased to hear about the possibility of a code revision to allow for flexibility in carport design. I recently purchased my home in St. Pete and have been looking into purchasing a carport. Currently, there is a large cement slab in my backyard; remnants of a carport put in by the previous owner, which they were later forced to remove due to a code issue.

In order to utilize the slab, which is currently an eye sore, we decided to look into purchasing a carport. While inquiring about different carport options we were told by local businesses and residents about road blocks the City of St. Pete has in place, preventing residents from making the addition of a carport to their home.

We were very disappointed by this, as the current code requires unnecessarily costly carport styles, which we can not afford. The type of carport we are looking to install at our home, currently not allowed by the code, is aesthetically pleasing, functional and affordable.

Changing the code to allow for more flexibility in carport design would benefit both residents and local businesses. I hope City Council holds to their duty to properly serve the citizens of St. Pete and removes this unnecessary road block from the code.

Thank you for all of the great work done by you and your team.

Best,

--

Aleta Kane
C: 727 534 6912
M.S. Candidate
Department of Environmental Science and Policy
University South Florida St. Petersburg
Florida State, B.S. Environmental Science

City Council
PO Box 2842
St. Petersburg, FL 33731
March 9, 2017

Re: Report of LDR Neighborhood Review Committee

Members of City Council,

The Neighborhood Review Committee, in coordination with CONA and with input from many neighborhoods, has been closely following the work that the director of zoning, Liz Abernethy, and her team have been doing over the past year. We have conducted independent research on homes recently built throughout the City's Traditional neighborhoods and have reviewed the proposed changes. Staff has worked hard to address many LDR issues, and we are in general agreement with most of the proposed changes. We also understand that the concerns of developers and others must be considered as well, and therefore we are urging a final result that is fair and even-handed for residents, neighborhoods and the development community. Please keep in mind that some neighborhoods have been impacted much more than others, particularly some Traditional neighborhoods.

These are the major concerns and the **City-proposed solutions:**

- The consensus of many of the Traditional neighborhoods is that new homes constructed after the 2007 LDR rewrite are too large, built to the setbacks, and often have a boxy appearance.
  - **Establish a FAR (Floor Area Ratio) standard that will make new construction proportionate to the size of the lot.**

- Many of the new homes cover almost all of the lot, impacting drainage and contributing to flooding issues.
  - **Establish a Building Coverage Ratio (Building Footprint) that will determine a maximum building coverage standard.**
  - **Consider lowering the ISR (Impervious Surface Area Ratio) which determines maximum impervious surface coverage.**

- Many of the new homes do not fit in with the established character of the neighborhood or reflect recognized architectural styles.
  - **Create a manual of design guidelines, or Pattern Book, that will describe and illustrate the various architectural styles.**

The Review Committee agrees with the proposal to control over-sized and over-scaled construction using FAR, Building Coverage, and ISR. **Below is our rationale for lowering the City's proposed ratios.**

FAR is the total square footage of a house, including all floors, divided by the square footage of the lot. It should be noted here that the City has made a distinction in its statistics between "Gross" FAR and "Living Space" FAR. "Gross" FAR includes the garage and storage space, "Living Space" FAR does not. City-wide, the average "Gross" FAR is .30. Just for houses built since 2008, the "Gross" FAR is .44.

We believe a "Gross FAR" percentage that includes all the building structures on the site should be used as it is less confusing, creates fewer loopholes and is easier to administer.

The current staff proposal utilizes an FAR for "Living Space of .50. With the addition of 550 sq. ft. on average for garage and storage the proposed. This would mean an actual "Gross" FAR would increase to approximately .59. The proposal also included allowing for bonuses for better design that would help to break up the large boxy buildings that have recently been built. If an additional .15 was allowed for bonuses, this would provide an overall Gross FAR of approximately .74. This figure far exceeds what is currently being built in traditional neighborhoods, and therefore would offer no additional protection. In fact, if the City's "Living Space" FAR of .50 were to be applied, only 16 of the 232 houses city-wide would have been restricted in size. The Neighborhood Review Committee agrees with the utilization of bonuses for better design. However this approach will only work if the base threshold is lower than what people are building so that the bonuses are utilized.

Gross Floor Area is the sum of the gross area of all floors of a residence, measured to the exterior of the outside walls. This includes all floor areas of each floor of all principal buildings and all accessory buildings on the lot. Attics are considered as a floor if they are accessible via any means, except a pull-down attic ladder. Accessory structures include any structure that creates an impervious surface footprint. Examples include covered porches, garages, sheds, pool houses, pergolas, and lanais.

We are proposing a Gross FAR of .40 with bonuses of up to .15 for improved design and articulation, maxing out at .55.

Building Coverage Ratio is the square footage of the entire first floor building (and all accessory structures) footprint, divided by the square footage of the lot. For single family residential properties city- wide, the Building Coverage average is .24; since 2007, it has increased to .33 in both NS and NT neighborhoods. **The City is proposing a ratio of .50. Only 7 of the houses constructed city-wide since 2007 would have been restricted in size using this ratio.**

We are proposing that the Building Coverage Ratio not exceed .45.

Impervious Surface Ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surface on the site by the square footage of the gross land area.

We are recommending that the total ISR be no higher than .55.

Architectural Styles

We agree that a style manual or "Pattern Book" that can be referenced in the code will be very helpful to builders, residents, and staff in determining appropriate construction.

City Staff has proposed six additional amendments that pose concerns for neighborhoods. They include the following:

- **Fenestration** - Proposal to lower percentage of currently required fenestration (window and door placement). Many of the new houses have few or very small

windows on the sides and rear elevations. Reducing the percentage would result in awkward placement viewed from the exterior and dark interiors.

We are opposed to lowering standards for fenestration.

- **Accessory Structures** - City is proposing that structures over 200 sq ft such as sheds and carports be exempt from the requirement for matching materials and design. Consensus at public zoning workshops was not to lower standards across the board.

  We are recommending that this proposal be limited to NS-1 & NT-1 districts, or to a possible NT-5 district relating to the CRA.

- **Reinstatement** - City is proposing to relax some of the code requirements, particularly those regarding parking, and to give the department more latitude in reinstating units administratively.

  We are proposing that parking requirements be strictly enforced, as parking is becoming a major issue, particularly in neighborhoods close to downtown.

- **Redevelopment** - Due to earlier multi-family zoning, some neighborhoods are in jeopardy of having grandfathered, converted single family houses demolished for multi-family housing which often does not fit in with the character of the neighborhood. Many Traditional neighborhoods no longer need this redevelopment incentive which is now detrimental rather than a benefit.

  We propose that those neighborhoods which no longer need or benefit from Redevelopment projects, be exempted.

- **Front Porches** - The mass and scale of porches needs to be redefined, with porches being additive. Adding a 2nd story to a porch under the main roof creates an impression of height and mass and means that the entire front façade of the house can be moved into the porch encroachment.

  We recommend that porches be additive to the structure, not designed under the main roof.

- **Dock Roofs** - Adding roofs to docks impacts the view shed and visibility from the sidewalk for pedestrians. Although found in 3 areas of the city, those along Coffee Pot Boulevard have the most impact as this is a Scenic Route and was considered part of the Waterfront Park during the WFMP planning process.

  We recommend that roofs on docks in these 3 unique areas be prohibited.

- **Relaxation of Design Standards in NT-1 Districts** - The City has proposed a number of changes for this district designation to encourage redevelopment in the South Side CRA. These changes would also impact other areas of the City with unintended consequences.

  The Review Committee supports the proposal submitted by several Council Members to develop a zoning district specifically for areas of the CRA that allows and encourages redevelopment and affordable housing. We do not

recommend that NT-1 regulations be relaxed as this will have implications for other areas of the city that benefit from city-wide design standards.

NEIGHBORHOOD REVIEW COMMITTEE

LAND DEVELOPMENT REGULATIONS UPDATE

CITY COUNCIL MEETING 3/9/17

A SINCERE THANK YOU TO THE DEVELOPMENT REVIEW SERVICES STAFF FOR AN EXCELLENT JOB

– Traditional Homes too big

1.16.20.010.5 and 16.20.020.6 Maximum Development Potential both in NT and NS districts.

FAR

- Vague & confusing - not GFA - which is what we are doing

Overstating

Not what is proposed .65 w/ 500 s.f. .15

ZONING	# Homes	Average S.F. Living	Average FAR Gross	Average FAR LivingArea*	2008-2016 Average FAR Gross	PROPOSED
NS-1	29,230	1,531	0.25	0.18	0.45	5800 = 0.74
NS-2	5,356	2,073	0.26	0.18	0.44	0.74
NT-1	19,357	1,142	0.23	0.17	0.33	~~5800~~ 0.74
NT-2	11,474	1,303	0.27	0.20	0.43	5800 = 0.74
NT-3	3,178	1,925	0.32	0.24	0.54	0.74
NT-4	22	1,939	0.48	0.38		0.74
Total	68,617	1,652	0.30	0.23	0.44	0.74

min 5800 s.f. lot 500 s.f. = .09 = .74

PROPOSED FAR IS LIVING SPACE NOT GROSS FLOOR AREA

PROPOSED FAR = .74 (BASE, +STORAGE + BONUSES)

500 s.f.

WE ARE CONCERNED THAT THIS IS TOO HIGH

.65 .08 .63

THE NEIGHBORHOOD REVIEW COMMITTEE IS PROPOSING AN FAR OF .4 WITH BONUSES OF .15 FOR A TOTAL OF .55

ISR

No accurate data

1 story only

– don't have sufficient data to recommend change

ZONING	Citywide Average Building Coverage (for 1-story structures)	2008-2016 Average Building Coverage	City Proposed Building Coverage	Proposed Building and IRS coverage
NS	0.24	0.33	0.50	0.65
NT	0.23	0.33	0.50	0.65

No change

0.60

PROPOSED BUILDING COVERAGE AND ISR IS SIGNIFICANT

THE NEIGHBORHOOD REVIEW COMMITTEE IS PROPOSING A BUILDING COVERAGE OF .4 FOR BUILDING COVERAGE AND .55 FOR TOTAL ISR

?

PORCH LOCATION CONFIGURATION AND MASSING & ENTRIES
ARCHITECTURAL DETAILING AND FENESTRATION

SE 98-011
BOA 2002-05-20
BOA 2003-07-21

- 2002 & 2003 BOA case
608 2nd St N.

Old code ? 6th Ave N & 2nd St

REDEVELOPMENT PLAN PROCESS LEADS TO DEMOLITION AND INCOMPATIBLE NEIGHBORHOOD CHARACTER

Scale ?
Notice ?

ROOFS OVER DOCKS BLOCK VIEWS ALONG PUBLIC ROADWAYS

SUB AREA DESCRIPTION	COUNT
Base	477
Base Semi-finished	2
Canopy(only or loading platform)	15
Carport	19
Carport Unfinished	1
Detached Garage	54
Detached Semi-finished	2
Enclosed Porch	1
Enclosed Porch Unfinished	1
Finished attic (stairs, floors, walls, ceiling)	3
Garage	210
Garage Unfinished	1
Loading Platform(with canopy)	2
Lower Area Finished	16
Office Average	6
Office Good	1
Open Porch	314
Open Porch Unfinished	5
Screen Porch	13
Screen Porch Unfinished	4
Service Production	1
Store Sales	1
Upper Story	177
Upper Story High	1
Utility	20
Utility Unfinished	14
TOTAL	**1,361**

Count towards GFA

C.Ty. Living
Prop. Living Area
"conditioned space"

Gross
all subareas

effective

Elizabeth Abernethy

From: Michael G. Hernandez
Sent: Monday, March 09, 2015 9:22 AM
To: Elizabeth Abernethy
Subject: RE: Dock Map
Attachments: Docks_OldNortheast_Width.pdf

replace map.

From: Elizabeth Abernethy
Sent: Friday, March 06, 2015 10:13 AM
To: Michael G. Hernandez
Subject: FW: Dock Map

At your convenience (no rush)
can you tell us how many of these water lots are 50' in width or greater?

thanks
Liz

From: Susan Rebillot [mailto:suessweetsavorylife@gmail.com]
Sent: Thursday, March 05, 2015 7:04 PM
To: Elizabeth Abernethy
Cc: maryalicelange@gmail.com; rlreed@tampabay.rr.com
Subject: Re: Dock Map

Liz,
Thank you so much for taking on this extra work in order to address our questions and concerns about the Coffee Pot bayou docks. Do you know how many of the docks are of sufficient size that they would qualify for a permitted roof? If in actuality it is a small number, then this may not be a significant issue. We appreciate your work on this.

Best regards,
Susan Rebillot

On Thu, Mar 5, 2015 at 1:59 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Please see attached dock map as requested

Elizabeth Abernethy, AICP

Zoning Official

Development Review Services Manager

Planning & Economic Development Department

Elizabeth Abernethy

From: Jeffery Wolf <jwolf@jmwolf.net>
Sent: Friday, March 10, 2017 4:45 PM
To: Elizabeth Abernethy
Subject: RE: St. Petersburg Residential LDR Update - Table of proposed amendments and First Draft of Proposed Code changes

Elizabeth:
A quick scan of the NT districts in the proposed changes indicates that NT-3 still precludes accessory units. As I have mentioned in conversation with you I believe that there is no valid reason to exclude accessory units in NT-3. As far as I am aware a significant percentage of the homes in NT-3 zoning (including my own and most of the houses on my block) historically have had accessory units. My unit is now grandfathered and it puts an undue hardship on me to have to work around termite damage and aging of the structure rather than being able to replace it.

Having been involved with the Planning Commission in its varying configurations since around 1994, I am aware that the last significant re-write of the Land Development regulations was an attempt to match the zoning to the existing pattern of development in the various areas of the city. I think the NT-3 zoning has an existing pattern of development that includes accessory dwelling units and it should be revised to conform the NT-1 and NT-2 zoning in that regard.
Please pass my comments on to Council.
If necessary I will send this as a letter to council.
Thanks.
Jeff Wolf

Jeffery M. Wolf,CGB, CGP, GCP
Jeffery M. Wolf General Contractor, Inc.
2724 22nd Street N., St. Petersburg, FL 33713
727.895.4858 office // 727.822.8028 FAX
HTTP:\\jmwolf.net

Please consider the environment before printing this e-mail

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, March 10, 2017 4:17 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: St. Petersburg Residential LDR Update - Table of proposed amendments and First Draft of Proposed Code changes

Good afternoon,

Please find attached an updated summary table of the proposed code amendments to our residential land development regulations, and a copy of the first working draft of the code changes, in a strike-out/underline format.
This will be presented to the City Council Committee of the Whole next Thursday at 8:00 AM, City Hall, Conference Room 100

Please feel free to send me any comments on these documents at any time.

Pinellas REALTOR® Organization

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President and CEO

Tom Shelly
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Director

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Director

Xina Rim
Director

Tom Steck
Director

Fred Hintenberger
Director

Marsha Gordon
Director

March 10th, 2017

Hon. Darden Rice
175 5th Street North
St. Petersburg, FL 33701

Dear Chairwoman Rice,

Since the Great Recession, St. Petersburg has seen a renaissance of redevelopment in the downtown core, but sporadic redevelopment in other neighborhoods. Many stakeholders believe that the long-term health of the city's economy depends on access to quality affordable housing, and the protection of property values moving forward. Over the last year, city staff has engaged in a thorough process to analyze and recommend changes to the city's residential land development regulations (LDR) in an effort to create more opportunities for redevelopment and balance concerns of neighborhood activists. We applaud the effort staff has undertaken, and at this time, we offer our input on the proposed changes.

First, we understand the current housing stock is limited for several income levels. Notably, single family homes with three or more bedrooms. In 2016, they made up less than 47% of the residential units sold. Furthermore, those same units make up priced less than $250,000 made up just 27% of the market. That means quality affordable housing is limited. We encourage City Council to encourage public policy that would address these issues. At the same time, we encourage City Council to cognizant of any public policy measures that would adversely affect property values. Most often, a family home is one's most valuable asset. With that in mind, here are several LDR changes we would like to address and our recommendations:

1. ***Section No. 16.20.010.5 Neighborhood Traditional Single-Family Districts Maximum Development Potential***
   Staff calls for creating a maximum building coverage standard and maximum Floor Area Ratio (FAR). Reasonable standards do make sense. We propose a maximum FAR of .75, not counting bonus FAR proposals. Based on the presentation by Elizabeth Abernethy there are few abuses currently in our neighborhoods. Even among homes that have FAR of more than .75 typically, do not seem out of place, bulky, or imposing, as she pointed out during her presentation to the Committee of the Whole. Before proceeding further, and in an effort to fully grasp the ramifications of reduced FAR, the city should do an economic analysis of land values effected by reduced home sizes.

4590 Ulmerton Road | Clearwater, FL 33762 |

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Xina Rim
Director

Tom Steck
Director

Fred Hintenberger
Director

Marsha Gordon
Director

2. ***Section No. 16.20.010.5 Neighborhood Traditional Single-Family Districts Maximum Development Potential Minimum Lot Size***
   Staff's assessment of the issue and subsequent recommendation are in-line with our experiences in the market. We recommend City Council adopt the recommendation as presented.
15. ***Section No. 16.20.010.11 Neighborhood Traditional Single-Family Districts Building Design Building Style***
    Staff goal is to maintain "character" of neighborhoods by preserving a desired uniqueness. To do so they recommend a measurable standard that would eliminate repetitive design. Unfortunately, while well intended, this proposal has the unintended consequence of increasing costs for homebuilders. This is not a problem in affluent, high demand neighborhoods, but distressed neighborhoods need the financial flexibility afforded by repetitive design. Furthermore, this would be an encumbrance on the private property rights of those who wish to develop their property in a responsible and affordable manner.
20. ***Section No. 16.20.010.11 Neighborhood Traditional Single-Family Districts Building Design Wall Composition***
    Staff's assessment of the issue and subsequent recommendation are in-line with our experiences in the market. We recommend City Council adopt the recommendation as presented.
24. ***Section No. 16.20.010.11 Neighborhood Traditional Single-Family Districts Accessory Structures***
    Staff's assessment of the issue and subsequent recommendation are in-line with our experiences in the market. We recommend City Council adopt the recommendation as presented.
35. ***Section No. 16.20.020.6 Neighborhood Traditional Single-Family Maximum Development Potential***
    Once again, staff's efforts to address complaints about "size" and "bulk" are understandable, but any proposed changes should respect private property rights, and the economic burden of artificially reducing the size of homes. Second floor setbacks on their face seem minor, but City Council should consider that regulation of "box-like" design would not appease complaints by residents whose homes are simply smaller than the newly constructed property. The consequence of such regulation could be detrimental to property values and an unfair encumbrance of private property rights.

2017 Leadership Team

David B. Bennett, CAE
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45. ***Section No. 16.20.020.12 Neighborhood Suburban Single-Family Districts Building Design Accessory Structures***
    Staff's assessment of the issue and subsequent recommendation are in-line with our experiences in the market. We recommend City Council adopt the recommendation as presented.
76. ***Section No. 16.70.040.15.E.3 Redevelopment of Grandfathered Uses. Standards for Review. Floor Area Ratio Bonus.***
    Grandfathering exists for a very important reason. It provides a legal avenue for property owners to exercise legal rights they agreed to when they purchased a property. Removal or lessening of any property rights after purchasing a property could have financial and personal consequences for a homeowner, and reduce the value of existing land and housing stock. New regulations imposed for new buyers is understandable, but is unfair to remove or restrict development rights that were agreed upon at time of purchase.

An update to the LDR is a worthy endeavor. We applaud staff and council for their efforts to do so, and hopefully, our thoughts above will further the discussion. We look forward to working with staff and Council to craft the best possible LDR for our city. Together we can create an environment for builders at every price point, and alleviate the housing issues St. Petersburg faces.

If you have any questions please reach out to Joe Farrell at JFarrell@TampaBayRealtor.com.

Sincerely,

Tom Shelly

Hon. Tom Shelly
2017 Chairman of the Board

Sincerely,

David B. Bennett, CAE
President & Chief Executive Officer

4590 Ulmerton Road | Clearwater, FL 33762 |

PINELLAS REALTOR® ORGANIZATION

www.PinellasRealtor.org

Elizabeth Abernethy

From: Ben Gelston <ben.gelston@gmail.com>
Sent: Monday, March 13, 2017 12:16 PM
To: devrev; Elizabeth Abernethy
Subject: Fwd: Important! - Proposed Land Development Regulation Updates - 2017 Saint Petersburg, FL
Attachments: ResLDR_Table of Amendments 01 13 16.pdf; LDR Statement.pdf

See Below

Ben Gelston
Canopy Builders LLC
727-560-0737

Begin forwarded message:

From: eugene frame <mframere@yahoo.com>
Subject: Important! - Proposed Land Development Regulation Updates - 2017 Saint Petersburg, FL
Date: February 24, 2017 at 5:27:08 PM EST
To: Eugene Frame <mframere@yahoo.com>
Reply-To: eugene frame <mframere@yahoo.com>

Greetings,

I am writing you to bring you up to speed, if you are not already, on proposed amendments to the Saint Petersburg, FL Land Development Code. The City is proceeding down the path of approving more than 60 Land Development Regulation changes for Saint Petersburg. Many of the proposed changes are innocuous, minor changes, but several are alarming and potentially detrimental to the home owners, land owners and the residential development community.

The primary proposal of concern is the introduction of a FAR limit where none currently exists today (FAR =Floor to Area Ratio). New home sizes will be severely restricted should the FAR provision pass in its current form. Current building size limits, based on setback criteria, are as high as 1.427 FAR on a single family residence (NT-2 zoning 50'x116'), new proposals will reduce FAR to as low as .40 FAR (NS-2 zoning) and the possibility exists for the FAR to be revised even lower before official adoption. This proposal is much more than a simple topic for Land Development Regulation, rather it is taking of private property rights from the citizens of Saint Petersburg without due process (such as a formal rezoning where affected parties are directly notified).

According to the City the average new construction home in the NT zoning districts is currently 2,533 sq ft; under the proposed new Land Development Regulations a 45' x 100' lot in NT-1 would be restricted to a 2,025 sq ft house. Not only is this house smaller than what the market currently demands, it also reduces the land value for the current land owner by roughly $30,000!

Please join me in voicing your concerns to your elected leaders, let them know that it is not acceptable to take property rights away from the general public without their direct consistent and knowledge. At minimum there should be direct mailings to every affected land owner that includes the details of the proposal in addition to a third party economic analysis, sanctioned, and managed by the City, to inform the land owners how these Land Development Regulations will affect them financially. With changes of this magnitude, this process should be done through the rezoning process, not an update to the Land Development Regulations which is a back door approach to what should be a very public process.

I suggest that interested parties send email their concerns to all eight City Council members, the Mayor's office, and Elizabeth Abernethy the zoning official spearheading the changes. Concerned property and business owners should also set up meetings with the City Council Members.

EXCERPTS FROM PRESENTATION TO THE COMMITTEE OF THE WHOLE (CITY COUNCIL)
Elizabeth Abernethy, January 19, 2017

# of New Single Family Homes Permitted Since the Zoning Regulations were amended in 2007

Total Number of Single Family Homes = 68,623
New Homes = 1.35%

Year	Homes Permitted
2007	45
2008	58
2009	29
2010	44
2011	79
2012	72
2013	109
2014	139
2015	166
2016	191
Total	932

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Analysis: Citywide

ZONING	# Homes	Average S.F. Living	Average FAR Gross	Average FAR LivingArea*
NS-1	29,230	1,531	0.25	0.18
NS-2	5,356	2,073	0.26	0.18
NT-1	19,357	1,142	0.23	0.17
NT-2	11,474	1,303	0.27	0.20
NT-3	3,178	1,925	0.32	0.24
NT-4	22	1,939	0.48	0.38
Total	**68,617**	**1,652**	**0.30**	**0.23**

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Homes constructed after 2007 code change: 2008-2016

ZONING	# Homes	Average S.F. Living	Average FAR Gross	Average FAR LivingArea*
NS-1	298	3,321	0.45	0.32
NS-2	61	3,257	0.44	0.27
NT-1	170	1,590	0.33	0.26
NT-2	181	2,051	0.43	0.32
NT-3	46	3,080	0.54	0.41
Total	**756**	**2,660**	**0.44**	**0.31**

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NT Homes over proposed limit

LAND SIZE	LAND AREA SQ FT	STORIES	YEAR BUILT	Gross Area	Living Area	FAR Living Area	ADDRESS
NT-1				0	2000	0.45	
45x127	5,650	2	2016	3,966	3,128	0.55	225 35TH AVE N
45x110	4,948	2	2015	2,981	2,283	0.46	4920 3RD ST N
NT-2				2	2600	0.50	
45x49	2,269	2	2015	1,978	1,694	0.75	1019 7TH ST N
45x127	5,593	2	2016	3,919	2,900	0.52	646 34TH AVE N
50x121	6,050	2	2016	4,320	3,240	0.54	1034 18TH AVE N
50x100	4,970	2	2016	3,747	3,070	0.62	265 21ST AVE SE
NT-3				4	3800	0.55	
50x104	5,118	2	2015	4,133	3,342	0.65	158 21ST AVE N
62x110	6,791	2	2015	4,750	3,827	0.56	145 16TH AVE NE
50x128	6,290	2	2016	4,850	4,094	0.65	123 27TH AVE N
60x110	6,761	2	2016	4,900	4,136	0.61	712 16TH AVE NE

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Proposed FAR limits & Number of homes Exceeding Proposed Limits in 2015 and 2016

ZONING	Proposed Living Area	# House Over 2015	# House Over 2016
NS-1	0.50	2/43	4/30
NS-2	0.40	0/8	0/10
NT-1	0.45	1/22	1/19
NT-2	0.50	1/37	3/45
NT-3	0.55	2/10	2/8
NT-4	0.50	0	0

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Building Coverage Limits

ZONING	Citywide Average Building Coverage	2008-2016 Average Building Coverage	2016 Average Building Coverage	Proposed Building Coverage
NS	0.24	0.32	0.33	0.50
NT	0.23	0.32	0.44	0.50

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Properties above proposed building coverage limit:

LAND SIZE	LAND AREA SQ FT	YEAR BUILT	Gross Area	Living Area	Building Coverage	ADDRESS
46x129	5,759	2016	2,954	2,088	**0.51**	4040 18TH ST N
50x115	5,750	2016	2,990	2,142	**0.52**	5525 2ND AVE N
50x115	5,750	2016	2,942	2,142	**0.51**	5517 2ND AVE N
43x127	5,458	2016	2,821	1,593	**0.52**	2424 14TH AVE N
43x127	5,458	2016	2,821	1,593	**0.52**	2418 14TH AVE N
40x75	3,054	2007	1,710	1,222	**0.56**	3001 12TH AVE S
50x128	6,338	2016	4,037	3,367	**0.64**	207 27TH AVE N

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Kathryn Younkin

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Thursday, March 16, 2017 3:45 PM
To: Elizabeth Abernethy; Kathryn Younkin
Subject: 16.20.010.7 & 16.20.020.8
Attachments: Illustration.pdf

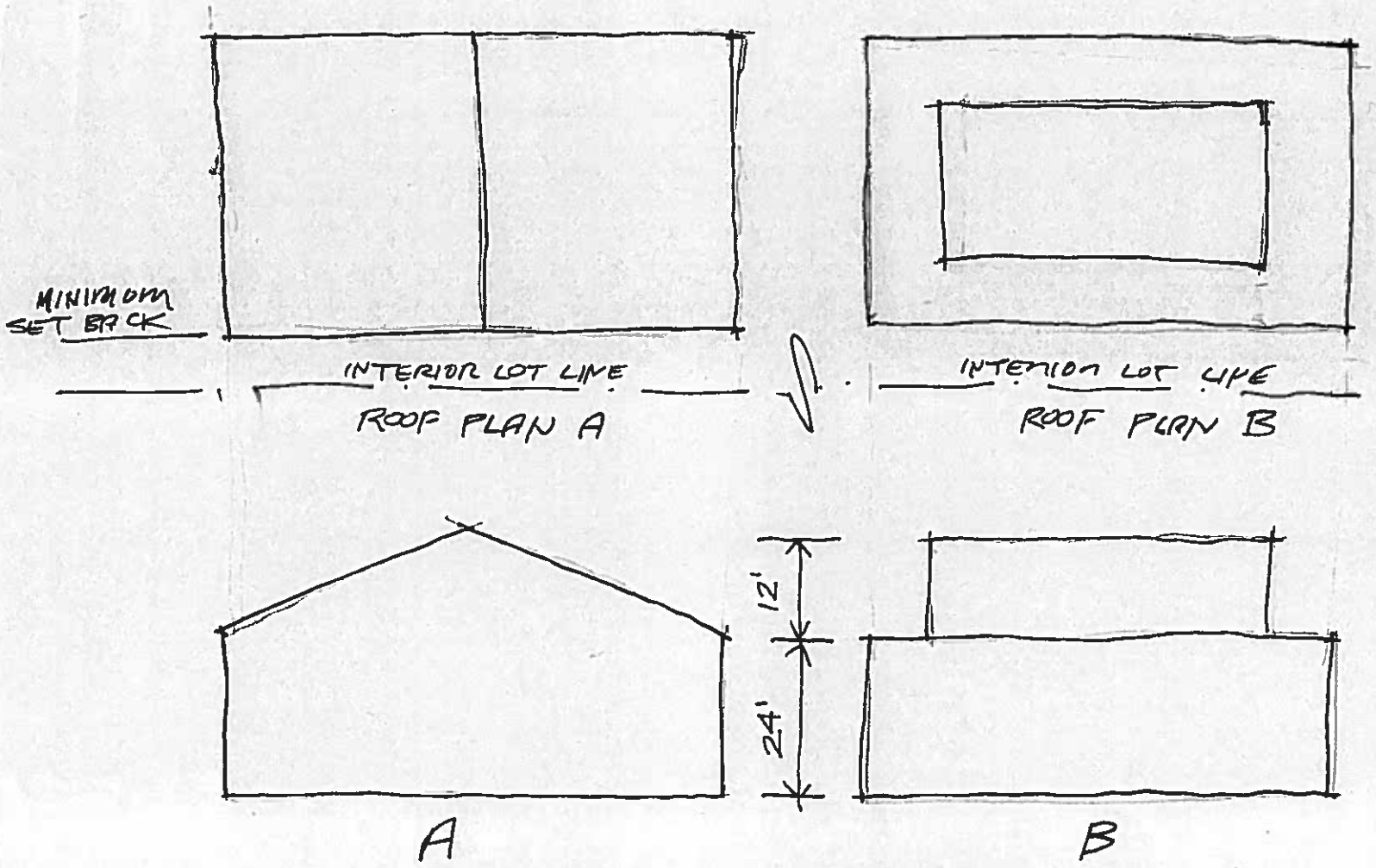
Dear Liz and Kathryn,

Since the zoning code is undergoing scrutiny I would like to bring up the need for clarification, in my opinion, of the above two sections with regard to houses with gable roofs, the end walls of which face the interior property line at the minimum setback. The first sentence of both sections states "Required building setbacks increase above 24 feet in height except for towers, turrets, and dormers as provided herein." The drawing for Sloped Roof Structures that immediately follows this paragraph is noted by "Portions of buildings above 24 feet must be contained within a roof." That drawing to me suggests that the eave is running parallel with the property line. It seems to me that the code as it is written does not allow gable end walls that are higher than 24' to face an interior lot line at the minimum setback.

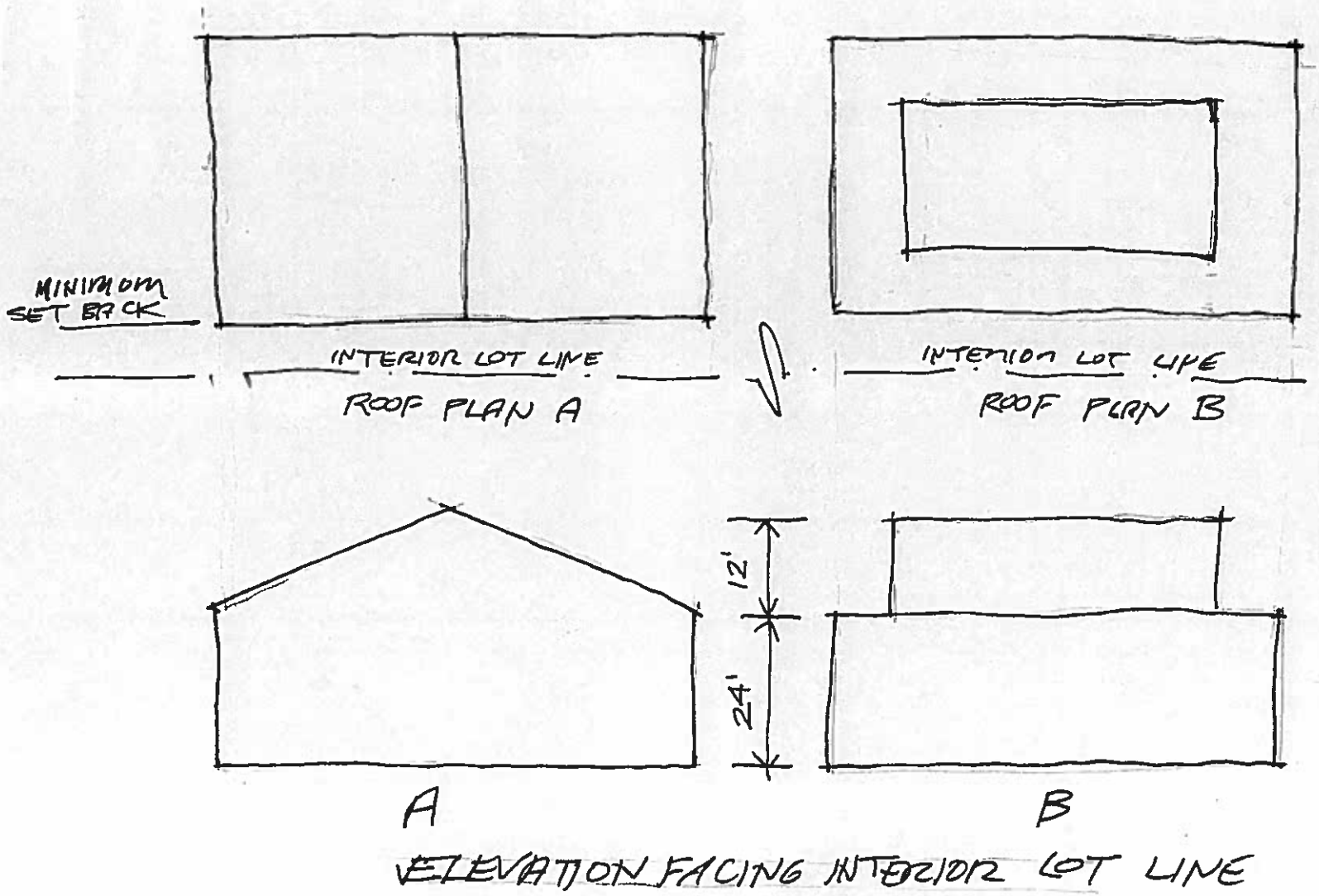
I think the intent of the code is to prevent the canyon effect of tall walls next to the property line. This provision not only promotes more natural light between neighboring houses, but it also mitigates the boxy effect. However, if you think that houses designed as per "A" in the attached illustration are permissible, then I suggest language should be added to the code that says gable end walls that extend higher than 24' are permitted to be at the minimum setback.

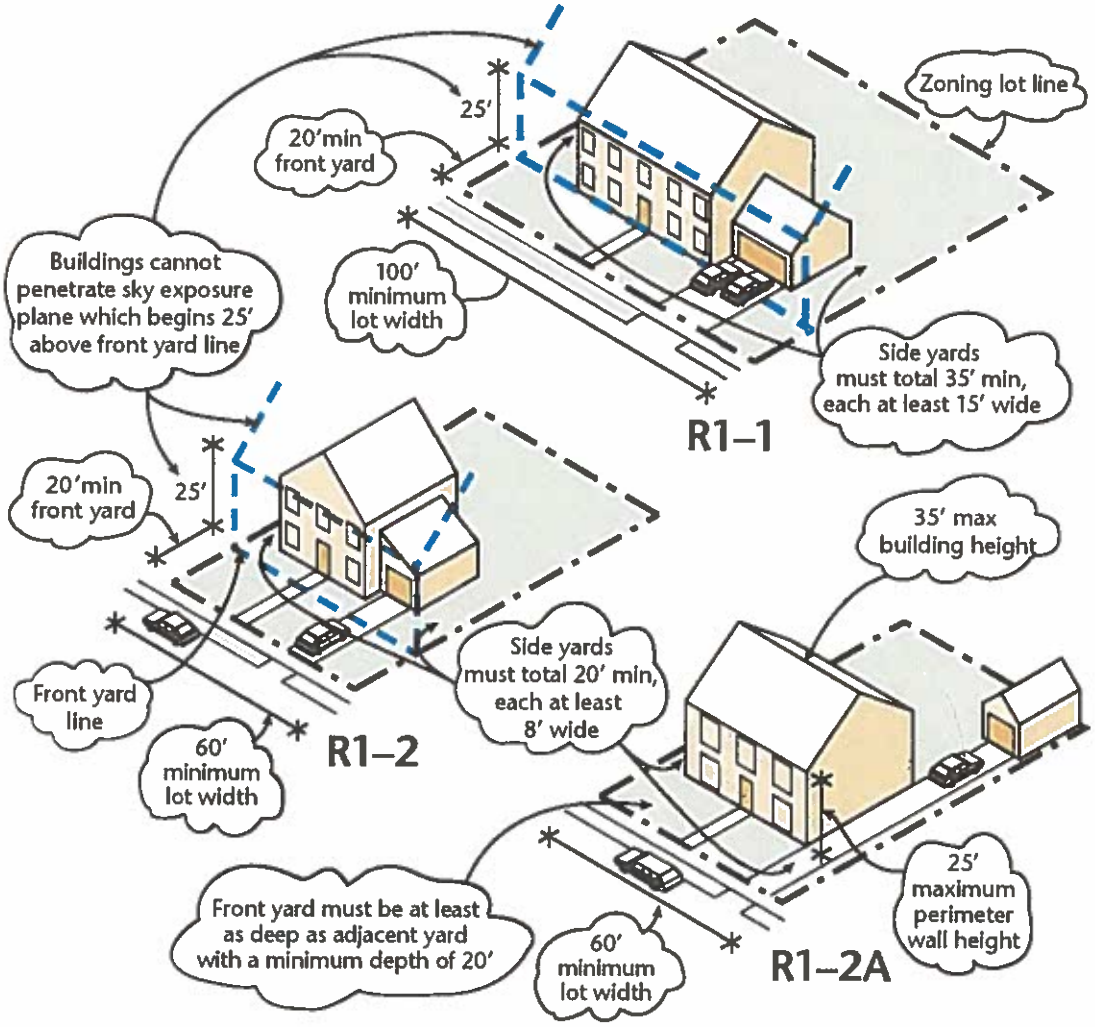
Thanks for your consideration on this matter.

Doug Gillespie, Architect
145 10th Avenue North, Unit 9
St. Petersburg, FL 33701



ELEVATION FACING INTERIOR LOT LINE


MINIMUM SET BACK
INTERIOR LOT LINE
ROOF PLAN A
INTERIOR LOT LINE
ROOF PLAN B
12'
24'
A
B
ELEVATION FACING INTERIOR LOT LINE



Single-Family Detached Residences											
	Lot Width (min)	Lot Area (min)	FAR (max)	OSR (percent)	Front Yard (min)	Rear Yard (min)	Side Yards (min)			Building Height/ PerimeterWall (max)	Required Parking (min)
							#	Total	Each		
R1–1[1]	100 ft	9,500 sf	0.5	150.0	20 ft	30 ft	2	35 ft	15 ft	na[4]	1 per dwelling unit
R1–2[1]	60 ft	5,700 sf	0.5	150.0	20 ft	30 ft	2	20 ft	8 ft	na[4]	1 per dwelling unit
R1–2A[1]	60 ft	5,700 sf	0.5	na[2]	20 ft[3]	30 ft	2	20 ft	8 ft	35 ft/25 ft	1 per dwelling unit

[1] *Regulations may differ in Lower Density Growth Management Areas*
[2] *30% maximum lot coverage*
[3] *Front yard must be at least as deep as an adjacent yard with a minimum depth of 20 feet*
[4] *Height controlled by sky exposure plane, a sloping line that begins at a height of 25 feet above front yard line*

Elizabeth Abernethy

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Thursday, March 16, 2017 3:45 PM
To: Elizabeth Abernethy; Kathryn Younkin
Subject: 16.20.010.7 & 16.20.020.8
Attachments: Illustration.pdf

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Thanks for your consideration on this matter.

Doug Gillespie, Architect
145 10th Avenue North, Unit 9
St. Petersburg, FL 33701

Elizabeth Abernethy

From: Joe Farrell <jfarrell@tampabayrealtor.com>
Sent: Friday, March 17, 2017 2:49 PM
To: Elizabeth Abernethy
Subject: RE: Residential LDR Update Request for Feedback
Attachments: LDR Statement.pdf

Thank you Liz. We look forward to working with you and the council as this moves forward. Unfortunately, this is a tough time of year for our Public Policy Committee. Instead of you coming here, we are going to have a couple key members of our association attend the Chamber's meeting scheduled with you. Two birds with one stone that way.

We commend the efforts your office has undertaken on this issue, and we like many of the proposed changes especially changes to minimum lot sizes, mother-in-laws, and car ports.

We do have reservations on the proposed FAR limitations. We understand some members of the public are upset with level and design of new construction. We believe a FAR of .5 is too small. This would dramatically decrease property values. Because FAR is new to residential development in St. Petersburg, we believe an economic analysis of the effects FAR could have on properties in St. Petersburg is prudent at this time. We also have reservations based on property rights, but for now, we urge that the city move forward with economic analysis of the impact of FAR before moving forward with implementation.

Perhaps we could remove FAR from the proposed updates, move forward with the remaining ones, and revisit FAR once and analysis has been done? Like I said, there is a lot of great stuff in this update that would benefit the city and its residents. It would behoove all to move forward with those parts ASAP.

We have been following this issue closely and have met with a majority of the city council members to share our thoughts. I have attached a copy of the letter we have been circulating amongst city council.

Thanks

Joe Farrell
Director of Public Affairs
Pinellas REALTOR® Organization
4590 Ulmerton Road | Clearwater, FL 33762
P: 813.731.8194 | jfarrell@tampabayrealtor.com
www.PinellasRealtor.org | Pinellas Realtors on Facebook

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, March 17, 2017 11:06 AM
To: jfarrell@tampabayrealtor.com; tnorton@stpete.com
Subject: FW: Residential LDR Update Request for Feedback

Good morning,
I want to reach out and let you know that I am available to present our proposed changes to the residential land development regulations to your organizations.
I have been presenting to various neighborhood associations and CONA, and would appreciate the opportunity to do the same for your groups.

I can make myself available anytime, with the exception of April 7th-20th, when I will be traveling out of the country.
If your meetings fall within this time frame, I can have Kathryn Younkin, our Deputy Zoning Official do the presentation.

Elizabeth Abernethy

From: paulwiezorek@gmail.com on behalf of Paul Wiezorek <paul@wiezchoice.com>
Sent: Monday, March 20, 2017 5:05 PM
To: Elizabeth Abernethy
Subject: Re: Residential LDR Update Request for Feedback

I think the FAR schedule is confusing and will have A LOT of issues in interpretation. The basic idea and basic FAR is completely understandable however, when you get into credits for additional setbacks it gets confusing.

- If the walls on the first and second floor are in line with each other vertically, but are further back from the minimum setback do you get credit? If not, I think it should since it is a reduction in the possible mass of the home to the setback.
- If some, but not all of the walls are set back from the minimum setbacks or from the first floor do you get some credit?
- I did not understand the 1:1 ratio on the sides of the building for architectural articulation.
- Do mechanical equipment platforms factor into the FAR? Pool equipment, AC equipment, Slab on grade or up to a certain height? Roof covered areas only?
- I think the repeating elevation requirement should be more strict. No home can have the same front elevation on the same block and not within four homes on an adjacent block.

It is not necessarily the best building practice to set back the second floor from the first floor, because in order to support two story block construction the block walls of the first and second floors generally need to line up. When you see walls that are set back from the first floor walls, that is usually frame construction. I would think the city would rather encourage two story block homes. While I agree that some builders do a much better job of incorporating nice design features in their homes, the same could easily be said for homes built in the 1950s and 1960s. Sometimes the market has to force the aesthetics IMO.

Right now we are getting a lot of contemporary home requests. I would like for the parapet wall height information more clearly labeled with the other allowable roof/eave heights. It does not fit the top of eave criteria that is in the standards. Your standards also penalize people who want a flat roof on a contemporary home. The eave height is not taken into account. A flat roof will be thicker and the top of the drip edge is higher than a sloped roof even if the ceiling heights are the same inside the home.

I appreciate being asked to participate in this revision discussion. You may want to ask people who have recently built new homes to also be involved in the future. I think you would get different feedback than the people who are in older homes. We kind of get the feeling that we are playing by the rules by building homes above the flood heights specified by the city, while getting slammed for building homes too tall.

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On Fri, Mar 17, 2017 at 10:55 AM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Good morning,

Kathryn Younkin

From: Elizabeth Abernethy
Sent: Tuesday, March 21, 2017 7:42 AM
To: Kathryn Younkin
Subject: FW: Residential LDR Update Request for Feedback

For our discussion,

Thanks!
--Liz

From: paulwiezorek@gmail.com [mailto:paulwiezorek@gmail.com] **On Behalf Of** Paul Wiezorek
Sent: Monday, March 20, 2017 5:05 PM
To: Elizabeth Abernethy
Subject: Re: Residential LDR Update Request for Feedback

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On Fri, Mar 17, 2017 at 10:55 AM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Good morning,

Thought you might like to see this presentation from yesterday's Committee of the Whole Meeting

Based on the feedback from City Council yesterday, we are to analyze a .50 FAR with a max. 0.20 bonus FAR provision (no garage exemption) as an alternative to the current staff recommendation of a 0.50 FAR w/ 500 s.f. garage exemption, and a max. 0.15 bonus FAR provision

Please let me know if you have any feedback on any of the code changes

I will include your comments in the addendum to the Public Participation report, which will be provided to the DRC before the hearing on May 3rd, and will be provided to City council before the hearings, tentatively scheduled for June.

Staff would really like to have some feedback from the builders/designers, and if any of the new language is not clear or poses concerns, we'd like to know about it in the next few weeks.

In particular, please review the FAR requirement and the associated bonus criteria (page 6), the repetitive design section (page 13, Section d.2) and changes to the fenestration and transparency requirements (page14)

Sometimes what we write seems clear to us, but when someone else reads it, it isn't…

Our goal is to have clear and consistent standards, and we have time to make changes before this goes to the May 6th public hearing

Please feel free to forward to anyone else you think might be interested,

Have a great weekend,

Regards,

Elizabeth Abernethy, AICP

Zoning Official, Development Review Services Manager

Planning & Economic Development Department

City of St. Petersburg

P.O. Box 2842, St. Petersburg, FL 33731

727-892-5344 / Fax: 727-892-5557

Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

Your Sunshine City

--
Paul Wiezorek
Wiez Design & Construction
President
813 841-3330
wiezchoice.com

Elizabeth Abernethy

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Tuesday, March 21, 2017 5:24 PM
To: Elizabeth Abernethy
Cc: Kathryn Younkin; 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg
Attachments: 1.TWO STORY HOUSE SITE PLAN.pdf; 2. TWO STORY SECTION AND ELEVATIONS.pdf; 3.TWO STORY GABLE VS HIP ROOF.pdf; 4. 27TH AVE N.jpg; 5. 27TH AVE N.jpg; 6.19TH AVE N.jpg; 7.9TH AVE N.jpg; 8.16TH AVE N.jpg

Liz,

I read through the 3/10/17 updated Working Draft and wonder if it is not too late to for you to consider two proposals for Residential Floor Area Ratio Bonus.

Obviously, the over powering of two story houses in context of one story houses (and even in context of many existing two story houses) is the actual height. I propose a bonus of .02 for reducing the beginning of the roof line to 23 feet (overall to 35 ft) and additional .02 bonus to reduce the beginning of the roof line to 22 feet (overall to 34 ft). As you can see from the attached drawings (1 & 2), even at 22 feet a one can have 9' ceilings on the first and second floor. (I know, some developers think you have to have 11' ceilings)

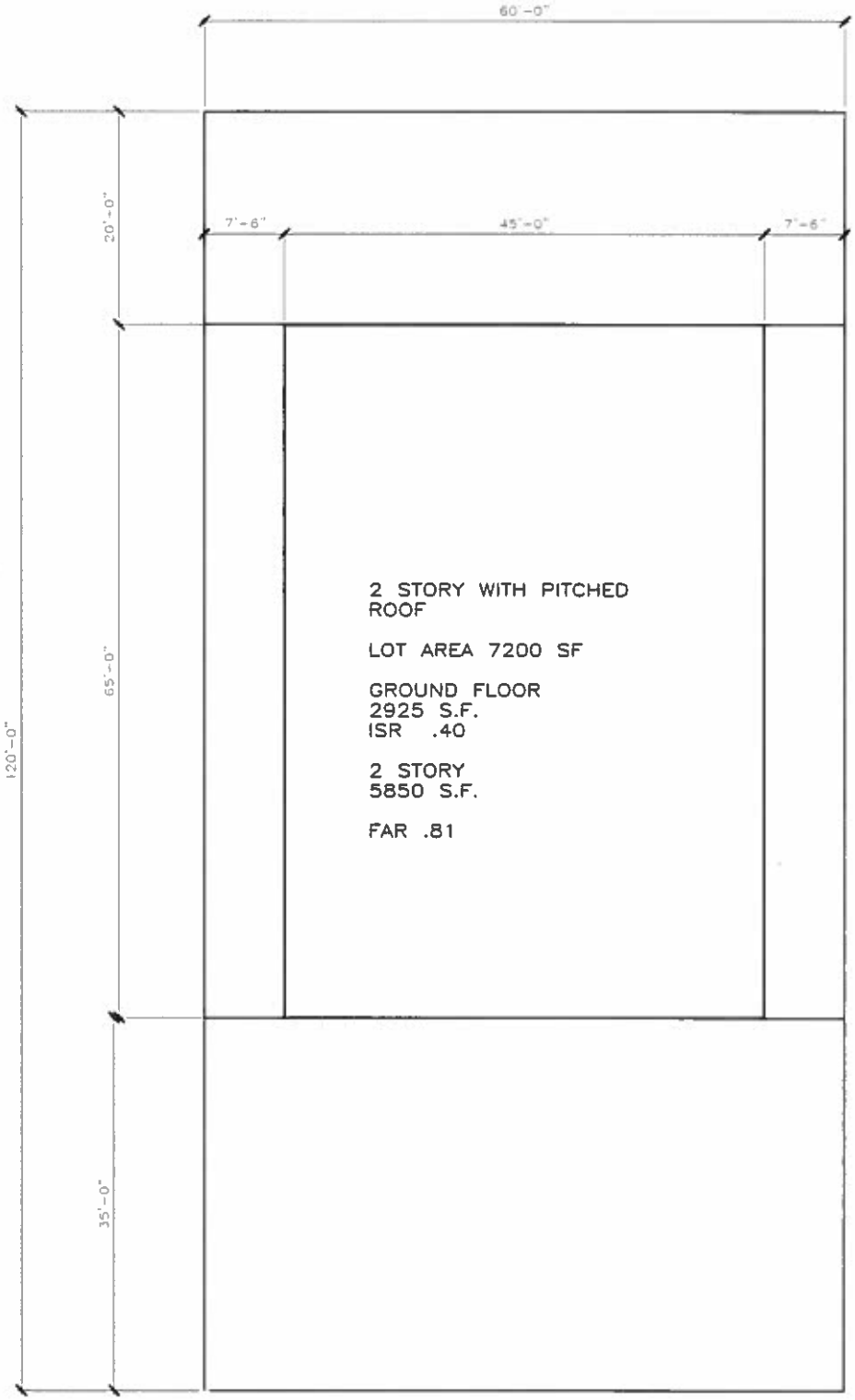
Secondly, another way of reducing the visual bulk of a house from the street is the orientation of the eave on a two story house with a pitched roof. If the eave runs parallel to the street such as one would have with a hip roof, the visual impact is reduced. Please see the attached drawing (3) that shows the gable end wall facing the street versus a hip roof. Also, I have attached photos of two new side by side houses on 27th Avenue North in order to illustrate this idea (4 & 5). I have also attached photos of two houses under construction where one house has a gable end wall facing the street and the other uses hip roofs (6 & 7). Also attached is a photo of a house that has a second story addition under construction that I think would have benefitted from having the eave running parallel with the street (8). I proposed a bonus of .02 for the main roof of a two story house to have the eave parallel with the street. (Not necessarily a hip roof, could be a gable roof with the eave running parallel with the street.

In my opinion the side setback bonus for the second floor will not be very popular because of methods of construction. I see many houses these days being constructed with concrete block bearing walls in lieu of wood studs (for high wind bracing), so transferring the load of those walls plus the roof load would entail engineering the second floor joists to transfer the loads to the first floor walls. . Even so how would the designer handle the ledge that is created by such a setback? I think it would lead to some peculiar designs. Because of cost I think builders will opt for standard construction.

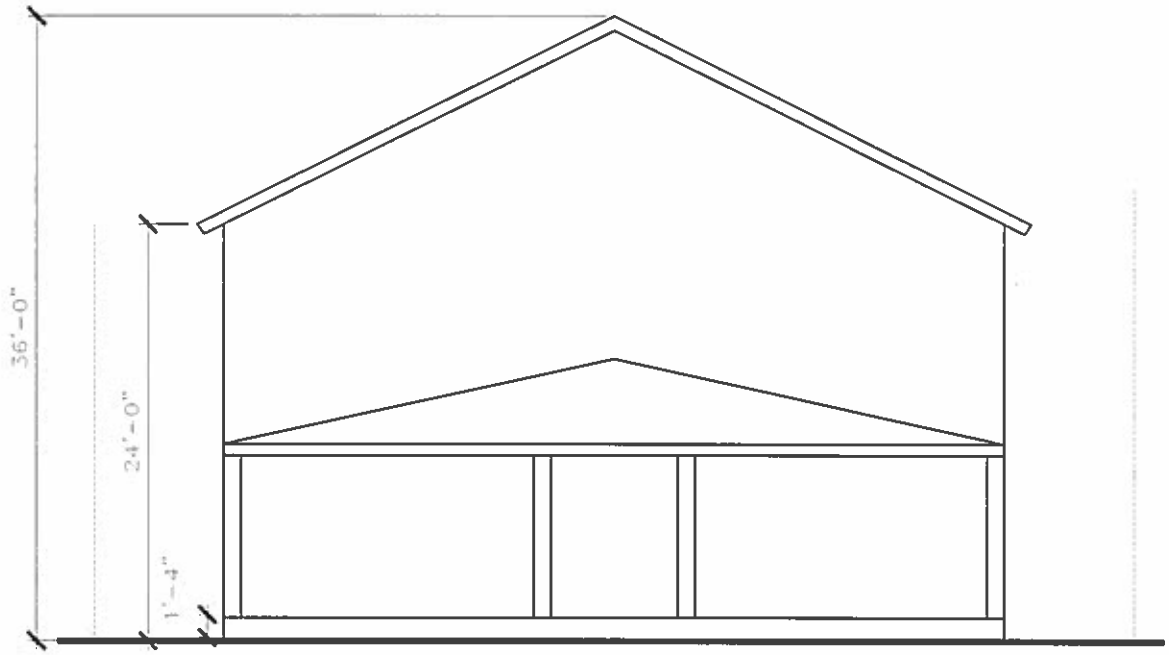
I also would like to see the bonuses maximum be raised to .2.

Thanks for your consideration.

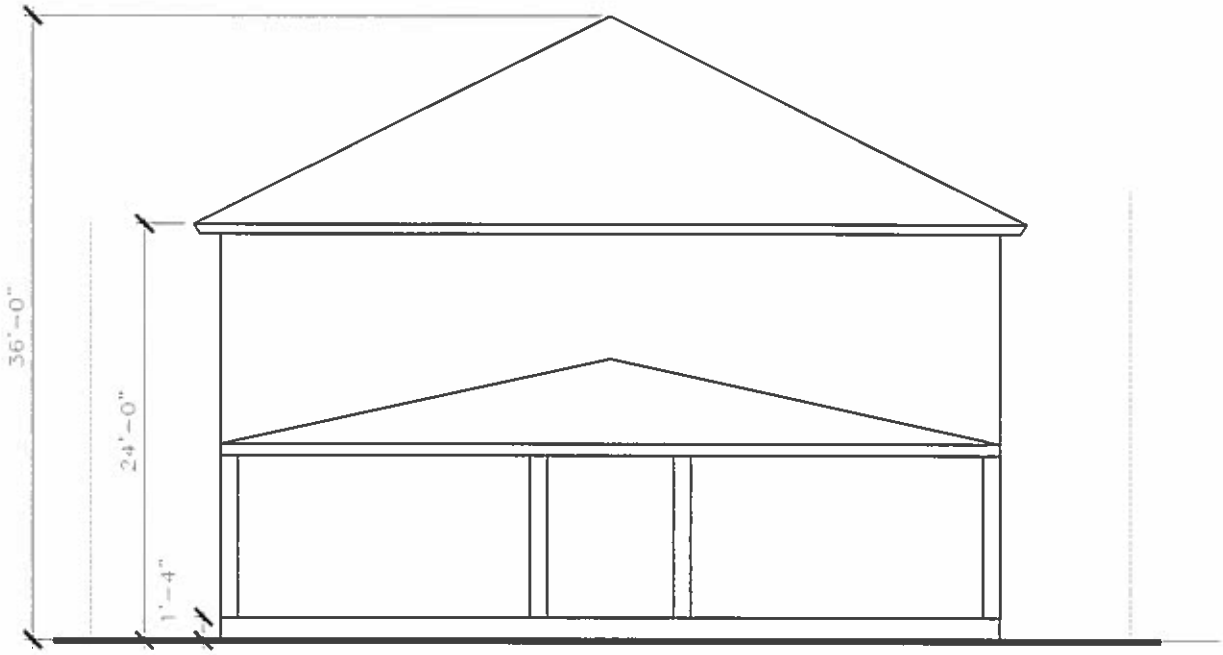
Doug Gillespie, Architect
145 10th Ave. N Unit 9
St. Petersburg, FL 33701


60'-0"
20'-0"
7'-6"
45'-0"
7'-6"
65'-0"
120'-0"
35'-0"
2 STORY WITH PITCHED ROOF
LOT AREA 7200 SF
GROUND FLOOR
2925 S.F.
ISR .40
2 STORY
5850 S.F.
FAR .81

7200 S.F. SITE

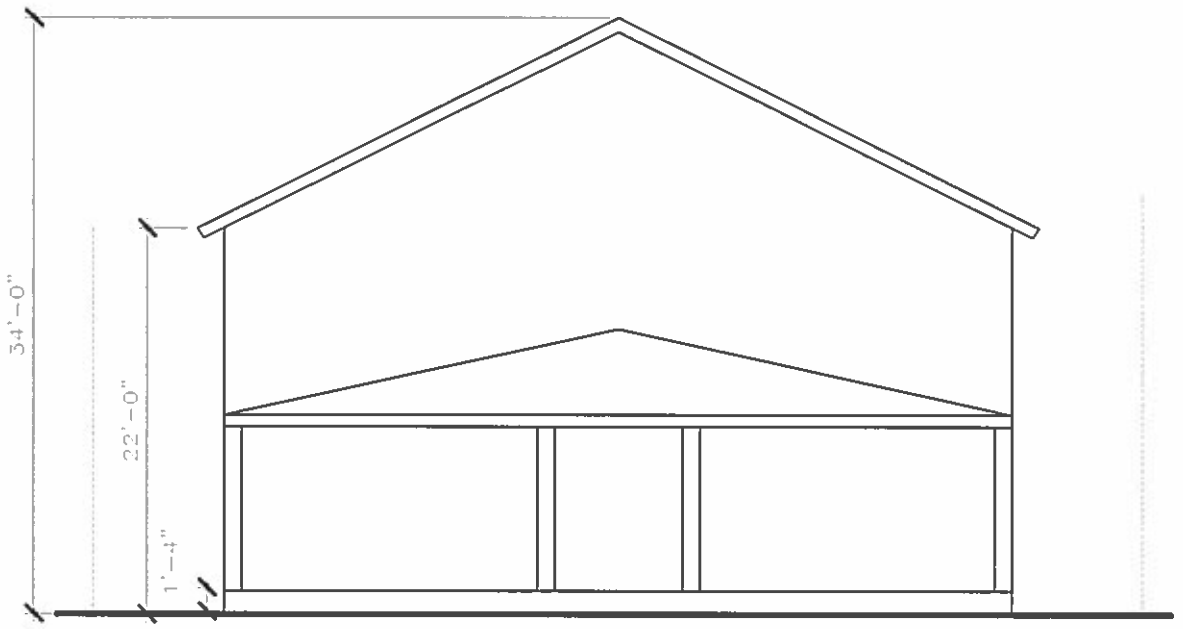


GABLE ROOF

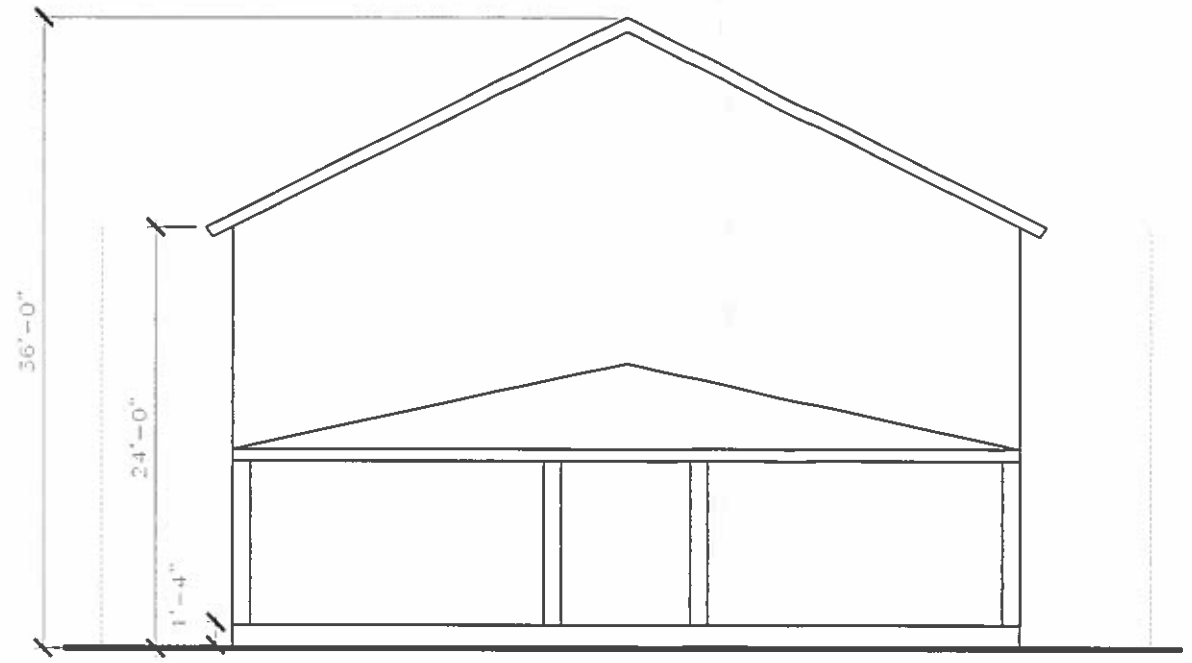


HIP ROOF

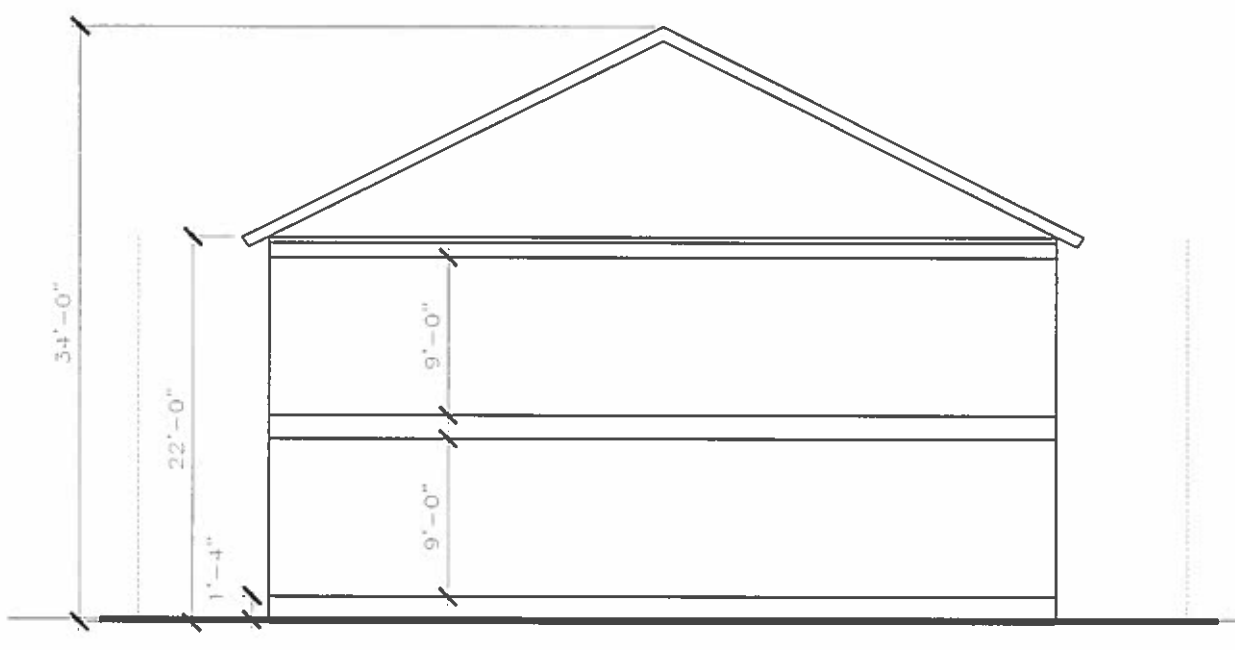
Tyvek
Tyvek
Tyvek
Tyvek
Tyvek
PARK
727-216-6591



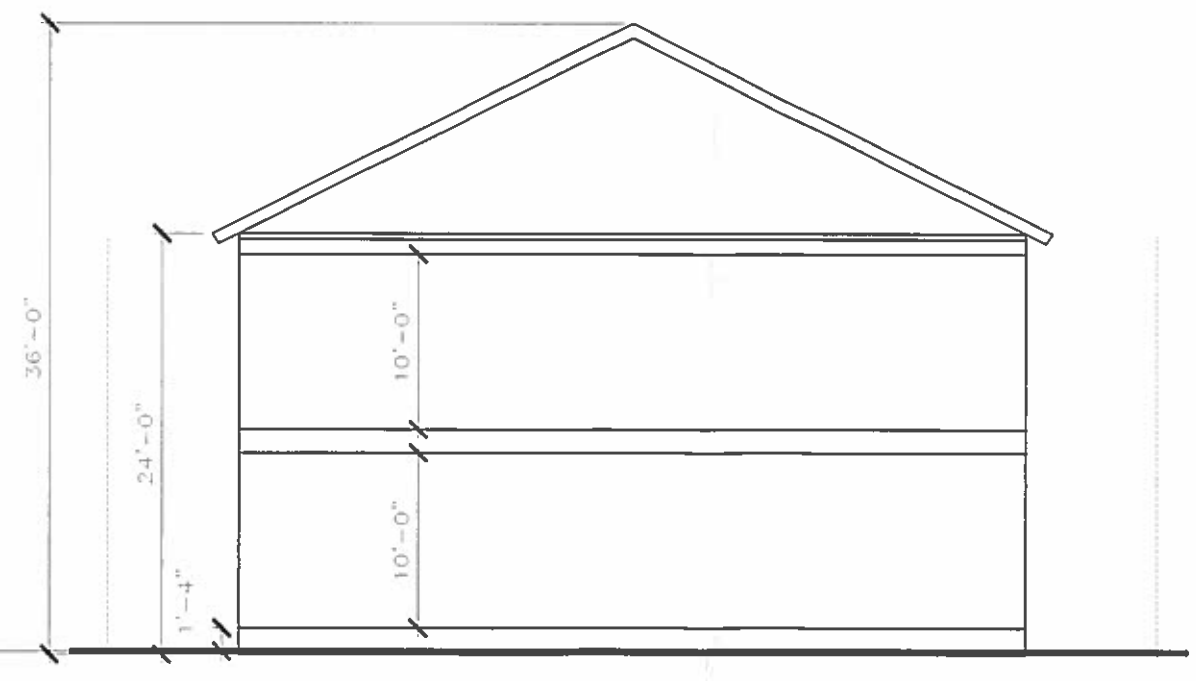
ELEVATION B



ELEVATION A



SECTION B



SECTION A

Elizabeth Abernethy

From: Robert jeffrey <slumbuster@aol.com>
Sent: Wednesday, March 22, 2017 8:54 AM
To: Elizabeth Abernethy
Subject: Re: FAR, Building Coverage and ISR issues in St. Petersburg

Hi Liz. One thing that might make for a good bonus feature is something that breaks up the roof line. Cross gables, Dormers etc. all help to minimize the roof's massive appearance and with the larger houses that seems to be a real issue.

Thanks

Bob
On Mar 22, 2017, at 8:07 AM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Very helpful feedback!
Kathryn and I are refining the bonus criteria with the input we are getting from our stakeholders.
I expect to have updated language in a few weeks to share.

Please see attached a revised FAR analysis, based on feedback from City Council at last week's COW meeting.

We are comparing:

1. staff's original recommendation of: .50 FAR with 500 s.f. garage addition, adding the exemption for non-living space below the design flood elevation, with 0.15 FAR max. bonus
2. revised recommendation of: 0.50 FAR, no garage exemption, adding the exemption for non-living space below the design flood elevation, with 0.20 FAR max. bonus. As you will see, the revised recommendation requires more homes to use the bonus criteria.

Table 2: Number of Homes Exceeding Proposed FAR limits

	# Houses Built 2015/2016	Previous Recommendation 0.50 FAR w/ 500 s.f. .15 Bonus with Flood Exemption	Revised Recommendation 0.50 FAR 0.20 Bonus with Flood Exemption
NS-1	84	7	15
NS-2	18	0	0
NT-1	47	2	4
NT-2	97	7	19
NT-3	20	7	11
Total	**266**	**23**	**49**
Percentage		**9%**	**18%**

Thanks!

Elizabeth Abernethy

From: Chuck Knight <chuck@greenstreethomesfl.com>
Sent: Thursday, March 23, 2017 4:20 PM
To: Elizabeth Abernethy
Subject: RE: Residential LDR Update Request for Feedback

Quick comment:
#5 on page 14 – window, recessed. Requiring trim around windows that are not recessed 3" (which is not possible in wood frame construction) does not look appropriate with some architectural styles – modern or Spanish Mediterranean. Picture framing ok on other styles and automatic on Hardi-siding. Just my 2 cents!

Chuck Knight

Green Street Homes, LLC

727-330-0721

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, March 17, 2017 10:55 AM
To: Elizabeth Abernethy
Subject: Residential LDR Update Request for Feedback

Good morning,

Thought you might like to see this presentation from yesterday's Committee of the Whole Meeting

Based on the feedback from City Council yesterday, we are to analyze a .50 FAR with a max. 0.20 bonus FAR provision (no garage exemption) as an alternative to the current staff recommendation of a 0.50 FAR w/ 500 s.f. garage exemption, and a max. 0.15 bonus FAR provision

Please let me know if you have any feedback on any of the code changes
I will include your comments in the addendum to the Public Participation report, which will be provided to the DRC before the hearing on May 3rd, and will be provided to City council before the hearings, tentatively scheduled for June.

Staff would really like to have some feedback from the builders/designers, and if any of the new language is not clear or poses concerns, we'd like to know about it in the next few weeks.
In particular, please review the FAR requirement and the associated bonus criteria (page 6), the repetitive design section (page 13, Section d.2) and changes to the fenestration and transparency requirements (page14)

Sometimes what we write seems clear to us, but when someone else reads it, it isn't...
Our goal is to have clear and consistent standards, and we have time to make changes before this goes to the May 6th public hearing

Please feel free to forward to anyone else you think might be interested,

Have a great weekend,

Elizabeth Abernethy

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Thursday, March 23, 2017 2:43 PM
To: Elizabeth Abernethy
Cc: Kathryn Younkin; 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Thanks Liz,

I look forward to your revised bonus criteria. Are you considering revising the definition of "Gross Floor Area" because there is nothing on page 60 of the Working Draft of 3/10/17 regarding SECTION 16.90.020.3 Definitions.

In the spread sheet of your last email in the column on the right is the .50 FAR inclusive of the garage floor area or is this adhering to the definition of "Gross Floor Area" in Section 16.90.020.3? "*Gross floor area* means the sum of the gross horizontal areas of all the floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any portion of the building designed for parking or the movement of vehicles unless specifically required by the zoning district."

I am sure you have the 3/9/2017 Neighborhood Review Committee's letter to members of the City Council, but I want to emphasize the definition of Gross Floor Area that is proposed in the letter:

Gross Floor Area is the sum of the gross area of all floors of a residence, measured to the exterior of the outside walls. This includes all floor areas of each floor of all principal buildings and all accessory buildings on the lot. Attics are considered as a floor if they are accessible via any means, except a pull-down attic ladder. Accessory structures include any structure that creates an impervious surface footprint. Examples include covered porches, garages, sheds, pool houses, pergolas, and lanais.

We need to have such definition in the revised ordinance so that architects and builders know exactly how design new houses.

Thank you for your consideration.

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--Liz

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Sent: Tuesday, March 21, 2017 5:24 PM
To: Elizabeth Abernethy
Cc: Kathryn Younkin; 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Liz,

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In my opinion the side setback bonus for the second floor will not be very popular because of methods of construction. I see many houses these days being constructed with concrete block bearing walls in lieu of wood studs (for high wind bracing), so transferring the load of those walls plus the roof load would entail engineering the second floor joists to transfer the loads to the first floor walls. . Even so how would the designer handle the ledge that is created by such a setback? I think it would lead to some peculiar designs. Because of cost I think builders will opt for standard construction.

I also would like to see the bonuses maximum be raised to .2.

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St. Petersburg, FL 33701

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Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

FYI
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Sent: Tuesday, February 28, 2017 6:13 PM
To: Elizabeth Abernethy
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Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

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Thank you,

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Have a nice weekend,
Thanks!
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Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

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Doug Gillespie

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I know you have feedback from group's like ours and other interested parties, but I wonder if it is not too late for you to convene a committee of people who know the zoning ordinance well and who have built houses in St. Pete to review your proposals and our recommendations. The committee would have Bob Jeffries (if he is willing), two residential architects, two residential builders. Perhaps there could be some consensus about the appropriate final numbers. That way when the proposed zoning changes go to council you would have professionals, builders and concerned citizens on board for support.

Even though as an architect I have had 37 years of residential design experience in Chicago, I don't consider myself qualified to be on such a committee due to lack of local experience. However, in my opinion, the generally over scaled and poor design effort on many of the recent houses in Old Northeast is an affront to this charming neighborhood.

Thank you for your and your staff's effort in pulling together the statistics that have allowed us to assess this problem and also thank you for the time you have spent getting the word out to citizens. But I urge you to convene a group of concerned professionals as I have suggested above.

Doug Gillespie
145 10th Avenue N Unit 9
St. Petersburg, FL 33701

Your Sunshine City

Kathryn Younkin

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Attachments: 1.TWO STORY HOUSE SITE PLAN.pdf; 2. TWO STORY SECTION AND ELEVATIONS.pdf; 3.TWO STORY GABLE VS HIP ROOF.pdf; 4. 27TH AVE N.jpg; 5. 27TH AVE N.jpg; 6.19TH AVE N.jpg; 7.9TH AVE N.jpg; 8.16TH AVE N.jpg

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Even though as an architect I have had 37 years of residential design experience in Chicago, I don't consider myself qualified to be on such a committee due to lack of local experience. However, in my opinion, the generally over scaled and poor design effort on many of the recent houses in Old Northeast is an affront to this charming neighborhood.

Thank you for your and your staff's effort in pulling together the statistics that have allowed us to assess this problem and also thank you for the time you have spent getting the word out to citizens. But I urge you to convene a group of concerned professionals as I have suggested above.

Doug Gillespie
145 10th Avenue N Unit 9
St. Petersburg, FL 33701

Your Sunshine City

Kathryn Younkin

From: Elizabeth Abernethy
Sent: Friday, March 24, 2017 7:41 AM
To: Douglas Gillespie
Cc: Kathryn Younkin; 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Thanks
We will be making changes to the definition
Hoping to have time to work on updates today

Thanks!
--Liz

From: Douglas Gillespie [mailto:dgillespie@mjgarch.com]
Sent: Thursday, March 23, 2017 2:43 PM
To: Elizabeth Abernethy
Cc: Kathryn Younkin; 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Thanks Liz,

I look forward to your revised bonus criteria. Are you considering revising the definition of "Gross Floor Area" because there is nothing on page 60 of the Working Draft of 3/10/17 regarding SECTION 16.90.020.3 Definitions.

In the spread sheet of your last email in the column on the right is the .50 FAR inclusive of the garage floor area or is this adhering to the definition of "Gross Floor Area" in Section 16.90.020.3? "*Gross floor area* means the sum of the gross horizontal areas of all the floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any portion of the building designed for parking or the movement of vehicles unless specifically required by the zoning district."

I am sure you have the 3/9/2017 Neighborhood Review Committee's letter to members of the City Council, but I want to emphasize the definition of Gross Floor Area that is proposed in the letter:

Gross Floor Area is the sum of the gross area of all floors of a residence, measured to the exterior of the outside walls. This includes all floor areas of each floor of all principal buildings and all accessory buildings on the lot. Attics are considered as a floor if they are accessible via any means, except a pull-down attic ladder. Accessory structures include any structure that creates an impervious surface footprint. Examples include covered porches, garages, sheds, pool houses, pergolas, and lanais.

We need to have such definition in the revised ordinance so that architects and builders know exactly how design new houses.

Thank you for your consideration.

Doug Gillespie, Architect
145 10th Avenue North Unit 9
St. Petersburg, FL 33701

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Wednesday, March 22, 2017 8:07 AM
To: Douglas Gillespie <dgillespie@mizarch.com>
Cc: Kathryn Younkin <Kathryn.Younkin@stpete.org>; 'Robin Reed' <rlreed@tampabay.rr.com>; 'Joe Reed' <jdreed@tampabay.rr.com>; 'John Barie' <jpbarie.architect@gmail.com>; 'Sharon Winters' <swinters@tampabay.rr.com>; 'Robert' <slumbuster@aol.com>
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Very helpful feedback!
Kathryn and I are refining the bonus criteria with the input we are getting from our stakeholders.
I expect to have updated language in a few weeks to share.

Please see attached a revised FAR analysis, based on feedback from City Council at last week's COW meeting.

We are comparing:

1. staff's original recommendation of: .50 FAR with 500 s.f. garage addition, adding the exemption for non-living space below the design flood elevation, with 0.15 FAR max. bonus
2. revised recommendation of: 0.50 FAR, no garage exemption, adding the exemption for non-living space below the design flood elevation, with 0.20 FAR max. bonus. As you will see, the revised recommendation requires more homes to use the bonus criteria.

Table 2: Number of Homes Exceeding Proposed FAR limits

	# Houses Built 2015/2016	Previous Recommendation 0.50 FAR w/ 500 s.f. .15 Bonus with Flood Exemption	Revised Recommendation 0.50 FAR 0.20 Bonus with Flood Exemption
NS-1	84	7	15
NS-2	18	0	0
NT-1	47	2	4
NT-2	97	7	19
NT-3	20	7	11
Total	**266**	**23**	**49**
Percentage		**9%**	**18%**

Thanks!
--Liz

From: Douglas Gillespie [mailto:dgillespie@mizarch.com]
Sent: Tuesday, March 21, 2017 5:24 PM
To: Elizabeth Abernethy
Cc: Kathryn Younkin; 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Liz,

I read through the 3/10/17 updated Working Draft and wonder if it is not too late to for you to consider two proposals for Residential Floor Area Ratio Bonus.

Obviously, the over powering of two story houses in context of one story houses (and even in context of many existing two story houses) is the actual height. I propose a bonus of .02 for reducing the beginning of the roof line to 23 feet (overall to 35 ft) and additional .02 bonus to reduce the beginning of the roof line to 22 feet (overall to 34 ft). As you can see from the attached drawings (1 & 2), even at 22 feet a one can have 9' ceilings on the first and second floor. (I know, some developers think you have to have 11' ceilings)

Secondly, another way of reducing the visual bulk of a house from the street is the orientation of the eave on a two story house with a pitched roof. If the eave runs parallel to the street such as one would have with a hip roof, the visual impact is reduced. Please see the attached drawing (3) that shows the gable end wall facing the street versus a hip roof. Also, I have attached photos of two new side by side houses on 27th Avenue North in order to illustrate this idea (4 & 5). I have also attached photos of two houses under construction where one house has a gable end wall facing the street and the other uses hip roofs (6 & 7). Also attached is a photo of a house that has a second story addition under construction that I think would have benefitted from having the eave running parallel with the street (8). I proposed a bonus of .02 for the main roof of a two story house to have the eave parallel with the street. (Not necessarily a hip roof, could be a gable roof with the eave running parallel with the street.

In my opinion the side setback bonus for the second floor will not be very popular because of methods of construction. I see many houses these days being constructed with concrete block bearing walls in lieu of wood studs (for high wind bracing), so transferring the load of those walls plus the roof load would entail engineering the second floor joists to transfer the loads to the first floor walls. . Even so how would the designer handle the ledge that is created by such a setback? I think it would lead to some peculiar designs. Because of cost I think builders will opt for standard construction.

I also would like to see the bonuses maximum be raised to .2.

Thanks for your consideration.

Doug Gillespie, Architect
145 10th Ave. N Unit 9
St. Petersburg, FL 33701

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, March 17, 2017 4:07 PM
To: Douglas Gillespie <dgillespie@mjgarch.com>
Cc: 'Robin Reed' <rlreed@tampabay.rr.com>; 'Joe Reed' <jdreed@tampabay.rr.com>; 'John Barie' <jpbarie.architect@gmail.com>; 'Robert' <slumbuster@aol.com>; 'Sharon Winters' <swinters@tampabay.rr.com>; Kathryn Younkin <Kathryn.Younkin@stpete.org>
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

FYI
Thought you might like to see this,

Thanks!
--Liz

From: Douglas Gillespie [mailto:dgillespie@mjgarch.com]
Sent: Tuesday, February 28, 2017 6:13 PM
To: Elizabeth Abernethy
Cc: 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Robert'; 'Sharon Winters'; Kathryn Younkin
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Liz,

Thank you for considering the committee idea and discussing it with your colleagues.

Attached are excerpts from the Evanston, Illinois zoning ordinance. I reduced the requirements for three residential districts to a matrix, so that you can easily see how lots of similar sizes compare between Evanston and St. Petersburg.

Thank you,

Doug Gillespie

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, February 24, 2017 3:27 PM
To: Douglas Gillespie <dgillespie@mjgarch.com>
Cc: 'Robin Reed' <rlreed@tampabay.rr.com>; 'Joe Reed' <jdreed@tampabay.rr.com>; 'John Barie' <jpbarie.architect@gmail.com>; 'Robert' <slumbuster@aol.com>; 'Sharon Winters' <swinters@tampabay.rr.com>; Kathryn Younkin <Kathryn.Younkin@stpete.org>
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

We have discussed this amongst the team and the consensus is that we need to move forward with the package,
We will evaluate your proposed FAR changes and get back to you, hopefully by the end of next week.
We have to finalize a draft strike-out/underline package for the 03/16 COW meeting by next Thursday CLOB, so I will send it to you along with everyone else on the LDR email list.

Have a nice weekend,
Thanks!
--Liz

From: Douglas Gillespie [mailto:dgillespie@mjgarch.com]
Sent: Thursday, February 23, 2017 4:01 PM
To: Elizabeth Abernethy
Cc: 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Robert'; 'Sharon Winters'
Subject: RE: FAR, Building Coverage and ISR issues in St. Petersburg

Thank you for your response. I am sharing this with others on the Neighborhood Review Committee.

Doug Gillespie

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Thursday, February 23, 2017 3:39 PM
To: Douglas Gillespie <dgillespie@mjgarch.com>
Subject: Re: FAR, Building Coverage and ISR issues in St. Petersburg

Douglas,

I will discuss your suggestion to convene a committee with my director.

I do believe this idea has merit, my main concern is the added delay in adoption of the amendments.

My goal as noted yesterday is May adoption. This would likely delay us at least another 90-days, and

I have a number of applicants waiting on some of the pending clarification changes.

I'll let you know what we decide.

Thanks for your time and thoughtful consideration,

Elizabeth

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Wednesday, February 22, 2017 10:47:37 AM
To: Elizabeth Abernethy
Cc: 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'; 'Robert'; Kathryn Younkin
Subject: FAR, Building Coverage and ISR issues in St. Petersburg

Liz,

Thank you for meeting with Robin, Joe, Bob and myself yesterday morning. Bob's recap of the statistics that you presented to the council working committee and to COMA was helpful in emphasizing the Neighborhood Review Committee's (NRC) recommendation in FAR, Building Coverage and ISR. Obviously, there is a difference in what you have proposed so far and what the NRC would like to see.

I know you have feedback from group's like ours and other interested parties, but I wonder if it is not too late for you to convene a committee of people who know the zoning ordinance well and who have built houses in St. Pete to review your proposals and our recommendations. The committee would have Bob Jeffries (if he is willing), two residential architects, two residential builders. Perhaps there could be some consensus about the appropriate final numbers. That way when the proposed zoning changes go to council you would have professionals, builders and concerned citizens on board for support.

Even though as an architect I have had 37 years of residential design experience in Chicago, I don't consider myself qualified to be on such a committee due to lack of local experience. However, in my opinion, the generally over scaled and poor design effort on many of the recent houses in Old Northeast is an affront to this charming neighborhood.

Thank you for your and your staff's effort in pulling together the statistics that have allowed us to assess this problem and also thank you for the time you have spent getting the word out to citizens. But I urge you to convene a group of concerned professionals as I have suggested above.

Doug Gillespie

145 10th Avenue N Unit 9
St. Petersburg, FL 33701

Your Sunshine City

Elizabeth Abernethy

From: Frame, Martin <MFrame@dwhomes.com>
Sent: Tuesday, March 28, 2017 5:32 PM
To: Elizabeth Abernethy
Subject: RE: Residential LDR Update Request for Feedback

Liz,

I wanted to take a moment to express my concern over these proposed regulations. Many of these regulations that are being proposed are simple text updates to clarify code, these are greatly appreciated changes. Other changes are cosmetic in nature and while adding cost to the construction of new homes, I understand why they are being done, and don't have any great objection to them.

The FAR changes that are being proposed are however, a dramatic outlier from the rest of the proposed LDR changes. These changes as currently proposed will discourage developers to redevelop neighborhoods that are greatly in need of redevelopment. Most, if not all, of the redeveloped of homes by local developers are completed on homes that are functionally obsolescent; by redeveloping these homes developers are improving energy efficiency, and safety of the housing stock by building to current building code.

The FAR changes disproportionately affect many lower income areas such as North Kenwood that tend to have small lots. I did some simple math and was able to show a potential loss of lot/land value of more than $300,000,000, almost entirely borne by individual home owners, not corporations. I really think the City needs to engage a specialist to produce an economic study of the impacts of the LDR changes, especially the FAR restriction.

I don't think an FAR is the proper approach to the situation at hand, I think you can reach the same objectives through design restrictions, setbacks and overlay districts which would be a more precise method of dealing with the complaints. The LDR / FAR approach reduces thousands of people's property rights without their consent, knowledge or just, fair market, compensation.

I understand the concerns of neighborhoods that are seeing the complexion of their housing stock change. I can only imagine the calls you get from people complaining about the new home going up next door, but for every call you get that is complaining about development, there are dozens more people who appreciate what the development community does because we increase the aesthetics of the neighborhoods, we increase property values, we catalyze commercial development, we renew an ageing housing stock that was designed for needs that no longer exist anymore, and we provides millions of dollars in taxes to the city every year when a new home is assessed for its value after being developed; taxes that can be used for schools and to improve infrastructure such as our sewer system. I know there are hundreds if not thousands of citizens that appreciate what we do because I talk to citizens every day in Saint Petersburg, I see the tourist flocking here, and I know many families that want to live here. We need the ability to provide housing for these families that want to be here or young couples who want to stay here but can't find a home because the existing housing stock was designed for retirees. The FAR restrictions make it harder for us to provide the housing that the market demands.

I am not saying I have all the answers but there are many other ways to take a more surgical approach to the issues being presented. As previously mentioned, overlay districts, new zoning categories, design restriction updates for specific neighborhoods, are just a few alternative methods to achieve the same results with less detrimental impacts.

If the FAR restrictions are put in place as proposed below, it will have a greatly detrimental effect on the local homebuilding community. The diversity of housing stock will suffer, and the overall economic potential of the City will

be diminished. The Cities that grapple with affordability problems the most in this country are also the ones that maintain the greatest developer restrictions. This is not a coincidence.

I say all of this as a Citizen of the City and a Homeowner with a Master's of Science in Real Estate who cares not only about the Cities economy but about the aesthetics and character of the City too.

Your time is greatly appreciated, and I hope you can appreciate my concerns,

-Martin Frame

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, March 17, 2017 10:55 AM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: Residential LDR Update Request for Feedback

Good morning,

Thought you might like to see this presentation from yesterday's Committee of the Whole Meeting

Based on the feedback from City Council yesterday, we are to analyze a .50 FAR with a max. 0.20 bonus FAR provision (no garage exemption) as an alternative to the current staff recommendation of a 0.50 FAR w/ 500 s.f. garage exemption, and a max. 0.15 bonus FAR provision

Please let me know if you have any feedback on any of the code changes
I will include your comments in the addendum to the Public Participation report, which will be provided to the DRC before the hearing on May 3rd, and will be provided to City council before the hearings, tentatively scheduled for June.

Staff would really like to have some feedback from the builders/designers, and if any of the new language is not clear or poses concerns, we'd like to know about it in the next few weeks.
In particular, please review the FAR requirement and the associated bonus criteria (page 6), the repetitive design section (page 13, Section d.2) and changes to the fenestration and transparency requirements (page14)

Sometimes what we write seems clear to us, but when someone else reads it, it isn't...
Our goal is to have clear and consistent standards, and we have time to make changes before this goes to the May 6th public hearing

Please feel free to forward to anyone else you think might be interested,

Have a great weekend,

Regards,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

Report of Neighborhood Review Committee
February 28, 2017

Our Neighborhood Review Committee, in coordination with CONA and with input from many neighborhoods, has been closely following the work that zoning head, Liz Abernethy, and her team have been doing over the past year. She has worked hard to address many LDR issues, and we are in general agreement with most of the City's proposed changes. We also understand that the concerns of developers and others must be considered as well, and therefore we are urging approval if recommendations are fair to both residents and the development community.

The major problems and **City-proposed solutions:**

- The consensus of many of the Traditional neighborhoods is that new homes constructed after the 2007 LDR rewrite are too large, built to the setbacks, and often have a boxy appearance.
  - **Establish an FAR (Floor Area Ratio) standard that will make new construction proportionate to the size of the lot.**
- Many of the new homes cover almost all of the lot, impacting drainage and contributing to flooding issues.
  - **Establish a Building Coverage Ratio (Building Footprint) that will determine a maximum building coverage standard.**
- Many of the new homes do not fit in with the established character of the neighborhood and traditional architectural styles.
  - **Create a manual of design guidelines, or Pattern Book, that will describe and illustrate the various architectural styles.**

FAR is the total square footage of a house, including all floors, divided by the square footage of the lot. City-wide, the average FAR of houses in NT-2 districts like Crescent Lake historically was .20. For homes built since 2008, that number has increased to .32 (with an average living space of 2,051 square feet.) The City is proposing a maximum FAR of .50. **Using this FAR number, only 4 of 82 houses in NT-2 districts would have been restricted in size, and only 16 of 232 homes City-wide. We think this number is too high, and are recommending that it be reduced.**

It should be noted here that the City is not using a gross FAR number but one called "living space" that does not include garage and storage space. **We believe a "Gross FAR" percentage that includes all the building spaces should be used as it is less confusing, creates fewer loopholes and is easier to administer.**

Building Coverage Ratio is the square footage of the entire building footprint, not including upper stories, divided by the square footage of the lot. **The City is proposing a ratio of .50, and again only 7 of the houses constructed city-wide since 2007 would have been restricted in size – and none of these is located in Crescent Lake. We are recommending that this number be reduced.**

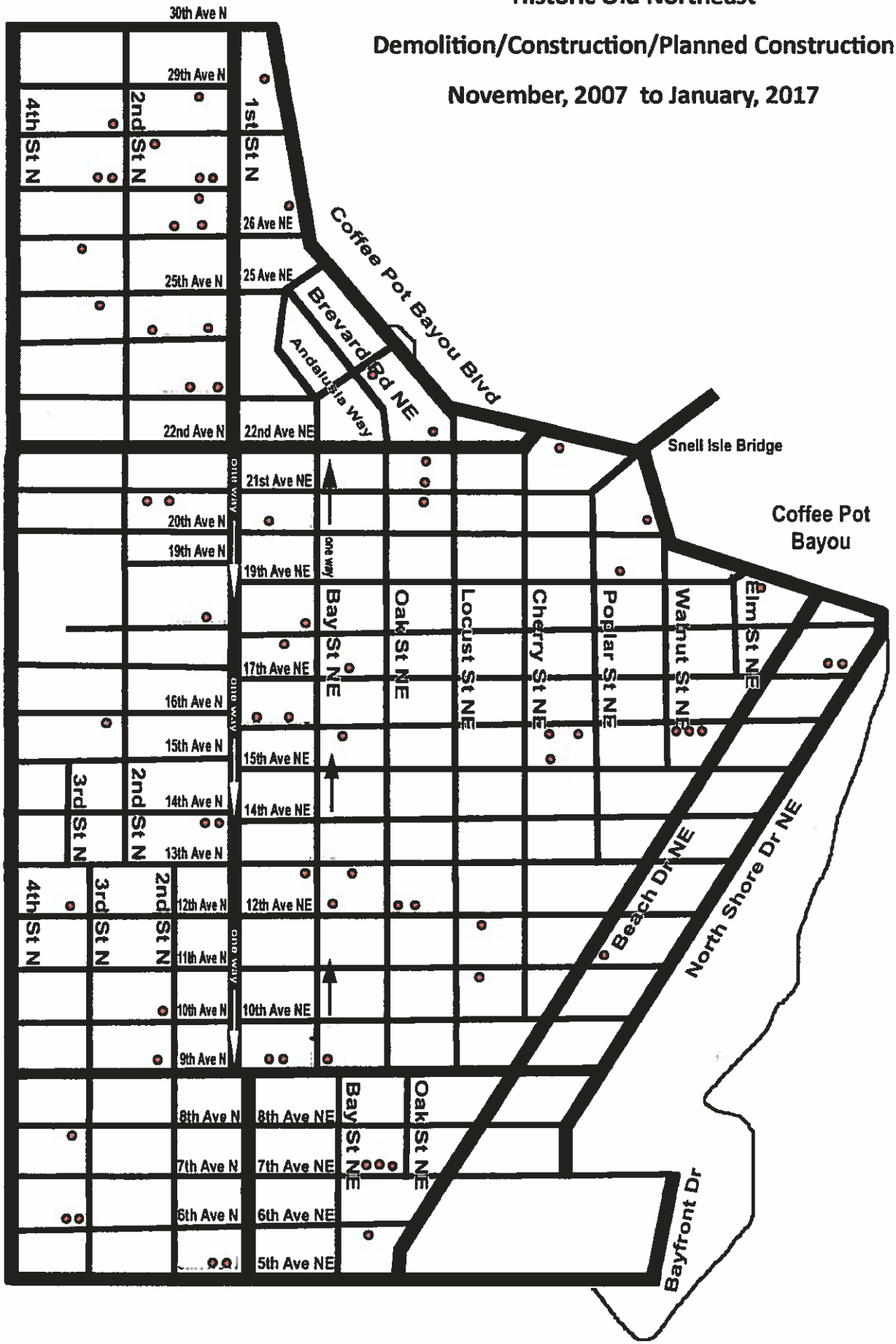
For more information on other proposed changes, please refer to the earlier attachment you received from your association (Summary of LDR Changes Proposed by the City of St. Petersburg, 2/15/2017). We would be happy to try to answer any questions you have about those other topics at the end of our presentation.

What you can do. . . Email the Mayor (Mayor@stpete.org) and City Council Members (Council@stpete.org) about your concerns. They are very interested in what residents want to see in their neighborhoods and what they think about the new construction.

Historic Old Northeast

Demolition/Construction/Planned Construction

November, 2007 to January, 2017



st.petersburg
www.stpete.org

City of St. Petersburg

Post Office Box 2842
St. Petersburg, Florida 33731-2842
St. Pete-TV Channels: 15 • 615 • 20
Telephone: 727-893-7171

March 30, 2017

Dear Property Owner:

You are receiving this letter because you own a water lot adjacent to Coffee Pot Boulevard, Brightwaters Boulevard, Sunrise Drive SE, or Sunset Drive N. or S., across the street from residential homes. These lots are known as "non-contiguous" water lots in the City of St. Petersburg Land Development Code.

We are reaching out to all owners of these non-contiguous water lots to inform you of two proposed code changes that may affect your property. The first change relates to gates and fences in front of docks. The current code does not provide design standards for non-contiguous water lots. Staff surveyed all of the lots to determine the average height, width, and materials. Staff is proposing the following standards for **all new gates/fences moving forward**:

Proposed Gate Design Standards for Non-contiguous Water Lot Docks:

- Allowable materials include decorative wrought iron, aluminum, masonry, concrete, stone, vinyl, or composite manufactured specifically as fencing materials
- Wood would no longer be allowed. Existing wood fences and gates may be repaired, but not replaced
- Fences/Gates must be 75% transparent, which means a maximum opacity of 25 %, excluding vertical support posts. In other words, no more than 25% can be solid

Dimension Standards:

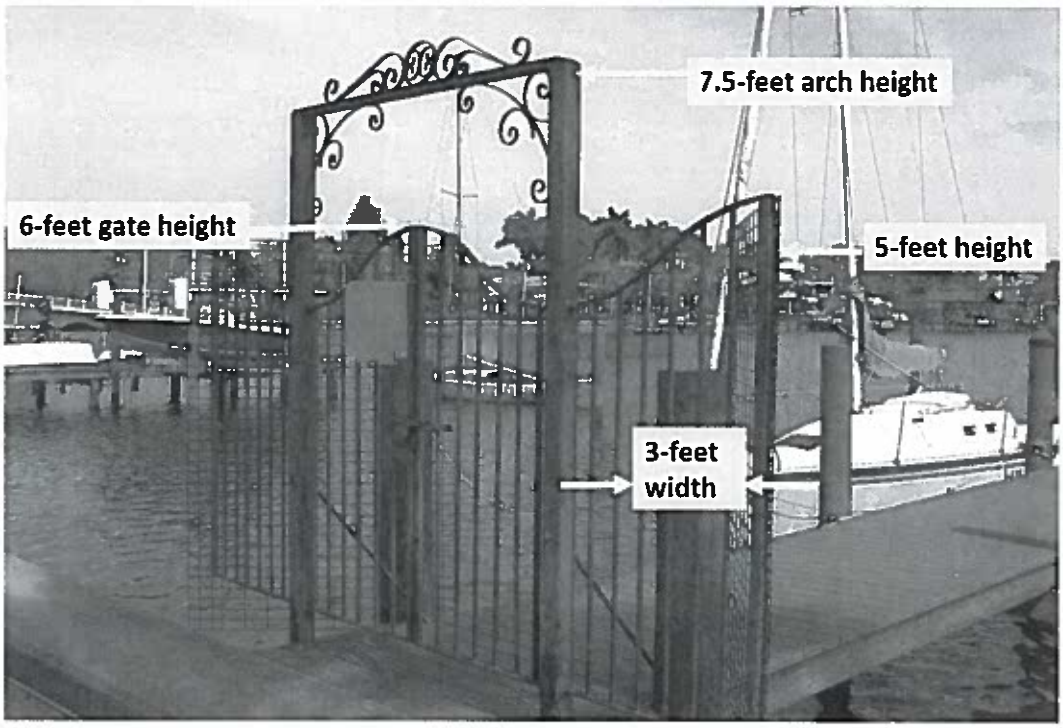
For the gate across the dock:

- Maximum gate height of 6-feet
- Maximum arch height of 7.5-feet

For the fence projecting beyond the sides of the dock:

- Maximum fence height 5-feet
- Maximum fence width 3-feet

Please note that existing gates/fences are allowed to remain; however, if you replace your dock, the gate will need to meet the proposed requirements.



Proposed Ban on Dock Roofs and Canopies for Non-contiguous Water Lots:
The second proposed change relates to roof or canopy structures over a boat slip on a non-contiguous water lot. Current code allows roof or canopy structures as long as the lot has a minimum of 50-feet of water frontage. Concerns have been expressed about these structures impeding public views along the adjacent roadways. The proposed change would no longer allow construction of these roof or canopy structures on non-contiguous water lots. Any existing structures can remain, and these existing structures could be repaired, but not replaced.

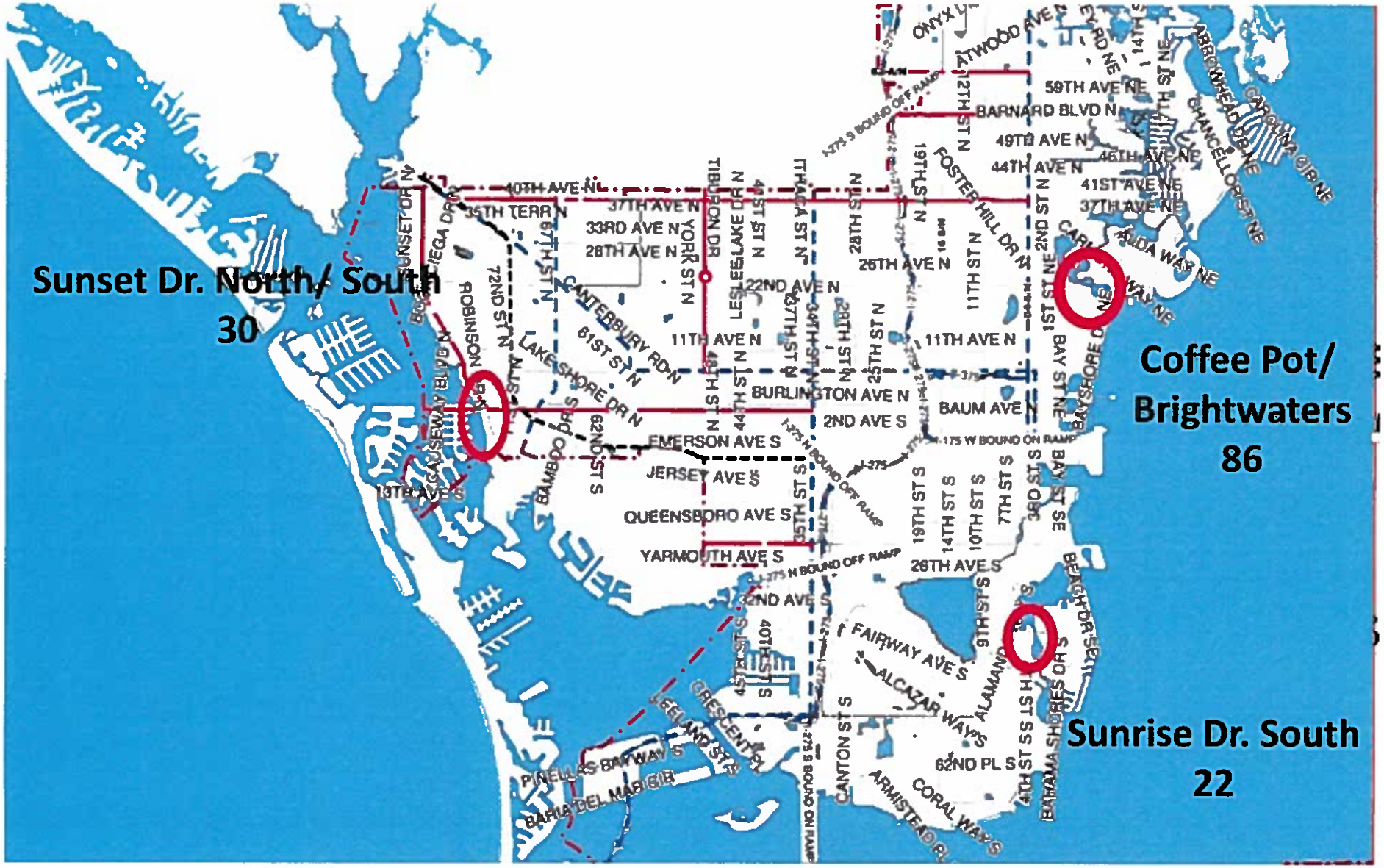
These changes are part of a larger package of proposed amendments to our residential development standards. The first public hearing is scheduled on Wednesday, May 3rd, at 2:00 p.m., before the Development Review Commission in the City Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida. The second public hearing before City Council is tentatively scheduled for Thursday, June 15th, at 3:30 p.m., in the same location.

City staff is available to answer any questions you might have regarding these proposed changes. If you would like to provide feedback to staff or to City Council, you can email us at DevRev@StPete.org or call us at 727-892-5498.

Sincerely,

Elizabeth Abernethy

Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department


Sunset Dr. North/ South
30
Coffee Pot/
Brightwaters
86
Sunrise Dr. South
22
SUNSET DR N
BOCA CIEGA DR
GULFWAY BLVD N
ROBINSON BLVD
40TH AVE N
35TH TERR N
37TH AVE N
33RD AVE N
28TH AVE N
72ND ST N
87TH ST N
CANTERBURY RD N
61ST ST N
LAKESHORE DR N
YORK ST N
TIBURON DR
LESLE LAKE DR N
22ND AVE N
11TH AVE N
BURLINGTON AVE N
2ND AVE S
EMERSON AVE S
JERSEY AVE S
QUEENSBORO AVE S
YARMOUTH AVE S
62ND ST S
13TH AVE S
BAMBOO DR
ITHACA ST N
28TH ST N
25TH ST N
26TH AVE N
19TH ST N
FOSTER HILL DR N
11TH ST N
ATWOOD AVE
BARNARD BLVD N
59TH AVE NE
49TH AVE N
44TH AVE N
46TH AVE NE
41ST AVE NE
37TH AVE NE
2ND ST NE
1ST ST NE
BAY ST NE
BAYSHORE DR NE
ALDA WAY NE
CAROLINA DR NE
ABERCRAVEN DR NE
CHANCELLOR ST NE
BAUM AVE N
I-275 S BOUND OFF RAMP
I-275 N BOUND ON RAMP
I-275 N BOUND OFF RAMP
I-275 S BOUND ON RAMP
I-175 W BOUND ON RAMP
19TH ST S
14TH ST S
10TH ST S
7TH ST S
3RD ST S
26TH AVE S
22ND AVE S
FAIRWAY AVE S
ALCAZAR WAYS
ALAMANDA
9TH ST S
BEACH DR S
BAY ST SE
BAHAMA SHORES DR S
4TH ST S
62ND PL S
CORAL WAY S
ARMISTEAD PL
CANTON ST S
40TH ST S
45TH ST S
CRESCENT ST
LELAND ST S
PINELLAS BAYWAY S
BAHIA DEL MAR BLVD

Coffee Pot/ Brightwaters

110 PINS

Sunrise DR
22 PINS
40TH AVE SE
MIRAMAR WAY S
MARLIN DR SE
41ST AVE S
41ST AVE S
4TH ST S
42ND AVE S
SUNRISE DR S
JUANITA WAY S
CORSINO WAY S
POMPANO DR SE
45TH AVE S
LEWIS BLVD S
N
City of St. Petersburg

Sunrise DR
22 PINS
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MIRAMAR WAY S
MARLIN DR SE
41ST AVE S
41ST AVE S
4TH ST S
42ND AVE S
SUNRISE DR S
JUANITA WAY S
CORSINO WAY S
POMPANO DR SE
N
45TH AVE S
LEWIS BLVD S
City of St. Petersburg

Dock Letter Mailing 03-30-17

Non-Contiguous Lots

owner1	owner2	address1	city	state	zip
ALEXA REALTY OF SAINT PETERSBURG INC		700 CENTRAL AVE STE 104	ST PETERSBURG	FL	33701-3600
ALLEN, DAVID W	ALLEN, LINDA M	1956 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4632
ANTHONY, CHARLES R II		209 CORSINO WAY S	ST PETERSBURG	FL	33705-4514
BARGER, MICHAEL E	BARGER, JOANN E	170 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704-3608
BARONCELLI, GERARD E	BARONCELLI, ANTOINETTE D	2710 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-2951
BARRY, THOMAS M		4011 SUNRISE DR S	ST PETERSBURG	FL	33705-3931
BELCHER, WILLIAM F		730 19TH AVE NE	ST PETERSBURG	FL	33704-4618
BENSON, BETH B	BENSON, KEITH V	2918 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
BONTA, ALESSANDRO	BONTA, SARAH CHRISTINE	670 SUNSET DR S	ST PETERSBURG	FL	33707-1137
BRODERICK, DEIDRA E		8800 HIGHWAY 290 W APT 635	AUSTIN	TX	78736-7864
BRVENIK, EDWARD	BRVENIK, HELEN	626 SUNSET DR S	ST PETERSBURG	FL	33707-1137
BRYANT, KENNETH R	BRYANT, NANCY Y	1856 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4630
BRYANT, KENNETH R	BRYANT, NANCY Y	1856 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4630
BYGRAVE, PATRICIA M	BYGRAVE, BARRIE S	110 SUNSET DR S	ST PETERSBURG	FL	33707-1130
CALLAHAN, DANIEL J JR		2030 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4648
CAMMICK, PETER A	CAMMICK, VIVIAN	2430 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-3550
CAMMICK, PETER A	CAMMICK, VIVIAN	2430 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
CAMPEN, LEAH		PO BOX 7602	ST PETERSBURG	FL	33734-7602
CASADONTE-APOSTOLOU, CHRISTINA	APOSTOLOU, PANAGIOTIS G	700 CENTRAL AVE STE 104	ST PETERSBURG	FL	33701
CIACCIO, CHRISTOPHER		1801 BEACH DR NE	ST PETERSBURG	FL	33704-4831
CLARKE, TERRY J		4021 SUNRISE DR S	ST PETERSBURG	FL	33705
COFFEE POT YACHT CLUB LLC	C/O MILLS	886 RAFAEL BLVD NE	ST PETERSBURG	FL	33704
COFFEE POT YACHT CLUB LLC	C/O MILLS	886 RAFAEL BLVD NE	ST PETERSBURG	FL	33704-3028
COHEN, JAMES G FAMILY TRUST	COHEN, JAMES G TRE	616 19TH AVE NE	ST PETERSBURG	FL	33704-4616
COLLINS, PAUL S	COLLINS, CATHY M	726 19TH AVE NE	ST PETERSBURG	FL	33704-4618
COMPASS USA LTD		2152 14TH CIR N	ST PETERSBURG	FL	33713
CONNER, ALLEN D		300 SUNSET DR S	ST PETERSBURG	FL	33707-1132
CONROY, THOMAS F	CONROY, PATRICIA C	267 SUNSET DR N	ST PETERSBURG	FL	33710-7441
COTTRELL, THOMAS L	COTTRELL, KAREN D	93582 W MILL LN	COOS BAY	OR	97420-6250
COWART, PATRICIA L		4167 SUNRISE DR S	ST PETERSBURG	FL	33705-3932
CRAIG, BRETT H	CRAIG, CYNTHIA A	PO BOX 7965	ST PETERSBURG	FL	33734-7965
DAVIS, KENNETH SCOTT	DAVIS, JULIE	2636 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
DEVONSHIRE CUSTOM HOMES LLC		3412 W BAY TO BAY BLVD	TAMPA	FL	33629-7043

DISHY, ALONA		1724 N SHORE DR NE	ST PETERSBURG	FL	33704
DOBBS, GEORGE R	DOBBS, LINDA D	2296 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4663
DOUANGBOUPHA, PHANOMSORN	DOUANGBOUPHA, PAGE	2626 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-2906
DOYLE, JANICE P	DOYLE, TIMOTHY C	235 SUNSET DR N	ST PETERSBURG	FL	33710-7441
DOYLE, ROBERT K	DOYLE, JILLIAN D	625 20TH AVE NE	ST PETERSBURG	FL	33704-4623
DUFF, MARTIN		238 SUNSET DR S	ST PETERSBURG	FL	33707-1131
EARLE, LINDA A TRUST	EARLE, LINDA A TRE	1088 EDEN ISLE DR NE	ST PETERSBURG	FL	33704-1706
ECKART, JAMES R SR	ECKART, STELLA	4401 SUNRISE DR S	ST PETERSBURG	FL	33705-4522
EICHENBAUM, DAVID A	EICHENBAUM, ERIN S	240 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704-3748
ELNICKI, KEVIN C	ELNICKI, STEPHANIE L	2024 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
EMERY, DIANE T		PO BOX 3804	ST PETERSBURG	FL	33731-3804
EVANS, JOAN M	EVANS, JOAN M LIVING TRUST REM	2800 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-2953
FEDOTENKO FAMILY REVOCABLE TRUST	FEDOTENKO, RUSLAN TRE	7950 JONES BRANCH DR STE 700N	MC LEAN	VA	22107-0002
FOX, MATTHEW A	FOX, MARIBEL	909 RIVER RAPIDS AVE	BRANDON	FL	33511-8041
FOX, MATTHEW A	FOX, MARIBEL	909 RIVER RAPIDS AVE	BRANDON	FL	33511-8041
FOXX, MARTIN J	FOXX, CATHERINE E	2834 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-2953
FRANCIS, JEFFREY S		121 SUNSET DR N	ST PETERSBURG	FL	33710-7440
FRENCH, BEATRICE S		2514 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-3466
FRESONKE, STEPHANIE L	FRESONKE, DEAN A	1876 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4630
GAIRING, PETER L	GAIRING, ASHLEY L	2240 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4652
GAIRING, PETER L	GAIRING, ASHLEY L	2240 LOCUST ST NE	ST PETERSBURG	FL	33704
GALVIN, MIKE	GALVIN, TARYN	292 CATALAN BL	ST PETERSBURG	FL	33704-3846
GASSNER, ELLIOT S	GASSNER, PATRICIA W	2274 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4663
GEBICKE, SCOTT R	GEBICKE, NATALIE E	100 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704-3608
GOLAND, SPENCER K		10 HERITAGE DR	ORLEANS	MA	02653-4602
GREEN, GERALD J SR		219 MT AIRY AVE	BETHLEHEM	PA	18018-4621
GRESHAM, CURTIS R	GRESHAM, CECILY	2728 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-2951
HARRELD, CHAD E	ALBERT-HARELD, ONDREA I	618 SUNSET DR S	ST PETERSBURG	FL	33707-1137
HARVELL, ALLEN L JR	HARVELL, GEORGANNE G	2400 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-3550
HAYES, PATRICK	HAYES, CHRISTINE	711 29TH AVE N	ST PETERSBURG	FL	33704-2016
HEARN, ROBERT P	HEARN, ELAINE C	210 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704-3748
HEATH, CAROLE M LIV TRUST	HEATH, CAROLE M TRE	2151 W GRANVILLE AVE	CHICAGO	IL	60659-3008
HEITLER, RUDOLPH L JR	HEITLER, DORIS D	2224 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4652
HODGINS, ELLIOTT M	HODGINS, BERNICE K	636 SUNSET DR S	ST PETERSBURG	FL	33707-1137

Dock Letter Mailing 03-30-17

Non-Contiguous Lots

HOLLENBERG, RICHARD A		1906 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4632
HOLLENBERG, RICHARD A		1906 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
HORNSTEIN, HEATHER L		4229 SUNRISE DR S	ST PETERSBURG	FL	33705-4520
JACOB, BRUCE R	JACOB, ANN W	1946 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4632
JOE'S CREEK HOLDINGS 2 LLC		6550 53RD ST N	PINELLAS PARK	FL	33781-5630
JONES, JEFFREY A	JONES, KATHLEEN A	200 COFFEE POT RIVIERA NE	ST PETERSBURG	FL	33704
KING, DOROTHY M		327 SUNSET DR N	ST PETERSBURG	FL	33710-7442
KLIEGER, GERALD E	KLIEGER, VIRGINIA R	4151 SUNRISE DR S	ST PETERSBURG	FL	33705-3932
KOZLOV, NICHOLAS A	KOZLOV, MARTA A	222 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704-3748
KRYWANCZ-THOMAS, AMY	C/O POWELL CARNEY MALLER RAMSAY	2321 BREVARD RD NE	ST PETERSBURG	FL	33704
KRYWANCZ-THOMAS, AMY		2321 BREVARD RD NE	ST PETERSBURG	FL	33704
LA POLLA, JAMES P	LA POLLA, LESLIE J	710 SNELL ISLE BLVD NE	ST PETERSBURG	FL	33704-3742
LEADBETTER, LORRAINE STAUCH REV TRUST		301 SUNSET DR N	ST PETERSBURG	FL	33710-7442
LEAHY, RONALD	CASS, DIANE L	5407 N WAYNE AVE	CHICAGO	IL	60640-1304
LEONHIRTH, PAUL A	LEONHIRTH, MEREDITH S	2600 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-2906
MALFITANO, MICHAEL D	WINTHER, MICHAEL A	506 20TH AVE NE	ST PETERSBURG	FL	33704-4622
MANWARING, MEGHAN K		3945 SUNRISE DR S	ST PETERSBURG	FL	33705-3942
MANWARING, MEGHAN K		3945 SUNRISE DR S	ST PETERSBURG	FL	33705-3942
MARION, JOEL G	MARION, LISA A	125 18TH ST	BELLEAIR BEACH	FL	33786-3313
MARKLEY, ROBERT D	MARKLEY, JEAN M	150 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704-3608
MARTIN, RICHARD MGMT CO INC		307 62ND AVE N	ST PETERSBURG	FL	33702-7537
MASON, CONSTANCE B	MASON, ALVIN A	4431 SUNRISE DR S	ST PETERSBURG	FL	33705-4522
MASTRY, CELMA TRE	MASTRY, D EUGENE TRUST	2801 ANVIL ST N	ST PETERSBURG	FL	33710-2909
MAURER, KAREN M		4201 SUNRISE DR S	ST PETERSBURG	FL	33705-4520
MC CALLISTER, TODD L	MC CALLISTER, BARBARA N	2156 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
MC FADDEN, MILDRED L LIVING TRUST	MC FADDEN, MILDRED L TRE	4001 W PEARL AVE	TAMPA	FL	33611-3520
MC GARRY, MARK R III		215 23RD AVE NE	ST PETERSBURG	FL	33704-3531
MC LEOD, MELISSA L		100 SUNSET DR S	ST PETERSBURG	FL	33707-1130
MENDELSSOHN, KATHLEEN M		209 PARK ST S	ST PETERSBURG	FL	33707-1123
MERCHANT, RHONDA R	MERCHANT, GERALDINE A	4135 SUNRISE DR S	ST PETERSBURG	FL	33705-3932
MERCHANT, RHONDA R	MERCHANT, GERALDINE A	4135 SUNRISE DR S	ST PETERSBURG	FL	33705-3932
MIELE, CAROL F		2200 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4652
MILLER, KAREN		221 SUNSET DR N	ST PETERSBURG	FL	33710-7461
MITCHELL, JAMES ALLEN	MITCHELL, CYNTHIA JEANINE	4425 SUNRISE DR S	ST PETERSBURG	FL	33705-4522

MOOREFIELD, HARRY M	MOOREFIELD, EVELYN F	1029 31ST TER NE	ST PETERSBURG	FL	33704-2332
MOSK, MATTHEW	LARRAIN, CLAUDIA	2012 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4648
MOSK, MATTHEW	LARRAIN, CLAUDIA	2012 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4648
MULLINS THOMAS W FAMILY TRUST	MULLINS, THOMAS W TRE	2424 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-3550
MULLINS, THOMAS W	MULLINS, ANDREA N	2424 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-3550
MULLINS, THOMAS W FAMILY TRUST	MULLINS, THOMAS TRE	2424 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
NAUGHTON, DIANA M		2500 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
NEAL, RICHARD W	NEAL, SAUNDRA	319 SUNSET DR N	ST PETERSBURG	FL	33710-7442
NEEB, MICHAEL THOMAS	NEEB, AMY W	1800 N SHORE DR NE	ST PETERSBURG	FL	33704-4836
NEKVASIL, KALJU		2260 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4663
NIKOLIC, DRAGUTIN		5845 89TH AVE N	PINELLAS PARK	FL	33782-4920
NIKOLIC, DRAGUTIN		5845 89TH AVE N	PINELLAS PARK	FL	33782
NOWACKI, MARK A	SLEDZIEJOWSKA, BERNADETA	315 23RD AVE NE	ST PETERSBURG	FL	33704-3533
OGLESBY, MICHAEL S	OGLESBY, RITA K	1846 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
OLIVER, WILLIAM ASHLEY III		140 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704
OVERBY, LOIS JACKSON		3951 SUNRISE DR S	ST PETERSBURG	FL	33705-3942
PAINTER, DONNA L		2210 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4652
PATTERSON, PAMELA TRUST	PATTERSON, PAMELA TRE	2900 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-2915
PETRILLO, THOMAS C	PETRILLO, KAREN T	116 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704-3608
POWERS, JAMES P	POWERS, LARISSA A	2002 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4648
Property Owner		255 SUNSET DR N	ST PETERSBURG	FL	33710-7441
Property Owner		330 SUNSET DR S	ST PETERSBURG	FL	33707-1132
RACE, GREGORY R	RACE, LORRAINE H	311 SUNSET DR N	ST PETERSBURG	FL	33710-7442
RALPH, JAMES	RALPH, JULIE ANNE	135 SUNSET DR N	ST PETERSBURG	FL	33710-7440
REEDY, RICHARD K	REEDY, MARY	226 23RD AVE NE	ST PETERSBURG	FL	33704
RHODES, IRA H JR		4030 MIRAMAR WAY S	ST PETERSBURG	FL	33705
RICHARDSON, DAN K TRE	RICHARDSON, YUEH-CHAO L TRE	2186 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4650
RITCHIE, JONATHON P	RITCHIE, ABIGAL	706 19TH AVE NE	ST PETERSBURG	FL	33704-4618
ROOSEVELT PARK INDUSTRIAL LLC		680 SUNSET DR S	SAINT PETERSBURG	FL	33707-1137
RUDNICKI, ROBERT M	KRYSTOFIAK, JOY	2714 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
SAMARDZICH, MARK C	SAMARDZICH, LYNN W	2284 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704
SANTAMARIA, JULIE		2300 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-3548
SAUNDERS, BARBARA M		1601 22ND ST N	ST PETERSBURG	FL	33713
SAUNDERS, TERRENCE J	SAUNDERS, BARBARA M	1601 22ND ST N	ST PETERSBURG	FL	33713

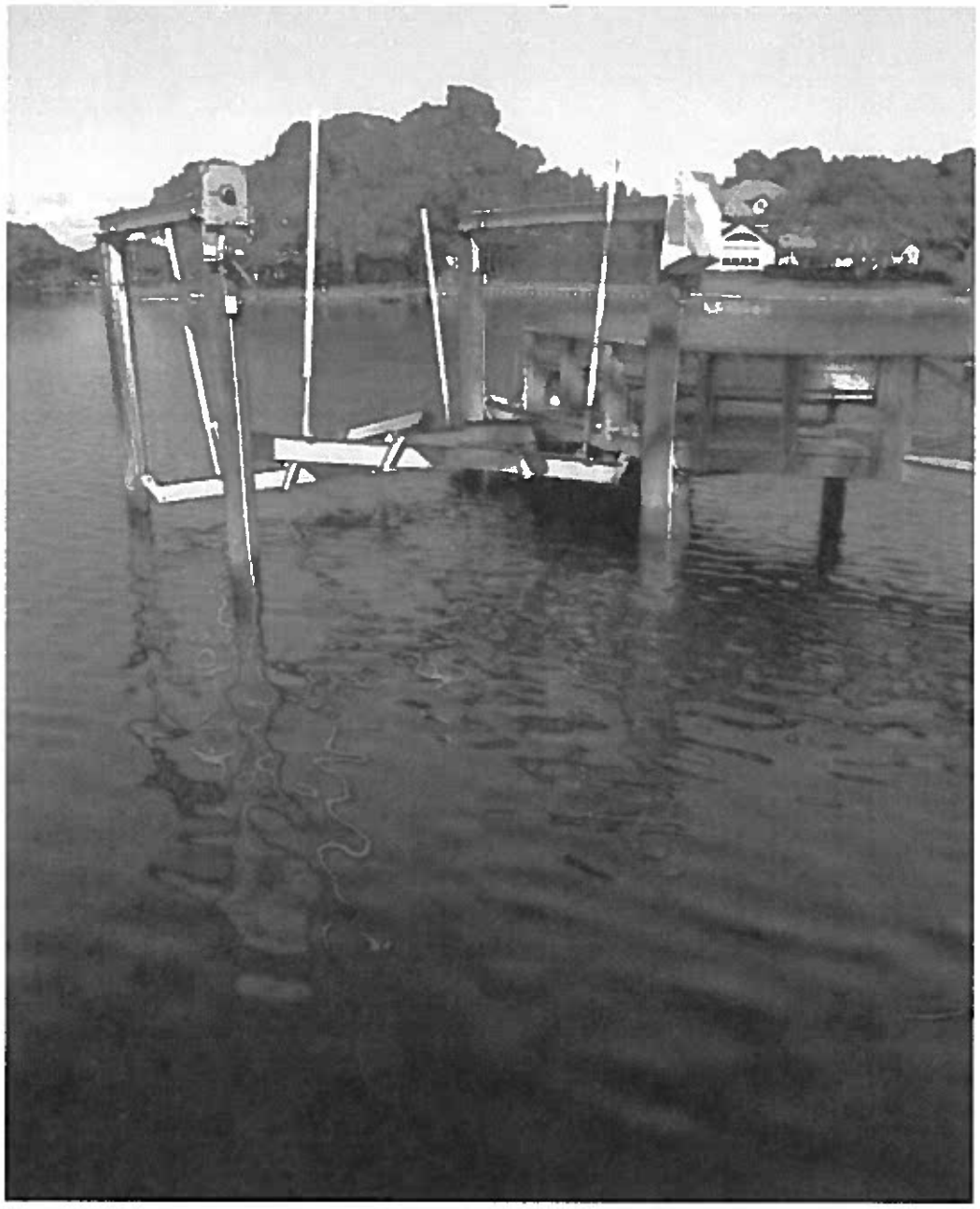
SIMS, CHARLES	SIMS, ANNETTE	2824 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-2953
SOLTOFF, PAUL	SOLTOFF, ROBIN	820 SAND PINE DR NE	ST PETERSBURG	FL	33703-3142
SPACEK, JAMES V	SPACEK, MICHELE T	310 SUNSET DR S	ST PETERSBURG	FL	33707
SPENCER, JAMES M	SPENCER, GLICIA V	400 BEACH DR NE UNIT 2606	ST PETERSBURG	FL	33701-3075
SPENCER, JAMES M	SPENCER, GLICIA V	2234 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4652
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731-2842
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731-2842
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731-2842
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731-2842
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731-2842
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731-2842
ST PETERSBURG, CITY OF		PO BOX 2842	ST PETERSBURG	FL	33731-2842
STEINER, NELSON C SR	STEINER, LYNNE	1825 ELM ST NE	ST PETERSBURG	FL	33704-4633
STEINER, NELSON C SR	STEINER, LYNNE	1825 ELM ST NE	ST PETERSBURG	FL	33704-4633
STEPHENS, GREGORY O	STEPHENS, ADELE S	4337 SUNRISE DR S	ST PETERSBURG	FL	33705-4521
STOVER, WILLIAM H	STOVER, KATHLEEN D	2152 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4650
STRAYER, DOUGLAS		275 SUNSET DR N	ST PETERSBURG	FL	33710
STRICKLAND, THOMAS L	STRICKLAND, BONNIE T	200 BRIGHTWATERS BLVD NE	ST PETERSBURG	FL	33704-3748
STRONG RESIDENCE TRUST	STRONG, JOHN A TRE	11101 ROOSEVELT BLVD N	ST PETERSBURG	FL	33716-2340
SWEENEY, SUSAN E TRE		216 20TH AVE NE	ST PETERSBURG	FL	33704-3513
THOMAS, DAVID S		2321 BREVARD RD NE	ST PETERSBURG	FL	33704-3543
THOMAS, DAVID SHEPARD		2321 BREVARD RD NE	ST PETERSBURG	FL	33704-3543
TIPPS, THOMAS R	SEARS, ANITA K	1 BEACH DR SE UNIT 2409	ST PETERSBURG	FL	33701-3958
TODSEN, MARK C	TODSEN, LORI L	320 SUNSET DR S	ST PETERSBURG	FL	33707-1132
TONY, JOHN A	TONY, PAMELA B	PO BOX 271580	FORT COLLINS	CO	80527
TONY, PAMELA B	TONY, JOHN A	PO BOX 271580	FORT COLLINS	CO	80527-1580
TOTH, STEPHEN D		118 SUNSET DR S	ST PETERSBURG	FL	33707-1130
VIVIO, MICHAEL C	VIVIO, BETH M	2050 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4648
VOLPE, DONALD J	VOLPE, JULIE F	435 15TH AVE NE	ST PETERSBURG	FL	33704-4704
WARE, RICHARD E	WARE, KELLY J	556 15TH AVE NE	ST PETERSBURG	FL	33704-4707
WENDE, LEROY G	CARPENTER, ELLEN F	222 SUNSET DR S	ST PETERSBURG	FL	33707-1131

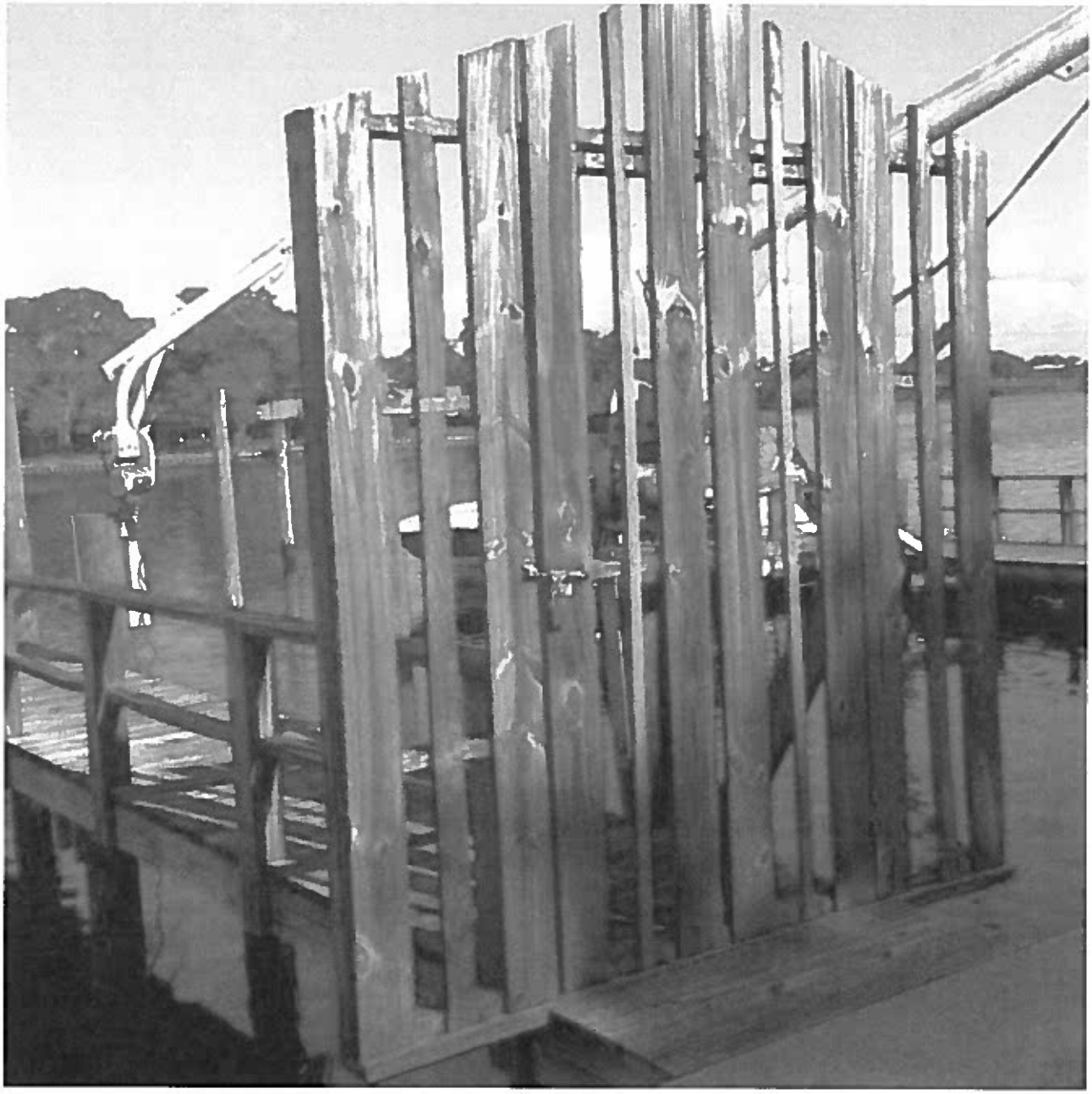
WENDKOS, BRAD	WENDKOS, SUSAN A	850 RAFAEL BLVD NE	ST PETERSBURG	FL	33704-3028
WHITE, DAVID M	WHITE, PAULA A	18 EASTERN PKWY	AUBURN	NY	13021-3017
WHITE, SCOTT B	WHITE, JACQUELYN A	408 SUNSET DR S	ST PETERSBURG	FL	33707-1133
WILLIAMS, DANNY C		404 SUNSET DR S	SAINT PETERSBURG	FL	33707-1133
WILLNER, MORRIS		123 COULTER AVE STE 200	ARDMORE	PA	19003-2425
WILLNER, MORRIS		1926 COFFEE POT BLVD NE	ST PETERSBURG	FL	33704-4632

Elizabeth Abernethy

From: Patty Gassner <pattywgassner@gmail.com>
Sent: Saturday, April 01, 2017 12:58 PM
To: devrev
Cc: Lsamardich; Mark Samardich; Council; rlreed@tampabay.rr.com
Subject: Proposed Gate Design Standards notice

We live on Coffee Pot Blvd and have watched the deterioration of existing docks along the "Scenic Drive" along CPBLvd for the last 20 years. Residents who DO NOT live on CPBlvd buy these docks then maybe use them a few times then never return to maintain them so they look awful, do not comply with the code rules and the Codes Dept turns a blind eye to this issue. Rule 16.50.130.4, Maintenance, Abatement and Hazardous conditions. They never cite these owners for obvious deterioration, throwing up picket fencing, paintnthem green and outhouse looking gates which is an obvious visual obstruction - Rule 16.50.230.9.3 or create some AWFUL idea for their Dock and we are left with them to look at from our homes here along the Blvd.
We have been attending the LDR meetings and have just read the proposed code changes sent to us this week on March 30 from Liz Abernathy. One of the Pro sales says " Wood would no longer be allowed. Existing wood fences and gates may be repaired, but not replaced." Here is a photo of a " repaired " gate in front of my house by owners who do not live along the Blvd and NEVER use this Dock or maintain it unless I call and complain. They came out and removed old boards and left this. The next photo is of a Dock gate installed by an absentee owner in September 2015 which looks like an outhouse and I called the code department and this thing which violates ever visual obstruction rule was signed off on three times by Robert Gerdes and Mike Dove. This is an outrage! Someone please use some common sense and help us. Give owners three choices for wrought iron/ decorative gates and NO REPLACING tacky wood. After the third notice from the city he punched holes in the sides and left this and Mike Dove told me they were "moving on". How would you like this in front of your house? HELP? People need only three options that are acceptable to be used so please reconsider the " wood may be repaired but not replaced" rule be DELETED. I cannot be there for the meeting May 3rd so that is why I am writing this letter asking for your good judgment for this issue. We just want our tax dollars to keep our city as beautiful as possible along our "Scenic Drives." Please do the right thing. The absentee owners etc know they are not maintaining these docks and they will grumble a bit but to help keep our waterfronts beautiful they are going to have to do their part if they own these docks.
Thank you, the residents along CPB.
Respectfully,
Patricia Gassner





Sent from my iPad

Elizabeth Abernethy

From: Rickcarson1@aol.com
Sent: Monday, April 03, 2017 9:36 PM
To: Elizabeth Abernethy; Elizabeth Abernethy
Subject: LDRs

April 3, 2017

Dear Ms. Abernethy:

I understand you are soliciting feedback on the LDRs. Following is a message I sent earlier to the Mayor and City Council. Thank you for your interest in hearing from residents on this issue.

Sincerely,
Rick Carson

Dear Mr. Mayor and Members of the City Council --

As a 16 year resident of The Historic Old Northeast, I would like to take this opportunity to share my impressions about the nature of new construction in the City as you consider amendments to the residential LDRs.

My primary reason for moving into The Historic ONE was it being a traditional neighborhood, one in which homeowners were remodeling and renovating older properties, which is what I did when I purchased my 1920s bungalow. Now the balance is tipping toward teardowns of older, renewable structures only to replace them with buildings which are way out of scale, proportion and design to existing houses on the block. This trend is decidedly changing the character of our long-established, traditional neighborhood with new builds which are much more appropriate for Palm Harbor and Tierra Verde.

As you consider changes to the LDRs, please keep in mind the concerns of those residents who have invested their sweat equity as well as their dollars in these traditional neighborhoods for a reason.

Sincerely,
Richard Carson
1035 Cherry Street NE
St. Petersburg 33701

Elizabeth Abernethy

From: Scott Lehman <surlybikerider@gmail.com>
Sent: Tuesday, April 11, 2017 2:28 PM
To: Elizabeth Abernethy; Charlie Gerdes; James R. Kennedy; Ed Montanari; Darden Rice; Steve L. Kornell; Karl J. Nurse; Lisa Wheeler-Bowman; Amy Foster
Subject: LDR Updates - Lower the FAR in my neighborhood to .4

Dear Liz,

First, thank you for your efforts to keep the community engaged in the Land Development Regulation updates that are ongoing. Your work has been a bright spot within the City of Saint Petersburg and your passion to get this right shows.

I understand that you and City Staff have proposed a .5 FAR for NT2 neighborhoods with the option of larger with design bonuses. As someone who lives in an NT2 neighborhood (1075 18th Ave North), I cannot agree with this standard. Currently, new construction in NT2 are slightly smaller than the .5 FAR cut off and the new proposal allows developers to continue building slightly smaller homes without design modifications to make the house in keeping with the neighborhood.

I would urge you, City Staff and City Council to consider the following:

- **implement a .4 FAR for NT2 neighborhoods**
- **implement the FAR threshold for other NT neighborhoods in alignment with NT2 at .4 FAR**
- **provide developers with larger design bonuses to allow up to a .5 FAR in NT2 neighborhoods**
- **limit house sized to a maximum to .5 FAR with design bonuses for NT2 neighborhoods**
- **increase budgets and hire more Zoning and Buildings Department staff to alleviate added workload the FAR restriction will cause**

Thank you for for consideration.

Kind Regards,

Scott Lehman
1075 18th Ave North

On Fri, Mar 10, 2017 at 4:16 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

Good afternoon,

Please find attached an updated summary table of the proposed code amendments to our residential land development regulations, and a copy of the first working draft of the code changes, in a strike-out/underline format.

Tampa Bay Times
WINNER OF 12 PULITZER PRIZES

Battle over large new homes expands to St. Petersburg's Kenwood neighborhood

Susan Taylor Martin, Times Senior Correspondent

Tuesday, April 11, 2017 4:57am

ST. PETERSBURG

As St. Petersburg considers major changes to its zoning rules, city staffers find themselves between a rock and a hard place.

Or, more precisely, a bungalow and a McMansion.

Residents of Historic Kenwood are the latest group to weigh in on the proposed changes, which they say wouldn't do enough to protect their area, known for its cozy bungalows, from being overrun with huge, boxy structures.

But a representative of one major builder says the changes go too far and would hurt the city's efforts to upgrade an aging housing stock that no longer meets the needs of today's families.

As for the city, "we're trying to find that middle ground that is responsive to the kind of house construction that is in demand and that has design guidelines to assure houses won't look like a big box looming over the neighborhood," said David Goodwin, St. Petersburg's planning director.

Since the real estate market began to perk up a few years ago, more than 260 large new houses have been built in some of the city's most coveted areas, including Snell Isle and the Old Northeast. Another area joining the trend is Historic Kenwood, which has one of Florida's largest concentrations of 1920s-era Craftsman-style bungalows.

Many of the original houses are less than 1,300 square feet, though, prompting a flurry of new construction that has resulted in big modern homes that look strikingly different from surrounding properties.

"Almost every (older) home has a front porch and interesting details with roof lines, and these big homes just look like giant walls," said Brenda Gordon, president of the Historic Kenwood Neighborhood Association. "It's not that the neighborhood doesn't want to see new construction, it's just that we want new construction that enhances the neighborhood."

In response to such concerns, city staffers recommend that new homes take up no more than 50 percent of the total area of a lot — expressed in zoning parlance as a "floor area ratio" or FAR of 0.50. However, if a builder incorporates design features that make the house look smaller, it is entitled to a bonus allowing it to cover up to 70 percent of the lot.

"With those bonuses, you can get a little bigger house, but you're going to have to do three or four bonus design guidelines so the house doesn't look so big," Goodwin said. Those guidelines could include second-story setbacks, for example.

But the local land acquisition manager of David Weekley Homes, the nation's largest private homebuilder and one of the most active builders in St. Petersburg, says limiting the size of new houses is the wrong approach.

"If the FAR restrictions are put in place as proposed, it will have a greatly detrimental effect on the local homebuilding community," Martin Frame wrote in an email to city zoning officials. "The diversity of the housing stock and the overall economic potential of the city will be diminished."

In replacing "functionally obsolescent" houses with new ones, Frame wrote, developers are improving the energy efficiency and safety of the city's housing. New homes also improve the "aesthetics of the neighborhoods," he said, and generate millions of dollars in additional property taxes that can be used for schools, sewers and other necessities.

While acknowledging that some residents have concerns about big houses, Frame said "hundreds if not thousands" of others endorse the new construction.

"I see the tourists flocking here, and I know many families that want to live here," he wrote. "We need the ability to provide housing for these families that want to be here or young couples who want to stay here but can't find a home because the existing housing stock was designed for retirees. The FAR restrictions make it harder for us to provide the housing that the market demands."

In another email, Frame, who lives in St. Petersburg, summed up his feelings: "I don't think it's the government's business to tell a family what size home they should have."

Historic Kenwood residents say their main issue with the proposed zoning changes don't involve the size of new houses as much as the style.

Because Kenwood is not on the water, the demand for huge homes is not as great as it is in areas like Snell Isle. As a result, new houses, while big, are less likely to cover over 50 percent of the lot. And that means they might not be big enough to trigger the requirement for design features that make them look more in keeping with the neighborhood.

Developers "are not building 4,000- or 5,000-square-foot houses in neighborhoods like Crescent Heights or Kenwood," said Bob Jeffrey, a Kenwood resident. "They're building 2,400 or 2,500 square feet, which is still significantly larger than the bungalow next to it. If the FAR base is not low enough to start kicking in those design features, what happens is that the bonuses will never apply so they will build big, boxy houses."

Jeffrey, who rehabs older buildings, is on a committee of residents from several St. Petersburg neighborhoods dealing with big-house issues. While committee members are "95 percent happy" with the proposed changes, he said, they would like to see the FAR limit lowered.

Even without regulatory carrots and sticks, some builders have put up houses that are large but blend in well, notes Gordon, the association president. As evidence, she cites a house in the 2500 block of Fourth Avenue N that replaced a home that burned down.

Although it is nearly 3,000 square feet, the new house "won a St. Pete Preservation award for being compatible in-fill," Gordon said. "It is such a pretty home, built to look like the older ones."

City staffers have met with several neighborhood groups about the proposed changes and will brief the St. Petersburg Chamber of Commerce on April 26. In addition to Frame, of Weekley Homes, the Pinellas Realtor Organization has expressed concerns that some of the proposals are too restrictive.

Other groups are likely to speak up before the City Council makes a final decision, expected in May.

Elizabeth Abernethy

From: Carol Kline <carolkline1948@gmail.com>
Sent: Friday, April 14, 2017 2:49 PM
To: Council; Mayor; Elizabeth Abernethy
Subject: Gigantic Homes

Dear People who make the rules in our beautiful city,

Driving around our neighborhood is pretty sad these days when we see what is being allowed to happen to our awesome neighborhood. We hope you saw the Times article today about these homes that do not fit in. We need your help in controlling these out of control developers who seem to get all the variances they want when it comes to building the biggest boxy homes possible that in may instances do not fit into their locations. We are losing our charm one house at a time. We need your help before it's too late - please!

Carol & Burt Kline
1012 N Shore Dr NE
St Pete, FL 33701

Tampa Bay Times
WINNER OF 12 PULITZER PRIZES

A Times Editorial

Editorial: Balancing neighborhood character, new housing designs

Thursday, April 20, 2017 5:19pm

The cities of St. Petersburg and Tampa have plenty to offer millennials and young families, including beautiful parks, bustling bar and restaurant scenes and improving job prospects. One challenge is housing, much of it aging and small by comparison to the 3/2s of modern suburbia. Developers are eager to resolve the mismatch by building bigger, modern homes that can appear out of scale in established neighborhoods. As the Tampa Bay area evolves, urban planners should strive for a better balance between preserving the character of neighborhoods and encouraging a housing renewal that meets the needs of younger residents.

The growing pains are being felt in signature neighborhoods like St. Petersburg's Historic Kenwood and Snell Isle and Tampa's West Tampa and Seminole Heights. The *Tampa Bay Times'* Susan Taylor Martin recently reported on a rift in Kenwood, which boasts one of Florida's largest concentrations of craftsman-style bungalows dating from the 1920s. But many have just two bedrooms and one bathroom and cover a tight 1,300 square feet. In some cases, they are being replaced with much larger houses, offering more space and more amenities — and slowly altering the look of the neighborhood. Another common complaint on both sides of the bay: small homes on double lots being knocked down and replaced with two large houses with minimal setbacks. Neighborhoods need breathing room, and while maximizing size and density boosts developers' profits, it does not serve the greater community interest.

Design standards are more subjective and more challenging for city planners. In Seminole Heights, another bungalow enclave, residents objected to new homes popping up featuring "faux" porches — glorified front stoops that couldn't hold two rocking chairs. In Kenwood, boxy, modern homes don't blend in with the quaint bungalows. But one person's eyesore is another's dream home, and imposing rigid standards like those in deed-restricted subdivisions would be an overcorrection.

That's where codes and zoning come in. One builder's representative said in an email to St. Petersburg officials that it's not "the government's business to tell a family what size home they should have." Maybe not what size, but certainly where, and with reasonable conditions. When uniformly enforced, zoning preserves the integrity of neighborhoods by limiting home size, requiring setbacks from neighboring properties and providing incentives to make new houses fit in. St. Petersburg, for example, is considering sensible new guidelines that would limit home size but allow builders to exceed the maximum if they incorporate design enhancements that mitigate the "big box" feel of new homes. Those kind of incentives leave flexibility for people to build the house they want while having a positive long-term effect on how neighborhoods evolve.

Through smart investment in community amenities, Tampa and St. Petersburg have grown into thriving urban centers where more and more people want to live. The eagerness of developers to build attractive, spacious new homes helps revive communities, add local tax revenue and create safer neighborhoods. It's a great problem to have, but it's crucial that local governments provide steady oversight that preserves what is unique about each city while encouraging development of new, viable housing.

Editorial: Balancing neighborhood character, new housing designs 04/20/17
Photo reprints | Article reprints

Elizabeth Abernethy

From: Burt Kline <burtkline@gmail.com>
Sent: Thursday, April 20, 2017 9:28 AM
To: Mayor; Council; Elizabeth Abernethy
Subject: proposed changes to LDR's

Hi all, I live in ONE, and I am excited to see the city addressing the problem of construction & scale of houses in our neighborhoods. Far too many houses constructed since 2007 are too large, and do not fit the neighborhoods. Please consider reducing the FAR, and keep St Pete's historic neighborhoods special while allowing for replacement when necessary.

Burt Kline
1012 N Shore Dr N E
Apt 52
St Petersburg Fl 33701

325 16th Ave NE

Elizabeth Abernethy

From: Steve L. Kornell
Sent: Sunday, April 23, 2017 10:34 PM
To: Elizabeth Abernethy; Dave S Goodwin
Subject: RE: New Construction in HISTORIC KENWOOD

(3) – Traditional zoning – traditional architecture – list styles

City wide design guidelines –

(1) Do you see any reasonable way to incorporate design standard for Kenwood and other specific areas? Seems to make sense to me that some of the homes that bungalow style features, even though the house's footprint is larger, would go better in Kenwood... – Limiting architectural styles → was discussed, is not part of the proposal. Current recommended changes.

Also – can you give me a brief reminder of the three different proposals...I know there is the initial staff recommendation, a modified staff possibility, and the Bob Jeffrey proposal that would require a large number of homes to be considered non-conforming, but I am a little fuzzy on the details. I believe I remember seeing a one page chart with all three...if you could send that to me again that would be great. (2)

Steve

– Neighborhood Conservation – new construction
- national registered district
- styles limited to those prevalent as part of the district
- menu of styles –

currently 5 neighborhoods –

From: Bryan Young [mailto:b2young@verizon.net]
Sent: Friday, April 21, 2017 2:44 PM
To: Steve L. Kornell
Subject: Re: New Constrction in HISTORIC KENWOOD

Style →

Steve,

Thanks so much for the email; you are the only one that took the time to reply.

I appreciate you taking the time to tour our neighborhood. And again I am not opposed of new larger homes as long as they look similar to the architecture existing. Multiple roof lines, open porches and bungalow details.

If I can help with so many friends and neighbors in Kenwod just let me know.

Best,
Bryan

-----Original Message-----
From: Steve L. Kornell <Steve.Kornell@stpete.org>
To: Bryan Young <b2young@verizon.net>
Sent: Thu, Apr 20, 2017 7:40 pm
Subject: RE: New Constrction in HISTORIC KENWOOD

Bryan,

Thanks for taking the time to email me in regard to this issue. I share your concern with large, boxy homes and believe that our staff's proposed changes to the LDRs takes a step towards improving the problems. I specifically asked for a tour to look at various homes so that I could more fully understand what the changes mean in the real world. After doing this tour I do believe what they have proposed is an improvement. I am willing to discuss with them perhaps installing specific design standards that address certain issues specific to certain neighborhoods such as Kenwood. I am concerned, however, that one of the proposals put forward by a neighborhood leader would make a huge percentage of land owners and home owners require variances. I believe these proposals go too far. So, I am open to trying to maintain the look of Historic Kenwood while allowing larger size homes to be built, by requiring these homes to fit the character of the neighborhood. Again,

Elizabeth Abernethy

From: Tom Bogan <tombogan@gmail.com>
Sent: Monday, April 24, 2017 2:24 PM
To: Mayor; Council; Elizabeth Abernethy
Subject: Amendments to LDRs

Historic Kenwood was placed on the National Register of Historic Places following the completion of a 40+ page survey and report in 1995 which concluded that it was worthy of the distinction, due to the high percentage of homes that were historically accurate bungalows, or could be restored to that status:

http://www.historickenwood.org/sites/default/files/page/pdfs/Final%20Kenwood_Survey.pdf

Every time you allow the construction of another large lot-filling concrete monolith you help to destroy the neighborhood qualities that earned HK national register status to begin with. A supermajority of HKN residents who care enough to vote would always vote in favor of local historic district formation to protect us from these monstrosities. That is why developers insist so vehemently on a majority of all landowners, both voting and non-voting.

Please consider carefully the recommendation at page 42 of the 1995 survey report:

> As with every historic neighborhood, the sp
> delicate and depends on a number of phy
> locations of buildings on their lots
> neighborhoods, some lots have houses or gar
> the lots, on the alleys, with no buildin
> placement is historically appropriate and
> urge any effort aimed toward the rehabilit
> new construction in Kenwood to consider c
> buildings on the properties and the hist
> properties, buildings and streets.

Finally, keep up the good work. I know you must consider a wide variety of interests and I am pretty happy with the quality of local government in St. Pete.

Sincerely,
Thomas Bogan
2761 2nd Avenue N

Sent from my iPhone

Elizabeth Abernethy

From: Marylee Zink <zart4st.pfl@gmail.com>
Sent: Monday, April 24, 2017 5:31 PM
To: Elizabeth Abernethy
Subject: Older neighborhoods and new development

Dear Ms Abernethy,

We are writing this letter to express our concerns about the extent of tear downs and new development in St. Petersburg.
We have lived in the same house in the Old Northeast neighborhood for the last 20 years and do love the rich heritage of the different architectural styles here.

Our concern is first with the size of the new construction...often overpowering their neighbors and built out to the lot line with little green space between the homes.
We support the establishment of an FAR standard of 0 .4 and specific design bonuses.

We also are very worried about the lack of any character with many of the new designs, and wish that new developers were encouraged to pick more appropriate architectural styles.

We understand that new brings more money, and we are not against new construction, but feel that some restrictions need to be in place

Don and Marylee Zink
1755 Locust St NE
St Pete . 33704

Elizabeth Abernethy

From: Carol Miller <miller2554@gmail.com>
Sent: Tuesday, April 25, 2017 9:19 AM
To: Elizabeth Abernethy
Subject: Fwd: Zoning Concerns Euclid/St. Paul Neighborhood Resident Henry 2129 14th St. N.

---------- Forwarded message ----------
From: **Carol Miller** <miller2554@gmail.com>
Date: Tue, Apr 25, 2017 at 9:17 AM
Subject: Re: Zoning Concerns Euclid/St. Paul Neighborhood Resident Henry 2129 14th St. N.
To: Mayor@stpete.org, Council@stpete.org

Please do not allow our neighborhood to lose it's charm/quaintness by allowing new overbuilt homes to be constructed on the property. I recently moved to the area from S. Florida. I used to live on the water in Ft. Lauderdale (Las Olas Isles).

Developers/investors ruined the old Florida architecture by building massive post-modern homes, taking up every bit of space on the lots, to include erecting multi-level structures that loom and hover over the one-story historic homes. They destroyed the architecture of the neighborhood. Not to mention that the inflated cost of these new houses caused the tax base to quadruple and continue to escalate. It is a shame.

Please do not allow our lovely community to drastically change.

Thank you.

Robert and Carol Henry
727-318-3998

Elizabeth Abernethy

From: John Barie <jpbarie.architect@gmail.com>
Sent: Friday, April 28, 2017 3:12 PM
To: Elizabeth Abernethy
Cc: Derek Kilborn; Kathryn Younkin
Subject: Follow up LDR Meeting this Morning
Attachments: FAR & Massing PPT - rev 4-24-17.pdf

Good Afternoon Liz:

Right up front I want to tell you what a GREAT JOB you and your team are doing with the LDR review process. Over the vast majority of my career in architecture I represented the development commuinity so I have a real appreciation for what you have been tasked with. The positive atmosphere you have maintained throughout the dialog is to your credit. Keep up the good work.

Let me elaborate briefly on my beleif that "one size does not fit all". I beleive in the importance of growth in our city and support that notion that our housing stock must change over time and evlolve to meet the needs of those families that constitute our now and future busdiness community.

I also believe the FAR and Bonus Options are tools that clarify and control future development in a postive way. Throughout my career I have seen a number of comminities use the Bonus tool selectively to drive development to or away from specific geographic areas. I beleive such an approach could be applied in

Right:
NT-2 Streetscape
FAR 0.5
2-Story House
Allowed = 2,857 sf
Shown = 3,429 sf
includes 3 bonuses
equaling 1,143 sf

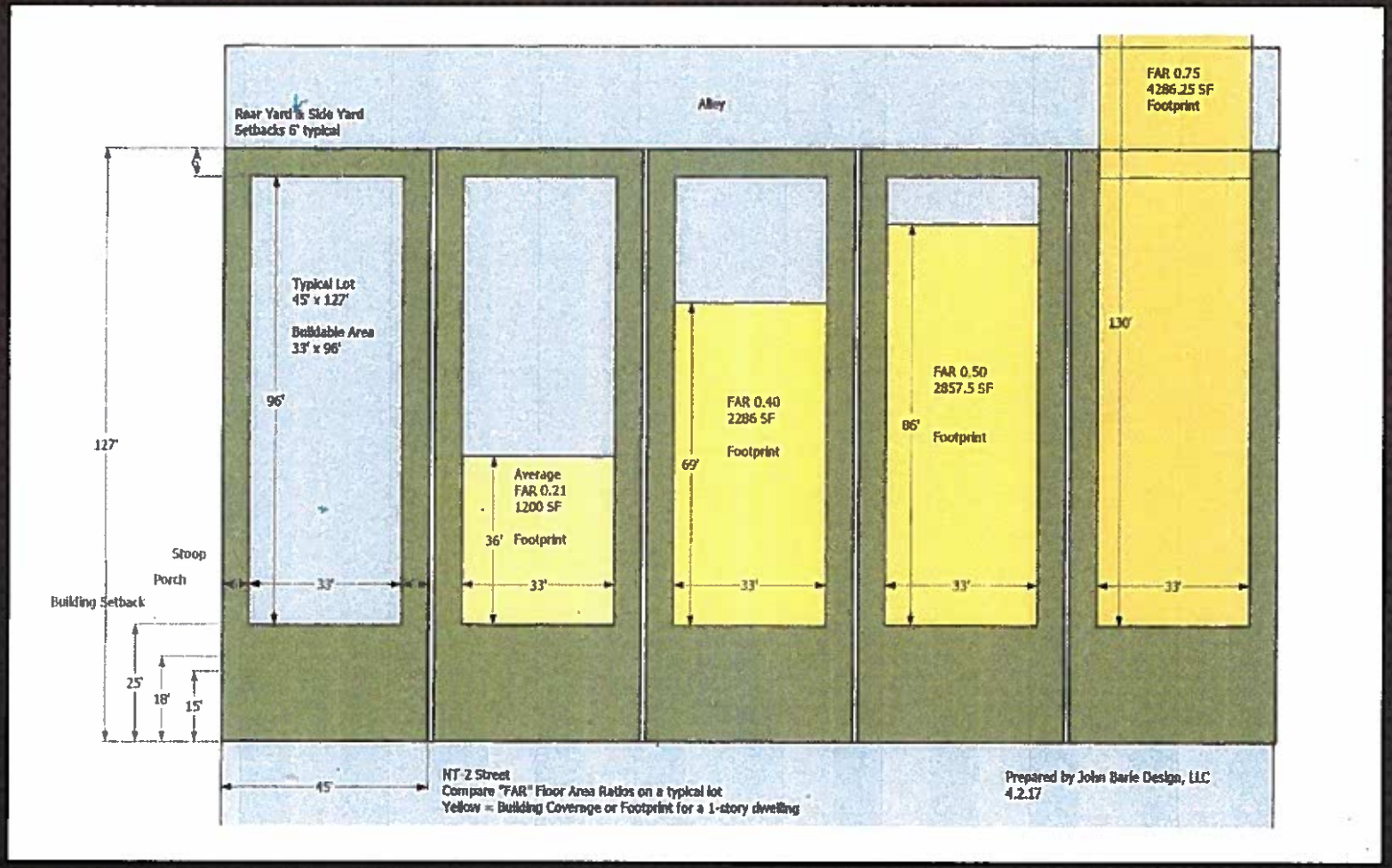
Left:
NT-3 Streetscape
FAR 0.75
2-Story House
Allowed = 4,950 sf
Shown = 4,950 sf

Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

Lot Diagrams NT-2 Street – Typical Lot 45'x127'



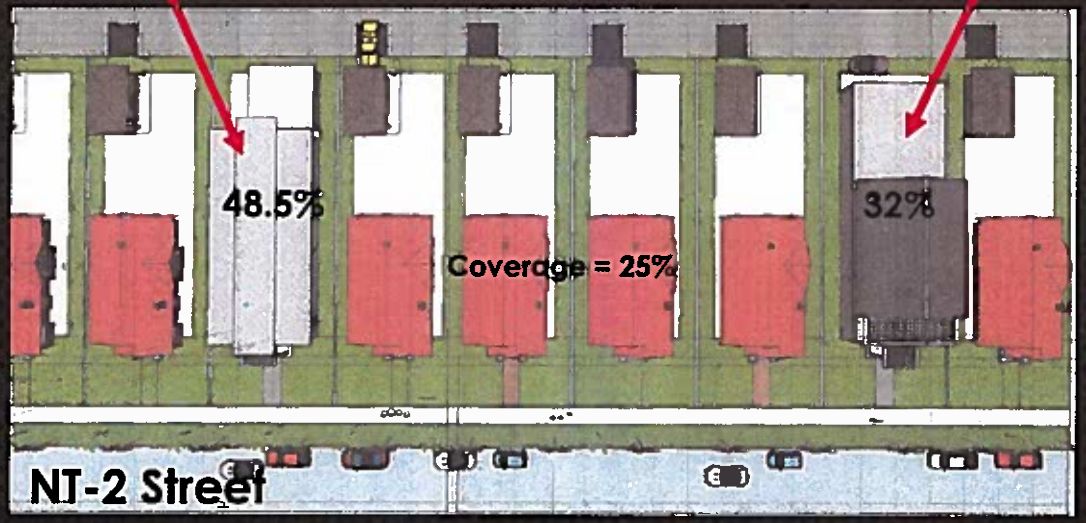
Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

Typical Lot 45'x127' = 5,715 sf
Typical House 1,000 – 1,200 sf

Lot Coverage = Building Footprint (including garage) /Lot size = 5,715 sf



Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

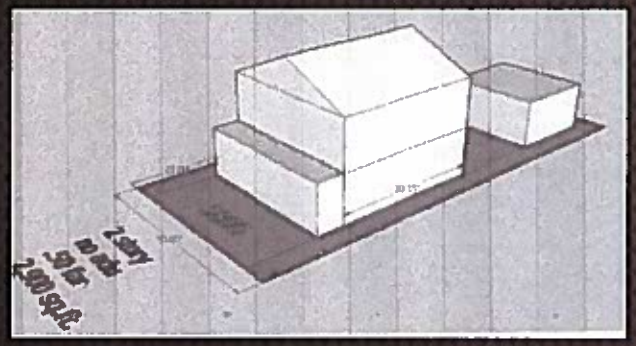
NT-2 Streetscape
Typical Lot 45'x127' = 5,715 sf
Typical House 1-Story
Average FAR 2008-2016 = 0.32
Average FAR 2016 = 0.37
Roof Peak at 22'- 24'. 22' shown

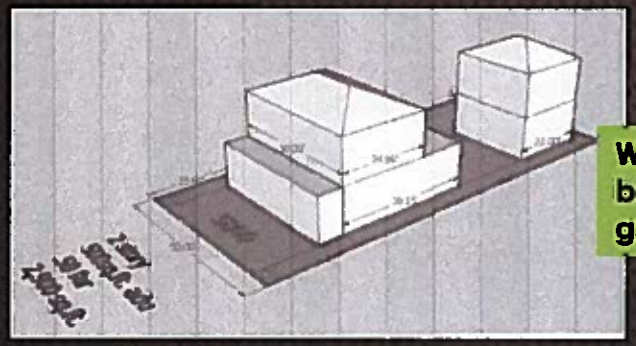
This House FAR 0.5
Max Floor Area Allowed = 2,857.5 sf
2-Story with 2,877 sf includes garage
1st Floor – 12' ceiling, 2nd Floor 10' ceiling
Eave at 24', Roof Peak at 36'

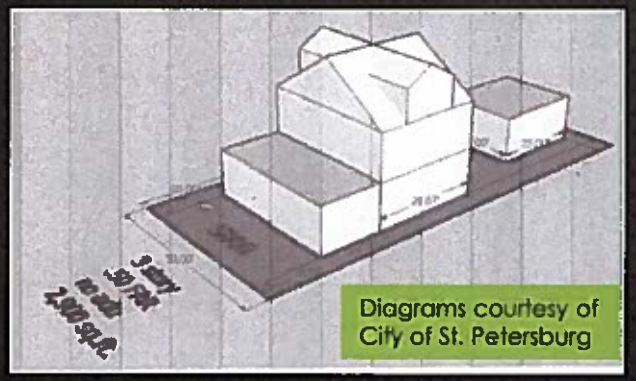
Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

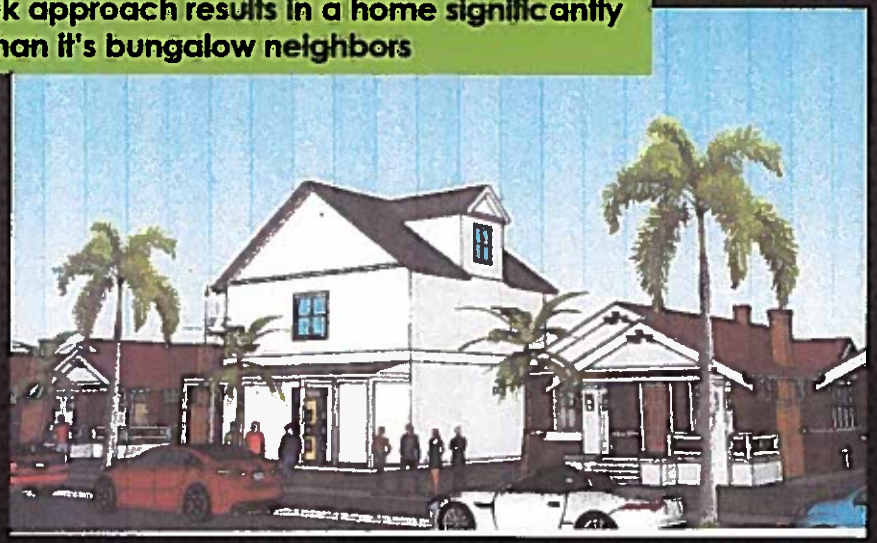






Diagrams courtesy of City of St. Petersburg

When viewed from street level the massing using the bonus – setback approach results in a home significantly greater scale than it's bungalow neighbors



Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

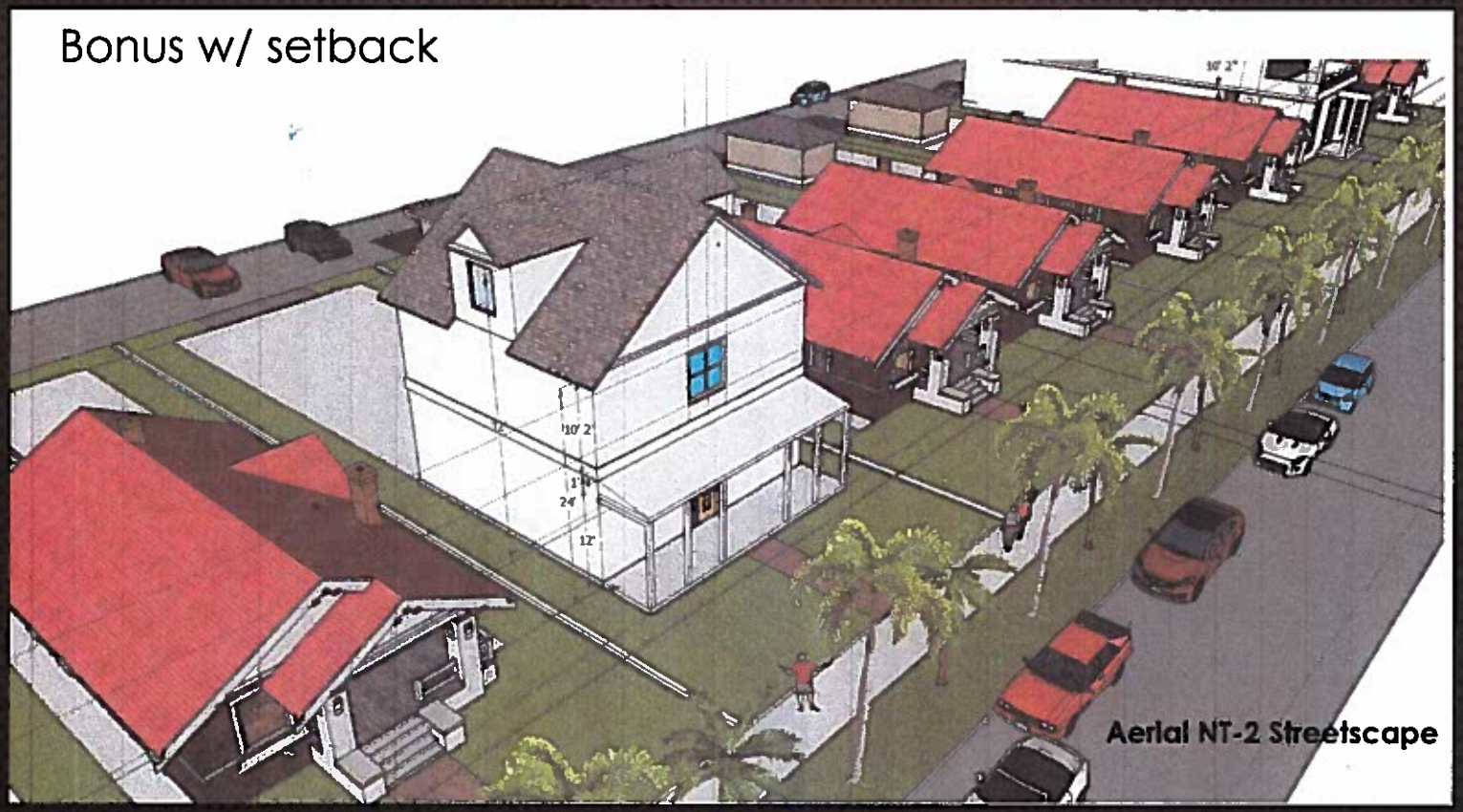
John Barie Design, LLC

NT-2 Streetscape

4-17-17

Illustration of an FAR 0.5 house on an NT-2 Street using height and setback bonuses

Current design characteristics: 1st Floor Ceilings at 12' & 2nd Floor Ceilings at 10'. Bonus results in third floor cross gable design approximately 300 sf with roof peak at 36'



Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

Test FAR 0.4 on NT-2 Streetscape Typical Lot 45'x127' = 5,715 sf

- Base Floor Area Allowed (FAR 0.4 x Lot Area 5,715) = 2,286 sf
- Maximum Bonuses Permitted 0.2 (Lot Area 5,715 x 0.2) = 1,143 sf
- Total Floor Area Allowed applying maximum bonus opportunities – 3,429 sf
- Apply Bonus Option #1 = 0.1 x 5715 = 571.5 sf Provided Covered front porch 1-story min 75% of width of front façade
- Apply Bonus Option #2 = 0.01 x 5' setback x 5715 = 285.75 SF – Provided Additional 2nd Flr setback 0.01 bonus for each 1' setback
- Bonus Option #4 = 0.05 x 5715 = 285.75 SF – Provided total residential floor of 2nd floor less that 75% of 1st floor
- Total of Bonuses Calculated = 1,143 SF
- Total Floor Area Achieved including Bonuses 1,2 & 4 = 3,429 sf
- Illustration below demonstrates Total Floor Area including bonuses applied and assumes 400 sf garage in rear.

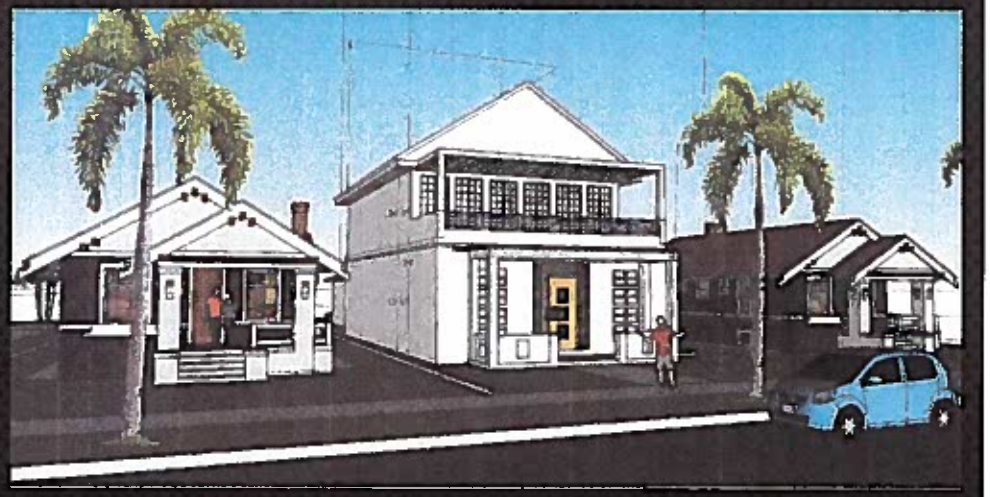
Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

Test FAR 0.5 on NT-2 Streetscape Typical Lot 45'x127' = 5,715 sf

- Base Floor Area Allowed (FAR 0.5 x Lot Area 5,715) = 2,857.5 sf
- Maximum Bonuses Permitted 0.2 (Lot Area 5,715 x 0.2) = 1,143 sf
- Apply Bonus Option #1 = 0.1 x 5715 = 571.5 sf Provided Covered front porch 1-story min 75% of width of front façade
- Apply Bonus Option #2 = 0.01 x 5' setback x 5715 = 285.75 SF – Provided Additional 2nd Floor setback 0.01 bonus for each 1' setback
- Bonus Option #4 = 0.05 x 5715 = 285.75 SF – Provided total residential floor of 2nd floor less that 75% of 1st floor
- Total of Bonuses Calculated = 1,143 SF
- Total Floor Area Achieved including Bonuses 1,2 & 4 = 4,000.5 sf
- Illustration below demonstrates Total Floor Area including bonuses applied and assumes 400 sf garage in rear.

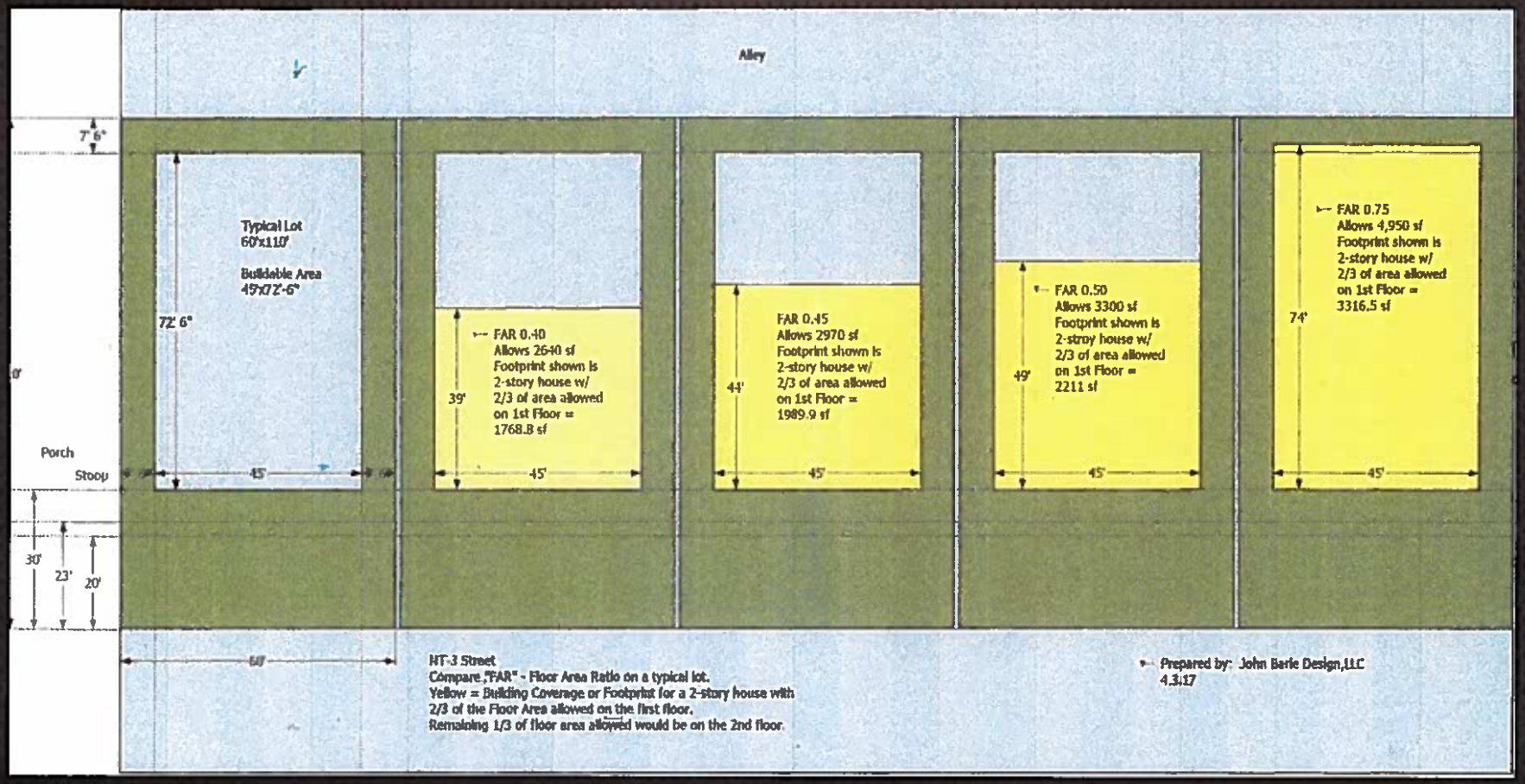


Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

Lot Diagrams – NT-3 Street Typical Lot 60'x110'



Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

Lot Coverage = Building Footprint (including garage) /Lot size = 6610 sf

Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

NT-3 Street

FAR 0.39
Includes garage

FAR 0.75
Includes garage

FAR 0.36
Includes garage

Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

NT-3 Streetscape
Typical Lot 60' x 110"
Typical House 2-Stories
Average FAR 2008-2016 = 0.41
Average FAR 2016 = 0.52
Roof Peak at 24'

This House FAR 0.75
Max Floor Area Allowed = 4,950 sf
2-Story with 4,830 SF includes garage
1st Floor – 12' ceiling / 2nd Floor – 10' ceiling
Eave at 24' – Roof Peak at 36'

Analysis of Floor Area and Massing in NT-2 and NT-3 Districts St. Petersburg FL

John Barie Design, LLC

4-17-17

Elizabeth Abernethy

From: John Barie <jpbarie.architect@gmail.com>
Sent: Friday, April 28, 2017 3:45 PM
To: Elizabeth Abernethy
Subject: FL Trust for Historic Preservation Conference
Attachments: 425 21st Av NE before.jpg; 425 21st Av NE after.jpg; 115 20th Av NE before.jpg; 115 20th Av NE after.jpg

Hello Again Liz:

Just a reminder our workshp is set for Thursday May 18th 3:00 - 4:30 PM.. Conference is at the Bayfront Hilton.

Could we meet next week so I can discuss your presentation and bring you up-to-date on the rest of the program? Pleasse give me a coupde of dates. I won't take more than an hour of your time.

Also at the meeting this morning we mentioned a couple of rehabs in ONE that turned out quite well. They are:

- 425 21st Av NE - before & after
- 115 20th Av NE - before & after (taken last week and look at what is under construction next door)
- Opposite side of 115 20th Av NE - shows the blue one story - the Big box and 115 20th Av on far side.

Opposite side.jpg

Please let me know if you have trouble opening these.

I look forward to talking about the conference, hopefully next week.
John Peter Barie

Kathryn Younkin

From: Bill Thomas <billtrish1@aol.com>
Sent: Friday, April 14, 2017 11:34 AM
To: Kathryn Younkin
Subject: 4 mcmansions across the street on Monterey blvd on snell isle. Come take a look.

Where we once enjoyed natural beauty we look up at massive walls of painted concrete. We protested as loud as we knew how only to be ignored by those in power who put more taxes as a priority over beauty.
All of us old folks know that a builder will build when given space (regardless of size) and money. Most have no regard for whatever is actually better for the area.
Look at the brand new homes still sitting on the market that resemble over-sized square boxes.
Bill Thomas
1351 Monterey Circle NE
St. Pete, 33704
727-515-4391

I forwarded this to you while you were gone, wanted to make sure you had it for case file

Elizabeth Abernethy

From: Douglas Gillespie <dgillespie@mjgarch.com>
Sent: Friday, April 28, 2017 5:28 PM
To: Elizabeth Abernethy
Cc: 'Robin Reed'; 'Joe Reed'; 'John Barie'; 'Sharon Winters'
Subject: FW: Scanned document from HP ePrint user
Attachments: filename-1.pdf

Liz,

Thanks for meeting with us today and taking into consideration our comments and suggestions for bonuses. Toward the end of the meeting I asked about the definition of FAR. You said that it would not be changed, but that garages are included in residential FAR and that you didn't know how the city's lawyer had taken care of it in the ordinance draft. Would you please let us know how that has been taken care of in the new draft because the document you showed me, I believe, was the same as the attached page 5 of the 3/10/17 Working Draft where in the left hand column under Maximum Residential Intensity (floor area ratio) it says *Excludes 500 s.f. of enclosed parking/storage.

Thank you,

Doug Gillespie

From: eprintcenter@hp.com [mailto:eprintcenter@hp.com]
Sent: Friday, April 28, 2017 5:08 PM
To: dgillespie@mjgarch.com
Subject: Scanned document from HP ePrint user

This email and attachment are sent on behalf of dgillespie@mjgarch.com.

If you do not want to receive this email in future, you may contact dgillespie@mjgarch.com directly or you may consult your email application for spam or junk email filtering options.

Regards,
HP Team

Elizabeth Abernethy

From: Paula Albinson <Paula@Albinson.us>
Sent: Saturday, April 29, 2017 9:15 AM
To: Elizabeth Abernethy
Subject: FW: Land Development Regulations

I apologize for misspelling your name on the mailing address below. Paula

---

From: Paula Albinson [mailto:Paula@Albinson.us]
Sent: Friday, April 28, 2017 12:59 PM
To: Mayor@stpete.org; council@stpete.org; 'Elizabeth.Abernathy@st.pete.org'
Subject: Land Development Regulations

Dear Mayor, City Council and Ms. Abernethy:

Below are my thoughts and concerns about the Land Development Regulations as provided in your 15 April 2017 meeting:

--the number of teardowns has sky-rocketed in the past 2-3 years. A major part of this problem stems from real estate agents selling homes that could be rehabed/remodeled as teardowns. Because St. Petersburg has an eccelctic population some buyers may or may not know about rehabbing/remodeling a property. And as a result we have new construction with unattractive and boxy designs, too tall and no connection to our architecturally older neighborhoods. What can be done so the Board of Realtors educates and works with the city on options to teardowns.

--regarding the FAR suggestion of 0.4 with bonuses of up to 0.3...what is entailed in awarding the additional FAR and is this written in the permit, or how is this tracked. Does the city review a set of plans before permits for new construction are awarded? Perhaps another FAR needs to be in place (with no bonus points) regarding the height of the propsed property. If you drive around the Old Northeast you can easily point out new construction not only because of the inappropriate design but also the towering heights. How about making the maximum height equal to the highest home on the block. Each block would have separate valuations. Now the 35' max applies to each new home being built and it is too tall ruining the feeling of our wonderful neighborhood.

--another wonderful and popular part of our neighborhood is the beautiful and varied species of trees and plantings we have. It truly is one of the reasons I bought my property in the Old Northeast. I understand when a tree is diseased and has to come down but I cannot understand giving a developer the freedom to remove all trees when the home could have been built keeping some of the original vegetation on the property. I have asked the demo people and they told me all trees had to be taken down because of the heavy equipment on the property. I am wondering if the permit to remove all vegetation is signed off at the permit counter or if an arborist visits the property with a set of plans and does an evaluation to determine on site which trees will stay and which will go. These trees would then be marked so the demo people will not harm them. This occurred to me the other morning as I was walking by the large new construction property at 17th and North Shore. It was evident many of the original beautiful trees were still in existence and yet this huge home had been built within the existing vegetation. In talking to the workmen on the property, I found out the owner of this new home is the person who owns Aspen Development and yet most of the Aspen homes being built in other locations have no trees saved. I find it very interesting his property,

indeed, had other rules for tree removal. Just last week the property at 335 16th Avenue Northeast was removed and Aspen was the developer. All the trees were removed and it was sold by an agent as a teardown although it was a rehab/remodel property candidate.

--when I moved here about eight years ago, there were no developers in our wonderful little environment; instead there were talented architects and contractors with design ideas pertinent to the area. Where are these talents now? It seems we just have developers who have little or no respect for our environment.

--I know these suggestions are to be related to residential properties but I cannot help asking why we need to continue to demolish and replace our commercial spaces with behemoth properties. Fourth and Central is already strained....what will happen when the arogant New York developer builds 42' high in our wonderful small town. Traffic problems. Pedestrain problems. The loss of the casual and lovely atmosphere most of us call St. Petersburg. Why not put a moritorium on building for a period of time, let all the new construction find its footing, take the new property taxes and do retrofitting for sewers and other unseen necessary maintenance items...let's take a rest, and see how these new changes affect our city for the better or for the worse.

Thank you for listening to my thoughts. I hope you will consider them.

Paula Albinson
305 16th Avenue Northeast

Elizabeth Abernethy

From: Elizabeth Abernethy
Sent: Saturday, April 29, 2017 11:25 AM
To: Mark A. Winn; Michael Dema
Subject: Special Exception LDR change

I would like to suggest that we add a provision to our code that states that if a Special Exception use ceases to operate for a period of time, that it cannot be re-established. I don't believe we have anything in our code, and I don't think that it is appropriate to vest the use in perpetuity. For example, if there were an approval that ceased operation, and the use went back to a Permitted use, to reestablish a special exception should require a new review and permit

Here is an example of language from City of Tampa, from the non-conforming use section of the code:. We cover most of this in the modification section, but there is no language about the operation ceasing

Sec. 27-294. - Special uses not to be considered nonconforming.

(a) Uses other than alcoholic beverage sales. Any existing use which would require a special use approval under the terms of this chapter shall be deemed a conforming use. However, any of the following changes to the use shall require a special use approval as though it were a new use:
(1) Enlargement of the existing structure by five (5) percent of the floor area or one hundred fifty (150) square feet, whichever is less; or
(2) If the use has ceased operation for one hundred eighty (180) consecutive days; or
(3) When there is a decrease or lessening of the existing buffering to adjacent uses; or
(4) When there is a change in use or new use added to the existing use or uses

Thoughts?

.30 Total Bonus Points

(2) Residential Floor Area Ratio Bonus

a. An FAR bonus of up to .30 shall be granted when structures incorporate design elements to reduce the appearance of mass and bulk from the public view. The following options may be utilized in any combination, provided that the maximum FAR bonus shall be 0.30:

1. One story, minimum six foot in depth, covered front porch with a separate roof structure with a minimum width of 75% of the front façade: .075 bonus
2. ~~Additional second story front setbacks: .01 bonus for every 1 foot of additional setback 5' or greater of the entire façade, maximum .050~~
3. ~~Additional second story side setbacks~~
4. Total residential floor area of the second story shall not exceed 75% of the base: 0.05 bonus
5. Height Reduction
   a. Reduced height of two story building beginning of the roof line at 23 feet and top of peak of the roof at 35 feet for a bonus of 0.025
   b. Reduced height of two story building beginning of the roof line at 22 feet and top of peak of the roof at 34 feet for a bonus of 0.050
   c. Reduced height of two story building beginning of the roof line at 21 feet and top of peak of the roof at 33 feet for a bonus of 0.075

   [illegible] ceiling on 1st floor
   9' ceiling on 2nd floor
6. Primary roof structure with an eave parallel to the front property line: bonus 0.025
7. Primary roof structure with an eave parallel to the front property line with dormer(s) at least 20% of the width of the front façade: bonus 0.025
8. Side façade articulation: side facades shall feature architectural offsets of at least one foot creating a bay system that divides the building design into at least one bay of a maximum ratio of 1:1. Bonus 0.025
9. Front façade articulation: front facades shall feature architectural offsets of at least one foot creating a bay system that divides the building into at least one bay of a maximum ratio of 1:1. Bonus 0.025

– modulation of facade by changing planes

Elizabeth Abernethy

From: Paula Albinson <Paula@Albinson.us>
Sent: Sunday, May 07, 2017 1:42 PM
To: Elizabeth Abernethy
Cc: Mayor; Council
Subject: RE: Land Development Regulations

Dear Elizabeth,

Thank you for your response. I have spent some time thinking about your meeting this Tuesday with the Pinellas Realtors Organization and also the tree permit issue.

--thoughts to share with the realtor group...
It is, I am sure, difficult for you to stand on our behalf when you may not have specifics to share in your meeting. I have two examples for you to use.

1. 335 16th Avenue Northeast was listed with Rutledge Realty. The agent was Donna Briody. Donna used to live on 17th and so knew many of the owners on 16th. When we would see her we would anxiously ask her what was happening on the sale of the property. Then the "sold" sign went up. The neighbor at 325 (Angie) asked her who bought it and with what intention. We were all nervous about a teardown but Donna said it was sold to a German couple who had no intention of a teardown. We were relieved. And then the truth became known that it was sold as a tear down by Nadine Appelt of Keller Williams. I called Jim, the acting broker in charge at Rutledge and had a long conversation with him about selling homes as tear downs. He really didn't care about how a sale was made and told me that when a home had been on the market for 274 days it wasn't in demand probably needed to be rebuilt into something more desirable. I did my homework and it seems 335 21st Ave NE was on for 339 days and 1800 North Shore was on for 424 days. And neither of them were sold as teardowns. So what constitutes a teardown? Is it the realtor? Interesting enough the new owner of 335 16 asked the realtor to show them a vacant lot where they could build....not to show them a teardown.
2. The home next to 335 (325) was also sold as a tear down. Angie bought this property and did not have an agent for herself so the agent on the sell side was also the agent for the buy side. Like me, Angie is a preservationist and said she wanted to keep the house and do some restoration. The agent kept telling her to tear it down but Angie did prevail and brought this property to a wonderful restoration with a new kitchen, updated baths, paint and refurbished back yard. This home has a live oak in the back yard which was situated in a way that a teardown was not possible. She had an arborist take a look at the tree which was in perfect shape. What would have happened if the agent sold this as a teardown and the tree could not be removed. Perhaps agents need to be educated on landscape permitting.
3. I am very aware of the difference between live oaks and laurel oaks. When I bought my home there were two beautiful laurel oaks in the back yard. At different times each had to be taken down as they were approaching 50 years and were becoming sick. I was so sad, I felt like I had lost a family member. My arborist/tree removal man said many people cry when a tree has to be taken down. My yard and Oak street is not the same and they are sorely missed. On the 335 property as well as the two properties further down 16th there were many trees that were very healthy and should have been saved. I cannot believe anyone from the city did a site visit along with the developer and a set of plans. Did the city tell the developer which trees stayed and which could be taken down? No, I think it was the opposite where the developer showed the plans at the counter and asked for a permit to remove the trees so this structure could be built. There was a wonderful

editorial written about the trees....it refers to Tampa but is applicable to our city. It is a well written article and explains the Forest Service findings that mature trees add 10% to a property's value. The editorial is "Save Valuable Resources." And so the demolition people destroyed every tree on the 335 property. They however did not get to the tree in the far back corner near the alley. And that is thanks to neighbors prohibiting any more tree removal. It is certainly a Live oak also and the beautiful branches spread over the property. Building has not begun so perhaps with this tree remaining it was "back to the design board".

I would greatly appreciate if in your meeting this Tuesday with the realtors you might use (without names) these examples and ask the tough questions....what determines a home is a teardown and in what way are they entitled to determine a teardown? Perhaps this could be the starting point of a good conversation.

Ms. Albinson,

Thank you for your correspondence.
Please find attached the latest working draft of the proposed code changes.

I will include your email with all other feedback I have received since we published the Public Participation Report. The proposed amendments are scheduled for
the first public hearing for the proposed changes to our residential zoning regulations is scheduled for:

Wednesday, June 7th at 2 PM
Council Chambers
175 5th Street North

This hearing is before the Development Review Commission
We anticipate the hearing before City Council to be schedule in July

You can download materials regarding the pending changes from our webpage:

www.stpete.org/LDR

Please feel free to send me any additional comments on these documents at any time.
I will be providing an addendum to the Public Participation Report with all information provided to me after January 10th.
All materials received by May 26th will be included in the addendum.

Regarding your questions below,

1. I am presenting to the Pinellas Realtor Organization next Tuesday

2. See attached, page 6 for proposed bonus criteria
3. Removal of trees requires a permit, separate from a demo permit. We have specific criteria in code for when a tree can be removed. Our team arborist reviews each application in the field to determine if the tree meets the criteria. There were many Grand trees on the property at 17th and North Shore, and we worked closely with the builder to preserve a number of the grand trees that were in good condition. It may be helpful for you to know that the majority of trees removed in our City are laurel oaks, which are in poor condition. Laurel oaks typically live to 40-60 years (vs. Live Oaks 100-200 years), and the majority of the laurels oaks in the City were planted in the 1950's-1960's, and are at the end of their natural life span. Here is a link to the related code section:

https://www.municode.com/library/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.40.060LAIRTRPR_16.40.060.5.4FAEVTRRETRPEAP

4. Review of the commercial LDR's will be handled as a separate effort.

Best Regards,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

From: Paula Albinson <Paula@Albinson.us>
Sent: Saturday, April 29, 2017 9:14:43 AM
To: Elizabeth Abernethy
Subject: FW: Land Development Regulations

I apologize for misspelling your name on the mailing address below. Paula

---

From: Paula Albinson [mailto:Paula@Albinson.us]
Sent: Friday, April 28, 2017 12:59 PM
To: Mayor@stpete.org; council@stpete.org; 'Elizabeth.Abernathy@st.pete.org'
Subject: Land Development Regulations

Dear Mayor, City Council and Ms. Abernethy:

Below are my thoughts and concerns about the Land Development Regulations as provided in your 15 April 2017 meeting:

--the number of teardowns has sky-rocketed in the past 2-3 years. A major part of this problem stems from real estate agents selling homes that could be rehabed/remodeled as teardowns. Because St. Petersburg has an eccelctic population some buyers may or may not know about rehabbing/remodeling a property. And as a result we have new construction with unattractive and boxy designs, too tall and no connection to our architecturally older neighborhoods. What can be done so the Board of Realtors educates and works with the city on options to teardowns.

--regarding the FAR suggestion of 0.4 with bonuses of up to 0.3...what is entailed in awarding the additional FAR and is this written in the permit, or how is this tracked. Does the city review a set of plans before permits for new construction are awarded? Perhaps another

FAR needs to be in place (with no bonus points) regarding the height of the propsed property. If you drive around the Old Northeast you can easily point out new construction not only because of the inappropriate design but also the towering heights. How about making the maximum height equal to the highest home on the block. Each block would have separate valuations. Now the 35' max applies to each new home being built and it is too tall ruining the feeling of our wonderful neighborhood.

--another wonderful and popular part of our neighborhood is the beautiful and varied species of trees and plantings we have. It truly is one of the reasons I bought my property in the Old Northeast. I understand when a tree is diseased and has to come down but I cannot understand giving a developer the freedom to remove all trees when the home could have been built keeping some of the original vegetation on the property. I have asked the demo people and they told me all trees had to be taken down because of the heavy equipment on the property. I am wondering if the permit to remove all vegetation is signed off at the permit counter or if an arborist visits the property with a set of plans and does an evaluation to determine on site which trees will stay and which will go. These trees would then be marked so the demo people will not harm them. This occurred to me the other morning as I was walking by the large new construction property at 17th and North Shore. It was evident many of the original beautiful trees were still in existence and yet this huge home had been built within the existing vegetation. In talking to the workmen on the property, I found out the owner of this new home is the person who owns Aspen Development and yet most of the Aspen homes being built in other locations have no trees saved. I find it very interesting his property, indeed, had other rules for tree removal. Just last week the property at 335 16th Avenue Northeast was removed and Aspen was the developer. All the trees were removed and it was sold by an agent as a teardown although it was a rehab/remodel property candidate.

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--I know these suggestions are to be related to residential properties but I cannot help asking why we need to continue to demolish and replace our commercial spaces with behemoth properties. Fourth and Central is already strained....what will happen when the arogant New York developer builds 42' high in our wonderful small town. Traffic problems. Pedestrain problems. The loss of the casual and lovely atmosphere most of us call St. Petersburg. Why not put a moritorium on building for a period of time, let all the new construction find its footing, take the new property taxes and do retrofitting for sewers and other unseen necessary maintenance items...let's take a rest, and see how these new changes affect our city for the better or for the worse.

Thank you for listening to my thoughts. I hope you will consider them.

Paula Albinson
305 16th Avenue Northeast

Your Sunshine City

Elizabeth Abernethy

From: Ray Wunderlich <rayrunner@yahoo.com>
Sent: Tuesday, May 02, 2017 4:18 PM
To: Elizabeth Abernethy
Cc: Council
Subject: FAR in neighborhoods

Hi Liz.

Our neighborhoods are sought after by developers/homewishers wishing to maximize the footprint of land.

However, we need to keep the quality of character in all our neighborhoods as both Nina Light (Allendale) and Scott Lehman (Crescent Lake area) have and are pursuing.

I live in Allendale and appreciate the rezoning thus far.

Lets not buckle to the lure of more tax availables with an increased density and Mcmansion mentality.

I agree with Scott and his recommendations to :

lower FAR to .4 for ALL NT2 neighborhoods and not have new construction out of character with the current homes.

also as Scott suggests increase staff, if needed, to handle the increased load associated with these changes.

Thank you for your work!

Peace, Ray Wunderlich III

Elizabeth Abernethy

From: Michelene Everett <meverett@bstglobal.com>
Sent: Wednesday, May 03, 2017 3:55 PM
To: Mayor; Council; Elizabeth Abernethy
Cc: farhan malik
Subject: Amendments to Historic Kenwood Land Development Regulations

Importance: High

Hello,

My husband and I recently purchased our first home in Historic Kenwood. As one of the younger more progressive families in our neighborhood we naturally welcome change. However, we too are concerned about the larger homes being built in our community. All change is not growth, as all movement is not forward.

We view the new construction as a clear threat to the character, the soul of our community – which makes Historic Kenwood such a great place to live. The modern design does not fit in our traditional neighborhood. Our bungalow homes are rich in character and history. Revive do not recreate or replace. There is plenty of opportunity to remodel homes to make them suitable for younger families, but these new homes do not fit.

We are asking that you to listen to us, the residents not developers, to better evaluate the impact this will have on our neighborhood. This is our home. There is always room for improvement and we ask that you consider our proposed solutions and recommendations from our neighborhood committee as you move forward with the amendments to the regulations.

Please remember the who you represent and stand for.

Thanks,
Michelene Everett & Dr. Farhan Malik

Michelene Everett, CMP
Corporate Event & Sponsorship Specialist

BST Global – *The Power to Prosper™*
Main: +813.886.3300
Direct: + 813.886.4877 Ext 213
meverett@bstglobal.com
www.bstglobal.com

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Elizabeth Abernethy

From: Sharon Winters <swinters@tampabay.rr.com>
Sent: Sunday, May 07, 2017 8:55 PM
To: Sharon Winters
Subject: LDR update: comments from Neighborhood Review Committee
Attachments: LDRCouncilLetterMay7.pdf

Council Chair Rice & Members of City Council:
The Neighborhood Review Committee studied the LDR revision for the past year, working with a number of neighborhood associations, CONA and City staff. We've attached our analysis and recommendations for your consideration.
Thanks for your service to the City,
Sharon Winters, on behalf of the Committee

cc: Mayor Kriseman, Dave Goodwin, Elizabeth Abernethy, Derek Kilborn

May 7, 2017

Council Chair Rice and Members of City Council
City of St. Petersburg
City Hall, 175 5th Street N
St. Petersburg, FL 33701

RE: Amendments to the Land Development Regulations

Dear Council Members:

The Neighborhood Review Committee studied the LDR revision for the past year, working with a number of neighborhood associations, CONA and City staff. We would like to provide additional information and analysis as you consider the direction you will take in amending the LDRs. We commend the approach staff has taken in this process and agree that the details of this approach be implemented in a way that is fair and reasonable to residents, neighborhoods, and the building and real estate communities. We believe compromise is vital so that all parties involved can prosper and our community benefit.

We share with Council and City staff the following overarching goals:
* the need for affordable, durable and sustainable housing;
* the need to provide a broader range of housing types and sizes; and
* the need to protect the character, authenticity and qualities that make St. Petersburg special and help draw new residents and business to the City.

Our recommendations, starting on page 2, are aligned with these goals.

CONTEXT:
St. Petersburg has always been a distinctive City. It has benefited from a number of city wide planning efforts beginning with John Nolen in the 1920's, the Bartholomew Plan of the 1940's, the Conceptual Plan of the 1970's and the Vision 2020 Plan adopted by City Council in 2004.

The defining character of St. Petersburg was established through its initial and on-going development as a tourist destination, giving it a very different character than cities founded on transportation or manufacturing. Because of this, we have an impressive set of assets: a stellar parks system, wide boulevards, and spacious sidewalks. While a significant portion of the City was not built until after World War II, much of the area was platted and the street grid system were laid out between 1880 and the 1920's. This design pattern differs significantly from most Florida cities that were developed under a suburban model with cul-de-sacs and gated communities. St. Petersburg's development is distinctive and provides the backdrop for its resurgence as one of Florida's premiere cities.

When St. Petersburg became a sleepy town following the 1926 land bust, City leaders stimulated development employing a deliberate strategy of attracting retirees and newlyweds after WWII. The emphasis was development of a significant number of two bedroom, one bath homes under 1000 square feet. This created the current challenge to the housing supply, as many people now prefer larger homes with more amenities.

MAJOR ISSUES AND NEIGHBORHOOD REVIEW COMMITTEE RECOMMENDATIONS:

AFFORDABLE HOUSING:

Affordable housing is difficult to accomplish exclusively through construction of new single-family homes. Modern building codes have created significant cost increases for new construction. Rehabilitation of existing homes partnered with neighborhood revitalization has proven a successful strategy to address single-family affordable housing needs. While affordable housing has been outside the scope of our LDR work, we agree with the CRA Advisory Board (January 10 meeting) in their strong desire to maintain qualitative standards and construct homes that will hold their value over the long term. We believe it would be shortsighted to simply make short-term concessions, downgrade design requirements, or introduce new housing types into existing neighborhoods without first considering the overall context and long-term perspective.

SIZE AND SCALE OF NEW CONSTRUCTION:

There is significant and growing concern among residents across the City about the size and scale of new construction; there is a desire to maintain the distinctive character of our neighborhoods. In response, City staff has taken the proactive approach of proposing Floor Area Ratios (FAR) as a tool to determine the floor area allowed in residential neighborhoods. This is an excellent way of addressing this issue and is widely used in cities across the country.

The base FAR is then supplemented by utilizing bonuses that allow for larger buildings while requiring better design, particularly to break up larger boxy style houses that appear out of scale with the surrounding context. St. Petersburg has adopted this approach downtown and it has led to a number of creatively designed buildings especially along Beach Drive; they protect the village scale along the sidewalk edge and place larger towers to the rear of the site.

Recommendations:

1. **Establish a clear definition for residential FAR.** We recommend the definition included in Appendix A. Keep it simple and utilize numbers that accommodate "gross square footage" that everyone can easily understand and calculate.

2. **Use a base FAR in conjunction with bonus points for design enhancements.** The base FAR is the starting point. To build a larger house without seeking variances, a combination of bonuses would be required. It is critical that this base number be set low (as it is downtown), so that once it is exceeded, more thoughtful design ideas are utilized to assist in breaking up the mass. If this number is set too high there is no incentive to include design elements needed to address neighborhood concerns. With a high base and minimal design points, the City would continue to see large boxy houses out of context with surrounding blocks; neighborhood concerns would not be addressed. *[see Appendices B & C for illustrations]*

   Example: A typical building lot in the NT-2 zoning district is approximately 127 x 45 feet or 5715 square feet. The average home size in St. Petersburg is approximately 1700 square feet with a FAR of 0.3. The average home built in 2016 was about 2660 square feet representing a FAR of 0.44.
   A base FAR of 0.4, which we recommend, would allow a 2286 square foot home to be built before the need to utilize bonuses.

In contrast, a base FAR of 0.5 would allow a 2857.5 square foot home to be built before the need to utilize bonuses; thus the average home built in 2016 would not have required any design enhancements.

3. **As a compromise, establish a lower base FAR, but allow a larger range for bonuses. The Neighborhood Review Committee proposes a base FAR of 0.4 and to allow bonuses of up to 0.3 to achieve a maximum FAR of 0.7.** Under this scenario, on a typical 45 x 127 foot lot in a NT-2 district, one could build a 2286 square foot house without the need to utilize bonuses and up to a 4000 square foot home by utilizing bonuses. Larger houses could be built on NT-3 lots, which are typically larger.

In proposing a base FAR of 0.4, it is important to recognize that **one size does not fit all**. Some neighborhoods need to spur redevelopment while others are receiving avid interest from developers, making it difficult to protect the character of older, well-established neighborhoods. We also recognize that the desire to build larger homes on the waterfront creates pressure on adjoining neighborhoods.

PROTECTING CHARACTER:

Recommendations:

1. **Exempt those neighborhoods that no longer need or benefit from redevelopment projects.** Due to earlier multi-family zoning, some neighborhoods are in jeopardy of having grandfathered, converted single family houses demolished for multi-family housing which often does not fit in with the character and scale of the neighborhood. Many traditional neighborhoods no longer need this redevelopment incentive that is now detrimental rather than beneficial.

2. **Prohibit roofs on docks on non-contiguous waterfront lots abutting designated scenic corridors.** Adding roofs to docks impacts the view shed and visibility from public walkways and roads.

To summarize our recommendations:

- Develop a comprehensive strategy to address affordable housing, implemented in a way that does not compromise the character of our city but enhances it.

- Establish a clear definition for residential FAR.

- Use a base FAR in conjunction with bonus points for design enhancements.

- Establish a lower base FAR and allow a larger range for bonuses. The Neighborhood Review Committee proposes a base FAR of 0.4 and to allow bonuses of up to 0.3 to achieve a maximum FAR of 0.7.

- Exempt neighborhoods that no longer need or benefit from redevelopment projects.

- Prohibit dock roofs on non-contiguous waterfront lots abutting designated scenic

corridors.

Through these compromises and recommendations, it is the Committee's desire to create zoning districts that allow for larger homes while also maintaining and enhancing the distinctive character of the City. Members of the Committee look forward to discussing these recommendations with you in more detail.

Sincerely,

Neighborhood Review Committee
(contact: Sharon Winters swinters@tampabay.rr.com 727.954.6024)

Appendix A: definitions
Appendix B: photo examples
Appendix C: graphic comparing various FAR on typical NT-3 lot

Cc: Mayor Rick Kriseman
Dave Goodwin
Elizabeth Abernethy
Derek Kilborn

Appendix A: DEFINITIONS

Floor Area Ratio - FAR – regulates the amount of gross floor area that can be built on any given lot. FAR is the ratio of gross floor area of all buildings on a lot divided by the lot size.

Gross Floor Area (as proposed by Liz Abernethy) -- the sum of the gross horizontal areas of all the floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any portion of the building designed for parking or the movement of vehicles unless specifically required by the zoning district. For purposes of calculating the allowable FAR for residential districts, it will include the garage space.

Accessory structures include any structure that creates an impervious surface footprint. Examples include covered porches, garages, sheds, pool houses, pergolas, and lanais.

$$\text{FAR} = \frac{\text{gross floor area of all buildings on a lot}}{\text{lot size}}$$

Impervious Surface shall include the footprint of all principal buildings, the footprint of all accessory buildings, plus driveways, sidewalks, pools and pool decks. (Corresponds with definition in SECTION 16.90.020 of the current LDR.)

Appendix B: Examples of post-2007 construction

Euclid-St. Paul
GOOD example in NT-2 district: 1133 14th St. (2015 construction)
Neighborhood association comment: Domain Homes design; massing, design, porch and color fits well within the surrounding houses
7550 square foot lot; 2544 gross square footage residence excluding covered porch = .34 FAR

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GOOD EXAMPLE in NT-3 district: 325 17th Ave. NE
Neighborhood association comment: Size, mass, and scale appropriate to block; nicely scaled fenestration, well-design details
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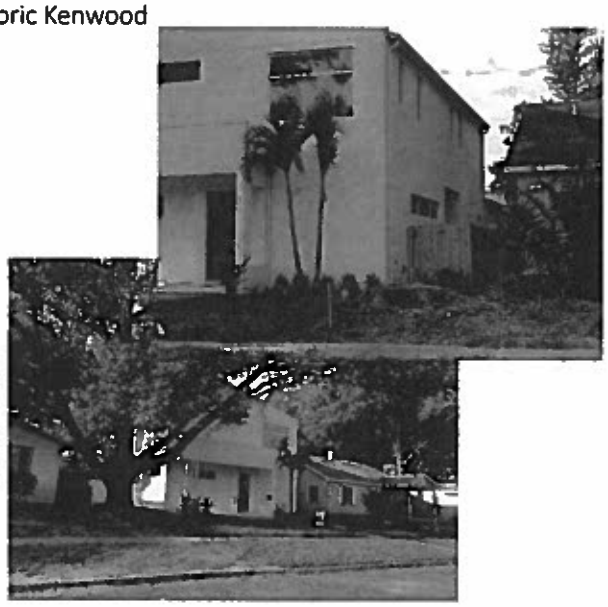
Historic Kenwood

INAPPROPRIATE EXAMPLE in NT-2 district: 2214 2nd Ave. N

Examples of New Construction in Historic Kenwood

2214 2nd Avenue N

Description	Lack of Required Design Elements Roofline Higher than Other Homes on Block Slab on Grade/No Elevation
Year Built	2015
Lot Size (sq ft)	6350
Building Total (sq ft)	2508.00
FAR	0.39



Euclid-St. Paul

INAPPROPRIATE EXAMPLE in NT-2 district: 1090 19th Ave. N

Mass, scale and fenestration out of character with surrounding structures; long sidewall has minimal fenestration; slab on grade construction

5089 sq. ft. lot, 2697 gross sq. ft. house = .53 FAR

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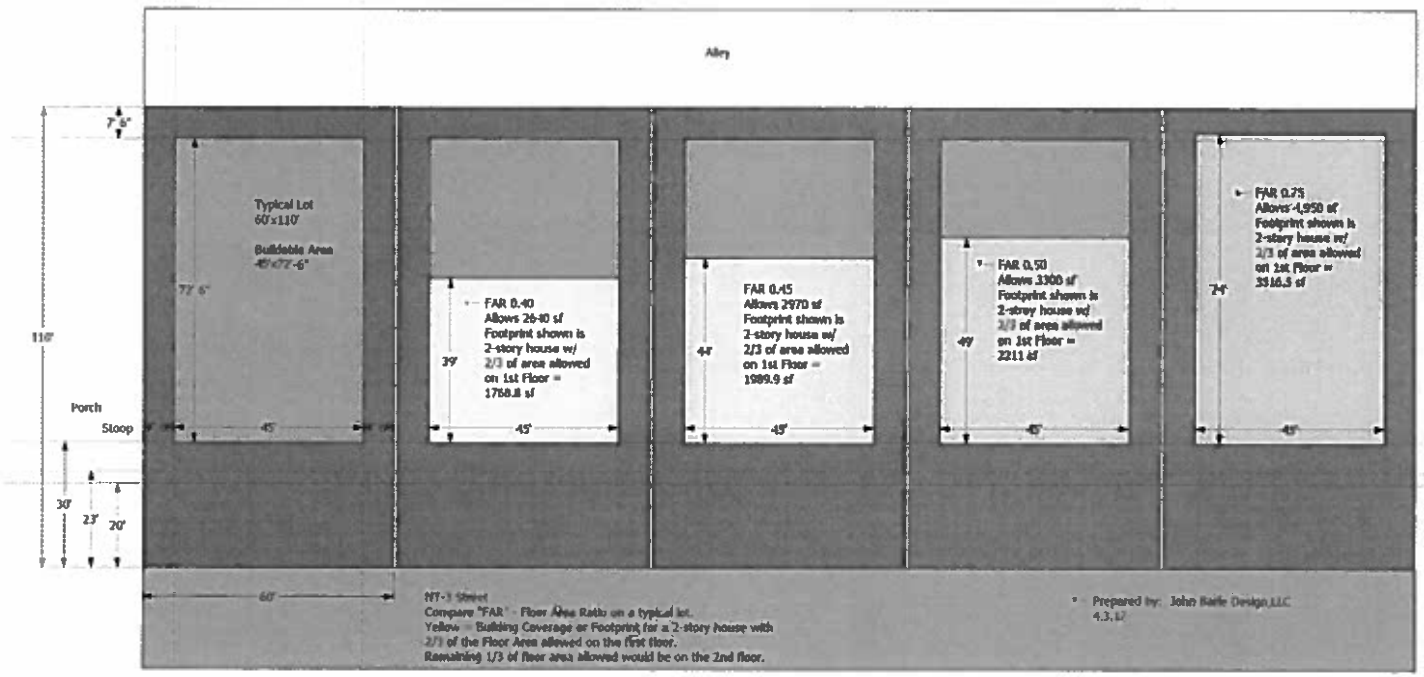
GOOD EXAMPLE in NT-2 district: 2635 4th Avenue N

Description	Large wrap around porch Second story/roofline set back Elevated foundation Design elements and materials typical of Craftsman Bungalows Blends well with design and mass other homes on the block
Year Built	2013
Lot Size (sq ft)	8509
Building Total (sq ft)	3377
FAR	0.40


Alley
7' 6"
110'
Typical Lot
60'x110'
Buildable Area
45'x77'-6"
77' 6"
45'
Porch
Stoop
30'
23'
20'
60'
FAR 0.40
Allows 2640 sf
Footprint shown is
2-story house w/
2/3 of area allowed
on 1st Floor =
1760.8 sf
39'
45'
FAR 0.45
Allows 2970 sf
Footprint shown is
2-story house w/
2/3 of area allowed
on 1st Floor =
1989.9 sf
44'
45'
FAR 0.50
Allows 3300 sf
Footprint shown is
2-story house w/
2/3 of area allowed
on 1st Floor =
2211 sf
49'
45'
FAR 0.75
Allows 4,950 sf
Footprint shown is
2-story house w/
2/3 of area allowed
on 1st Floor =
3316.5 sf
74'
45'
NT-1 Street
Compare "FAR" - Floor Area Ratio on a typical lot.
Yellow = Building Coverage or Footprint for a 2-story house with
2/3 of the Floor Area allowed on the first floor.
Remaining 1/3 of floor area allowed would be on the 2nd floor.
Prepared by: John Barle Design,LLC
4.3.17

Elizabeth Abernethy

From: Sally Maier <smaier@tampabay.rr.com>
Sent: Monday, May 08, 2017 10:02 AM
To: Elizabeth Abernethy
Subject: FAR

Dear Ladies and Gentlemen:
I am concerned that the new proposed FAR ratio of .50 will have a deleterious effect on the City of St. Petersburg. As a former resident of South Tampa, I have seen how building massive homes have changed both the character and water drainage patterns of neighborhoods. In addition, I believe that using the gross FAR, rather than "living space FAR" would be preferable in determining what the city will use to determine the ration.
Thanks in advance for your consideration.
Sincerely,
Sally Maier
Euclid/St. Paul's

Virus-free. www.avast.com

Elizabeth Abernethy

From: Sean Roney <sean@roneydesign.com>
Sent: Wednesday, May 10, 2017 4:16 PM
To: Elizabeth Abernethy
Subject: RE: St. Petersburg Residential LDR Update - Public Hearing Schedule

Proposed changes:

16.20.020.6 – FAR table
- needs to exclude all floor area below base flood elevation and/or 2ft free board, as well as, garages since these are non-habitable spaces.
- Also, does not specify whether it includes porches, patios, balconies, etc. these should be excluded also since they are exterior floor areas and non-habitable.
- or it should read, "only includes living space floor area"

16.60.050.2
- I think open porch and patios should have a section 12" to 30" above grade in addition to up to 12" above grade just like decks and patios uncovered.
- also, there has been a lot of confusion. Is open porch also a covered porch? There should be some clarity on covered and uncovered when it comes to porches.

I always run into problems with rear setback encroachments in flood zone homes for new construction where the 1st living level is elevated and we want to add a rear patio level with the elevated living level, but we have to meet the rear primary setback because it is considered an elevated covered porch not patio. Which in hindsight it is a patio, but it is elevated above base flood.
I am actually working with Gary on a similar project for a new home we just submitted and got rejected because of this.

Application #17-04001525

Is there a way you can look into this and give me your thoughts. I interpreted the code to be an covered patio. From what Gary is saying, we have to put the floor of the patio at grade. This doesn't really make sense since the roof covering will remain the same. I am trying to avoid having to step down 4-5 steps out of the door down to grade. If we have to drop the floor, I am going to go 8ft from property line instead of 10ft. In my mind that will be even more of an encroachment for the roof. I will be more than glad to come in and talk this through in person so that I can get a better understanding. Just let me know. I appreciate all your help. Thank you Liz.

Sincerely,

Sean T. Roney, CPBD, AIBD
Managing Partner

RONEY DESIGN GROUP
CERTIFIED PROFESSIONAL BUILDING DESIGNERS
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ST. PETERSBURG, FL 33701
RGRP@RONEYDESIGN.COM
(727) 822-8600

MEMBER AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

sean@roneydesign.com
www.roneydesign.com

Elizabeth Abernethy

From: Frame, Martin <MFrame@dwhomes.com>
Sent: Monday, May 15, 2017 8:33 AM
To: Elizabeth Abernethy
Subject: RE: LDR Updates

I think it would be great if staff could recommend adding it back. I don't think the garage exemption is hard to understand for anyone who would be designing the homes (and responsible for communicating details with their client about what can and can't be done on a given lot) such as architects, engineers and home builders. I am afraid of the unintended consequences of not having a garage exemption. It incentives people to build carports which I don't think anyone wants to promote from a design aesthetics standpoint.

Also, a .05 increase in bonus FAR does not provide a one for one replacement of the Square footage that is lost when you remove the garage exemption, nor is it guaranteed that a given house design will be able to qualify for the increase since it is a bonus and not added to the base FAR. Speaking in a vacuum about this specific item I would suggest either increasing the base FAR by .1 or adding back the exemption.

I still think that the FAR concept is more appropriately addressed through the rezoning process as opposed to the LDR update. It is such a major change to the restrictions of land owner rights that I think the notice process that is required in the rezoning method is much appropriate so that the general public understands their loss of rights.

Martin Frame
David Weekley Homes
Land Acquisitions Manager - Tampa & Sarasota/Bradenton
6567 Gunn Highway, Tampa, FL 33625

Office 813-422-6122
Cell 941-840-3740

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, May 12, 2017 11:23 AM
To: Frame, Martin
Subject: RE: LDR Updates

That was the direction we were given from City council at the last committee meeting
They found the 500 s.f. exemption for the garage to be confusing...
They increased the allowable bonus from 0.15 to .020 in compensation for the elimination of the garage exemption

I'm amenable to recommending it be added back...

Thanks!
--Liz

From: Frame, Martin [mailto:MFrame@dwhomes.com]
Sent: Friday, May 12, 2017 11:08 AM
To: Elizabeth Abernethy
Subject: RE: LDR Updates

Why an exemption for finished space below design elevation and not the 500 sq ft exemption for garage that was previously recommended?

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, May 12, 2017 11:03 AM
To: Frame, Martin <MFrame@dwhomes.com>
Subject: RE: LDR Updates

Correct
See attached latest analysis
Staff is recommending the 0.50 FAR with 0.20 bonus
We added an exemption for all finished space below the minimum design elevation, for those within a flood zone

Thanks!
--Liz

From: Frame, Martin [mailto:MFrame@dwhomes.com]
Sent: Friday, May 12, 2017 10:59 AM
To: Elizabeth Abernethy
Subject: RE: LDR Updates

So that does include garage but not carport?

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, May 12, 2017 10:57 AM
To: Frame, Martin <MFrame@dwhomes.com>
Subject: RE: LDR Updates

Enclosed space, conditioned and unconditioned

Does not include covered porches, patios etc.

Thanks!
--Liz

From: Frame, Martin [mailto:MFrame@dwhomes.com]
Sent: Friday, May 12, 2017 10:28 AM
To: Elizabeth Abernethy
Subject: RE: LDR Updates

Thank you. Quick Question, how do you define 2016 Average Gross Floor Area of New Homes?

From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Friday, May 12, 2017 10:22 AM
To: Frame, Martin <MFrame@dwhomes.com>
Subject: RE: LDR Updates

I should have something to send out to everyone next week
We are working with legal on the formal ordinance version

Thanks!
--Liz

From: Frame, Martin [mailto:MFrame@dwhomes.com]
Sent: Friday, May 12, 2017 9:49 AM
To: Elizabeth Abernethy
Subject: LDR Updates

Liz,

Can you please let me know what the current set of LDR changes you are recommending are?

Martin Frame
David Weekley Homes
Land Acquisitions Manager - Tampa & Sarasota/Bradenton
6567 Gunn Highway, Tampa, FL 33625

Office 813-422-6122
Cell 941-840-3740

Your Sunshine City

May 20, 2017

Chair Griner and members of the Development Review Commission
City of St. Petersburg
City Hall, 175 5th Street N
St. Petersburg, FL 33701

RE: Amendments to the Land Development Regulations

Dear Commission Members:

The Neighborhood Review Committee studied the LDR revision for the past year, working with a number of neighborhood associations, CONA and City staff. We would like to provide additional information and analysis as you consider the direction you will take in amending the LDRs. We commend the approach staff has taken in this process and agree that the details of this approach be implemented in a way that is fair and reasonable to residents, neighborhoods, and the building and real estate communities. We believe compromise is vital so that all parties involved can prosper and our community benefit.

We share with Council and City staff the following overarching goals:
* the need for affordable, durable and sustainable housing;
* the need to provide a broader range of housing types and sizes; and
* the need to protect the character, authenticity and qualities that make St. Petersburg special and help draw new residents and business to the City.

Our recommendations, starting on page 2, are aligned with these goals.

CONTEXT:
St. Petersburg has always been a distinctive City. It has benefited from a number of city wide planning efforts beginning with John Nolen in the 1920's, the Bartholomew Plan of the 1940's, the Conceptual Plan of the 1970's and the Vision 2020 Plan adopted by City Council in 2004.

The defining character of St. Petersburg was established through its initial and on-going development as a tourist destination, giving it a very different character than cities founded on transportation or manufacturing. Because of this, we have an impressive set of assets: a stellar parks system, wide boulevards, and spacious sidewalks. While a significant portion of the City was not built until after World War II, much of the area was platted and the street grid system were laid out between 1880 and the 1920's. This design pattern differs significantly from most Florida cities that were developed under a suburban model with cul-de-sacs and gated communities. St. Petersburg's development is distinctive and provides the backdrop for its resurgence as one of Florida's premiere cities.

When St. Petersburg became a sleepy town following the 1926 land bust, City leaders stimulated development employing a deliberate strategy of attracting retirees and newlyweds after WWII. The emphasis was development of a significant number of two bedroom, one bath homes under 1000 square feet. This created the current challenge to the housing supply, as many people now prefer larger homes with more amenities.

MAJOR ISSUES AND NEIGHBORHOOD REVIEW COMMITTEE RECOMMENDATIONS:

AFFORDABLE HOUSING:

Affordable housing is difficult to accomplish exclusively through construction of new single-family homes. Modern building codes have created significant cost increases for new construction. Rehabilitation of existing homes partnered with neighborhood revitalization has proven a successful strategy to address single-family affordable housing needs. While affordable housing has been outside the scope of our LDR work, we agree with the CRA Advisory Board (January 10 meeting) in their strong desire to maintain qualitative standards and construct homes that will hold their value over the long term. We believe it would be shortsighted to simply make short-term concessions, downgrade design requirements, or introduce new housing types into existing neighborhoods without first considering the overall context and long-term perspective.

SIZE AND SCALE OF NEW CONSTRUCTION:

There is significant and growing concern among residents across the City about the size and scale of new construction; there is a desire to maintain the distinctive character of our neighborhoods. In response, City staff has taken the proactive approach of proposing Floor Area Ratios (FAR) as a tool to determine the floor area allowed in residential neighborhoods. This is an excellent way of addressing this issue and is widely used in cities across the country.

The base FAR is then supplemented by utilizing bonuses that allow for larger buildings while requiring better design, particularly to break up larger boxy style houses that appear out of scale with the surrounding context. St. Petersburg has adopted this approach downtown and it has led to a number of creatively designed buildings especially along Beach Drive; they protect the village scale along the sidewalk edge and place larger towers to the rear of the site.

Recommendations:

1. **Establish a clear definition for residential FAR.** We recommend the definition included in Appendix A. Keep it simple and utilize numbers that accommodate "gross square footage" that everyone can easily understand and calculate.

2. **Use a base FAR in conjunction with bonus points for design enhancements.** The base FAR is the starting point. To build a larger house without seeking variances, a combination of bonuses would be required. It is critical that this base number be set low (as it is downtown), so that once it is exceeded, more thoughtful design ideas are utilized to assist in breaking up the mass. If this number is set too high there is no incentive to include design elements needed to address neighborhood concerns. With a high base and minimal design points, the City would continue to see large boxy houses out of context with surrounding blocks; neighborhood concerns would not be addressed. *[see Appendices B & C for illustrations]*

   Example: A typical building lot in the NT-2 zoning district is approximately 127 x 45 feet or 5715 square feet. The average home size in St. Petersburg is approximately 1700 square feet with a FAR of 0.3. The average home built in 2016 was about 2660 square feet representing a FAR of 0.44.
   A base FAR of 0.4, which we recommend, would allow a 2286 square foot home to be built before the need to utilize bonuses.

In contrast, a base FAR of 0.5 would allow a 2857.5 square foot home to be built before the need to utilize bonuses; thus the average home built in 2016 would not have required any design enhancements.

3. **As a compromise, establish a lower base FAR, but allow a larger range for bonuses. The Neighborhood Review Committee proposes a base FAR of 0.4 and to allow bonuses of up to 0.3 to achieve a maximum FAR of 0.7.** Under this scenario, on a typical 45 x 127 foot lot in a NT-2 district, one could build a 2286 square foot house without the need to utilize bonuses and up to a 4000 square foot home by utilizing bonuses. Larger houses could be built on NT-3 lots, which are typically larger.

In proposing a base FAR of 0.4, it is important to recognize that **one size does not fit all**. Some neighborhoods need to spur redevelopment while others are receiving avid interest from developers, making it difficult to protect the character of older, well-established neighborhoods. We also recognize that the desire to build larger homes on the waterfront creates pressure on adjoining neighborhoods.

PROTECTING CHARACTER:

Recommendations:

1. **Exempt those neighborhoods that no longer need or benefit from redevelopment projects.** Due to earlier multi-family zoning, some neighborhoods are in jeopardy of having grandfathered, converted single family houses demolished for multi-family housing which often does not fit in with the character and scale of the neighborhood. Many traditional neighborhoods no longer need this redevelopment incentive that is now detrimental rather than beneficial.

2. **Prohibit roofs on docks on non-contiguous waterfront lots abutting designated scenic corridors.** Adding roofs to docks impacts the view shed and visibility from public walkways and roads.

To summarize our recommendations:

- Develop a comprehensive strategy to address affordable housing, implemented in a way that does not compromise the character of our city but enhances it.

- Establish a clear definition for residential FAR.

- Use a base FAR in conjunction with bonus points for design enhancements.

- Establish a lower base FAR and allow a larger range for bonuses. The Neighborhood Review Committee proposes a base FAR of 0.4 and to allow bonuses of up to 0.3 to achieve a maximum FAR of 0.7.

- Exempt neighborhoods that no longer need or benefit from redevelopment projects.

- Prohibit dock roofs on non-contiguous waterfront lots abutting designated scenic

corridors.

Through these compromises and recommendations, it is the Committee's desire to create zoning districts that allow for larger homes while also maintaining and enhancing the distinctive character of the City. Members of the Committee look forward to discussing these recommendations with you in more detail.

Sincerely,

Neighborhood Review Committee
(contact: Robin Reed RLReed@tampabay.rr.com 727.825.0480)

Appendix A: definitions
Appendix B: photo examples
Appendix C: graphic comparing various FAR on typical NT-3 lot

Cc: Dave Goodwin
Elizabeth Abernethy
Derek Kilborn

Appendix A: DEFINITIONS

Floor Area Ratio - FAR – regulates the amount of gross floor area that can be built on any given lot. FAR is the ratio of gross floor area of all buildings on a lot divided by the lot size.

Gross Floor Area (as proposed by Liz Abernethy) – the sum of the gross horizontal areas of all the floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any portion of the building designed for parking or the movement of vehicles unless specifically required by the zoning district. For purposes of calculating the allowable FAR for residential districts, it will include the garage space.

Accessory structures include any structure that creates an impervious surface footprint. Examples include covered porches, garages, sheds, pool houses, pergolas, and lanais.

$$\text{FAR} = \frac{\text{gross floor area of all buildings on a lot}}{\text{lot size}}$$

Impervious Surface shall include the footprint of all principal buildings, the footprint of all accessory buildings, plus driveways, sidewalks, pools and pool decks. (Corresponds with definition in SECTION 16.90.020 of the current LDR.)

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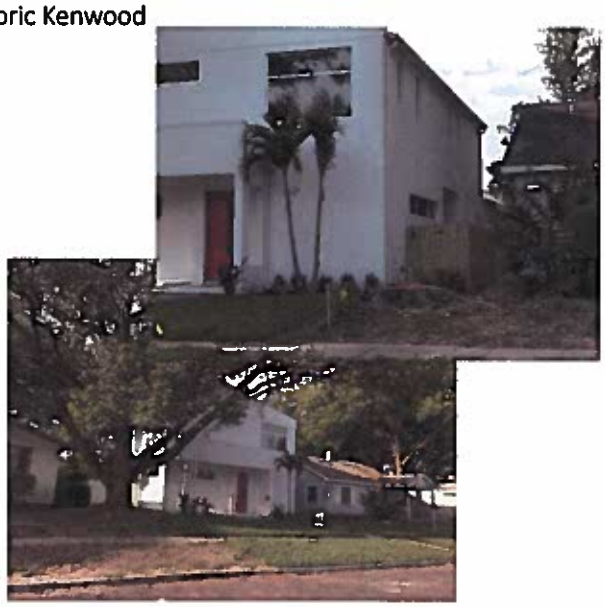

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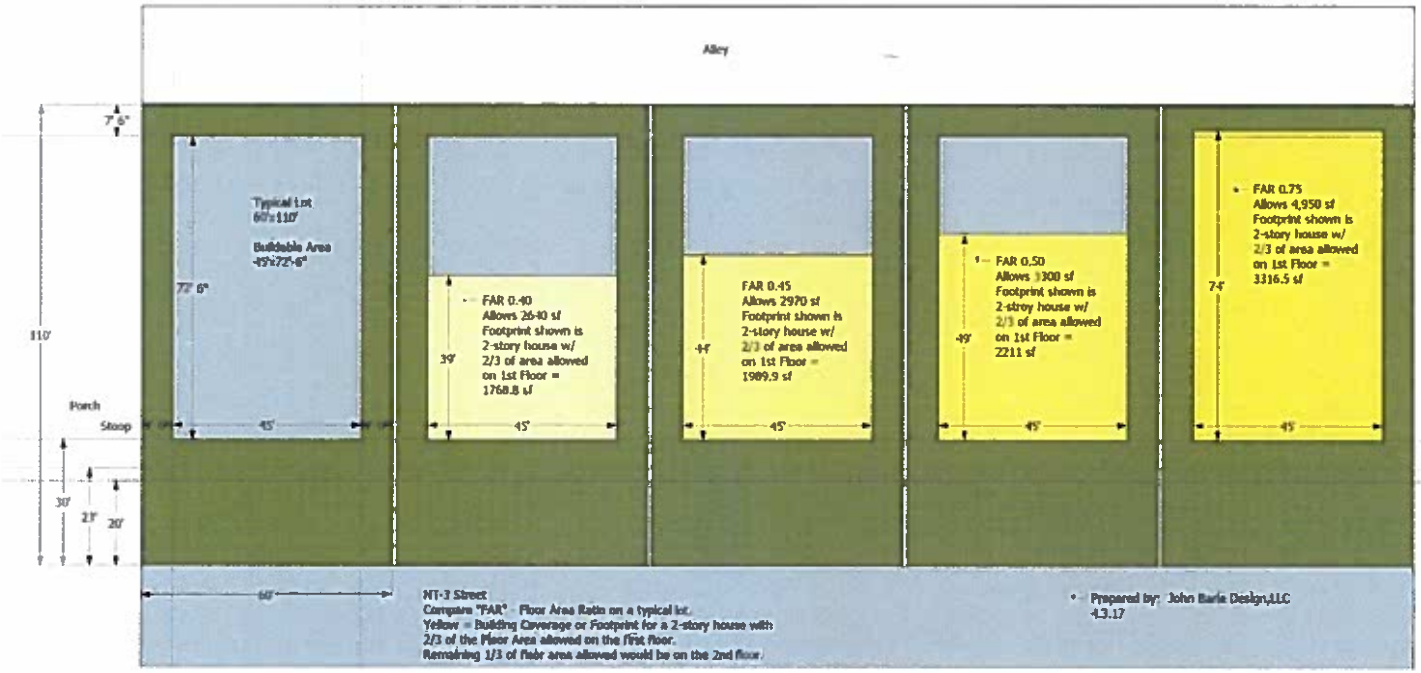
Alley
7' 6"
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Typical Lot
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Buildable Area
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2/3 of the Floor Area allowed on the first floor.
Remaining 1/3 of floor area allowed would be on the 2nd floor.
Prepared by: John Barie Design,LLC
4.3.17

Elizabeth Abernethy

From: Kate Finberg <kate.finberg@gmail.com>
Sent: Wednesday, May 24, 2017 12:51 PM
To: Council; Mayor; Elizabeth Abernethy
Cc: 'Nina Light'; rlreed@tampabay.rr.com
Subject: Neighborhood Review LDR plans

Dear City Officials,

I was sent a copy of the Neighborhood Review Committee's letter on the city's LDR revision plans and asked to add my comments.

As a resident of the Allendale Terrace neighborhood who has worked with your offices in updating city policy on neighborhood issues, I understand your need to expand opportunities for homeownership. And I support them. I just want to expand you vision to include another concern for the city: water. Specifically, inundation of water treatment facilities with storm-water runoff.

As now empty lots give way to new houses, and as large houses on large lots are torn down and replaced by several smaller houses built close together, the amount of open ground that once absorbed rain and allowed that water to percolate down into aquifers is reduced. The result is more storm water running down roofs, out onto the streets, down city storm drains, and into our overburdened water treatment centers.

Please keep this increased runoff as a part of your development visions. Nobody wants to see the bright, new houses ruined by street flooding and sewer line back-ups because the city's sewerage cannot handle storm water runoff effectively.

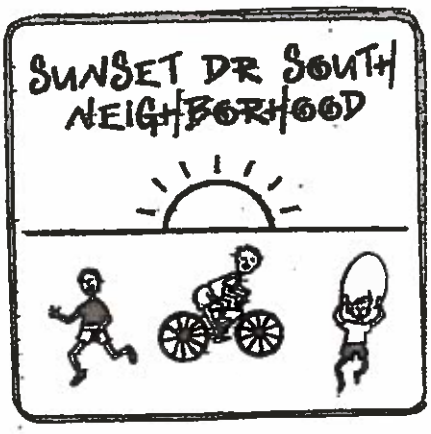
Historically, cities laid one system of sewer pipes to collect water discharges from household, business, industry, and storms. As urban populations have grown, cities like St. Petersburg are challenged to handle all this water in their aging systems. Lines that once could handle daily effluent and occasional storm water deluges just can't handle today's volume and meet today's water quality standards.

Please don't complicate your struggle to handle water quality concerns and housing quality concerns by reducing the one free solution to your water woes: natural infiltration of water through open space.

Sincerely,
Kate Finberg
4114 11th Street North
St. Petersburg, FL

Submitted 5/24/17

Sunset Dr. South Neighborhood Association



Ms. Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
P.O. Box 2842
St. Petersburg, Florida 33731

RE: Proposed Changes to City Code Non-contiguous water lots.

Dear Elizabeth,

Thank you for your call. We spoke about the two proposed code changes that may affect our property. The gates and fences in front of docks.

Under Proposed Gate Design Standards for Non-contiguous Water Lot Docks: we would (add) allowable material to include, wood, and (delete) but not replaced in regards to wood gates. We would like to use like kind materials.

For Proposed Ban on Dock Roofs and Canopies for Non-contiguous Water lots: we would (correct) these existing structures could be repaired or replaced.

Areas of Concern are:
The Proposed ban on dock roof or canopy structures over a boat slip for non-contiguous water lots is singling our neighborhood out with prejudice.

By proposing the new ordinance, the City exposes itself to devaluing the property of our homes. Our neighborhood homeowners went to great lengths to obtain the proper permits and the expense to design and construct the docks and roof canopies. To take away our rights to repair or rebuild the canopies is applying prejudice to our neighborhood because **concerns have been expressed about these structures impeding public views along the adjacent roadways.**

Are the concrete canopies and chain linked gates at the City Marina impeding public view along the adjacent roadways?

If my roof on my home needed repair or blew off during a storm I would have the right to repair or replace it. The City of St. Petersburg is singling out with prejudice the property owners that have non-contiguous water lots.

You state concerns have been expressed about these structures impeding public views along the adjacent roadways. These are private lots, on a neighborhood street. Our property is not a public park.

Taking away our right to repair or replace our docks with attached roof canopies is abridging our rights as property owners. Just because some small group of individuals are concerned about impeding public views along the adjacent roadway.

Our docks are an attractive nuisance we have had numinous burglaries and people attempting to use our docks. This can all be documented by the Police Department. The gates protect our property from theft and liability.

Boat houses / roofs & gates are part of the history of Florida's aesthetics that have been in place all throughout Florida.

We believe the city of St. Petersburg has jurisdiction in terms of design and construction of docs and roofs. However, in terms of permission to use state lands to construct the dock would come under the jurisdiction of Pinellas County in the state of Florida. Thus, the city of St. Petersburg prohibiting roofs being replaced or prohibited in the future, is outside their jurisdiction. Those restrictions would come under the jurisdiction of Pinellas County as well as the state of Florida.

Thank you,

Allen Conner
Sunset Neighborhood Association
President

st.petersburg
www.stpete.org

City of St. Petersburg

Post Office Box 2842
St. Petersburg, Florida 33731-2842
St. Pete-TV Channels: 15 • 615 • 20
Telephone: 727-893-7171

March 30, 2017

Dear Property Owner:

You are receiving this letter because you own a water lot adjacent to Coffee Pot Boulevard, Brightwaters Boulevard, Sunrise Drive SE, or Sunset Drive N. or S., across the street from residential homes. These lots are known as "non-contiguous" water lots in the City of St. Petersburg Land Development Code.

We are reaching out to all owners of these non-contiguous water lots to inform you of two proposed code changes that may affect your property. The first change relates to gates and fences in front of docks. The current code does not provide design standards for non-contiguous water lots. Staff surveyed all of the lots to determine the average height, width, and materials. Staff is proposing the following standards for all new gates/fences moving forward:

Proposed Gate Design Standards for Non-contiguous Water Lot Docks:

- Allowable materials include decorative wrought iron, aluminum, masonry, concrete, stone, vinyl, or composite manufactured specifically as fencing materials
- Wood would no longer be allowed. Existing wood fences and gates may be repaired, but not replaced
- Fences/Gates must be 75% transparent, which means a maximum opacity of 25 %, excluding vertical support posts. In other words, no more than 25% can be solid

Dimension Standards:

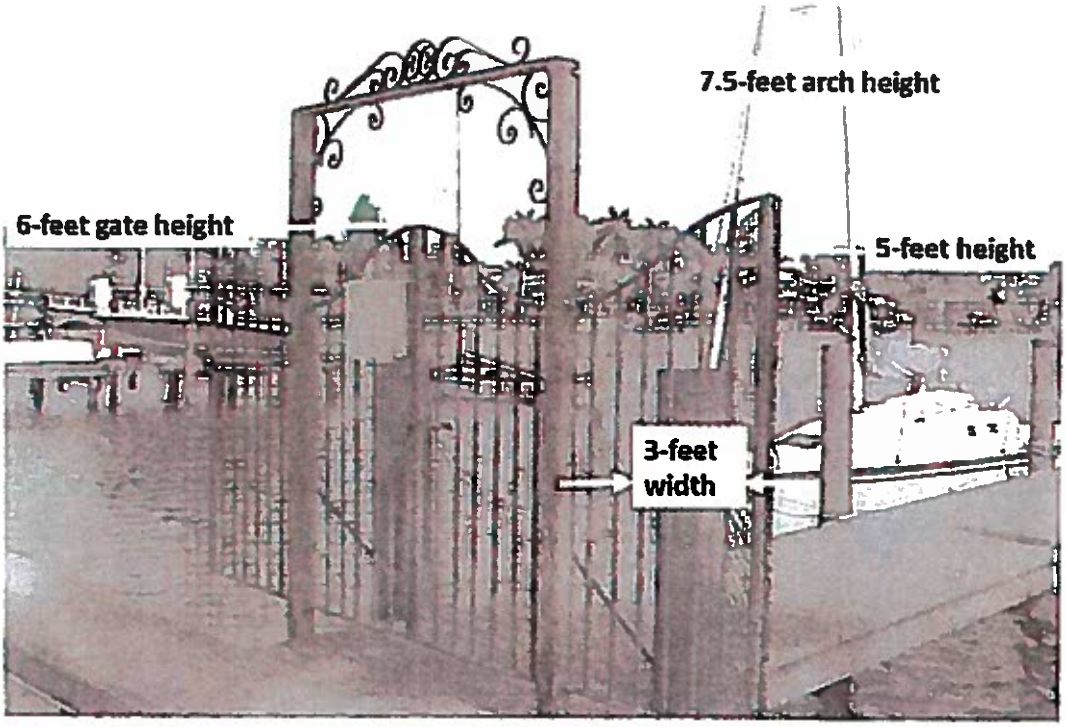
For the gate across the dock:

- Maximum gate height of 6-feet
- Maximum arch height of 7.5-feet

For the fence projecting beyond the sides of the dock:

- Maximum fence height 5-feet
- Maximum fence width 3-feet

Please note that existing gates/fences are allowed to remain; however, if you replace your dock, the gate will need to meet the proposed requirements.



Proposed Ban on Dock Roofs and Canopies for Non-contiguous Water Lots:
The second proposed change relates to roof or canopy structures over a boat slip on a non-contiguous water lot. Current code allows roof or canopy structures as long as the lot has a minimum of 50-feet of water frontage. Concerns have been expressed about these structures impeding public views along the adjacent roadways. The proposed change would no longer allow construction of these roof or canopy structures on non-contiguous water lots. Any existing structures can remain, and these existing structures could be repaired, but not replaced.

These changes are part of a larger package of proposed amendments to our residential development standards. The first public hearing is scheduled on Wednesday, May 3rd, at 2:00 p.m., before the Development Review Commission in the City Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida. The second public hearing before City Council is tentatively scheduled for Thursday, June 15th, at 3:30 p.m., in the same location.

City staff is available to answer any questions you might have regarding these proposed changes. If you would like to provide feedback to staff or to City Council, you can email us at DevRev@StPete.org or call us at 727-892-5498.

Sincerely,

Elizabeth Abernethy

Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department

Elizabeth Abernethy

From: Georgia Earp <gmearp@yahoo.com>
Sent: Monday, May 29, 2017 1:07 PM
To: Council; Mayor; Elizabeth Abernethy
Subject: Preserving the Character of St Petersburg and Residential LDR Update - March 16, 2017

To the Mayor, Members of St Petersburg Council and Elizabeth Abernathy,

We live in Historic Kenwood, a neighborhood nationally known for its concentration of one-story bungalows built in the 1920s. Most of the other homes in the neighborhood are also one-story and built over 50 years ago. However, over the past 5 years, about 20 large homes have been built in the neighborhood that do not fit in. They are too too big, bulky and boxy. Fortunately, most of them are on the perimeters of the neighborhood.

Nonetheless, if many more of the large cookie-cutter homes are built in Kenwood, the integrity and character of the neighborhood that neighbors worked so hard to create 30 years ago will be damaged. When many of the homes were not well maintained and crime was rampant in the 1990s, they invested their time, energy and money in restoring the neighborhood.

Although Historic Kenwwod is listed in the Federal Historic Register, it is not protected from the demolition of its older homes and new construction of inappropriate homes. St Petersburg's Historic and Archaeological Preservation Overlay Ordinance provides more protection for historic neighborhoods; however, it is virtually impossible for larger neighborhoods to utilize the ordinance. This is because the ordinance requires that 50% plus one of all properties in a neighborhood approve an application to begin the process to seek historic designation.

The threshold is practically unreachable due to a large number of rental properties and absentee or part time owners in Historic Kenwood. In 2006, when the Old Northeast Neighborhood voted on initiating the local historic designation process, the 50% plus one threshold was not achieved, because 48% of the property owners did not vote, so their votes were counted as "no"s. More recently, when 47% of its property owners did not vote, Historic Kenwood failed to achieve a similar threshold to apply for Artist Enclave designation. Ironically, both votes would have succeeded if non-voters were excluded from the equation.

The Land Development Regulations proposed by the City's Development Review Services Office attempt to provide some protection to traditional neighborhoods. However, the proposed 50 percent FAR and the decrease in the amount of fenestration on each side of the home, will still permit large, bulky and boxy homes to be built in our neighborhood. The FAR should be 40%, and the fenestration requirements should be increased. The FAR bonus for structures which incorporate design elements to reduce the appearance of mass and bulk is a great idea!

Precedent for more restrictive requirements would be in the former Design Review criteria contained in the Neighborhood Design Review Ordinance. Around 10 years ago, some of those design elements from the Neighborhood Design Review Ordinance were integrated into the Land Development regulations, but many of the stronger preservation requirements were discarded.

Your attention and consideration to these issues is greatly appreciated. I believe I can say that any changes you make to the proposal to require that new construction in our neighborhood be compatible with the scale and mass of existing structures would be applauded by my neighbors.

RONEY DESIGN GROUP, LLC
CERTIFIED PROFESSIONAL BUILDING DESIGNERS
N·C·B·D·C
SEAN T. RONEY
CPBD, AIBD
Managing Partner
MEMBER AIBD
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e-mail: sean@roneydesign.com

RONEY DESIGN GROUP
COMMENTS + SUGGESTIONS
5/25/17

5/12 DRAFT

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG PROVIDING FOR THE AMENDMENT OF THE ST. PETERSBURG CITY CODE LAND DEVELOPMENT REGULATIONS; AMENDING THE MAXIMUM DEVELOPMENT POTENTIAL BY ESTABLISHING FAR LIMITATIONS AND BONUSES IN NT AND NS DISTRICTS; AMENDING SETBACK REQUIREMENTS, BUILDING AND SITE DESIGN REQUIREMENTS AND ACCESSORY STRUCTURE REQUIRMENTS IN NT AND NS DISTRICTS; PROVIDING ADDITIONAL REQUIREMENTS FOR WATERFRONT YARDS, PARKING, AND DRIVEWAYS; AMENDING REGULATIONS RELATING TO ACCESSORY DWELLING UNITS AND LIVING SPACES; AMENDING REGULATIONS RELATING TO ACCESSORY STORAGE STRUCTURES ON THROUGH LOTS, ANCILLARY EQUIPMENT, AND ROOF OR CANOPY STRUCTURES ON DOCKS; AMENDING THE METHOD THAT BUILDING HEIGHT IS MEASURED IN SPECIAL FLOOD HAZARD AREAS; REVISING NONCONFORMING LOTS REQUIREMENTS; AMENDING THE ALLOWBLE ENCROACHMENT INTO SETBACKS REQUIREMENTS FOR ARBORS, PATIOS, SCREEN ENCLOSURES, GARAGES, AND SHEDS; AMENDING REQUIREMENTS FOR THE REINSTATEMENT OF ABANDONED USES AND REDEVELOPMENT OF GRANDFATHERED USES; PROVIDING FOR DEFINITIONS; REVISING EXISTING GRAPHICS AND ADDING NEW GRAPHICS; MAKING INTERNAL LANGUAGE, TABLES AND CHARTS CONSISTENT; CODIFYING INTERPRETATIVE LANGUAGE AND CLARIFICATIONS; CORRECTING TYPOGRAPHICAL, GRAMMATICAL AND SCRIVENERS ERRORS; REMOVING OBSOLETE LANGUAGE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 16.20.010.5 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.5. - Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. ~~Previous regulations required larger lots and did not permit accessory dwelling units.~~ Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

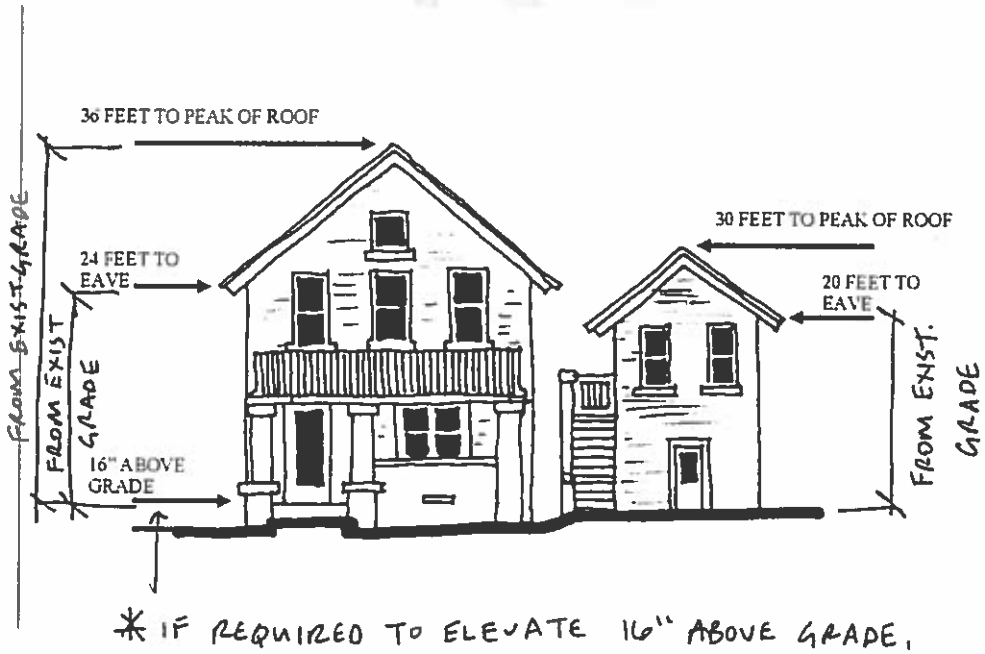
Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
	Residential	45 ft.	50 ft.	60 ft.	45 ft.

SECTION 2. Section 16.20.010.6 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.6. - Building envelope: Maximum height and minimum setbacks.

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft. FROM GRADE OR 16" ABOVE GRADE ?	36 ft. "
Accessory building	20 ft. "	30 ft. "
Refer to technical standards regarding measurement of building height and height encroachments.		



* IF REQUIRED TO ELEVATE 16" ABOVE GRADE, MAYBE CONSIDER BUILDING HEIGHT MEASUREMENTS TO START AT 16" ABOVE GRADE. COMPAIRING TO FLOOD ZONE HOMES THAT HAVE TO BE ELEVATED ABOVE [redacted]. D.F.E.

CLARIFY MEASUREMENT TO EAVE OR PEAK

Minimum Building Setbacks

Building Setbacks		NT-1 and 2			NT-3		NT-4		
		If building height is up to 18 ft.	If building height is +18 ft. to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.	
Front yard	Stoop	15 ft. or M			15 ft. or M	35 ft.	20 ft. or M	40 ft.	9 ft. or M	28 ft.
	Open Porch (1)	18 ft. or M			18 ft. or M	35 ft.	23 ft. or M	40 ft.	12 ft. or M	28 ft.
	Building	25 ft. or M			25 ft. or M	35 ft.	30 ft. or M	40 ft.	18 ft. or M	28 ft.
Interior side yard	For lots greater than 60 ft. in width	6 ft. or M			6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M	10 ft.
	For lots equal to or less than 60 ft. in width	10 percent of lot width (2)			6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M	10 ft.
Street side yard		12 ft. or M			12 ft. or M	16 ft.	15 ft. or M	22 ft.	8 ft. or M	15 ft.
Rear yard, with alley	For alleys equal to or greater than 16 ft. in width	6 ft. or M			6 ft. or M	20 ft.	7.5 ft. or M	20 ft.	5 ft. or M	20 ft.
	For alleys less than 16 ft. in width	10 ft., or 22 ft. including the width of the alley, whichever is less, or M			10 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.	8 ft.., or 22ft. including the width of the alley, whichever is less, or M	20 ft.
Rear yard, no alley		10 ft. or M			10 ft. or M	30 ft.	10 ft. or M	30 ft.	10 ft. or M	30 ft.
Waterfront yard		20 ft.			20 ft.	20 ft.	20 ft.	20 ft.	20 ft. ft.	20 ft.

Notes:

(1) Open porches are limited to a one story covered porch with or without a second story uncovered porch; two story covered porches shall meet the principal structure setback.

(2) For properties less than 50 feet in width, the minimum side yard building setback shall be 5 feet.

EQUAL TO OR

M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:

(a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;

(b) No portion of the encroachment shall exceed 24 feet in height;

(c) In no case shall any encroaching structure be closer to a property line than four feet.

Refer to technical standards for yard types and setback encroachments. Enclosing porches in the front yard setback is regulated by the general development standards. The larger of the minimum building separation distances required by the Florida Building Code or the fire prevention code or the minimum building setback established for the interior side yard setback shall apply. Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.

on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, ~~architectural~~ trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout. Windows on the street side facades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural.

4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48" above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.

~~*Transparency.* The provision of transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety.~~

~~1. Windows on the street side facades shall be evenly distributed in a consistent pattern.~~
~~2. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.~~
~~3. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill.~~

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian.

1. Garage doors facing the primary street:
   a. Shall be located at least ten feet behind the front facade line of the principal structure. In the NT-1, NT-2 and NT-4 districts, this distance shall be measured from the front of the front porch, if any.
   b. Shall not exceed 40 percent of the linear frontage of the facade of the principal structure and shall have decorative garage doors.

INCLUDE ALLEYS? IF SO, I WOULD ARGUE THAT ALLEYS SHOULD BE ALLOWED TO HAVE DOUBLE DOORS FOR TURNING RADIUS

2. Garage doors facing a non-primary side street, where adjoining side yard abuts another property's front yard:
   a. Shall be one or two single bay garage doors. Double garage bay doors are prohibited.
   b. Shall not exceed 40 percent of the linear frontage of the facade of he principal structure.
   c. Shall be decorative garage doors.

Commented [MAW2]: Did you want to define?

3. Where garages which project past the front facade of the principal structure and have garage doors that face the primary street, the garage entry shall feature at least one of the following enhancements: decorative garage doors, an arbor system surrounding the garage doors, a projecting balcony, cupola or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

g. The entire eave of the roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20% of the width of the front façade: bonus 0.04.

h. Side façade articulation: side facades which feature offsets of at least one foot that divide the building design: 0.02 bonus per side, maximum 0.04. ~~Side façade articulation: side facades which feature offsets of at least one foot that divide the building design: 0.02 bonus per side, maximum 0.04.~~

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface. For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

SECTION 7. Section 16.20.020.7 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.7. - Building envelope: Maximum height and minimum setbacks.

Maximum Building Height (All NS Districts)

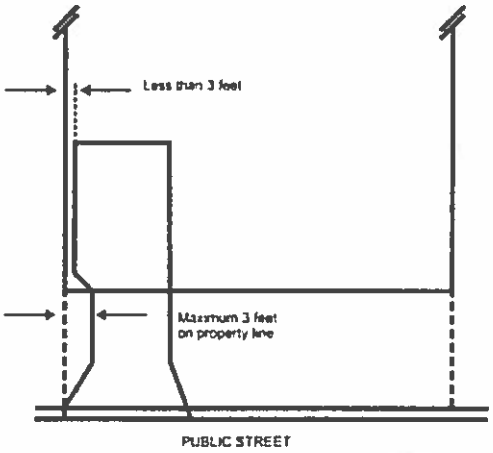
Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft. FROM EXIST GRADE OR D.F.E.	36 ft. "
Accessory building	20 ft. "	30 ft. "
Refer to technical standards regarding measurement of building height.		

Maximum Building Height, Minimum Building Setbacks

Building Setbacks		NS-1		NS-2		NS-E	
		If building height is up to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.
Front Yard	Stoop	17 ft. or M	35 ft.	22 ft. or M	40 ft.	27 ft. or M	45 ft.
	Open Porch(1)	20 ft. or M	35 ft.	25 ft. or M	40 ft.	30 ft. or M	45 ft.

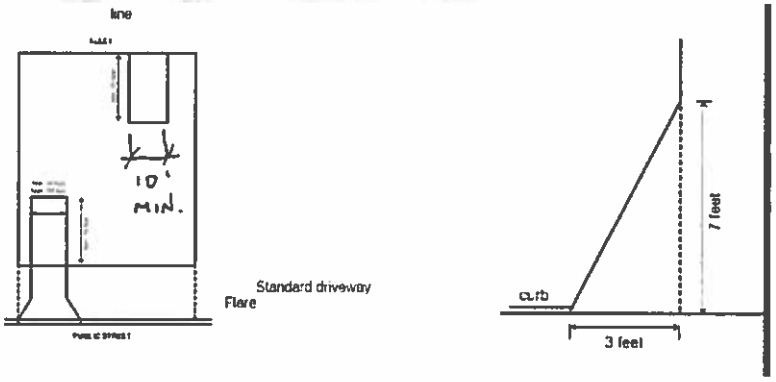
CLARIFY SINCE MAX. BUILDING IS 24FT. — OVER 24' UP TO 36'

13



6. *Dimensions.* Parking spaces shall be located completely on private property to prevent vehicles from overhanging into and obstructing the public right-of-way.

   a. *Standard driveway.* Driveways shall measure no less than ~~ten~~ 10 feet in width and no more than 20 feet in width, no more than 20 feet as the driveway crosses the property line and no more than 26 feet at the curb, which includes a three-foot by seven-foot triangular flare. The required minimum length for the portion of the driveway on the private property is 19 feet, measured from the property line.



   b. *Circular driveway.* The circular portion of a driveway shall measure no less than ten feet in width and no more than 14 feet in width, no more than 14 feet as the driveway crosses the property line and no more than 20 feet at the curb, which includes a three-foot by seven-foot triangular flare. Circular driveways are not allowed on lots less than 60 feet wide.

Circular Driveway

QUESTION - ARE THESE THE ONLY ENCROACHMENTS BEING ALLOWED? EXISTING CODE HAS MORE LISTED. ARE THOSE LISTED BELOW THE ONLY CATEGORIES BEING CHANGED?

- POOLS, A/C EQUIPMENT, FRONT LOADING GARAGES, CARPORTS, ETC.

Structure/ Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	Traditional Zoning Districts	Suburban Zoning Districts
Arbor (with a minimum of 50% open roof structure, up to 80 SF in area and no more than 12 ft. in height)	F, S, SS, R	To property line	To property line
• Patios, covered (no more than 12 inches above existing grade or the top of an existing seawall)	~~S,~~ SS, R	No closer to property line than 7.5 ~~8~~-ft.	No closer to property line than 7.5 ~~8~~-ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.
ALREADY LISTED IN MIN. SETBACKS → Porch, open (less than 30 inches above existing grade or the top of an existing seawall) 12"-30" ABOVE EXIST. GRADE	~~F,~~ SS	~~Leading edge~~ no more than 5-feet from setback line	~~Leading edge~~ no more than 5-feet from setback line
	R		~~Leading edge~~ no more than 10 feet from the setback line
	W	~~Leading edge~~ no more than 5 feet from the setback line	
• Screen enclosure, patio (solid roof)	~~S,~~ SS, R	No closer to property line than 7.5 ~~8~~-ft.	No closer to property line than 7.5 ~~8~~-ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.
Garages, residential side-loading or facing an alley? IF IT'S FACING ALLEY IT WOULD BE REAR?	F	No encroachment permitted	No more than 8 ft. from setback line
	S	No more than 2 ft. from setback line~~, if garage door faces alley~~	No more than 2 ft. from setback line
	SS	No more than 5 ft. from setback line~~, if garage door faces alley~~	No more than 5 ft. from setback line
Shed (only one shed may encroach into the setback. The maximum size is	F	No encroachment allowed, except as noted in the use-specific development	No encroachment allowed, except as noted in the use-

* REMOVE LEADING EDGE NOT CONSISTANT
* ALL MEASUREMENTS TO BE FROM WALL, COLUMN OR FOUNDATIONS. ROOF O.H. NOT TO EXCEED 30" PER CODE
* LEADING EDGE CONFLICTS WITH DIFFERENT SIZE ROOF O.H. ON EXIST. HOMES

Elizabeth Abernethy

From: Carol Kline <carolkline1948@gmail.com>
Sent: Tuesday, May 30, 2017 8:14 PM
To: Elizabeth Abernethy; Council
Subject: Please Adopt Better Guidelines
Attachments: 20170530_114555.jpg

Dear Rule Makers,
We need your help to make this race to ugliness stop. Please help us prevent money hungry developers from ruining our beautiful city. This kind of building is scarring what was our charming neighborhood. It's a cheap project for developers and our neighborhoods' worst nightmare come true. We know you can curb this behavior if you choose. It's not bad enough that our charming historic homes and surrounding old-growth trees are being torn out rapidly, but the redevelopment in too many cases is an eyesore and does not keeping with it's surroundings. We need your help now before it's too late.
Thank you for listening,
Carol Kline
A sad St Petersburg resident
1012 North Shore Drive NE

Big Tucker Holdings, LLC
- PO Box 143 - St Petersburg, FL 33731 -
StPeteHousing@gmail.com
(727) 385-5586

May 15, 2017

City of St Petersburg
ATTN: Elizabeth Abernethy
PO Box 2842
St Petersburg, FL 33731

RE: **Request for a Rehearing - DRC Meeting 5/3/2017**
Case No.: 17-54000019
Address: 2120 Barcelona Way S
Parcel ID: 01-32-16-49428-074-0070

To Whom It May Concern,

The purpose of this letter is to respectfully request a rehearing of variance case #17-54000019, pursuant to Section 16.70.010.5[(1)], pertaining to the property located at 2120 Barcelona Way S, St Petersburg, FL 33712. The applicant has submitted this request on the basis of newly discovered evidence which would have a substantial impact on the Development Review Commission's decision to approve to the submitted variance request.

I. BACKGROUND

On May 3, 2017, Cristian Arias (City Planner on behalf of the City of St

(1) City of St Pete Code of Ordinances / Chapter 16: Land Development Regulations / SECTION 16.70. - APPLICATIONS AND PROCEDURES / 16.70.010.5 - APPEALS: "An applicant, following a quasi-judicial decision of the City Council or a quasi-judicial decision of a commission that is not appealable to the City Council may request a rehearing"

Petersburg) and Bennett Andrews (appointed Agent for the owner of record) respectively presented their analyses to the Development Review Commission in support of the Planning and Economic Development Staff's recommendation for **APPROVAL** of the subject requested variance. Thereafter, the attending members of the Lakewood Estates Civic Association and public were provided an opportunity to state their opinions for the Commission's consideration. During the public comments segment, a speaker in opposition of the variance presented a false claim of the applicant's prior involvement in development within the Lakewood Estates subdivision. By inaccurately citing the subpar construction quality of several single-family homes along 54th Avenue S as a reflection of the applicant's past workmanship, the speaker contemptuously misrepresented the applicant's intentions, submitted building plans, and purpose for the variance request. Following a motion to approve the above referenced item, the Commission members in attendance voted 3 to 4, thus resulting in a denial of the applicant's request.

II. NEW EVIDENCE

Subsequent to the information presented on May 3, 2017, the applicant has discovered new evidence of consequential significance to the Commission's evaluation of the requested variance. It is the applicant's opinion that the inclusion of this evidence would have reasonably resulted in the Commission's approval of the applicant's request.

(1) Consistency with Neighborhood Development Pattern and Character

At the hearing on May 3, 2017, the President of the Lakewood Estates Civic Association, Judy Ellis, cited concerns that the approval of the requested variance would result in two 75' lots that are not in conformity with character of the neighborhood. This concern was reiterated on the LECA website (see EXHIBIT A) following the DRC hearing. However, as the LECA mentions on their website as well, there have been significantly similar variances approved within Section B of the Lakewood Estates Subdivision, following the effective date of Ordinance 194-H (see EXHIBIT B) on 9/24/15.

1818 Bonita Way S Survey:

Variance Case #16-54000009 was approved on 3/31/2016, which allowed the originally platted Lots 9 & 10 to be subdivided into 2 buildable lots that are nonconforming with NS-2 Zoning, as presented in the Staff Report (EXHIBIT C). The applicant has discovered new evidence in an analysis of the attached survey and MLS Listing (EXHIBIT D) of the new home that was built on 1818 Bonita Way S as a result of the variance approval. The street frontage width of both resulting lots are consistent with the proposed 75' lot widths of the applicant's requested variance. The 60' rear lot width of 1818 Bonita Way S is actually inferior to the applicant's proposed rear width of approximately 65' , although both cases are consistent with the character of the

neighborhood, which finds 86% of the lots are substandard in width. It should be noted that Case #16-54000009 required the demolition of a pre-existing single-family home which was built in the middle of both lots, while the applicant's requested variance would allow the existing home to remain (and become improved), with all setback requirements met.

2136 Barcelona Way S & 2146 Barcelona Way S:

In consideration of whether a variance such as 1818 Bonita Way S should be granted, the Commission is asked to analyze whether the request will promote the established traditional development pattern of their respective block-face, including setbacks, building height, and other dimensional requirements. The applicant's requested variance is for the construction of a single family residence that meets all setback requirements. In evaluation of the applicant's subject block-face, it was discovered that the adjacent 2 parcels to the West, 2136 Barcelona Way S (EXHIBIT E) and 2146 Barcelona Way S (EXHIBIT F) are similar in lot width to the applicant's request for street frontage width of 75', but both lots are in fact inferior in gross area to the applicant's proposed parcels of 6,905sqft and 7,426sqft. While 2136 Barcelona was constructed in 1957, 2146 Barcelona Way S was built in 1980, regardless of deficiency in NS-2 Zoning requirements for lot width and area. The proximity and similarity in lot size show a consistent development pattern of the block-face in support of the applicant's request.

1817 Almeria Way S and New Construction Patterns in Lakewood:

Upon further analysis utilizing the City of St Pete online permit search tool, the applicant discovered that there is a clear pattern of development within the subject property's neighborhood section. By searching for New Single Family Residence permits pulled within the same Range (RG), Township (TW), Section (SC) of Lakewood Estates of the subject property within the past 3 years (and since ordinance went into effect of 9/17/15), it was revealed that 100% of the resulting newly constructed homes were built on lots that are nonconforming in width with NS-2 Zoning regulations, and both lots were previously subdivided from 2 platted lots under common ownership. The first of the two results was the aforementioned home at 1818 Bonita Way S (Variance Case #16-54000009). The second property was located at 1817 Almeria Way S. According to the Pinellas County Property Appraiser (EXHIBIT G), Lot 11 was previously subdivided from Lot 10, resulting in a nonconforming lot size 75x164 . This lot was sold on 12/5/15, and the New Residence permit was pulled on 12/7/15 (although the permit was not issued until 4/7/2016 (EXHIBIT H)).

As is the case with 1818 Bonita, the structure built at 1817 Almeria Way S is substantially similar in size and mass to the applicant's proposed building plan, thus providing further evidence in support of the applicant's consistency and conformity with the character of the surrounding neighborhood.

(2) Applicant's Accurate Development History within Lakewood Estates

The final item of new evidence is in response and clarification to a misleading statement presented by a member of the public during the DRC Hearing on May 3, 2017. It was incorrectly stated that the applicant had previously built "substandard" residences along 54th Ave S. The applicant (nor the selected builder, Suncoast Building Contractors) has never constructed any residences along 54th Ave S. The only homes constructed by the owner or the selected builder were the 11 new residences along 51st Ave S, beginning with 2814 51st Ave S (EXHIBIT I) and continuing West thereafter in 2004. It should be noted that the Lakewood Neighborhood Association provided a Letter of Recommendation for this project prior to its approval and completion.

Thank you in advance for your time and consideration.

Sincerely,

Bennett Andrews

5/5/17
Date

EXHIBIT A PG 1 OF 2

New to the area? Over 400 of your neighbors are already members! Contribute to both to our community and society. Stay informed about events and services. Receive crime watch alerts in our neighborhood.

Learn More(http://leapfroginc.com/leca/join-us/)

WWW.LAKEWOODSTPETE.COM

LAKEWOOD ESTATES CIVIC ASSOCIATION

Contact Us

Do you want to know more about the area or contact us about something? We have a complete list of the board members and their contact information on our contact page or you may send a general inquiry using our form.

Get in Touch(http://leapfroginc.com/leca/contacts/)

Newsletters

Stay Informed

Newsletters are a wealth of information and frequently used as reference.

Visit Archive(http://leapfroginc.com/leca/archives/)

Advertise

Newsletters go out to over 1500 households in our area. Your support gets attention!

Advertising Rates(http://leapfroginc.com/leca/advertise/)

VARIANCE REQUEST FOR 2120 BARCELONA WAY

At a hearing before the city's Development Review Commission on May 3rd, the representatives of Lakewood were able to defeat a request by a landowner to divide a parcel in order to build 2 houses where now there is only 1. This was an important victory for the forces determined to maintain the flavor and character of Lakewood, and we want to explain why.

All over the city developers are buying up large lots with the aim of either tearing down the existing structure and replacing it with two buildings, or just adding another building to the lot. In a neighborhood on the north side, the leadership has not been able to do this and the developers are buying up lots left and right and doubling the houses on them while at the same destroying old, historic buildings that might otherwise qualify the neighborhood for preservation status. The entire character of the area is going to be changed forever.

This scary practice has become known among some Lakewood residents as a "BOGO" – buy one get one free. It is in fact a very unhealthy thing to do to a neighborhood like ours, which is known for its large lots. Two houses on the property in question here would have resulted in nothing short of "squashing" them together and reducing the current 150' lot line to two 75' lot lines. And allowing this variance to go through would have created a dangerous precedent for all the other many large lots in Lakewood.

To some extent we created this situation ourselves by not properly rising to the previous variance request, at 1834 Bonita. Because of our inability to organize, that variance went through, and predictably the developer who went before the DRC on May 3rd referred to that as setting a precedent for him to do the same thing.

The May 3rd variance request was denied based on our argument that the current lot line requirement is 100' and it would be going backwards now to allow a developer to create 2 new 75' lines. We emphasized that squashing houses on a lot is not in conformity with the character of this neighborhood and that it would be counterintuitive for the Commission to allow this variance to go through only minutes after denying a similar request for a parcel on Snell Isle.

The request was also denied – and here is the point of this writing – because the city had received more than 50 voices in opposition to it from Lakewood residents, either by phone or email. That may have seemed like a lot of people to the city gathering these statistics but out of a membership of 500, it is not impressive. It is important to remember that part of the review process of this panel is to count as precisely as they can and then take into account how many calls, letter and emails they receive from the public and then weigh that information into their decision. Had we got our act together about 1834 Bonita, the developer would never have been able to use it against us.

So we've learned something here. When someone wants to come into Lakewood and do something that is not in our best interest, as we did with the proposed Wal-Mart and as we did with the proposed "tent city" for the homeless at the Lakewood United Church of Christ, we can and must rally our residents and make our voices heard loud and clear. As we have said before, the worst enemy of a community is apathy.

Some Thoughts About Amendment 1 – Solar Energy

The following is an OpEd piece from a Lakewood resident.

As early voting in many Florida counties has begun, it is critical thaqt the truth about Amendment 1 is revealed.

The big utility companies are backing this amendment with millions of dollars for support and advertisement. Why would they spend that kind of money on an amendment if it meant a reduction in future profits and a reduction in a return for their investors?

Simply put, it doesn't.

Firstly, Amendment 1 touts offering Floridians the right to own solar systems. Floridians already have the right to own solar systems by way of a FL statute. (Section 163.04) So why is this amendment on the ballot? The answer to that question is – to protect their interests. The big utility companies are using the popularity of solar energy against the voters, disguising the real intent of the amendment while attracting those who are conservation-minded to vote for it. The goal of the amendment is to enact into our constitution a restriction that allows residents with solar systems to produce energy for their use but without the chance to return excess clean renewable solar energy to the grid.

The proponents of the amendment are not considering Mother Earth or the "little guy" in this. They are worried about one thing and one thing only: their profits.

For many residents, the attraction of solar systems is producing clean renewable energy while using as little traditional fossil fuel energy as possible. The design of most rooftop solar systems allows the excess energy to be returned to the grid and then rolls back the consumer's traditional power usage meter. When it is necessary for the consumer to use traditional power, the usage is deducted from/consumes the credit created by the excess solar energy. This is called net metering. A vote for this amendment supports the waste of excess clean energy through prevention of its return to the grid while big utility companies, like Duke, rely on fossil fuels to produce the energy needed.

Additionally, the amendment claims to offer consumer protection. What it really does is significantly reduce the chance for competitors to offer alternative energy sources to Florida residents. Because the amendment limits solar production for personal use only, residents would not be permitted to buy solar power from a third party. It also means to prohibit leasing solar systems by way of our state constitution.

On October 18th, the Miami Herald reported on leaked audio that tells the story of a strategy devised to deceive the public with this amendment. They are preying on our desire to support green endeavors. It is surprising the Florida Supreme Court approved the amendment language but did so narrowly at a vote of 4-3. Justice Barbara Pariente summarized her dissenting view, which included descriptions of the amendment being "...a wolf in sheep's clothing.' She explained that the amendment would allow utility companies to raise fees for residents who choose to go solar. Pariente also indicated the amendment is "...masquerading as a pro-solar energy initiative."

I hope voters will consider this information when they are casting their ballots.

Lakewood and the St Pete Police

There is no denying that the relationship between Lakewood Estates and the St. Petersburg Police Department is a strained and unhappy one. Some people wonder why this continues, why we don't just make peace and move on. If only it were that simple.

First, let's be clear. Our problems with the SPPD arise from the Community Service and Crime Prevention units. The officers who respond to our calls for service are not now and have never been an issue – they respond when they're called and they do a good job. As bad as things have become between these two organizations, dating back over 10 years, the bad feeling has never spilled over to the men and women who protect us

EXHIBIT B PG 1 OF 2

st.petersburg
www.stpete.org

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

MEMORANDUM

NON-CONFORMING LOT STANDARDS

Effective 09/24/15, City Council amended the non-conforming lot section of code, (Ordinance 194-H) such that substandard nonconforming lots of record, including platted Lots of Record, under common ownership are no longer considered Buildable Lots

What is a Non-conforming Lot? Any lot which does not meet the current underlying zoning dimensional standards for minimum lot size and area:

Zoning District	Lot Width Feet	Lot Area SF
NT-1	45	5,800
NT-2	50	5,800
NT-3	60	7,620
NT-4	45	5,800

Zoning District	Lot Width Feet	Lot Area SF
NS-1	75	5800
NS-2	100	8700
NSE	200	43,560

History: Many subdivisions were platted prior to adoption of the City's first zoning ordinance in 1933. Many neighborhoods were subsequently developed with one house on two or more platted lots. When zoning was established, minimum lot sizes were based on the development pattern, rather than the underlying subdivision plat. Therefore, many platted lots of record do not conform to the current zoning district standards, and are considered to be substandard lots. Under previous code, single-family homes could be built on these platted lots of record, even if the lot did not meet the minimum standards for the zoning district. Such development is not always consistent with the development pattern of the neighborhood, and therefore City Council amended the code to restrict such development.

How does Staff check for common ownership? For all applications for development on substandard lots, Staff will review the property deeds for the subject parcel and for the abutting parcels, to verify if the lots were under common ownership at any time on or after September 24, 2015.

How does this affect development? If the non-conforming lots are found to be under common ownership or formerly under common ownership on or after September 24, 2015, no development permits may be issued until a variance is granted, for any of the affected lots currently or formerly under common ownership. The Variance Application is a public hearing process before the Development Review Commission, typically taking about 8-12 weeks to process. If the variance request is not consistent with the development pattern of the neighborhood, the variance may not be approved.

Notice regarding Demolition Permits: If a home which is situated on two platted lots is demolished, only one home can be reconstructed if the platted lots are substandard, unless a variance is granted.

For more information, contact (727) 893-7471. DevRev@StPete.org, or visit our webpage, http://www.stpete.org/LDR

UPDATED: 10-14-2015

16.60.030.2. – Nonconforming lots.

B. *Nonconforming lots in common ownership. When the City's property card, property deeds or the county's tax parcel identification number indicates that a parcel of property that has defined boundaries, and is or becomes under common ownership on or after the date of adoption this ordinance (September 17, 2015), and consists of more than one lot of record, and one or more of such lots is undeveloped the parcel is not divisible into separate buildable lots unless:*

1. *Each existing structure meets the current requirements for setbacks from the boundary lines of the lot of record upon which the structure is located and from the boundary lines of the buildable lot to be created, or a variance from such requirements has been approved; and*
2. *All of the resulting parcels of property meet the current minimum lot area and dimensional requirements of the zoning district or a variance from such requirements has been approved.*

The division of combined lots of record which creates a substandard lot or setback causes each lot of record formerly under common ownership to be a violation of this chapter. No development permits shall be issued for any of the affected lots of record until the violation is corrected. A variance to lot area and/or dimensional regulations must be obtained for each nonconforming lot of record formerly under common ownership subject to this section before an affirmative buildable lot determination can be made by the POD.

Buildable lot means a parcel of land which meets the requirements of this chapter and for which a development permit may be granted.

EXHIBIT C PG 1 OF 3

An analysis was conducted for this variance application taking into account the surrounding properties on the adjacent blocks to determine the consistency in the neighborhood pattern for lot width and area. The data reveals that the majority of lot widths are consistent with the proposed project, however, the lot area will not be consistent.

On March 31, 2016, a substantially similar variance (#16-54000009) was approved for minimum lot width to create two buildable lots for a property located one block north, at 1824 Bonita Way South. During a field inspection, staff visited this site, where a new single-family home has been built. Staff finds that the new single-family home blends in with the surrounding homes and provides an upgrade to the existing house stock. The proposed one-story house for the subject application is substantially similar in size and mass, and staff finds that the proposed home will be consistent with the neighborhood pattern.

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 proposed application does involve a development project for the construction of a new single-family home on a vacant platted lot of record, which will meet all setbacks and development standards of the zoning district. The remaining existing single-family home will also meet the zoning district setbacks.

   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.*

      The individual platted lots are deficient regarding the minimum lot width and area required for the NS-2 zoning district, and are therefore considered to be substandard. The subject parcels were platted as 75-feet wide (at the street) as part of Lakewood Estates, Subdivision B in 1924, as recorded in Plat Book 7, Page 26 (see attached exhibit).

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

      This criterion in not applicable.

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

This site is located in an Archaeological Sensitive Area. At the time of development the owner will need to obtain a letter with recommendations from the City's Historic Preservation Division.

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

A field inspection verified that there are trees at the front of Lot 6, including unprotected Norfolk Island Pines and protected Red Cedars trees (see attached photo). The applicant will be required to apply for a separate tree removal permit for the protected trees on site, if they are to be removed. This is a suggested condition of approval within this report.

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 proposed project will be consistent with the neighborhood development pattern. Lakewood Estates, Subdivision B was platted to have a majority of lots with a deficient lot width. The majority of the subject block face contains lots with 75-feet of frontage, including the two subject lots. Furthermore, the proposed new one-story home will comply with the zoning district development standards and therefore be in harmony with the neighborhood development pattern.

Staff has conducted an analysis taking into account surrounding properties and blocks adjacent to the subject site to determine if there is a predominant neighborhood pattern. The analysis below demonstrates that the majority of the lots, surrounding the subject property, are deficient in lot width. The subject block, for example, has only two lots which meet the minimum lot width standard of 100-feet, while the adjacent block to the north of the subject site has zero (0) lots in conformity to lot width. The final result demonstrates that 86.64% of the lots, taking into account 9 blocks surrounding the subject site, are deficient in lot width (refer to Table 1).

Table 1: Percentage Lot Width

Block	Location	Conforming Width	Substandard Width	% Substandard
Subject Block 74		2	33	94.29%
Adjacent Block 76		0	31	100.00%
Block 77	North	7	26	78.79%
Block 78	West	2	9	81.82%
Block 79	Southeast	3	19	86.36%
Block 73	Southwest	4	17	80.95%
Block 75	Northeast	1	17	94.44%
Block 71 & 72	East	8	26	76.47%
Average				**86.64%**

The analysis also took into account the percentage of homes developed on one lot platted of record. The data below reveals that the majority of the development pattern is one house per lot, which is the predominant neighborhood development pattern (please refer to Table 2). The variance application is consistent with this development pattern, as it will allow one house on each lot and will have the same appearance of the other homes on the block face, with 75-feet front width.

Table 2: Percentage of House per Lot

Block	Location	1 House on Lot	More than 1 lot for house	% of 1 house per lot
Subject Face 74		28	3	90.32%
Adjacent Block 76	East	31	0	100.00%
Block 77	North	29	4	87.88%
Block 78	West	11	0	100.00%
Block 79	Southwest	18	3	85.71%
Block 73	Southeast	17	4	80.95%
Block 75	Northeast	18	0	100.00%
Block 72	East	17	3	85.00%
Block 71	East	14	2	87.50%
Total		183	19	90.82%

Staff further finds that the proposed development is appropriately sized for lot widths and the proposed setbacks to add to the compatibility with the surrounding development pattern.

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

This criterion in not applicable.

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

The majority of the surrounding lots, to the subject property, were originally platted to have a front lot width front of 75-feet, which established the current development pattern. The 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;*

Without approval of the requested variance, the owner has the ability maintain the existing single-family home. The applicant is proposing to divide one parcel into two lots, maintain the existing house and develop a new single-story single family home on the new lot. Denial of the variance would be a hardship as it would not allow development of a new home on a platted lot of record, when 91% of the surrounding homes are on one platted lot.

EXHIBIT D PG 1 OF 2

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 16 EAST

CERTIFIED TO:
MANCINELLI INVESTMENT GROUP IX, INC.
PAUL MANCINELLI

LEGAL DESCRIPTION

LOT 10, BLOCK 71, ACCORDING TO THE PLAT OF
LAKEWOOD ESTATES SECTION "B"
AS RECORDED IN PLAT BOOK 7, PAGE 26
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

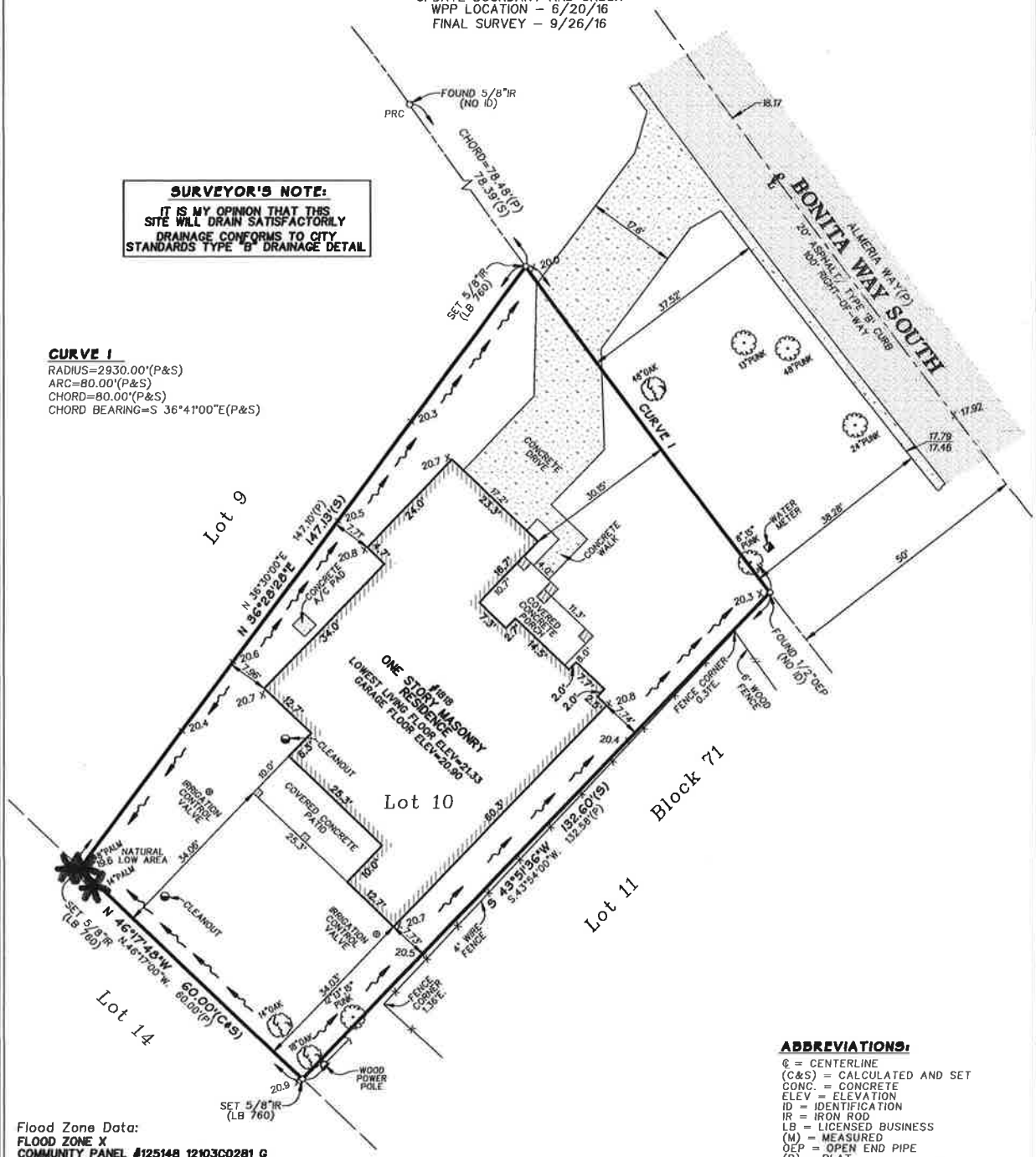
BOUNDARY SURVEY WITH IMPROVEMENTS – 7/22/15
DEPICT BUILDING SETBACKS – 9/17/15
STAKED BUILDING ENVELOPE – 4/06/16
FORMBOARD SURVEY – 4/19/16
UPDATE BOUNDARY AND CHECK
WPP LOCATION – 6/20/16
FINAL SURVEY – 9/26/16

N NW NE W E SW SE S

NORTH BASIS:
PLAT
SCALE: 1" = 20'

SURVEYOR'S NOTE:
IT IS MY OPINION THAT THIS SITE WILL DRAIN SATISFACTORILY
DRAINAGE CONFORMS TO CITY STANDARDS TYPE "B" DRAINAGE DETAIL

CURVE 1
RADIUS=2930.00'(P&S)
ARC=80.00'(P&S)
CHORD=80.00'(P&S)
CHORD BEARING=S 36°41'00"E(P&S)



Flood Zone Data:
FLOOD ZONE X
COMMUNITY PANEL #125148 12103C0281 G
REVISED 9/03/03

Basis of Bearings:
SOUTHWESTERLY RIGHT-OF-WAY LINE OF BONITA WAY SOUTH AS BEING S.36°41'00"E., PER PLAT.

Benchmark:
CITY OF ST. PETERSBURG #125
ELEV=117.65' CITY DATUM, ADJUSTED TO
ELEV=19.77' NAVD, MSL=0.00'

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.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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.

ABBREVIATIONS:
℄ = CENTERLINE
(C&S) = CALCULATED AND SET
CONC. = CONCRETE
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
OEP = OPEN END PIPE
(P) = PLAT
(P&M) = PLAT AND MEASURED
PRC = POINT OF REVERSE CURVATURE
(S) = SET
TBM = TEMPORARY BENCHMARK
(TYP) = TYPICAL

1507-21.CRD
FIELD BOOK 923 PAGE(S) 53

JOB# 1507-21B
Drawn: DS

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

JOHN C. BRENDLA CERTIFICATE No. 1269 STATE OF FLORIDA
JOHN C. BRENDLA
Florida Surveyor & Mapper No. 1269
Certificate of Authorization No. 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

U7792934 1818 BONITA WAY S, ST PETERSBURG, FL 33712

County: Pinellas
Subdiv: LAKEWOOD ESTATES SEC B
Beds: 4
Baths: 2/1
Pool: None
Style: Single Family Home
Location: In City Limits
Total Acreage: Up to 10,889 Sq. Ft.
Minimum Lease Period: No Minimum
Construction Status: Completed
Garage/Carport: 2 Car Garage, Attached
LP/SqFt: $164.74
Sold Date: 05/19/2017
Sold Price: $389,000
SP/SqFt: $160.61

Status: Sold
Backups Requested: No
List Price: $399,000
Year Built: 2016
Special Sale: None
ADOM: 198
CDOM: 198
Pets: Yes
Max Times per Yr:
Proj Comp Date:
SqFt Heated: 2,422
Total SqFt: 3,422

NEW CONSTRUCTION. This spacious four-bedroom home is located in one of St. Petersburg's most beautiful and historic neighborhoods, Lakewood Estates. Sitting on a tree-lined street just a brief walk from the tee box on the 18th hole at St. Petersburg Country Club, this house exudes quality in every detail. It has solid concrete block construction, with a two-car garage and covered, pavered sitting areas in front and back. Inside, you'll find a formal dining room, an open concept kitchen and a great room with French doors that overlook a secluded natural setting (that still has room for a pool). The floor plan includes a master bedroom suite on one side of the house, and three bedrooms on the other side. The stylish, engineered hardwood floors throughout the common areas evoke an airy beach cottage feel, and the bedrooms all have carpet. All bathrooms feature porcelain tile on the floors and showers.The kitchen features include a higher-end stainless steel package, whisper-close cabinets and a large pantry. Nearby schools include Lakewood High, known for its highly advanced technical center. It's also close to Boyd Hill Nature Preserve and a shaded park at Lake Maggiore.

Land, Site, and Tax Information

SE/TP/RG: 32-16-01
Subdivision #: 49428
Tax ID: 01-32-16-49428-071-0090
Taxes: $2,418.00
Homestead: No **CDD:** No
Legal Desc: LAKEWOOD ESTATES SEC B BLK 71, LOT 10
Ownership: Fee Simple
Book/Page: 7-26
Existing Lease or Tenant: No
Lot Dimensions:
Water Frontage:

Zoning: RES
Future Land Use:
Zoning Comp:
Tax Year: 2016
Annual CDD Fee:
Complex/Comm Name:
Floor #:
Lot Size Acres: 23,415.00
Waterfront Ft: 0

Section #: 32
Block/Parcel: 071
Front Exposure: North
Lot #: 10
Other Exemptions:
Mill Rate: 22.3210
Flood Zone: 00
Lot Size SqFt: 10,512

Interior Information

A/C: Central
Heat/Fuel: Central
Fireplace: No
Utilities Data: Cable Available, City Water, Electric
Interior Layout: Great Room
Interior Feat: Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Solid Surface Counters, Tray Ceiling, Walk In Closet
Master Bath: Tub with Separate Shower Stall
Appliances Incl: Dishwasher, Disposal, Hot Water Electric, Microwave, Range, Refrigerator
Kitchen Feat: Pantry

Floor Covering: Carpet, Other
Security Sys:
SqFt Source: Builder
Additional Rooms: Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	14x15	1st	Wood	Dining Room	10x10	1st	Wood
Great Room	25x18	1st	Wood	Master Bedroom	14x13	1st	Carpet
2nd Bedroom	10x11	1st	Carpet	3rd Bedroom	10x11	1st	Carpet
4th Bedroom	10x13	1st	Carpet, Ceramic Tile				

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Ext Features: French Doors
Description: One Story
Garage Dim: 23X24

Community Information

HOA / Comm Assn: None
Can Property be Leased: Yes
Association Approval Required: No
Lease Restrictions: No
Years of Ownership Prior to Leasing Required: No

Realtor Information

List Agent: Renee Celli
List Agent E-mail: reneecelli@gmail.com
List 2 Agent: Anne Glover
List Agent 2 Email:anneglover8562@gmail.com
Office: RE/MAX Metro
Original Price: $419,000
List Date: 09/27/2016
Previous Price: $409,000
Owner:
Financing Avail: Cash, Conventional
Contract: 04/13/2017
Selling Agent: Leisa Mohler-Erickson
Sold Date: 05/19/2017 **SP/SqFt:** $160.61
Terms: New Conventional
Spec List Type: Not Applicable
Single Agent: 3%-$300
Showing Instructions: Appointment Only

List Agent ID: 283548923
List Agent Fax:
List Agent 2 ID: 260039857
Office Fax: 727-896-1802
Price Change: 04/07/17
Owner Phone:
Management Contact Info:
Days to Cont: 198
Office: RE/MAX METRO
Sold Price: $389,000
Seller Credit: $0.00
Bonus:
Non-Rep: 0%

List Agent Direct: 727-422-3900
List Agent Cell: 727-422-3900
List Agent 2 Phone: 727-422-8562
Office ID: 283541001
Office Phone: 727-896-1800
LP/SqFt: $164.74
Expiration Date:
Listing Type: Exclusive Right to Sell
Exp Clsg Date: 05/19/2017
Days to Closed: 234
SP/LP Ratio: 97.49
Bonus Exp Date:
Trans Broker: 3%-$300

Driving Directions: South on MLK Jr. St, Right toward Boyd Hill Preserve at Country Club (Jasmine) Way. Pass parking lot & take Fairway Ave S; becomes part of Alhambra Way, then curves to the right & continues as Fairway Dr. Left at Bonita Way.

01-32-16-49428-074-0050

Compact Property Record Card

Portability Calculator

Updated May 26, 2017

Email Print | Radius Search | FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
GREENTREE GROUP LLC 4905 34TH ST S STE 226 ST.PETERSBURG FL 33711-4511	2136 BARCELONA WAY S ST PETERSBURG

Property Use: 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**

LAKEWOOD ESTATES SEC B BLK 74, LOT 5

Mortgage Letter | File for Homestead Exemption

Exemption	2017	2018
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2017 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: 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
18288/0883	**$116,900** Sales Query	121030202011	E	7/26

2016 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	**$99,192**	**$97,668**	**$97,668**	**$99,192**	**$97,668**

[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	$99,192	$97,668	$97,668	$99,192	$97,668
2015	No	$88,789	$88,789	$88,789	$88,789	$88,789
2014	No	$76,893	$76,893	$76,893	$76,893	$76,893
2013	No	$66,043	$66,043	$66,043	$66,043	$66,043
2012	No	$69,505	$69,505	$69,505	$69,505	$69,505
2011	No	$71,767	$71,767	$71,767	$71,767	$71,767
2010	No	$79,193	$79,193	$79,193	$79,193	$79,193
2009	No	$94,044	$94,044	$94,044	$94,044	$94,044
2008	Yes	$127,100	$83,840	$33,840	$58,840	$33,840
2007	Yes	$148,900	$81,398	$56,398	N/A	$56,398
2006	Yes	$145,000	$79,413	$54,413	N/A	$54,413
2005	Yes	$116,100	$77,100	$52,100	N/A	$52,100
2004	Yes	$100,100	$74,900	$49,900	N/A	$49,900
2003	Yes	$90,000	$73,500	$48,500	N/A	$48,500
2002	Yes	$78,000	$71,800	$46,800	N/A	$46,800
2001	Yes	$70,700	$70,700	$45,700	N/A	$45,700
2000	No	$60,700	$52,100	$27,100	N/A	$27,100
1999	Yes	$55,100	$50,800	$25,800	N/A	$25,800
1998	Yes	$52,800	$50,000	$25,000	N/A	$25,000
1997	Yes	$51,000	$49,200	$24,200	N/A	$24,200
1996	Yes	$47,900	$47,800	$22,800	N/A	$22,800

2016 Tax Information

Click Here for 2016 Tax Bill — Tax District: SP

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	$2,214.09

A significant change in taxable value may occur when sold due to changes

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
17 Jan 2014	18288 / 0883	$67,700	U	I
22 Feb 2013	18120 / 1293	$69,600	U	I
22 Jun 2000	10955 / 1055	$102,000	Q	I

in the market or the removal of exemptions. Click here for more information.	27 May 1987	06502 / 1283	$69,900	Q
		05987 / 1445	$44,500	Q
		04879 / 1389	$30,500	Q

2016 Land Information

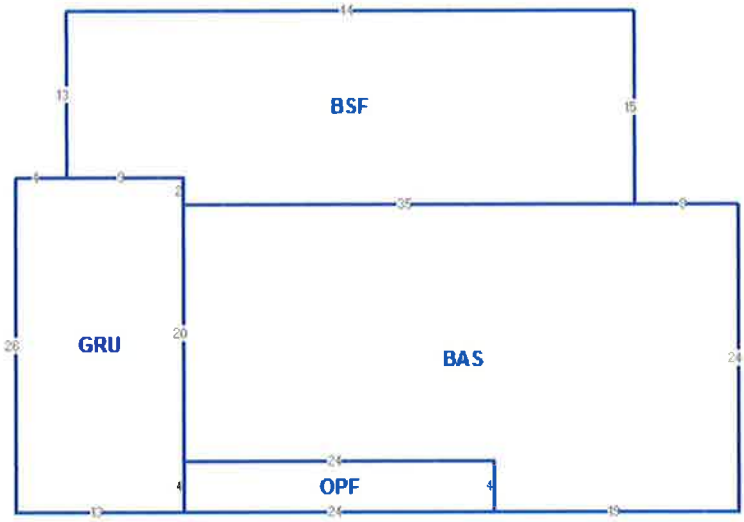
Seawall: No Frontage: None View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	71x93	850.00	71.0000	0.8300	$50,090	FF

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

Site Address: 2136 BARCELONA WAY S

Quality: Average
Square Footage: 2012.00
Foundation: Continuous Footing
Floor System: Slab On Grade
Exterior Wall: Concrete Block
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 1
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Drywall/Plaster
Fixtures: 6
Year Built: 1957
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 Ft²	Gross Area Ft²	Factor	Effective Ft²
Open Porch	0	96	0.20	19
Garage Unfinished	0	338	0.25	84
Base Semi-finished	642	642	0.80	514
Base	936	936	1.00	936
	Total Living SF: **1,578**	Total Gross SF: **2,012**		Total Effective SF: **1,553**

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$9.00	360.00	$3,240.00	$1,296.00	1975

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
16-01000783	ROOF	19 Jan 2016	$3,800

EXHIBIT E PG 3 OF 3

Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

01-32-16-49428-074-0040

Compact Property Record Card

Portability Calculator

Updated May 26, 2017

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
VINOSKI, BERNARD B III VINOSKI, BERNARD B 2146 BARCELONA WAY S ST PETERSBURG FL 33712-4439	2146 BARCELONA WAY S ST PETERSBURG

Property Use: 0110 (Single Family Home) Living Units: 1

[click here to hide] **Legal Description**

LAKEWOOD ESTATES SEC B BLK 74, LOT 4

Mortgage Letter File for Homestead Exemption

Exemption	2017	2018
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No

2017 Parcel Use

Homestead Use Percentage: 100.00%

Non-Homestead Use Percentage: 0.00%

Classified Agricultural: 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
19444/1034	**$150,900** Sales Query	121030202011	E	7/26

2016 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	**$128,904**	**$91,426**	**$41,426**	**$66,426**	**$41,426**

[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	$128,904	$91,426	$41,426	$66,426	$41,426
2015	Yes	$119,215	$90,790	$40,790	$65,790	$40,790
2014	Yes	$109,561	$90,069	$40,069	$65,069	$40,069
2013	Yes	$88,738	$88,738	$38,738	$63,738	$38,738
2012	No	$93,239	$93,239	$93,239	$93,239	$93,239
2011	No	$100,922	$100,922	$100,922	$100,922	$100,922
2010	No	$102,810	$102,810	$102,810	$102,810	$102,810
2009	No	$120,309	$120,309	$120,309	$120,309	$120,309
2008	No	$153,200	$153,200	$153,200	$153,200	$153,200
2007	No	$139,900	$139,900	$139,900	N/A	$139,900
2006	No	$135,400	$135,400	$135,400	N/A	$135,400
2005	No	$111,000	$111,000	$111,000	N/A	$111,000
2004	No	$97,500	$97,500	$97,500	N/A	$97,500
2003	No	$87,500	$87,500	$87,500	N/A	$87,500
2002	No	$76,200	$76,200	$76,200	N/A	$76,200
2001	No	$68,900	$68,900	$68,900	N/A	$68,900
2000	No	$63,000	$63,000	$63,000	N/A	$63,000
1999	No	$56,300	$56,300	$56,300	N/A	$56,300
1998	No	$53,200	$53,200	$53,200	N/A	$53,200
1997	No	$51,000	$51,000	$51,000	N/A	$51,000
1996	No	$46,400	$46,400	$46,400	N/A	$46,400

2016 Tax Information

Click Here for 2016 Tax Bill Tax District: SP

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	$2,877.30

A significant change in taxable value may occur when sold due to changes

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
08 Dec 2016	19444 / 1034	$126,000	Q	I
22 Nov 2016	19429 / 1977	$95,000	U	I
	05168 / 0672	$50,000	Q	

in the market or the removal of exemptions. Click here for more information.

05000 / 0391	$4,000	Q
04112 / 1573	$2,900	Q
03813 / 0533	$2,600	Q

2016 Land Information

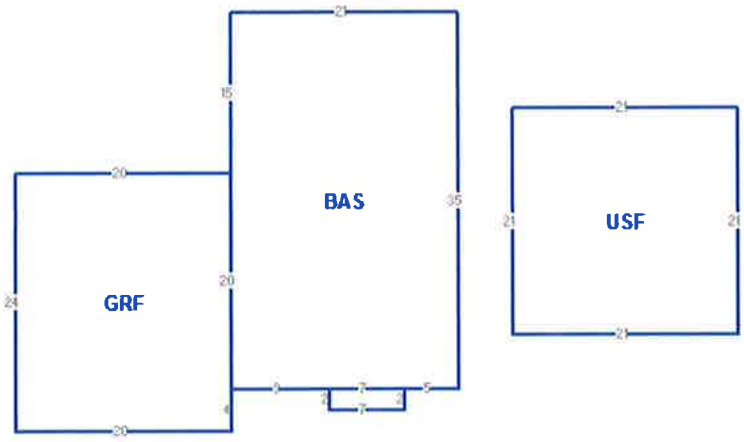
Seawall: No Frontage: None View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	71x91	850.00	71.0000	0.8100	$48,884	FF

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

Site Address: 2146 BARCELONA WAY S

Quality: Average
Square Footage: 1670.00
Foundation: Continuous Footing
Floor System: Slab On Grade
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: Drywall/Plaster
Fixtures: 6
Year Built: 1980
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 Ft²	Gross Area Ft²	Factor	Effective Ft²
Upper Story	441	441	0.90	397
Open Porch	0	14	0.21	3
Garage	0	480	0.35	168
Base	735	735	1.00	735
	Total Living SF: **1,176**	Total Gross SF: **1,670**		Total Effective SF: **1,303**

[click here to hide] 2017 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$9.00	225.00	$2,025.00	$810.00	1992
FIREPLACE	$3,000.00	1.00	$3,000.00	$1,290.00	1980

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			

EXHIBIT F PG 3 OF 3

Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

EXHIBIT G PG 1 of 3

01-32-16-49428-069-0110

Compact Property Record Card

Portability Calculator

Updated May 26, 2017

Email Print | Radius Search | FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
WALKER-WILLIAMS, CHRISSEANDA WILLIAMS, MARQUES 1817 ALMERIA WAY S ST PETERSBURG FL 33712-4412	1817 ALMERIA WAY S ST PETERSBURG

Property Use: 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**

LAKEWOOD ESTATES SEC B BLK 69, LOT 11

Mortgage Letter | File for Homestead Exemption

Exemption	2017	2018
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No

2017 Parcel Use

Homestead Use Percentage: 100.00%

Non-Homestead Use Percentage: 0.00%

Classified Agricultural: 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
19156/2510	**$47,300** Sales Query	121030202011	E	7/26

2016 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	**$40,988**	**$40,988**	**$0**	**$0**	**$0**

[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	$40,988	$40,988	$0	$0	$0
2015	No	$28,315	$12,673	$12,673	$28,315	$12,673
2014	No	$20,559	$11,521	$11,521	$20,559	$11,521
2013	No	$54,377	$54,377	$54,377	$54,377	$54,377
2012	No	$93,639	$93,639	$93,639	$93,639	$93,639
2011	No	$97,781	$97,781	$97,781	$97,781	$97,781
2010	No	$104,665	$104,665	$104,665	$104,665	$104,665
2009	No	$116,260	$116,260	$116,260	$116,260	$116,260
2008	No	$159,300	$159,300	$159,300	$159,300	$159,300
2007	No	$189,600	$189,600	$189,600	N/A	$189,600
2006	No	$183,800	$183,800	$183,800	N/A	$183,800
2005	No	$146,900	$146,900	$146,900	N/A	$146,900
2004	No	$125,400	$125,400	$125,400	N/A	$125,400
2003	No	$105,400	$105,400	$105,400	N/A	$105,400
2002	No	$92,400	$92,400	$92,400	N/A	$92,400
2001	No	$77,800	$77,800	$77,800	N/A	$77,800
2000	No	$70,400	$70,400	$70,400	N/A	$70,400
1999	No	$65,800	$63,700	$38,700	N/A	$38,700
1998	Yes	$65,300	$62,700	$37,700	N/A	$37,700
1997	Yes	$65,300	$61,700	$36,700	N/A	$36,700
1996	Yes	$59,900	$59,900	$34,900	N/A	$34,900

2016 Tax Information

Click Here for 2016 Tax Bill — Tax District: SP

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	$914.91

A significant change in taxable value may occur when sold due to changes

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
15 Apr 2016	19156 / 2510	$191,700	U	V
04 Dec 2015	19055 / 1069	$28,000	U	V
14 May 2015	18781 / 0091	$12,100	U	V

in the market or the removal of exemptions. Click here for more information.	26 Jul 1988	06797 / 2103	$95,000	Q
		06190 / 0643	$48,900	Q
		03605 / 0922	$17,000	Q

2016 Land Information

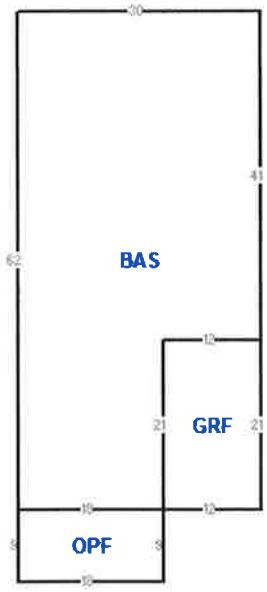
Seawall: No Frontage: None View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	75x164	850.00	75.0000	1.0197	$65,006	FF

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

Site Address: 1817 ALMERIA WAY S

Quality: Average
Square Footage: 2022.00
Foundation: Continuous Footing
Floor System: Slab On Grade
Exterior Wall: Concrete Block
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 1
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 Ft²	Gross Area Ft²	Factor	Effective Ft²
Open Porch	0	162	0.20	32
Garage	0	252	0.35	88
Base	1,608	1,608	1.00	1,608
	Total Living SF: **1,608**	Total Gross SF: **2,022**		Total Effective SF: **1,728**

[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 jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
15-12000027	NEW RESIDENCE	07 Dec 2015	$137,758
13-09001292	DEMOLITION	16 Oct 2013	$2,000
13-09001290	DEMOLITION	16 Oct 2013	$11,090

EXHIBIT G PG 3 OF 3

Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

EXHIBIT H PG 1 OF 1

Contact Us | Create New User | Login

Permit Status Detail

Select to view permit fees or related inspections.

Parcel ID: 01/32/16/49428/069/0110/

Address: 1817 ALMERIA WAY S

Application Date: 12/01/15

Owner: D W HOMES INC

Application #: 15 - 12000027

Application Type: SINGLE FAMILY RESIDENCE, NEW

General Contractor: HABITAT FOR HUMANITY OF PINELL

Permit Number: 000 000 BRES 00 - BUILDING PERMIT

Status for Permit Number: C.O. ISSUED

Permit Date: 04/07/16

Permit Value: $121,558

Issue Date: 12/07/15

Permit Square Footage: 1,882

Expiration Date: 10/02/16

Additional Permit Description:

Reissue Date:

No Sub Contractor Found

View Related Inspections

EXHIBIT I PG 1 OF 2

02-32-16-71640-002-0030

Compact Property Record Card

Portability Calculator

Updated May 23, 2017

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
STRONG, MILFORD STRONG, BENNIE L 2814 51ST AVE S ST PETERSBURG FL 33712-4351	2814 51ST AVE S ST PETERSBURG

Property Use: 0110 (Single Family Home)

Living Units: 1

[click here to hide] **Legal Description**

PINE PARK BLK B, W 46.5FT OF LOT 3 & E 28.5FT OF LOT 4

Mortgage Letter | File for Homestead Exemption

Exemption	2017	2018
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No

2017 Parcel Use

Homestead Use Percentage: 100.00%

Non-Homestead Use Percentage: 0.00%

Classified Agricultural: 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
12695/1993	**$261,200** Sales Query	121030202012	D	11/119

2016 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	**$209,669**	**$152,460**	**$0**	**$0**	**$0**

[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	$209,669	$152,460	$0	$0	$0
2015	Yes	$188,741	$151,400	$0	$0	$0
2014	Yes	$179,104	$150,198	$0	$0	$0
2013	Yes	$147,978	$147,978	$92,978	$117,978	$92,978
2012	Yes	$149,751	$149,301	$94,301	$119,301	$94,301
2011	Yes	$144,952	$144,952	$89,952	$114,952	$89,952
2010	Yes	$145,665	$145,665	$90,665	$115,665	$90,665
2009	Yes	$157,955	$157,955	$102,955	$127,955	$102,955
2008	Yes	$219,300	$180,418	$125,418	$150,418	$125,418
2007	Yes	$227,800	$175,163	$145,163	N/A	$145,163
2006	Yes	$229,500	$174,379	$144,379	N/A	$144,379
2005	Yes	$178,700	$169,300	$139,300	N/A	$139,300
2004	Yes	$164,400	$164,400	$134,400	N/A	$134,400
2003	No	$28,400	$28,400	$28,400	N/A	$28,400
2002	No	$10,500	$10,500	$10,500	N/A	$10,500
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 District: SP

2016 Final Millage Rate	22.3213
2016 Est Taxes w/o Cap or Exemptions	$4,680.08

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
24 Apr 2003	12695 / 1993	$186,000	Q	V

2016 Land Information

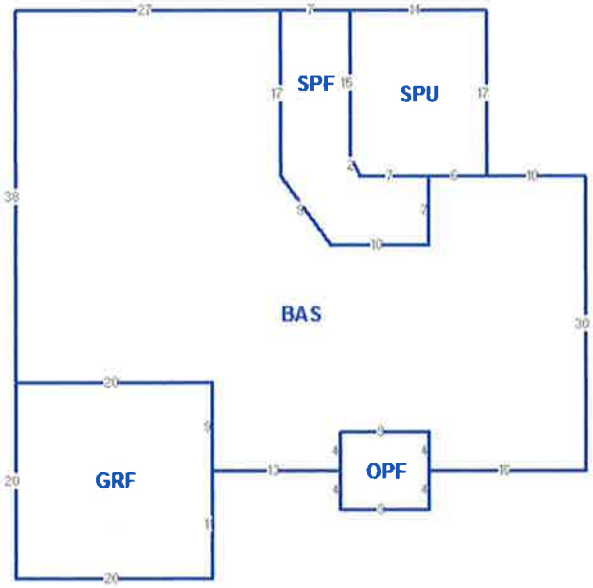
Seawall: No | Frontage: None | View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	75x126	850.00	75.0000	0.9801	$62,481	FF

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

Site Address: 2814 51ST AVE S

Quality: Average
Square Footage: 2813.00
Foundation: Continuous Footing
Floor System: Slab On Grade
Exterior Wall: Cb Stucco/Cb Reclad
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 1
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Upgrade
Fixtures: 9
Year Built: 2003
Effective Age: 14
Heating: Central Duct
Cooling: Cooling (Central)



Open plot in New Window

Compact Property Record Card

Building 1 Sub Area Information

Description	Living Area Ft²	Gross Area Ft²	Factor	Effective Ft²
Screen Porch Unfinished	0	237	0.20	47
Screen Porch	0	208	0.25	52
Open Porch	0	72	0.19	14
Garage	0	400	0.35	140
Base	1,896	1,896	1.00	1,896
	Total Living SF: **1,896**	Total Gross SF: **2,813**		Total Effective SF: **2,149**

[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 jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

VACATION OF RIGHT-OF-WAY
PUBLIC HEARING

According to Planning & Economic Development Department records, Commissioner Griner 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 **June 7, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	17-33000006	PLAT SHEET:	H-2
REQUEST:	Approval of a Vacation of a 20-foot east/west alley in the block bounded by Central Avenue and 1st Avenue North between 16th Street North and 17th Street North, an Ingress-Egress Easement and a Stormwater Drainage Easement as described in OR Book 18990, Page 1941, and a 5-foot wide Perpetual and Exclusive Easement for Water Meter(s), Water Distribution Line(s) and Backflow Prevention Device(s) within Lot 13 as described in OR Book 12688, Page 1910.		
APPLICANTS:	M Squared Property Inc. 1601 Central Avenue Saint Petersburg, Florida 33713-8934 Sight Central LLC 1710 North 19th Street #210 Tampa, Florida 33602-5446 A & C Real Estate Holdings LLC 6400 English Avenue Indianapolis, Indiana 43219		
AGENT:	Donald Mastry, Esq. Trenam Law 200 Central Avenue #1600 Saint Petersburg, Florida 33701		

REGISTERED OPPONENT:	Jackson Bowman, Esq. 300 West Platt Street, #100 Tampa, Florida 33606
ADDRESSES AND PARCEL ID NOS:	1600 1st Avenue North; 24-31-16-29718-013-0010 1620 1st Avenue North; 24-31-16-29718-013-0030 1628 1st Avenue North; 24-31-16-29718-013-0040 1636 1st Avenue North; 24-31-16-29718-013-0050 1644 1st Avenue North; 24-31-16-29718-013-0060 1650 1st Avenue North; 24-31-16-29718-013-0070 1662 1st Avenue North; 24-31-16-29718-013-0080 1665 Central Avenue; 24-31-16-29718-013-0090 1629 Central Avenue; 24-31-16-29718-013-0130 1601 Central Avenue; 24-31-16-29718-013-0150 1619 Central Avenue; 24-31-16-29718-013-0140
LEGAL DESCRIPTION:	On File
ZONING:	Downtown Center (DC-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the 20-foot east/west alley in the block bounded by Central Avenue and 1st Avenue North between 16th Street North and 17th Street North, an Ingress-Egress Easement and a Stormwater Drainage Easement as described in OR Book 18990, Page 1941, and a 5-foot wide Perpetual and Exclusive Easement for Water Meter(s), Water Distribution Line(s) and Backflow Prevention Device(s) within Lot 13 as described in OR Book 12688, Page 1910

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Sketch and Legal Descriptions (Exhibit "A"). The applicant's goal is to consolidate the property for redevelopment. The proposed use is a mixed use project consisting of ground level retail, parking and apartments.

The three applicants own 14 of the 16 lots on the block. M Squared Property Inc owns Lots 1 through 3 and 15-16. Sight Central LLC owns Lot 6 and Lot 13. A & C Real Estate Holdings LLC owns Lots 7 through 12. The City's Land Development regulations allow the initiation of a vacation by the property owners representing at least 51 percent of the linear frontage of the right-of-way, easement, or ground area below or above the air or subsurface rights proposed for vacation.

There are two other owners who are not party to this application, Griner Engineering, Inc (Lot 4) and John N. Bowman (Lot 5). They are represented by Jackson Bowman, Esquire and are Registered Opponents to this case.

The Ingress-Egress Easement and Stormwater Drainage Easements were granted in response to an earlier development proposal which did not go forward.

Analysis. Staff's review of a vacation application is guided by:

A. The City's Land Development Regulations (LDR's);
B. The City's Comprehensive Plan; and
C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant (Attachment "C") **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

   The application was routed to the standard list of City Departments and private utility providers. The City's Engineering and Transportation Departments have comments on the right-of-way portion of the application. Private utility providers Bright House, Frontier, WOW and Duke Energy indicated that they have facilities in the alley right-of-way to be vacated. As of the writing of this report, the City has not received a response from TECO/Peoples Gas. The agent for the applicants has indicated that they are willing to dedicate a public utility easement over the area of the alley to be vacated or relocate facilities as part of a redevelopment plan. An associated special condition of approval has been suggested at the end of this report.

   No objections were received in response to the request to vacate the Ingress-Egress Easement and Stormwater Drainage Easement, though the Engineering Department does have comments related to these easements.

   The easement for Water Meter(s), Water Distribution Line(s) and Backflow Prevention Device(s) within Lot 13 does not appear to contain any utilities, though the Engineering Department does have comments related to these easements.

   There is an easement shown on the City's maps between Lot 13 and Lot 14. It is unclear whether this is the easement reflected in Lot 13 above or another easement. At this time no specific documentation of this easement has been found.

   An associated special condition of approval has been suggested at the end of this report which would ensure that the applicant complies with the Engineering conditions.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

As noted above, two of the lots in the subject block are not party to this application. These two owners currently use the alley for access to their properties. Lot 4 has a curb cut that accesses a driveway that goes from 1st Avenue North to the alley. Lot 5 has parking behind the building which is accessed from the alley. While these two lots do front on 1st Avenue North, the City's Land Development Regulations do not allow parking in front of primary structures in the DC-2 district. These sites are also fully developed. The driveway on Lot 4 is an existing legal non-conforming condition. The applicant has agreed to provide a reciprocal easement for access over the vacated right of way to serve Lots 4 and 5.

The balance of the block consisting of 14 lots is under the ownership of three entities. The east-west alley, which is proposed for vacation, is currently used to access properties to the north and south of the alley. During redevelopment of the block, and through the platting process, traffic circulation, utilities and sanitation locations will be addressed. With this reciprocal easement as a suggested condition of approval the vacation of the alley will not detrimentally impact or impair access to any other lot of record on the block.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

   Vacation of the alley, if approved, is not anticipated to adversely impact the existing roadway network or substantially alter utilized travel patterns. Other similar requests have been approved in the surrounding blocks, to facilitate land assembly.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

   The alley right-of-way is not needed for the purpose for which the City has a legal interest and there is no known present or future need for the right-of-way. The alley was originally dedicated to provide a secondary means of access to the rear yards of the lots within the block and for public utilities. Redevelopment of the subject block will eliminate the need for access from the alley for vehicular traffic. If Lots 4 and 5 remain in separate ownership, the required reciprocal easement will protect their access.

   The agent for the applicants has agreed to provide a utility easement over the area of the vacated alley, or to relocate the utilities at the applicants expense.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

   In the DC Zoning districts surface parking, ancillary equipment, loading and service operations shall be placed to the rear or internal to the property and shall not be visible from streets and no curb cuts are allowed on Central Avenue.

   An associated special condition of approval has been suggested at the end of this report.

The subject block is also included in the Intown Activity Center area. Please see comments below under Special Area Plans.

B. Comprehensive Plan

Future Land Use Element Policy LU18.2 states, *"The efficiency of the existing one-way system should be preserved. Direct access to First Avenues North and South from abutting lots should be kept to a minimum. Nearby east-west alleys should not be vacated if additional curb cuts into First Avenues North and South might result."*

Future Land Use Element Policy T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

Future Land Use Element Policy T2.4 The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use.

The vacation of this alley will foster redevelopment which is a goal of the Comprehensive Plan. The City's Neighborhood Transportation Division has reviewed the proposed vacation and has no objection, though they do have suggested conditions. An associated condition of approval has been suggested which limits curb cuts along 1st Avenue South to the existing number and provides primary access from 17th Street North.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Grand Central District. There are no policies in the neighborhood plan which affect vacation of right-of-way in this area of the City.

The subject property is also within the boundaries of the Intown Activity Center. The Intown Activity Center plan has three elements which may apply to the vacation of right-of-way:

One Objective is to provide greater accessibility to Intown activity areas and visual assets through the development of an integrated movement system for vehicles, transit, pedestrians and parking and one of those elements is to "utilize existing sidewalks and alleys for establishing a pedestrian system base".

The vacation of the subject alley will not enhance pedestrian options.

Under the Residential Development Program it is noted that the "City may initiate vacation of alleys and streets for development".

While this is not a City initiated vacation, the policy allows vacation of alleys specifically for residential development.

One of the Development Guidelines is to "To encourage consolidation of blocks and promote a unified development concept, the City will consider the closing of selected streets and alleyways in accordance with an appropriate proposal".

This proposed vacation is in support of redevelopment of the block. The block is planned for redevelopment, but there are not yet specific plans.

Comments from Agencies and the Public: The owners of Lots 4 and 5 contacted the City prior to the notice. In addition several calls were received from the public in response to the public notice. The owners of Lots 4 and 5 voiced reservations about the proposal, the other callers indicated no objection.

As noted above City Departments and private utility agencies did indicate the presence of facilities in the alley to be vacated and requested either an easement or relocation at the applicant's expense. The applicant will be required to provide an additional public notice prior to the public hearing before the City Council.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed right-of-way and easement vacations. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording of the vacation ordinance, the applicant(s) shall address the location of public and private utilities and services by providing a public utility easement covering the entire area to be vacated, or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, or that the facilities have been relocated.

2. Prior to the recording of the vacation ordinance, the alley along with all of the abutting properties shall be re-platted.

3. If Lot 4 or Lot 5 remain in ownership other than that of the applicants, a Reciprocal Ingress and Egress Easement Agreement over the vacated alley to provide access to Lots 4 and 5, agreeable to all parties, shall be recorded in the Public Records of Pinellas County.

4. Primary access for the future development shall be provided to 17th Street, which is a local street, rather than Central Avenue, 1st Avenue North and 16th Street, which are all major streets.

5. No additional curb cuts shall be created on 1st Avenue North.

6. No curb cuts shall be allowed on Central Avenue.

7. Prior to recording of the vacation ordinance, the applicant shall provide an alternative approved by the City of St Petersburg's Sanitation Department for sanitation pickup locations. Future sanitation locations shall be located behind proposed structures and shall not be visible from Avenues and shall not be located in the City right-of-way.

8. Prior to the recording of the vacation ordinance, comply with the Conditions of Approval in the Engineering Memorandum dated May 19, 2017.

9. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:

5/31/17

KATHRYN YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official — DATE
Development Review Services Division
Planning & Economic Development Department

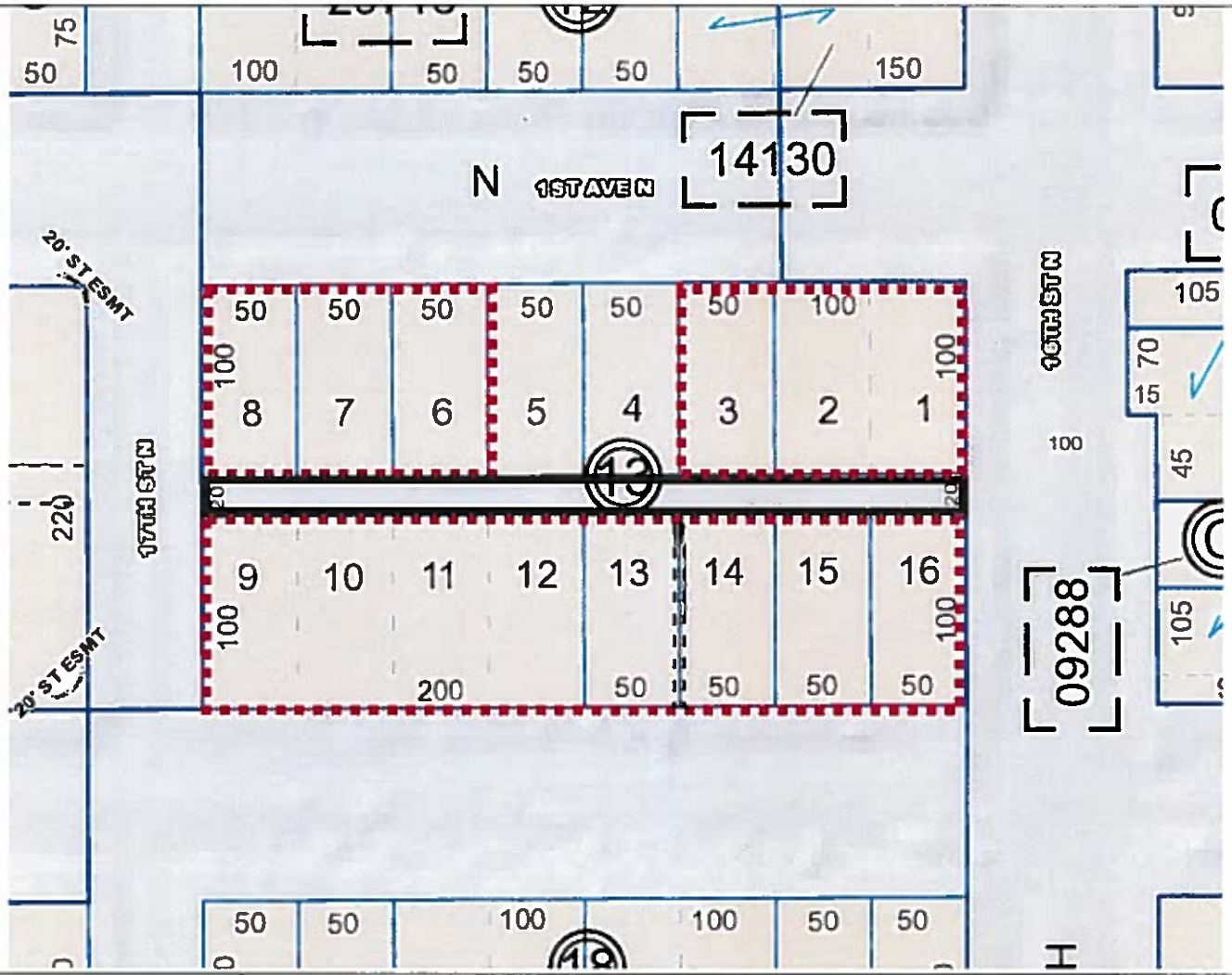
REPORT APPROVED BY:

5-31-17

ELIZABETH ABERNETHY, AICP, Zoning Official (POD) — DATE
Planning and Economic Development
Development Review Services Division

Attachments: A – Parcel Map, B – Aerial Map, C – Engineering Conditions of Approval dated May 19, 2017, D – Applicants Narrative, E - Registered Opponent Form and Correspondence

Exhibits: "A" – Sketch and Legal Description of east west alley to be vacated, "B" - Ingress-Egress Easement and a Stormwater Drainage Easement OR Book 18990, Page 1941, "C" - 5-foot wide Perpetual and Exclusive Easement for Water Meter(s), Water Distribution Line(s) and Backflow Prevention Device(s) within Lot 13 OR Book 12688, Page 1910



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Attachment A
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 17-33000006
Address: 1601 1627 Central Avenue et al

N↑
(nts)

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Attachment B
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 17-33000006
Address: 1601 1627 Central Avenue et al

N↑
(nts)

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT

TO: Pamela Jones, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: May 19, 2017

SUBJECT: Right of way - Vacation

FILE: 17-33000006

LOCATION: AND PIN:	1601 Central Avenue;	24-31-16-29718-013-0150
	1620 1st Avenue North;	24-31-16-29718-013-0030
	1600 1st Avenue North;	24-31-16-29718-013-0010
	1628 1st Avenue North;	24-31-16-29718-013-0040
	1636 1st Avenue North;	24-31-16-29718-013-0050
	1644 1st Avenue North;	24-31-16-29718-013-0060
	1650 1st Avenue North;	24-31-16-29718-013-0070
	1662 1st Avenue North;	24-31-16-29718-013-0080
	1665 Central Avenue;	24-31-16-29718-013-0090
	1629 Central Avenue;	24-31-16-29718-013-0130
	1619 Central Avenue;	24-31-16-29718-013-0140

ATLAS: H-2
PROJECT: Right of Way - Vacation
REQUEST: Approval of a Vacation of a 20-foot east/west alley in the block bounded by Central Avenue and 1st Avenue North between 16th Street North and 17th Street North, an Ingress-Egress Easement and a Stormwater Drainage Easement as described in OR Book 18990, Page 1941, and a floating 5-foot wide Easement as described in OR Book 12688, Page 1910.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the vacation requests with the following conditions of approval:

1. The alley contains a 1" public potable water line and an 8" public sanitary sewer main. All lots of record must maintain legal access to the public sanitary sewer and potable water utilities. A 20-foot wide easement must be retained centered over the public sanitary sewer and encompassing the potable water line or the utilities must be relocated per current City Engineering standards and specifications by and at the sole expense of the applicant.

2. As stated in the narrative included in this vacation request, if the applicant does not purchase lots 4 & 5, the alley vacation must be conditioned upon granting to each other

a reciprocal easement over the vacated alley right of way and the alley must remain open for use of the private property owners.

3. The 5-foot easement centered between lots 13 & 14 does not appear to contain any public utilities; upon redevelopment, if any utilities or surface drainage flows are found to utilize the easement area it shall be responsibility of the applicant to relocate the utility or drainage flow in conformance with current City Engineering standards and specifications and/or applicable building codes by and at the sole expense of the applicant.

4. The ingress-egress easement and stormwater easement described in OR Book 18990, Page 1941, appear to be remants of the requirements of a previous redevelopment plan which was not constructed and are therefore no longer applicable.

5. Engineering has no objection to the vacation of the floating 5-foot wide easement (OR Bk 12668, page 1910) provided that no portion of the public water system such as water meters, water distribution lines, backflow prevention devices or related equipment exist within the boundary of the private property described in the easement document, Lot 13, Block 13, Fullers Subdivision (PB 1, PG 16).

NED/MJR/jw

pc: Kelly Donnelly
Easement Vacation File 2017
Reading File
Correspondence File

Attachment D

Applicant's Narrative

RECEIVED
APR 17 2017
DEVELOPMENT REVIEW SERVICES

NARRATIVE

The Applicants own Lots 1-3 and Lots 6-16 of Block 13, Fuller's Subdivision, which is all but two of the sixteen lots in Block 13. Lots 4 and 5 of Block 13 are not owned by the Applicants. The Applicants own more than 50% of the property that abuts the alley that runs east west in Block 13. Block 13 is bounded by 16th Street N., 17th Street N., Central Avenue and 1st Avenue N. The Applicants are requesting that this alley be vacated.

The Applicants intend to develop, on Block 13, a mixed use project consisting of ground level retail, parking and apartments.

In the event the alley contains any public utilities, including stormwater drainage, the Applicants will dedicate easements requested by the various City departments and utility companies or will relocate the utilities at the cost of the Applicants.

The vacation of the alley will not cause a substantial detrimental affect upon or substantially impair or deny access to any lot of record. The Applicants are negotiating to buy the only two lots in the block they do not own, Lots 4 and 5, and

if the lots are purchased the Applicants will own the entire block. If the Applicants do not purchase Lots 4 and 5, the vacation of the alley can be conditioned on the Applicants and the owners of Lots 4 and 5 granting to each other a reciprocal easement over the vacated alley right-of-way and the alley will remain open for use.

Vacation of the alley, if approved, is not anticipated to cause an adverse impact to the existing roadway network because the alley does not connect to an alley to the east or west. It is believed the alleys to the east and west were previously vacated.

The primary intended purpose of the subject alley is to provide secondary access to the rear of the separate and numerous parcels on Central Avenue and 1st Avenue North and if Lots 4 and 5 are acquired each side of the subject block will be consolidated, and the need to provide each parcel with a rear access no longer exists. It does not appear that the vacation of the alley will result in any negative impact to the public, safety and welfare.

The request to vacate the alley right-of-way is consistent with the Land Development Regulations, the City's Comprehensive Plan and The Intown West Redevelopment Plan.

Attached is a legal description and sketch of the subject alley, both were prepared by George F. Young, Inc.

There is potentially a 5 foot utility easement centered between Lots 13 and 14 that appears on the City Stormwater Utility Atlas, Water Utility Atlas, Reclaimed Utility Atlas and the Sanitary Utility Atlas. There does not appear to be a recorded easement but, if it is determined an easement exists, the applicants request that the easement be vacated on the condition that the applicants relocate any utilities located in the easement area and the applicants pay the costs of relocating the utilities.

Attached are copies of the various City Atlases which show red marks between Lots 13 and 14, but do not indicate the presence of any utilities located in the area between Lots 13 and 14. Also attached is a sketch prepared by George F. Young indicating the approximate location of the possible easement.

Attachment E

Registered Opponent Form and Correspondence

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PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION

RECEIVED
MAY 26 2017
DEVELOPMENT REVIEW SERVICES

REGISTERED OPPONENT FORM

Contact Information

Name	Jackson H. Bowman, Esquire (for Joseph Griner and John Bowman)
Street Address	300 West Platt Street, Suite 100
City ST ZIP Code	Tampa, Florida 33606
Telephone	813-318-9000
Email Address	jbowman@mbrfirm.com
Signature	Jackson H. Bowman Date 5-26-17

Date of Hearing

Date of Hearing	June 7, 2017

Case No.

Case No.	17-33000006

Case Address

Case Address	East-West Alley of block at 16th and 17th Streets North and Central and 1st Avenues North

Special Requirements

Please see the opposition letter dated May 26, 2017, submitted with this form.

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, at least one week prior to the hearing.

MOORE BOWMAN & RIX, PA
EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

May 26, 2017
Via Electronic Mail Only

RECEIVED
MAY 26 2017
DEVELOPMENT REVIEW SERVICES

Pamela Jones, Administrative Clerk
Development Review Commission
City of St. Petersburg
175 5th Street North
St. Petersburg, Florida 33701

Re: Opposition to Alley Vacation Application No. 17-33000006
Address: East-West Alley in block bounded by 16th and 17th Streets North and Central and 1st Avenues North
Applicant: M Squared Property, Inc., Sight Central, LLC, and 1700 Central LLC

Dear Development Review Commission:

Our Firm represents Griner Engineering Inc. (Joseph H. Griner, III, President) and John N. Bowman, who own lots 4 and 5, respectively, within the block impacted by the above-referenced application.[1] Mr. Griner and Mr. Bowman oppose the application for the reasons discussed below.

To help visualize the lots at issue, a Google Earth aerial and alleyway photographs are attached.

The standards applicable to an alley vacation are found in the City's Land Development Code ("LDC") at Section 16.40.140. – *Subdivisions*. Specifically, Section 16.40.140.2.1.E. sets forth *Matters for Consideration*, which include the following:

1. The need for easements for public utilities including stormwater drainage and pedestrian easements to be retained or required to be dedicated as requested by the various departments or utility companies.

2. Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.

3. Whether the vacation would adversely impact the existing roadway network, such as creating dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or districts.

[1] John N. Bowman is unrelated to the undersigned, Jackson H. Bowman.

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4. Whether the easement is needed for the purpose for which the City has a legal interest and, for rights-of-way, whether there is a present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.

5. The POD, Development Review Commission, and City Council may also consider any other factors affecting the public health, safety, or welfare.

While the City undoubtedly has concern for Number 1 to ensure utilities are adequately accounted for, Numbers 2 and 4 are of specific concern to Mr. Griner and Mr. Bowman. As is clear from the attached photographs, both Mr. Griner and Mr. Bowman use the existing alley for access. Additionally, Mr. Bowman parks along the south side of his building. Thus, the proposed vacation, without conditions, would be detrimental to the existing access rights enjoyed by Mr. Griner and Mr. Bowman. Refuse collection also takes place along the alley, consistent with the City's requirement that such service "shall not be visible from streets." LDC Section 16.20.120.8.2. Thus, garbage truck access needs to be accounted for and ensured as well.

Finally, LDC Section 16.40.140.4.5. – *Blocks*, is relevant here as well. Subsection 2, *Nonresidential Blocks*, provides with emphasis:

> Nonresidential blocks shall require a length sufficient to serve the intended use without adversely affecting traffic circulation of existing or proposed surrounding streets. The width shall be sufficient to provide adequate service areas and parking without requiring excessive points of ingress and egress on abutting streets or requiring vehicular maneuvering on the public right-of-way. **Lots within such blocks shall require a common vehicular access easement dedicated to the use, maintenance and benefit of all lots within the block or a marginal access street shall be provided,** to prevent points of ingress and egress from such lot to the abutting street.

While the application indicates that easements could be provided to ensure access is maintained, the language of such easements is uncertain at this point. As of this writing, no site plan had been submitted to the City so the extent of access impact, if any, is unknown.

Mr. Griner and Mr. Bowman do not want to be unreasonable, but they want to ensure their existing private property rights are protected and maintained. To that end, the Bert J. Harris, Jr. Private Property Rights Protection Act, Section 70.001 of the Florida Statutes, is germane here as well: "[T]he Legislature herein provides for relief, or payment of compensation, when a new law, rule, regulation, or ordinance of the state or a political entity in the state, as applied, unfairly affects real property."

Recent approvals of alley vacations seem to have adequately accounted for the concerns raised in this letter, so it is anticipated that there will be no need to rely upon the Bert Harris Act for relief. We appreciate the DRC's consideration.

Sincerely,

Jackson H. Bowman, Esq.

Attachments

Griner Engineering
Lot 4
John Bowman
Lot 5
17th St N
16th St N
1st Ave N
15th St N
Central Ave
17th St S
16th St S
Google earth
© 2016 Google
300 ft
N

Griner Engineering Property

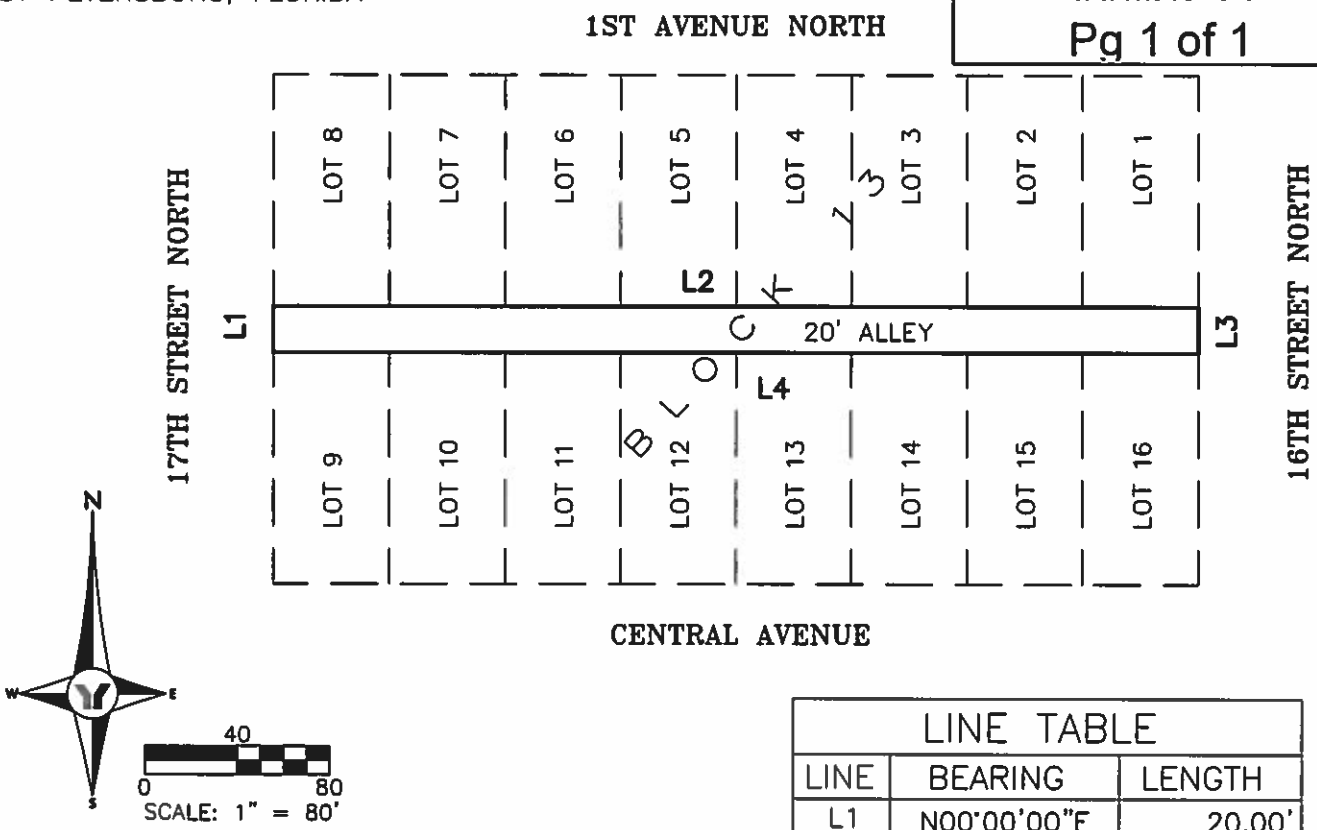
Bowman Property

LEGAL DESCRIPTION

THAT 20 FOOT WIDE EAST–WEST ALLEY LYING WITHIN BLOCK 13, FULLER SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID ALLEY LYING BETWEEN 16TH STREET NORTH AND 17TH STREET NORTH

ST PETERSBURG, FLORIDA

Exhibit "A"
Pg 1 of 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E	20.00'
L2	S90°00'00"E	400.00'
L3	S00°00'00"W	20.00'
L4	N90°00'00"W	400.00'

LEGEND

LS LICENSED SURVEYOR
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS

NOTES

1. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
2. NOT A BOUNDARY SURVEY.
3. BASIS OF BEARINGS: ASSUMED NORTH.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:
SIGHT CENTRAL, LLC
1700 CENTRAL, LLC
M SQUARED PROPERTY, INC.

DESCRIPTION AND SKETCH
SECTION 24, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/17/17
CHECKED	GSN	4/17/17
FIELD BOOK		
FIELD DATE		

GREG S. NIPPER PSM LS 5683
APRIL 17, 2017
DATE

George F. Young, Inc.
Since 1919
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY L821
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO. 17008600SC
SHEET NO. 1

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LOGIN: Smith, Jona
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I#: 2015334468 BK: 18990 PG: 1941, 11/17/2015 at 11:31 AM, RECORDING 11 PAGES $95.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDMC9

Prepared by and Return to
Christopher C. Sanders, Esq
Sanders Law Group, PA
2958 1st Avenue N.
St. Petersburg, FL 33703

DECLARATION OF EASEMENTS

This Declaration of Easements (the "Declaration") is executed and made by the following named party who shall be hereinafter referred to as "Declarant":

NAME OF DECLARANT: M SQUARED PROPERTY, INC., a Florida corporation

ADDRESS OF DECLARANT: 1601 Central Avenue
St. Petersburg, FL 33713

RECITALS:

A. Declarant is the owner, in fee simple of that certain real property located in the City of St. Petersburg, County of Pinellas, State of Florida that is described upon Exhibit "A" attached to and made a part of this Declaration (the "**Property**"); and

B. The Property is divided into northerly and southerly parcels by a public alley; and

C. Declarant has submitted plans to the City of St. Petersburg, Florida (the "City") for the redevelopment of the Property into a mixed use retail and residential center (the "Project"), which encompasses both the northerly and southerly parcels; and

D. The City has required, as a condition to the approval of said Project, that Declarant grant certain easements between the northerly and southerly parcels; and

E. Declarant desires and intends to hereby create, establish and confirm certain easements that will apply to both the northerly and southerly parcels of the Property..

THEREFORE, Declarant, for itself and its successors in interest in the ownership of the Property, does hereby declare, make, establish and confirm that the Property shall be hereafter and forever owned, held, occupied, used, improved and maintained subject to and in accordance with all covenants, easements and restrictions that are stated in this Declaration, which covenants, easements and restrictions shall run with the land and be binding upon and inure to the benefit of all present and future owners of the Property and their respective mortgagees, assigns, heirs and successors in interest.

1. **DEFINITIONS.** The terms used in this Declaration shall be defined and construed in accordance with the provisions of Florida Law, and as stated below unless the context otherwise requires:

1.1 **Declaration:** "Declaration" means this Declaration of Covenants, Restrictions and Easements, as it may be amended from time to time in accordance with the terms stated in this Declaration.

1.2 **Parcel A:** "Parcel A" means the northerly parcel of the Property as more particularly defined as the Northern Parcel on the attached Exhibit "B".

1.3 **Parcel B:** "Parcel B" means the southerly parcel of the Property as more particularly defined as the Southern Parcel on the attached Exhibit "C".

1.4 **Property Owner(s):** "Property Owner(s)" means the fee simple title owner(s) of all or any portion of the Property.

1.5 **Property:** "Property" means the real property that is described upon Exhibit "A" attached to and made a part of this Declaration comprising both Parcel A and Parcel B.

2. **EASEMENTS.** The following easements (the "Easements") are expressly granted, established and provided for, in favor of, and for the benefit of the each Property Owner and their mortgagee(s), assignee(s) and successors in interest, the City of St. Petersburg, Florida and every provider of services (including without limitation water service, sewer service, trash removal service, emergency service, electrical service, natural gas service, telephone service, cable television and internet service):

2.1 **Ingress/Egress Easement:** A perpetual and non-exclusive easement, right and privilege in and to that portion of Parcel B located within the Ingress/Egress Easement Area, which area is legally described in Exhibit "D" and depicted in Exhibit "E" attached hereto and incorporated herein by reference, for vehicular ingress and egress by the owner(s) of Parcel A and their employees, customers, guests, tenants and invitees over, across and through the Ingress/Egress Easement Area for purposes of accessing and backing out of parking spaces situated and located along the northerly property line of Parcel A.

2.2 **Stormwater Drainage Easement:** A perpetual and non-exclusive easement, right and privilege in and to that portion of Parcel A located within the Stormwater Drainage Easement Area, which area is legally described in Exhibit "F" and depicted in Exhibit "G" attached hereto and incorporated herein by reference, for the use of the underground storm water drainage pipelines for the transmission and discharge of surface storm water flowing from Parcel B and to be collected on Parcel A.

3. **MAINTENANCE.**

3.1 **Ingress/Egress and Stormwater Drainage Easement.** The Property Owners shall at all times be jointly responsible and shall share the cost and expense equally for maintaining the Ingress/Egress and Stormwater Drainage Easement Area including but not limited to resurfacing, regrading, resealing, and repairing the asphalt and repairing the drainage lines/pipes as reasonably necessary.

4. **MISCELLANEOUS.**

4.1 **Binding Effect.** The easements created herein shall run with the land and be binding on the Property Owners and their respective heirs, successors and assigns, and successors in title thereto or any portion thereof unless and until terminated or amended by the then owners of the fee simple of both Parcel A and Parcel B by an instrument in writing and recorded in the Public Records of Pinellas County, Florida.

<SIGNATURE ON FOLLOWING PAGE>

<SIGNATURE PAGE – DECLARATION OF EASEMENTS>

The foregoing Declaration has been executed by the undersigned this 2 day of November, 2015.

Witnesses:

Printed Name: Tara M Michalecki

Printed Name: Chris Sanders

M SQUARED PROPERTY INC., a Florida corporation

By: _____
Paul Misiewicz, President

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME personally appeared Paul Misiewicz, to me well known or who has produced his driver's license as identification, and known to be the individual described in and who executed the foregoing instrument as a President of M SQUARED PROPERTY INC., a Florida corporation and who severally acknowledged to and before me that he executed such instrument as said President of the company.

Witness my hand and official seal this 2 day of November, 2015.

My Commission Expires:

NOTARY PUBLIC

CHRISTOPHER C. SANDERS
Notary Public - State of Florida
My Comm. Expires Oct 12, 2018
Commission # FF 167831
Bonded through National Notary Assn.

EXHIBIT "A"

LEGAL DESCRIPTION - PROPERTY

LOTS 1, 2, 3, 14, 15 & 16, BLOCK 13, FULLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT "B"

LEGAL DESCRIPTION - PARCEL A

LOTS 1, 2, 3, BLOCK 13, FULLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT "C"

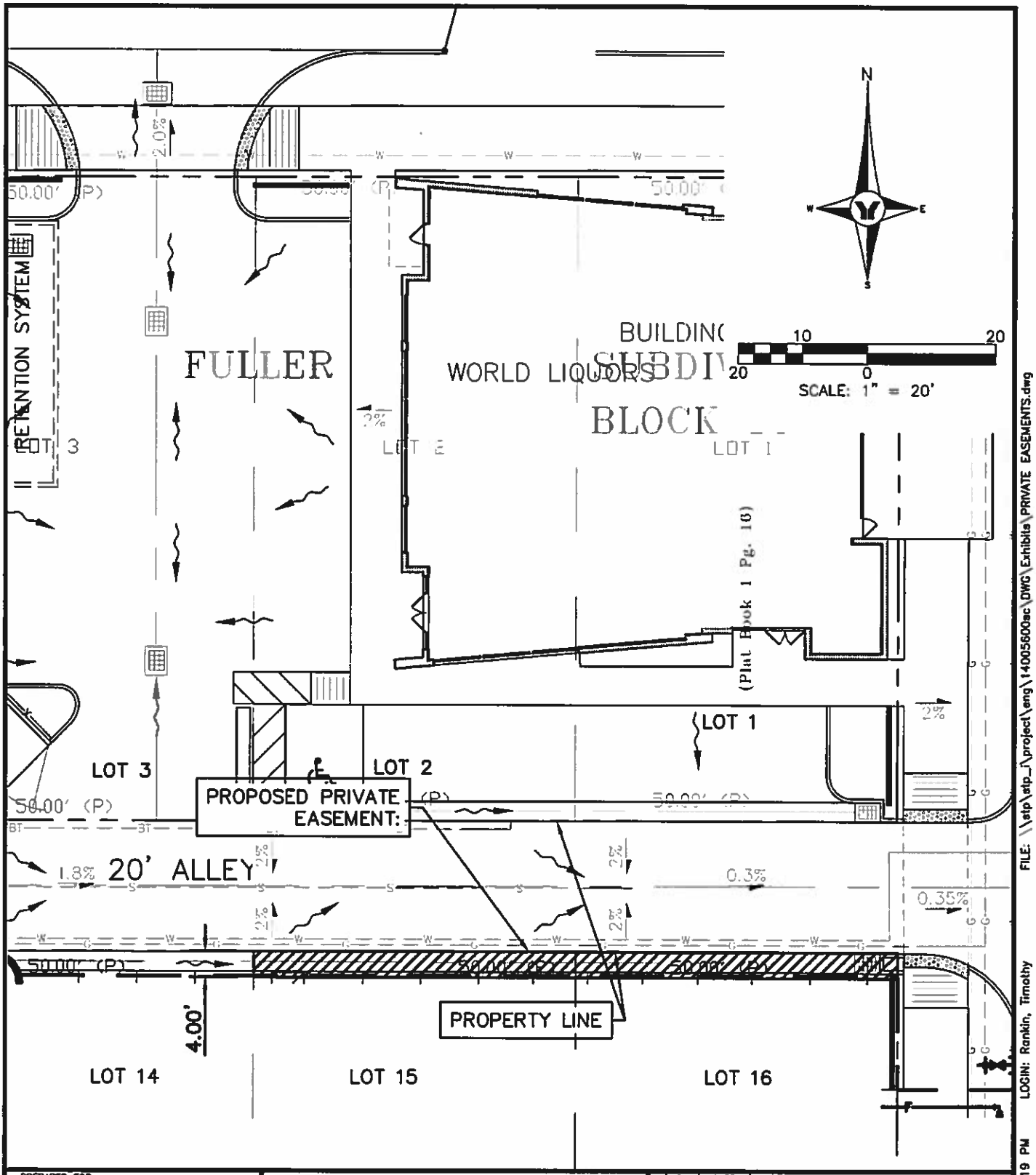
LEGAL DESCRIPTION - PARCEL B

LOTS 14, 15 & 16, BLOCK 13, FULLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT "D"

LEGAL DESCRIPTION OF INGRESS/EGRESS EASEMENT AREA

NORTHERN FOUR (4) FEET OF LOTS 15 & 16, BLOCK 13, FULLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



PREPARED FOR:
DEPG - St. Pete Associates, L.P.
521 Plymouth Road, Suite 118
Plymouth Meeting, PA 19462

WORLD PLAZA SHOPPES
INGRESS/EGRESS EASEMENT
SECTION 24, TOWNSHIP 31S., RANGE 16E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
DESIGN	AH	3/16/15
DRAWN	AH	3/16/15
CHECKED	AS	3/16/15
QUALITY CHK	-	-
SCALE		

ALLISON C. SHAW No.57366
DATE

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA
Since 1919

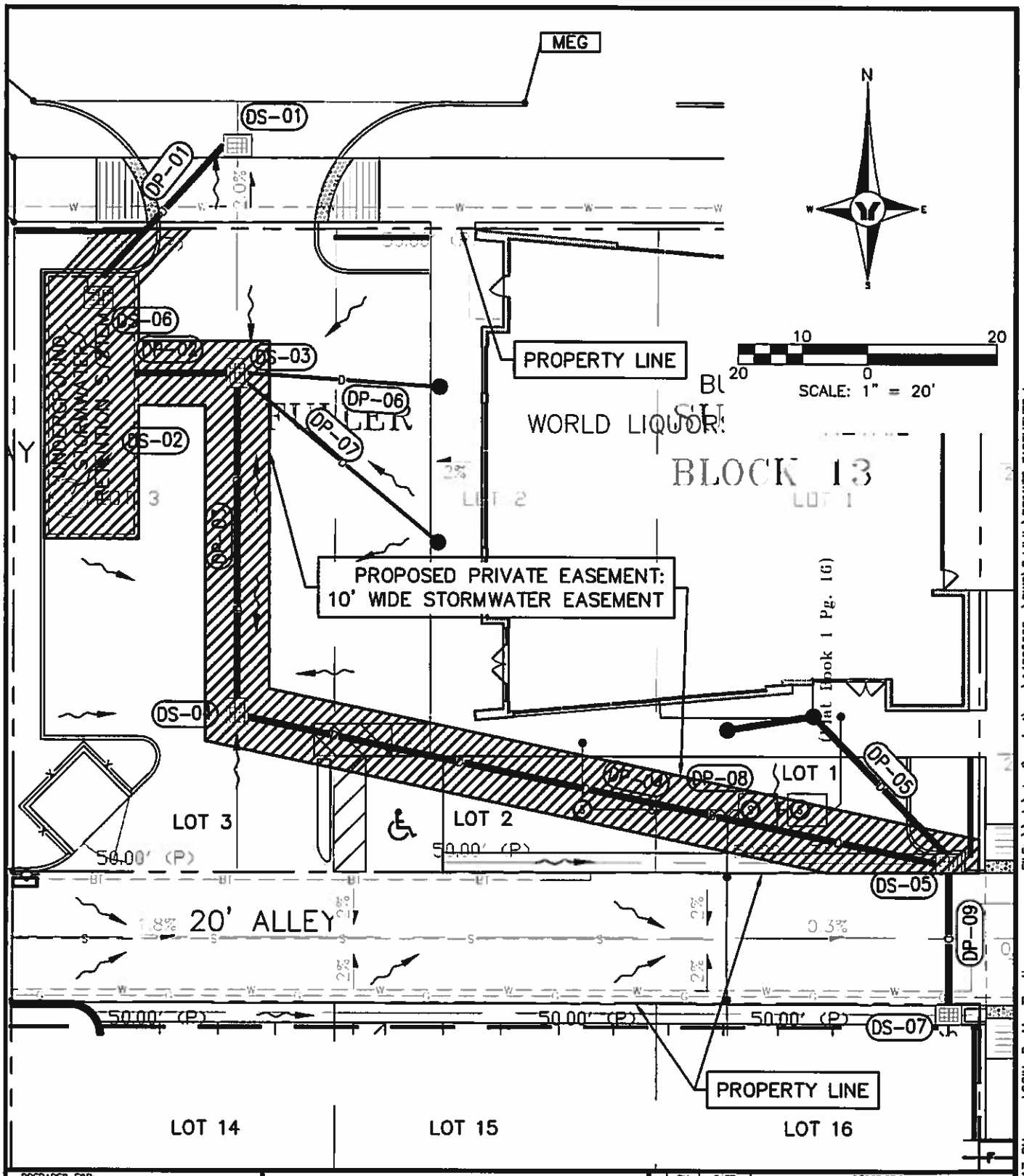
JOB NO. 14005600
SHEET NO. EX-E

FILE: \\stp\stp_1\project\eng\14005600sc\DWG\Exhibits\PRIVATE EASEMENTS.dwg
LOGIN: Rankin, Timothy
PLOTTED: 11/10/2015 3:19 PM

EXHIBIT "F"

LEGAL DESCRIPTION OF STORMWATER DRAINAGE EASEMENT AREA

A 40' x 13'3-3/4" PORTION OF LOT 3 AND A 10 FOOT STRIP OF LOTS 1, 2, 3, BLOCK 13, FULLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



PREPARED FOR:
DEPG – St. Pete Associates, L.P.
521 Plymouth Road, Suite 118
Plymouth Meeting, PA 19462

WORLD PLAZA SHOPPES
STORMWATER DRAINAGE EASEMENT
SECTION 24, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
DESIGN	AH	3/16/15
DRAWN	AH	3/16/15
CHECKED	AS	3/16/15
QUALITY CHK	-	-
SCALE		

ALLISON C. SHAW No.57366
DATE

George F. Young, Inc.
Since 1919
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA

JOB NO. 14005600
SHEET NO. EX-G

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LOGIN: Rankin, Timothy
PLOTTED: 11/10/2015 3:17 PM

Exhibit "C"
Pg 1 of 5

This Instrument Prepared By and Return To:
Amy M. Schiavone
Real Estate Agent
Public Utilities Department
City of St. Petersburg
1635 - 3rd Avenue North
St. Petersburg, FL 33713

03-147344 APR-14-2003 10:10AM
PINELLAS CO BK 12668 PG 1910

County Parcel Identification Number:
24/31/16/29718/013/0130

PERPETUAL AND EXCLUSIVE EASEMENT FOR WATER METER(S), WATER DISTRIBUTION LINE(S) AND BACKFLOW PREVENTION DEVICE(S) (CORPORATION TO CITY)

THIS INDENTURE made this 8th day of April, 2003; between TAMPA SERVICE COMPANY, INC., a corporation existing under the laws of the State of Florida, hereinafter referred to as "**Grantor**", whose post office address is 2611 4th Avenue East Tampa, Florida 33605, and the CITY OF ST. PETERSBURG, FLORIDA, a municipal corporation, whose post office address is P. O. Box 2842, St. Petersburg, Florida 33731, hereinafter referred to as "**Grantee**".

S 5
CT
EO 25.00
219 .00
DS
NT
ES
ATF
P/C
REV
TAL 24.00
BAL
AMT

W I T N E S S E T H:

That for and in consideration of the mutual benefits, conditions and covenants contained herein, Grantor does hereby grant and convey to the Grantee an exclusive easement ("**Easement**") to install and maintain in perpetuity or until the use thereof is abandoned, a water meter(s), water distribution line(s), a backflow prevention device(s), and related facilities to protect the public water supply from the possibility of contamination or pollution, in and upon that certain land situated in Pinellas County, Florida, which more particularly described in "**Exhibit A**" attached hereto and by this reference made a part hereof (**Easement Area(s)**").

The Grantee shall have the right to inspect, alter, improve, repair or replace and rebuild such water distribution line(s), backflow prevention device(s), water meter(s) and related equipment and accessories, together with all the rights and privileges necessary or convenient for the full enjoyment and use thereof for the purposes above-described, including but not limited to, the right to enter over and upon lands of the Grantor, its successors and assigns, for purposes of exercising the rights and privileges herein granted, including, but not limited to, the right to clear the Easement Area(s) of vegetation, structures, pavement or any other encroachment without liability, to excavate, construct water meter(s), backflow prevention device(s) and water distribution line(s) and to prohibit the construction of permanent structures within the Easement Area(s). Grantee's written permission shall be required before any permanent or temporary structures may be placed in the Easement Area(s).

This Perpetual Easement does not limit the Grantor's right to install and maintain

landscaping, paving, parking, driveways and other surface improvements over the Easement Area(s), provided that same shall not impair the rights of the Grantee, nor the purpose of the Easement granted hereunder; and provided further that if any such installed improvement shall be damaged or destroyed by Grantee in the course of exercising its rights hereunder, or by any other cause whatsoever, the Grantee shall have no responsibility to repair or replace any such installed improvements. The Grantee's liability shall be limited to returning any excavation to its previous grade. The construction of drainage improvements or facilities shall not be permitted within the Easement Area(s), unless plans for such improvements or facilities have been approved of in writing by the Grantee prior to such construction.

If the Grantor's future orderly development of the property is in physical conflict with the Grantee's facilities, the Grantee shall, within 90 days after receipt of written request from the Grantor, relocate said facilities to another mutually agreed upon Easement Area(s) on Grantor's property, provided that prior to the relocation of said facilities the Grantor shall pay to the Grantee the full expected cost of the relocation as estimated by the Grantee and the Grantor shall execute and deliver to Grantee, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon the completion of the relocation, the easement herein shall be considered canceled as to the portion vacated by such relocation.

Grantor further agrees that under no circumstances will the grantor be permitted to connect to the Grantees potable water supply except at the designated Point of Delivery. Grantee shall not be held responsible for the maintenance or repair of Grantor's private distribution lines, valves, or fittings installed within said Easement Area(s) beyond the Point of Delivery.

The parties hereto acknowledge that the backflow prevention device(s), water meter(s) and water distribution lines) are being located on Grantor's property at Grantor's request as opposed to being located in Grantee's right of way. Therefore, Grantor shall indemnify, defend and hold Grantee harmless from and against any and all liability for personal injuries, property damage or for the loss of life or property resulting from or in any way connected with the placement of the water meter(s), water distribution line(s), backflow prevention device(s) and related facilities on Grantor's property except for such claims that may result from the sole negligence of the Grantee.

Grantor further covenants with the Grantee that it is lawfully seized of the property described herein, which is free and clear from all encumbrances, and that Grantor has good, right and lawful authority to grant the Easement described herein, and that it fully warrants that it has title to the parcel of land described herein and will defend the same against lawful claims of all persons whomsoever.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name as of the day and year first written above.

Signed, sealed, and delivered in the presence of:

Witness Signature

Typed, Printed or Stamped Name

Witness Signature

Typed, Printed or Stamped Name

(Affix Corporate Seal)

Grantor:

Tampa Service Company, Inc.
Corporate Name

By: , President
Signature

Ken Joekel
Typed, Printed or Stamped Name

President
Title

ATTEST:

, President & Secretary
Signature

Ken Joekel
Typed, Printed or Stamped Name

Corporate Secretary
Title

UNOFFICIAL COPY

PINELLAS COUNTY FLA.
OFF.REC.BK 12668 PG 1913

STATE OF Texas)
COUNTY OF)

The foregoing instrument was acknowledged before me this 8 day of APRIL, A.D.2001, by Ken Joekel, President (Name of officer or agent and title) of Tampa Service Company, Inc. (Corporation name), a Florida (State or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (Type of identification) as identification and appeared before me at the time of notarization.

Notary Public - State of ~~Florida~~ TEXAS

Notary Signature

CHARLES CARSON
MY COMMISSION EXPIRES
March 21, 2006

Charles Carson
Typed, Printed or Stamped Name

Commission Number: _____

Expiration Date: 3/21/06

(Affix Notarial Seal)

APPROVED AS TO CONTENT AND FORM:

City Attorney (Designee)
By: RICHARD B. BADGLEY
Assistant City Attorney

UNOFFICIAL DOCUMENT

BFECORP.SHL

Exhibit A

EASEMENT AREA(S):

A five (5) foot wide Easement Area(s) defined as comprising of a five (5) foot wide strip(s) of land lying two and one-half (2 1/2) feet on each side of the center line of the Grantee's facilities as may be designed and installed from time to time at mutually agreed upon locations within the Grantor's property as described in O.R. Book 10606, Page 93, Public Records of Pinellas County, Florida, Lying in Section 24, Township 31 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Lot 13, Block 13, FULLER SUBDIVISION, according to plat thereof recorded in Plat Book 1, Page 16, Public Records of Pinellas County, Florida.

Subject to Easements and Rights-of-Way of record.

UNOFFICIAL COPY

st.petersburg
www.stpete.org

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

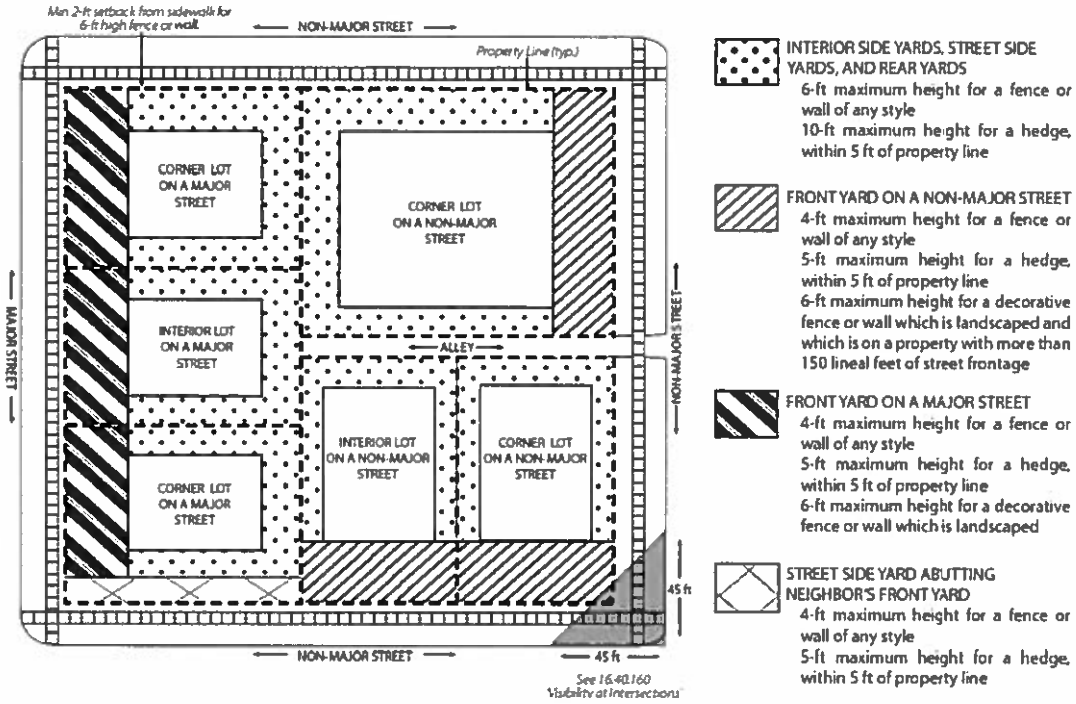
For **Public Hearing** and **Executive Action** on May 3, 2017, beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & Economic Development Department records, Commissioner Vice Chair Darren Stowe 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.

CASE NO.:	17-54000016	PLAT SHEET:	G-46
REQUEST:	Approval of a variance to the street side yard setback from 12-feet to 0-feet to allow a 6-foot high solid PVC fence to remain.		
OWNER:	Bernard & Margaret Pella 8700 10th Street North St. Petersburg, FL 33702		
ADDRESS:	8700 10th Street North		
PARCEL ID NO.:	24-30-16-02700-006-0040		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Suburban-1 (NS-1)		

BACKGROUND: The subject property is located in the Barcley Estates neighborhood, at the northwest corner of 10th Street North and 87th Avenue North, see Exhibit A, Aerial Location Map. The existing home, pool and screened enclosure were constructed in 1970. A permit for a 6-foot high wood fence was included, 66'4" by 60'. In 1982, a permit was issued for 178' of 6-feet high cypress fence, see attached property card.

On corner lots, where a street side yard abuts a neighbor's front yard, a 4-foot high fence is allowed to be placed on the property line along the street side, which is 87th Avenue North for the subject parcel. A 5-foot high hedge is allowed within 5-feet of the property line and a 6-foot high fence is required to be setback 12-feet, in order to provide a more open view to the front yards of adjacent properties. In addition, all fences need to meet a visibility triangle at intersections, which limits fences or hedges to 36-inches, see graphic below from city code section 16.40.040.3.



The applicant met with staff to determine if the existing 6-foot high fence could be moved closer to the property line along 87th Ave N. Code would have allowed the 6-foot high fence to be moved 3.61-feet without a variance. Based on testimony from the applicant, this requirement was not clearly conveyed, and the applicant moved the fence to the property line, and was subsequently cited by the Codes Compliance division.

Based on review of the application and the support of twenty-four surrounding property owners, including the most directly affected abutting neighbors, and correspondence from the neighborhood association president indicating approval of the Barcley Estates HOA, staff intended to approve the application through the Streamlined process and notice was sent on April 3rd to the surrounding property owners. Based on emails and calls from two neighbors, it was determined that the application did not have formal approval of the Barcley Estates HOA, and therefore staff determined that the new circumstances required review of the application before the commission, and additional notice regarding the public hearing was sent on May 12, 2017.

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 standards related to neighborhood compatibility and allows reasonable use of the street side yard and rear yard on the subject corner lot, affording privacy and security in a manner consistent with other properties in the neighborhood. 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.*

      This criterion is not applicable.

   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.*

      This criterion is not applicable.

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

      This criterion is not applicable.

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

      This criterion is not applicable.

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

      This criterion is not applicable.

   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.*

      Based on field review, the 6-foot PVC fence is not out of character with the surrounding neighborhood. Photographs included in Exhibit B show surrounding corner lots in the neighborhood with fences. Many of these closer than 25-feet from the edge of pavement. The applicant's fence is approximately 12-feet from the edge of pavement.

      There are no sidewalks on either street adjacent to the home, which mitigates the impact of locating a fence 12-feet from the edge of pavement. Staff is recommending a special condition of approval to require two understory trees or palms and hedges to be planted between the fence and the curb.

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

      This criterion is not applicable.

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

   The property is a corner lot next to a neighbor's front yard, which is not a condition caused by the applicant, see Exhibit B, subdivision plat.

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

   The applicant would be able to continue to utilize the back yard space without approval of the variance, and could construct a 4-foot high fence. However, the variance allows greater use of the side yard. The fence had been located 10-feet from the house, and the relocation expands this area to 25-feet, creating more usable space while still maintaining privacy and security afforded by a 6-foot high fence.

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;*

   Strict application would not inhibit reasonable use of the land. However, increasing the yard space enclosed by a 6-foot high fence does improve the 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;*

   A 4-foot high fence in compliance with code does not afford the same degree of privacy and safety within the street side yard. Without the variance, the applicant does retain an enclosed 10-foot wide side yard and a rear yard approximately 20 feet by 90 feet, which can be considered reasonable use of the land.

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

   Based on a field inspection, the 6-foot high fence is considered to be in harmony with the neighborhood and there is no compelling public benefit in the denial of the variance.

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

   The applicant provided twenty four signatures in support, including from the most directly affected surrounding neighbors, and support from the neighborhood association president.

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

   Staff finds that the reasons set forth in the application do support the granting of the variance, see Exhibit C.

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.

PUBLIC COMMENTS: As of the date of this report, Staff received emails from one resident in opposition and from the neighborhood association president in support. Staff received one letter in opposition. Staff received three calls, one in opposition, one requesting additional information and one from the association president. The applicant provided neighborhood worksheets with signatures from twenty four (24) neighbors in support, including the most affected neighbors to the west and south of the subject lot, see Exhibit D.

Concerns expressed by the three neighbors in opposition included visibility, consistency with neighborhood character, and reduction in property values.

As a follow-up regarding visibility concerns, Staff verified that the fence meets the visibility triangle requirements specified under 16.40.160. In addition, there is a stop sign at the intersection, see Exhibit B, photographs.

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:

1. Three shade trees and hedges planted 3-feet on center shall be planted between the fence and the curb within 90-days of approval of the variance.

Report Approved By:

Elizabeth Abernethy 5-31-17

Elizabeth Abernethy, ACIP, Zoning Official (POD) Date
Development Review Services Division
Planning & Economic Development Department

List of Exhibits:
Exhibit A: Aerial Location Map
Exhibit B: Survey, Site plan, Subdivision Plat, Property card, Photographs
Exhibit C: Applicant's narrative
Exhibit D: Neighborhood Participation Report & Correspondence

EA:pj

Exhibit 1

Case #17-54000016

Aerial Location Map

st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Development Review Services
Case No.: 17-54000016
Address: 8700 10th Street North

N↑
(nts)

Exhibit 2

Case #17-54000016

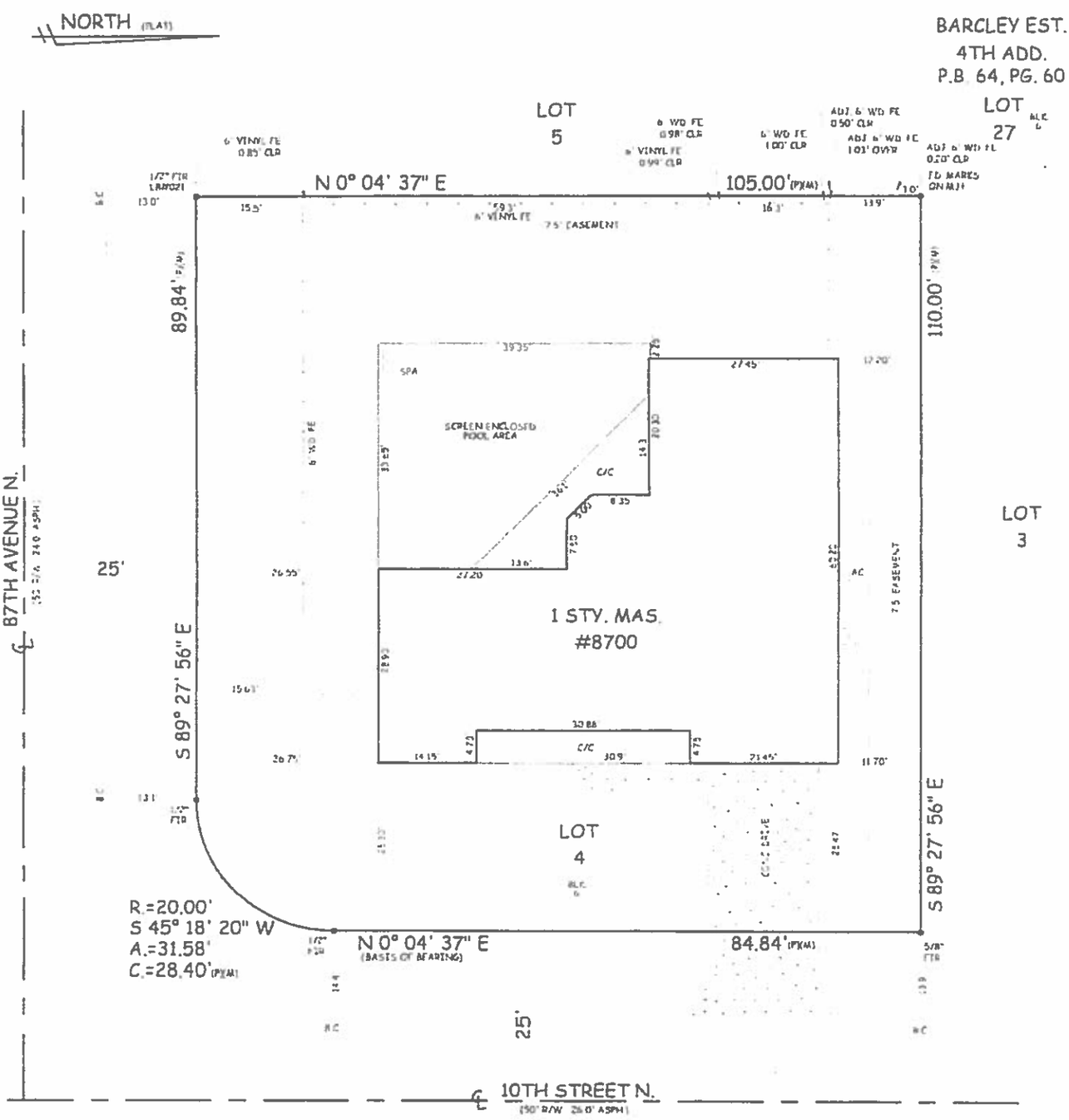
Survey, Site Plan, Subdivision Plat, Property Card, Photographs

JOB NO 090832	**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY: MRB / CHECKED BY: EDM	LAND SURVEYORS 5750 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710	PH. (727) 347-8740
DATE OF FIELD WORK: 7/24/09		FAX (727) 344-4640

CERTIFIED TO: Jonathan Addison
First Security Mortgage Services, Inc.
Palmetto Title, LLC
First American Title Insurance Company

SCALE: 1" = 20'

SEC. 24 TWP. 30 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 4, Block 6, BARCLEY ESTATES 3RD-ADDITION, as recorded in Plat Book 61, Page 79 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: AE Comm. Panel No.: 125148 0207 G Map Date: 9/03/03 Base Flood Elev.: 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES). I HEREBY CERTIFY TO ITS ACCURACY (EXCLUDE SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT UNLESS OTHERWISE NOTED.

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

LEGEND:

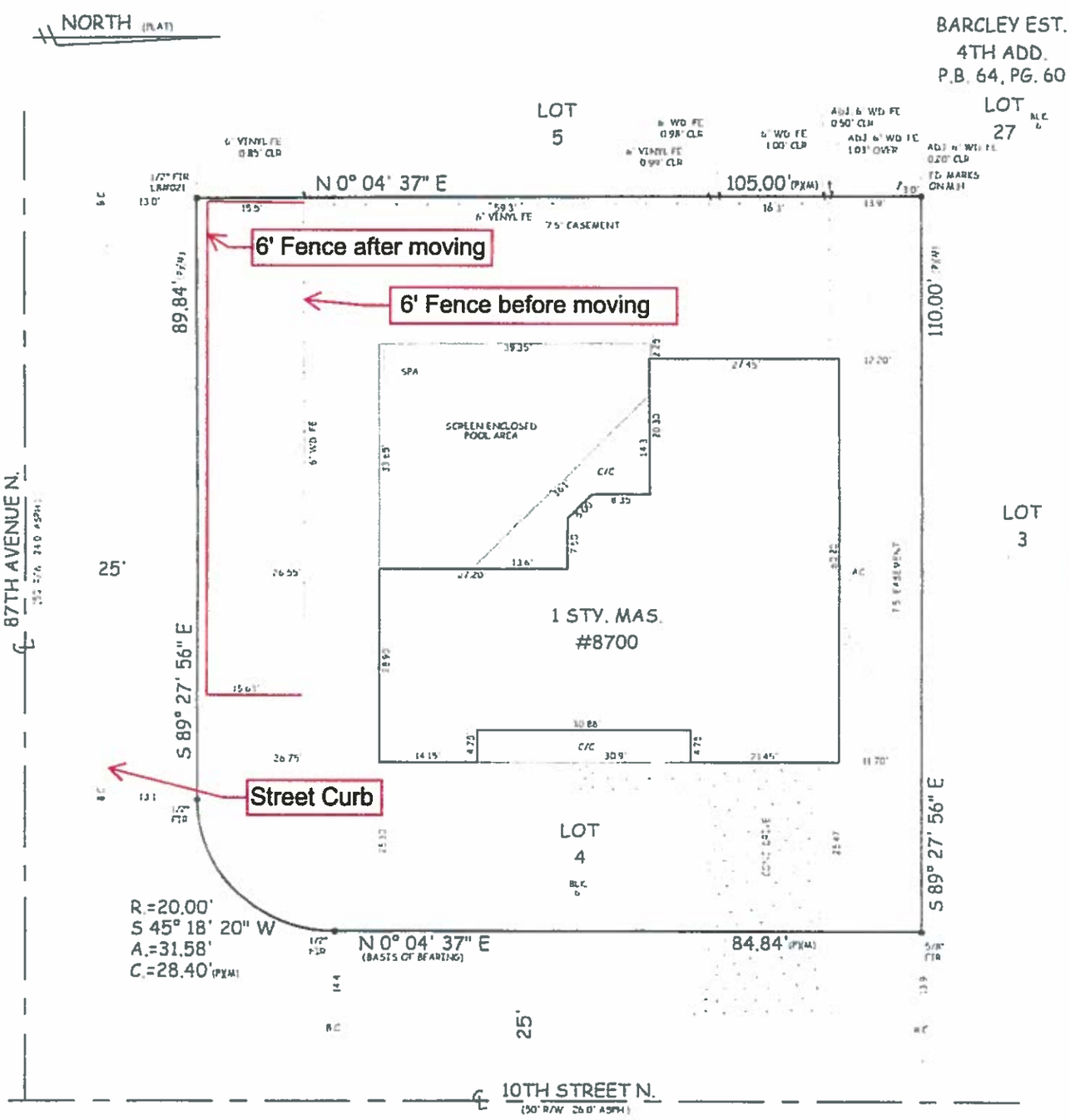
F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD 1/2" LB #7410
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
FDN. FLR. - FINISHED FLOOR ELEVATION
N.&D. - NAIL AND DISK
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988
FD. - FOUND
P.O.L. - POINT ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
X.X.X. - FENCE
A.F. - ADJACENT FENCE
C.L.F. - CHAIN LINK FENCE
F.E. - FENCE
ADJ. - ADJACENT
R - RADIUS
A - ARC
C - CHORD
Δ - DELTA
R/W - RIGHT OF WAY
- NUMBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK
W.W. - WING WALL
℄ - CENTERLINE
M.S. - METAL SHED
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N - NORTH
S - SOUTH
E - EAST
W - WEST
ESMT. - EASEMENT
M.H. - MANHOLE
CONC. - CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD. - WOOD
BLK. - BLOCK
S.W. - SEAWALL
ASPH. - ASPHALT
UTIL. - UTILITY
DR. - DRAINAGE
O.H. - OVERHANG
GAR. - GARAGE
C.W.D. - COVERED WOOD
C.P.S. - COVERED PATIO STONE
C/C - COVERED CONCRETE
A/C - AIR CONDITIONER
S.P. - SCREENED PORCH
O.P. - OVERHEAD POWER LINES
O.T. - OVERHEAD TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE

JOB NO 090832	**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY MRB / CHECKED BY EDM	LAND SURVEYORS 5750 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710	PH. (727) 347-8740
DATE OF FIELD WORK 7/24/09		FAX (727) 344-4640

CERTIFIED TO: Jonathan Addison
First Security Mortgage Services, Inc.
Palmetto Title, LLC
First American Title Insurance Company

SCALE: 1" = 20'

SEC. 24 TWP. 30 S. RGE. 16 E.



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BEARINGS SHOWN ARE BASED ON PLAT UNLESS OTHERWISE NOTED.

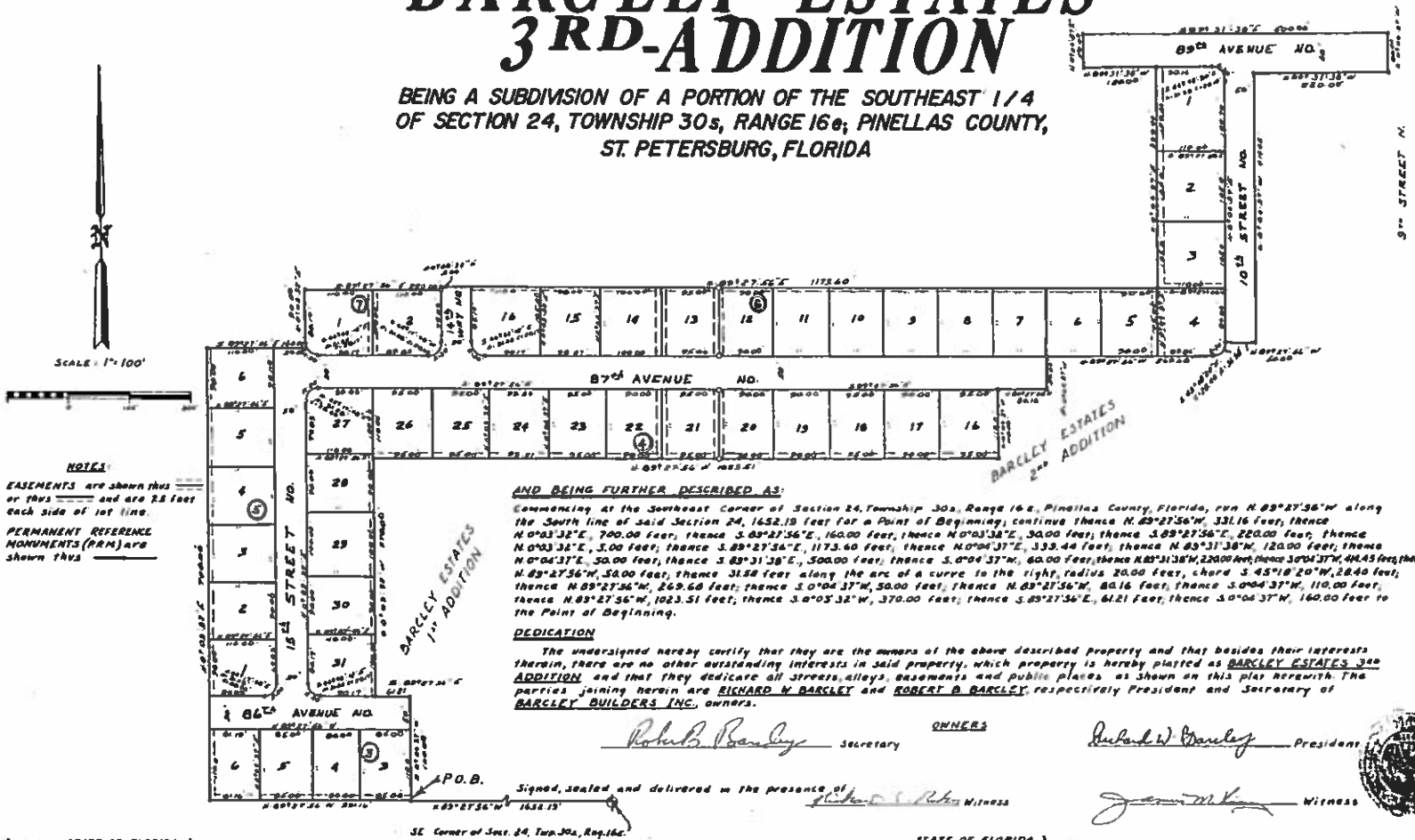
EDWARD D. MURPHY REG. P.L.S. # 5339

LEGEND:

F.I.P. - FOUND IRON PIPE	F.D. FOUND	R. RADIUS	ALUM. ALUMINUM	W.W. WING WALL	ESMT. EASEMENT	O.H. OVERHANG	
F.C.M. - FOUND CONCRETE MONUMENT	P.O.L. - POINT ON LINE	A. ARC	W.H. - WATER HEATER	℄ CENTERLINE	MH. MANHOLE	GAR. GARAGE	
F.I.R. FOUND IRON ROD	P.C. POINT OF CURVATURE	C. CHORD	P.S. PATIO STONE	M.S. METAL SHED	CONC. CONCRETE	C.W.D. COVERED WOOD	
S.I.R. SET IRON ROD 1/2" LB #7410	P.T. POINT OF TANGENCY	Δ - DELTA	C.P. - CARPORT	(P) - PLAT	CLR. - CLEAR	C.P.S. COVERED PATIO STONE	
P.R.C. POINT OF REVERSE CURVATURE	P.I. POINT OF INTERSECTION	R/W - RIGHT OF WAY	PL. PLANTER	(C) - CALCULATION	COL. - COLUMN	C/C - COVERED CONCRETE	
P.C.C. POINT OF COMPOUND CURVATURE	X.X.X. - FENCE	# - NUMBER	B.C. - BACK OF CURB	(D) - DEED	WD. - WOOD	A/C - AIR CONDITIONER	
FIN. FLR. FINISHED FLOOR ELEVATION	-/-/-/- ADJACENT FENCE	MAS. - MASONRY	E.P. - EDGE OF PAVEMENT	(M) - MEASURED	BLK. - BLOCK	S.P. SCREENED PORCH	
N.A.D. - NAIL AND DISK	C.L.F. - CHAIN LINK FENCE	FRM. - FRAME	E.R. - EDGE OF ROAD	N. NORTH	S.W. - SEAWALL	P.P. - OVERHEAD POWER LINES	
N.A.V.D. NORTH AMERICAN VERTICAL DATUM OF 1988	FE. FENCE	G.I. GRATE INLET	E.O.W. EDGE OF WATER	S. SOUTH	ASPH. - ASPHALT	T.T. OVERHEAD TELEPHONE LINES	
	ADJ. ADJACENT	C.B. CATCH BASIN	T.O.B. TOP OF BANK	E. EAST	UTIL. UTILITY	P.P. POWER POLE	
				W. WEST	DR. DRAINAGE	L.P. LIGHT POLE	

BARCLEY ESTATES 3RD-ADDITION

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 30s, RANGE 16e; PINELLAS COUNTY, ST. PETERSBURG, FLORIDA



NOTES:

EASEMENTS are shown thus or thus and are 7.5 feet each side of lot line.

PERMANENT REFERENCE MONUMENTS (PRM) are shown thus

AND BEING FURTHER DESCRIBED AS:

Commencing at the Southeast Corner of Section 24, Township 30s, Range 16e, Pinellas County, Florida, run N.89°27'56"W along the South line of said Section 24, 1652.13 feet for a Point of Beginning; continue thence N.89°27'56"W, 331.16 feet; thence N.0°03'32"E, 700.00 feet; thence S.89°27'56"E, 160.00 feet; thence N.0°03'32"E, 30.00 feet; thence S.89°27'56"E, 220.00 feet; thence N.0°03'32"E, 5.00 feet; thence S.89°27'56"E, 1173.60 feet; thence N.0°04'37"E, 333.44 feet; thence N.89°31'38"W, 120.00 feet; thence N.0°04'37"E, 50.00 feet; thence S.89°31'38"E, 500.00 feet; thence S.0°04'37"W, 60.00 feet; thence N.89°31'38"W, 220.00 feet; thence S.0°04'37"W, 494.45 feet; thence N.89°27'56"W, 50.00 feet; thence 31.58 feet along the arc of a curve to the right, radius 20.00 feet, chord S.45°18'20"W, 28.40 feet; thence N.89°27'56"W, 269.68 feet; thence S.0°04'37"W, 50.00 feet; thence N.89°27'56"W, 80.16 feet; thence S.0°04'37"W, 110.00 feet; thence N.89°27'56"W, 1023.51 feet; thence S.0°03'32"W, 370.00 feet; thence S.89°27'56"E, 61.21 feet; thence S.0°04'37"W, 160.00 feet to the Point of Beginning.

DEDICATION

The undersigned hereby certify that they are the owners of the above described property and that besides their interests therein, there are no other outstanding interests in said property, which property is hereby platted as BARCLEY ESTATES 3RD ADDITION and that they dedicate all streets, alleys, easements and public places as shown on this plat herewith. The parties joining herein are RICHARD W. BARCLEY and ROBERT B. BARCLEY, respectively President and Secretary of BARCLEY BUILDERS INC., owners.

OWNERS

Robert B. Barclay — Secretary

Richard W. Barclay — President

Signed, sealed and delivered in the presence of

Witness

Witness

STATE OF FLORIDA
COUNTY OF PINELLAS } ss

I, HAROLD MULLENDORE, Clerk of the Circuit Court of Pinellas County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 61, Page 79, Public records of Pinellas County, Florida this 27th day of July, 1966 @ 1:00 P.M.

By: Lorraine Mae Kenyon
Deputy Clerk

HAROLD MULLENDORE, Clerk
Pinellas County, Florida

STATE OF FLORIDA
COUNTY OF PINELLAS } ss

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Pinellas, Florida, this 26th day of July, 1966.

APPROVED: Angelo M. Carlo
County Engineering

Robert Wentworth
Vice Chairman, Board of County Commissioners

ATTEST: HAROLD MULLENDORE, Clerk

By: Ann D. Oliver
Deputy Clerk

APPROVED by the Planning Commission of the City of St. Petersburg, Pinellas County, Florida, this 6th day of May A.D., 1966.

Frederic C. Crump
Chairman

APPROVED by the City Council of the City of St. Petersburg, Pinellas County, Florida, this 9th day of June A.D., 1966.

Herman W. Goldner
Mayor

APPROVED for the City of St. Petersburg, Pinellas County, Florida, this 18th day of July A.D., 1966; provided, that this plat is filed in the office of the Clerk of the Circuit Court of Pinellas County, Florida, within six (6) months from date of this approval.

City Manager

STATE OF FLORIDA
COUNTY OF PINELLAS } ss.

Before me, the undersigned authority, personally appeared RICHARD W. BARCLEY and ROBERT B. BARCLEY, respectively President and Secretary of BARCLEY BUILDERS INC., owners, to be known and known to me to be the individuals executing the foregoing and acknowledged to me that they executed the same for the purposes set out therein.

WITNESS my hand and official seal at Pinellas County, Florida, this 29th day of March 1966.

Lorraine A. B[illegible]
Notary Public, State [illegible]
My Commission expi[illegible]

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that on April 4, 1966, this property was surveyed and this plat is a true representation of the lands described and shown, and that permanent reference monuments have been placed as indicated hereon in accordance with the Statutes of the State of Florida thereunto appertaining.

C. Fred Deuel and Associates Inc.

Florida Engineer [illegible] 3896
Florida Surveyor [illegible] 827

RESOLUTION OF PARTIAL VACATION OF Barclay Estates SUBDIVISION HAS BEEN RECORDED IN O.R. BOOK 5326 PAGE 1774 ON 4-18-78 IN 9th
KATHLEENE DeBLAKER
Clerk of the Circuit Court
By [illegible] Deputy Clerk

SUBDIVISION Barcley Estates 3rd Addition LOT 4 BLOCK 6

BUILDING	ELECTRICAL	24-30-16 PLUMBING G-46
Location: 8700 - 10 Street North #B8598A - R2 - 3/20/70 - $23,000 Owner Barcley Builders Inc. - Eight room and two bath residence with utility room, two car garage and screened enclosure, install 60ch of 6' high wood fence in side yard area, (Type V) (66'4" x 60') Barcley Builders, Contractor #B776B - R2 - 7/13/70 - $2,500 Owner Barcley Bldr. Inc. - Install swimming pool in rear yard area (14' x 28') R. D. Markert Pools, Inc., CContractor C. O. TO FLORIDA POWER 9-9-70 #83815-RS75-5/3/82-$1175. Owner: Richard G. Jones, Jr.-Install approx. 179' of 6' high cypress fence including 2 walk gates & 1 drive gate (Type VI) Hercules Fence Co.-Contractor. Remove PERMIT #B5-06343 ISSUED 5/22/85 Rocadel	#E5719B - 6/8/70 - Barcley Bldrs.-Davis Electric - 150-Amps 1-Phase 1-Meter 75c 2Bkts. 26sw 39p 1-Range 1-Oven 1-Furnace 1-Disposal 1-Dishwasher 1-Dryer 1-Kitchen Fan - 1-Pool Light 1-Filter Pump 1-Door Control 1-3HP Central A/C	#P9815-4-17-70- Barcley Bldrs-F & H Plbg- 3-cl. 1-tub 5-lav. 2-showers 1-sink 1-dishwasher 1-disp. 1-washing machine- 3/4" wtr. srvc.

B-8

Back

INSTALLATION	GAS	SEWER
#M0777- 6/5/70 - Barcley Buldrs. Custom Htg. & A/C - NC 1-4HP A/C gas heat central vent-"B" duct outside #M9890 - 6/19/70 - Barcley Bldrs-Davis Electric - Kitchen Vent	#G5854-4-17-70- Barcley Bldrs-F & H- 1-mtr. 1-wtr.htr. 1-flr. furn. Nat. Gas #G181A - 10/24/72 - Ray Hempstead Same - 1-pool heater Nat'l Gas	#P9815-4-17-70- Barcley Bldrs-F & H Plbg- 1-tap
	SIGNS	**SEPTIC TANK**

STOP
04.04.2017

04.04.2017

Surrounding Properties
Southwest corner of 89th Ave N & 10th Street

Surrounding Properties
Corner of 87th Ave N & 15th Street

Surrounding Properties
Corner of 86th Ave N & 15th Way N.

Surrounding Properties
Corner of 86th Ave N & 15th Way N.

Surrounding Properties
Corner of 86th Ave N & 86th Terr

Surrounding Properties
Corner of 88th Ave N & 15th Lane N

Surrounding Properties
Corner of 88th Ave N & 15th Lane N

Exhibit 3

Case #17-54000016

Applicant's Narrative and Exhibit

st.petersburg
www.stpete.org

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 by 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: 8700 10TH ST. N, SAINT PETE **Case No.:** 17-54000016

Detailed Description of Project and Request: SEE ATTACHED VARIANCE NARRATIVE

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

SEE ATTACHED VARIANCE NARRATIVE

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.

3. How is the requested variance not the result of actions of the applicant?

st.petersburg
www.stpete.org

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 by 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
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?
SEE ATTACHED
VARIANCE NARRATIVE
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
6. In what ways will granting the requested variance enhance the character of the neighborhood?

Variance Narrative

Street Address: 8700 10th Street North
Saint Petersburg, FL 33701

Case No: 17-00003208

Detailed Description of Project and Request:

Request approval of the previously moved, existing corner lot, side yard, 6 foot, white vinyl fence, moved closer to street after obtaining clarification from city planner and then being notified by city code compliance fence did not meet city code.

1. **What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?**

   Our property is a corner lot with a street on the front yard and a street on the side yard. The side yard abuts the front yard of the neighbor's front yard. We didn't completely understand the city fence code so we went to city planner, Shervon Chambliss for clarification before performing any work. The city planner, using the provided plat of our property, determined where we could move the fence and remain in compliance with Saint Petersburg codes and standards. The city planner told us fence movement needed to meet the corner view triangle criteria per city code Section 16.40.040 and could move the fence to the side property line as long as the fence did not encroach into the corner visibility triangle. The city planner wrote on and signed the sheet showing the code with the attached plat. The plat shows the 6 foot fence around the property and the swimming pool in the back yard. After meeting with the city planner we understood the criteria for moving the fence per the code requirements, and had performed our due diligence, we contacted a fence contractor and moved the 6 foot fence outward to near but inside the property line. Several weeks after the movement of the fence, Code Compliance stopped by and informed us the fence was in violation of city code. Apparently per code 16.40.040.3, the fence violates the height criteria for a fence in the location provided by the city planner. The code violation was a surprise since we did our due diligence by going to the city planner for clarification before moving the fence and the information provided by the city planner resulted in a conflict with the applicable codes, we are requesting this variance.

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.**

   Other properties have similar fences on corner lots but those properties have had those fences before we moved into the neighborhood.

3. **How is the requested variance not the result of actions of the applicant?**

   We followed the correct process before moving the fence, contacted planning, obtained clarification from city planning in writing, had the work done, then were informed by code enforcement the fence was in violation. I don't know what else we could have done to prevent this confusion.

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?**

   The previous location of the fence only had a narrow swath of grass inside the fenced area along the side of the house and pool, with a large area outside the fence along the street. Movement of the fence provides a much larger yard which provides room for the children to play within the protection of a 6 foot fence and away from the hazards on the street. Also the fence provides the perception of having a large yard which large lot size in Saint Petersburg is a premium.

5. **What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?**

   The code requires a 4 foot tall fence at the current location of the 6 foot fence. The fence could be cut off to 4 feet but then there are questions at the location where the fence can connect to the 6 foot fence. Ascetically, having a 4 foot fence that changes to a 6 foot fence in a yard will look odd and people driving into the neighborhood will wonder why 2 different heights of fence were used. Additionally a 6 foot fence is much better for protection with a swimming pool.

6. **In what ways will granting the requested variance enhance the character of the neighborhood?**

   The fence closer to the street provides the perception of having large yards in the neighborhood. Also the use of the white PVC fence never rots, which always provides a clean appearance.

Margaret Pella
706-[redacted]-951-4714

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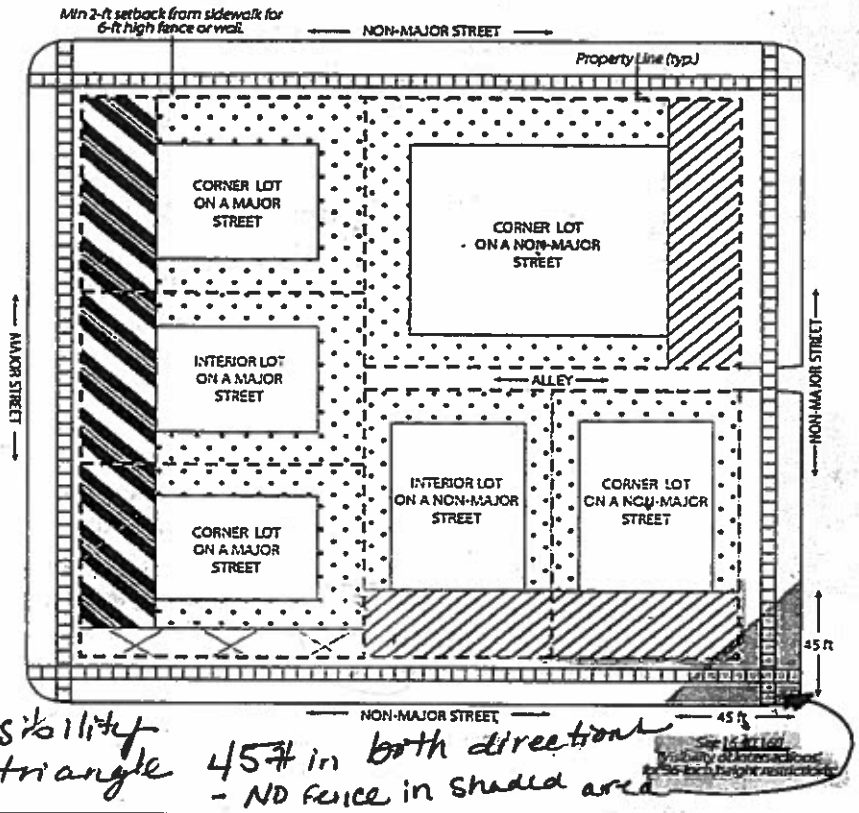
www.stpete.org

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

FENCE, WALL, AND HEDGE REGULATIONS
For one- and two-unit residential properties

Where can I put my fence, wall, or hedge, and how tall can it be? Fences, walls, and hedges may be installed as shown in the diagrams below. To determine your yards, go to www.StPete.org/LDR and use the **GIS Zoning Map Lookup** to determine your zoning district; then scroll down Table of Contents and click on your district (NT/NS), go to "Minimum Building Setbacks" table. A survey of your property will determine the exact location of your property lines. Email your survey to DevRev@StPete.org with questions. See Section 16.40.040 of the Land Development Regulations.



visibility triangle 45ft in both directions - NO fence in shaded area

INTERIOR SIDE YARDS, STREET SIDE YARDS, AND REAR YARDS
6-ft maximum height for a fence or wall of any style
10-ft maximum height for a hedge, within 5 ft of property line

FRONT YARD ON A NON-MAJOR STREET
4-ft maximum height for a fence or wall of any style
5-ft maximum height for a hedge, within 5 ft of property line
6-ft maximum height for a decorative fence or wall which is landscaped and which is on a property with more than 150 lineal feet of street frontage

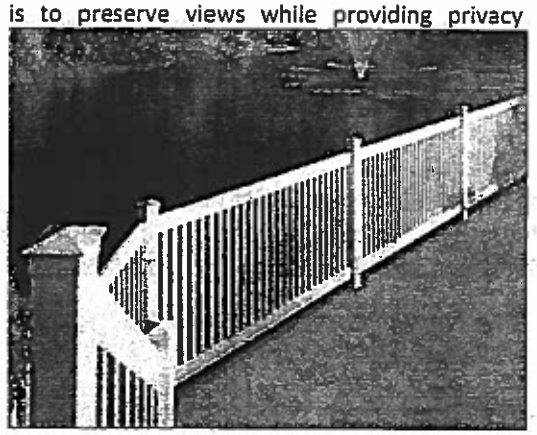
FRONT YARD ON A MAJOR STREET
4-ft maximum height for a fence or wall of any style
5-ft maximum height for a hedge, within 5 ft of property line
6-ft maximum height for a decorative fence or wall which is landscaped

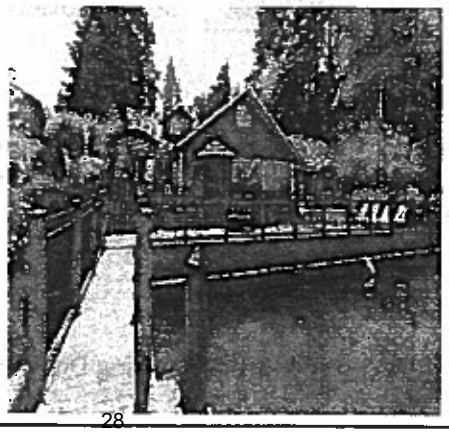
STREET SIDE YARD ABUTTING NEIGHBOR'S FRONT YARD
4-ft maximum height for a fence or wall of any style
5-ft maximum height for a hedge, within 5 ft of property line

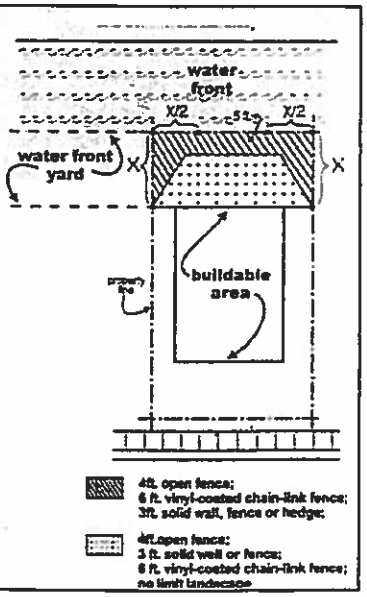
Sherron Chambers

Waterfront yards

Fences, walls, and hedges located in a waterfront yard have different height, location, and design requirements than typical rear yards. The intent of this portion of the code is to preserve views while providing privacy and security to property owners.







SPEED LIMIT 20
Pella
8700 10th St N
St Petersburg, FL
33702

Exhibit 5

Case #17-54000016

Neighborhood Participation Report & Correspondence

st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. 17-54000016

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

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

PUBLIC PARTICIPATION MEETINGS WERE NOT HELD SINCE DISCUSSIONS WITH CITY PLANNER IDENTIFIED WHERE FENCE COULD BE MOVED BEFORE ANY WORK WAS DONE

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

N/A

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

N/A

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

IMMEDIATE NEIGHBORS DID NOT HAVE ANY CONCERNS AND SIGNED NEIGHBORHOOD WORKSHEETS (ATTACHED) NEIGHBORS SURROUNDING PROPERTY ALL SIGNED APPROVING FENCE IN NEW CURRENT LOCATION.

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

Check one: (X) Proposal supported To Keep As-is
( ) Do not support the Proposal
( ) Unable to comment on the Proposal at this time
( ) Other comment(s):

Association Name: Barclay Estates 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.

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VARIANCE

NEIGHBORHOOD WORKSHEET

Bernard & Margaret Pella

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: 8700 10th St N | **Case No.:** 17-54000016
Description of Request: Fence movement

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: 8648 10th Street North St. Petersburg
   Owner Name (print): Darren L. & Winifred W. Stowe
   Owner Signature: [signature] [signature]
2. Affected Property Address: 8691 11th St. N. St. Petersburg, FL
   Owner Name (print): Amy Perry & Lew Perry
   Owner Signature: [signature] [signature]
3. Affected Property Address: 1043 87th AVE N
   Owner Name (print): Alan & Jennifer Parrish
   Owner Signature: [signature]
4. Affected Property Address: 1085 87th Ave N.
   Owner Name (print): Meredith Bullington
   Owner Signature: [signature]
5. Affected Property Address: 8939 10th ST N
   Owner Name (print): JACK CARPENTER
   Owner Signature: [signature]
6. Affected Property Address: 1240 86th Ter. N.
   Owner Name (print): Ana McCoy
   Owner Signature: [signature]
7. Affected Property Address: 8600 14th Way N
   Owner Name (print): Linda Mickey
   Owner Signature: [signature]
8. Affected Property Address: 8841 10th St. N.
   Owner Name (print): Marcie Hunt
   Owner Signature: [signature]

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VARIANCE

NEIGHBORHOOD WORKSHEET

Bernard & Margaret Pella

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.

Street Address: 8700 10th St N | **Case No.:** 17-54000016
Description of Request: Fence movement

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: 1353 87 Ave. N
   Owner Name (print): Linda L. Hicks
   Owner Signature: Linda L. Hicks
2. Affected Property Address: 1361 87th AVE
   Owner Name (print): Eric Johnson
   Owner Signature:
3. Affected Property Address: 1290 87th Ave N.
   Owner Name (print): KAY KNOPP
   Owner Signature: Kay Knopp
4. Affected Property Address: 1249 87th Ave N.
   Owner Name (print): Christian Bardes
   Owner Signature:
5. Affected Property Address: 1200 87rd AV N
   Owner Name (print): SAM BRUNO
   Owner Signature: Sam Bruno
6. Affected Property Address: 1191 87th Ave N.
   Owner Name (print): Michele ~ Peter Knudsen
   Owner Signature: Michele J Knudsen
7. Affected Property Address: 1150 87 AVE No
   Owner Name (print): EDWARD O. DOSTER
   Owner Signature:
8. Affected Property Address: Patricia Gehant 1144-87th AVE NO St Pett.
   Owner Name (print): Patricia Gehant
   Owner Signature: Pat K Gehant

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VARIANCE

NEIGHBORHOOD WORKSHEET

Bernard & Margaret Pella

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.

Street Address: 8700 10th St N | **Case No.:** 17-54000010
Description of Request: Fence movement

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: 1100 87th Ave North St. Pete
   Owner Name (print): ROY TAYLOR
   Owner Signature:
2. Affected Property Address: 1280 8th Ter N
   Owner Name (print): Ronald D. Hall
   Owner Signature:
3. Affected Property Address: 8755 10th St N St Pete FL 33702
   Owner Name (print): Doug Peterson
   Owner Signature: D Peterson
4. Affected Property Address: 8790 10th St N
   Owner Name (print): PAUL E FESCH
   Owner Signature:
5. Affected Property Address: 8800 10th St. N. St Pete FL 33702
   Owner Name (print): Suzanne and James Harrigan
   Owner Signature: Suzanne Harrigan
6. Affected Property Address: 8741 15th St N
   Owner Name (print): Gary W Hauptt
   Owner Signature:
7. Affected Property Address: 1491 87th Ave. N.
   Owner Name (print): Larry Foyle
   Owner Signature: Larry Foyle
8. Affected Property Address: Linda Bragg
   Owner Name (print): 1356-88th Terrace N.
   Owner Signature: Linda Bragg

Elizabeth Abernethy

From: Ed Sandford <edward_t28@yahoo.com>
Sent: Friday, March 24, 2017 5:36 PM
To: Pamela Jones
Cc: Elizabeth Abernethy
Subject: Re: City of St. Petersburg - Incoming Application - 17-54000016 - 8700 10th Street North

Thank you Pamela,

I reviewed this proposal in person with the owner. It is quite acceptable, as our neighborhood does not have sidewalks and the in-person views are generous.

You have the Barcley Estates HOA support on approving the motion.

Thank so much Pamela.

Ed
Ed Sandford
www.Robot-Japan.com
www.AntiqueToys.com
Barcley Estates HOA President

On Mar 24, 2017, at 3:24 PM, Pamela Jones <Pamela.Jones@stpete.org> wrote:

Good afternoon,
The purpose of this email is to notify you of an application our office has received for a property in your neighborhood. The applicant is seeking approval of a variance to the street side yard setback from 12-feet to 0-feet to allow a 6-foot high solid PVC fence to remain.

If you have any questions, please contact Elizabeth Abernethy at 727-892-5344.

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

Your Sunshine City

<17-54000016 application.pdf><17-54000016 survey.pdf>

Elizabeth Abernethy

From: Julie Munderback <munderback@aol.com>
Sent: Friday, March 31, 2017 4:20 PM
To: Elizabeth Abernethy
Subject: Case No.: 17-54000016

Dear Ms. Abernathy:

I am resending this content as the sent file of the first one from my end appears to be corrupted.

I received notification of a proposed variance to the property located at 8700 10th Street North with regard to a fence that the latest owner erected in violation of long standing City of St. Petersburg building ordinances. I do object to the variance for several reasons which I have bullet pointed below in no specific order of priority of importance.

1. The City's failure to enforce current building and zoning ordinances leaves the City open to litigation by homeowners who purchase their property with an understanding of the ordinances there restrict certain structures on their property and other properties within the subdivision.

2. The proposed variance does not appear to be stated correctly in the notification as it is indicating a setback of 0-feet which would put the fence on the boundary with the road which is not currently the case nor would anyone reasonably be expected to want that in any neighborhood because of the sight line for driving as well as the potential for our public services trucks to hit such a fence with 0-foot setback.

3. For the actual fence erected which appears to be closer to a 8-10 foot setback from the road, this is out of character for the Barkley Estates neighborhood since it sticks out further than the house fronts of the houses on 87th Avenue N.,the street upon which the majority of the fence faces,

4. Granting this variance may lead to other requests of this type which would change the character of this neighborhood which has always been that of wide open front and side lawns and gardens with unobstructed views down the length of each street with fences reserved for enclosure of property to the back of the property and not further forward or to the side than where the front of a home would be on any street. The fact that this house is on a corner does not change the desire to have the City of St. Petersburg maintain the current standard to preserve the appearance of our neighborhood.

5. If the variance is permitted, I am specifically concerned that property values could be impacted both because the City is permitting variances too easily and therefore homeowners can no longer rely on the City to help maintain the character of the neighborhood after the purchase and because the fence in this instance is so out of character in its positioning for this neighborhood.

6. When driving south on 10 St. N., it is more difficult to see cars coming East on 87th Ave. N. While there is a stop sign on 87th Ave. N., the driver on 10 St. N. will have less time to react if there is a car coming at speed. If this fence is permitted to stay, the City will have less ability to retain the restrictions in general in this neighborhood which in turn could lead to additional line of sight concerns if another corner lot is granted a similar variance as this propose one.

While I am sure there are other valid reasons to deny the variance, these should be sufficient for the City of St. Petersburg to deny the requested variance and require adherence to the current ordinances regarding fences in residential neighborhoods.

Please let me know what additional steps I need to take to ensure that this proposed variance is NOT approved.

Sincerely,
Julie L. Munderback
munderback@aol.com
727-348-9243

Elizabeth Abernethy

From: Julie Munderback <munderback@aol.com>
Sent: Tuesday, April 04, 2017 4:28 PM
To: Elizabeth Abernethy
Subject: Re: Case No.: 17-54000016

Thank you for the information Liz.

We have also contacted our homeowners association as there was not a vote of the general membership and it seems to violate our bylaws.

We are also reviewing the land development regulations for the city of St. Petersburg as it's my understanding that their answers should not be approved that easily.

I do appreciate your working with us to resolve the issues.

Best Regards,
Julie Munderback

Sent from my iPhone

On Apr 4, 2017, at 4:06 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

> I did go to the property this morning and measured the fence.
> It is approximately 12-feet from the back of curb.
> It does not encroach into the required 45-foot visibility triangle (see attached handout)
>
> We will continue to evaluate the request and I will let you know more tomorrow.
> Please note, a 4-foot high fence is allowed at the same setback without a variance, the variance allows the 2-feet of additional height.
>
> Thanks,
> --Liz
>
> **From:** Julie Munderback [mailto:munderback@aol.com]
> **Sent:** Friday, March 31, 2017 4:20 PM
> **To:** Elizabeth Abernethy
> **Subject:** Case No.: 17-54000016
>
> Dear Ms. Abernathy:
>
> I am resending this content as the sent file of the first one from my end appears to be corrupted.
>
> I received notification of a proposed variance to the property located at 8700 10th Street North with regard to a fence that the latest owner erected in violation of long standing City of St. Petersburg building ordinances. I do object to the variance for several reasons which I have bullet pointed below in no specific order of priority of importance.

1. The City's failure to enforce current building and zoning ordinances leaves the City open to litigation by homeowners who purchase their property with an understanding of the ordinances there restrict certain structures on their property and other properties within the subdivision.

2. The proposed variance does not appear to be stated correctly in the notification as it is indicating a setback of 0-feet which would put the fence on the boundary with the road which is not currently the case nor would anyone reasonably be expected to want that in any neighborhood because of the sight line for driving as well as the potential for our public services trucks to hit such a fence with 0-foot setback.

3. For the actual fence erected which appears to be closer to a 8-10 foot setback from the road, this is out of character for the Barkley Estates neighborhood since it sticks out further than the house fronts of the houses on 87th Avenue N.,the street upon which the majority of the fence faces,

4. Granting this variance may lead to other requests of this type which would change the character of this neighborhood which has always been that of wide open front and side lawns and gardens with unobstructed views down the length of each street with fences reserved for enclosure of property to the back of the property and not further forward or to the side than where the front of a home would be on any street. The fact that this house is on a corner does not change the desire to have the City of St. Petersburg maintain the current standard to preserve the appearance of our neighborhood.

5. If the variance is permitted, I am specifically concerned that property values could be impacted both because the City is permitting variances too easily and therefore homeowners can no longer rely on the City to help maintain the character of the neighborhood after the purchase and because the fence in this instance is so out of character in its positioning for this neighborhood.

6. When driving south on 10 St. N., it is more difficult to see cars coming East on 87th Ave. N. While there is a stop sign on 87th Ave. N., the driver on 10 St. N. will have less time to react if there is a car coming at speed. If this fence is permitted to stay, the City will have less ability to retain the restrictions in general in this neighborhood which in turn could lead to additional line of sight concerns if another corner lot is granted a similar variance as this propose one.

While I am sure there are other valid reasons to deny the variance, these should be sufficient for the City of St. Petersburg to deny the requested variance and require adherence to the current ordinances regarding fences in residential neighborhoods.

Please let me know what additional steps I need to take to ensure that this proposed variance is NOT approved.

Sincerely,
Julie L. Munderback
munderback@aol.com
727-348-9243

Your Sunshine City

<FenceWallHedge_Handout_10_20_15.docx.pdf>

Elizabeth Abernethy

From: Julie Munderback <munderback@aol.com>
Sent: Thursday, April 06, 2017 8:28 AM
To: Elizabeth Abernethy
Subject: Re: Case No.: 17-54000016

Thank you, Liz.

I would appreciate it if you would also include a copy of the decision on the city of Saint Pete website indicating that a variance cannot be granted unless there's a severe hardship which the Supreme Court of Florida indicated did not include just the normal I want to use more of my property. Please do not include this particular email as I do not have the facts in front of me but I read that decision off of the city's website this weekend.

Have a great vacation!
Julie

Sent from my iPhone

On Apr 6, 2017, at 8:18 AM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

> Given the situation with the neighborhood association, I am going to schedule this item for public hearing on May 3rd.
> I am leaving for a two week vacation today. The staff report will be prepared and sent out by April 26th,'
> I will include your emails regarding your concerns in the staff report,
>
> Thanks!
> --Liz
>
> **From:** Julie Munderback [mailto:munderback@aol.com]
> **Sent:** Tuesday, April 04, 2017 4:28 PM
> **To:** Elizabeth Abernethy
> **Subject:** Re: Case No.: 17-54000016
>
> Thank you for the information Liz.
>
> We have also contacted our homeowners association as there was not a vote of the general membership and it seems to violate our bylaws.
>
> We are also reviewing the land development regulations for the city of St. Petersburg as it's my understanding that their answers should not be approved that easily.
>
> I do appreciate your working with us to resolve the issues.

Best Regards,
Julie Munderback

Sent from my iPhone

On Apr 4, 2017, at 4:06 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

I did go to the property this morning and measured the fence.
It is approximately 12-feet from the back of curb.
It does not encroach into the required 45-foot visibility triangle (see attached handout)

We will continue to evaluate the request and I will let you know more tomorrow.
Please note, a 4-foot high fence is allowed at the same setback without a variance, the variance allows the 2-feet of additional height.

Thanks,
--Liz

From: Julie Munderback [mailto:munderback@aol.com]
Sent: Friday, March 31, 2017 4:20 PM
To: Elizabeth Abernethy
Subject: Case No.: 17-54000016

Dear Ms. Abernathy:

I am resending this content as the sent file of the first one from my end appears to be corrupted.

I received notification of a proposed variance to the property located at 8700 10th Street North with regard to a fence that the latest owner erected in violation of long standing City of St. Petersburg building ordinances. I do object to the variance for several reasons which I have bullet pointed below in no specific order of priority of importance.

1. The City's failure to enforce current building and zoning ordinances leaves the City open to litigation by homeowners who purchase their property with an understanding of the ordinances there restrict certain structures on their property and other properties within the subdivision.

2. The proposed variance does not appear to be stated correctly in the notification as it is indicating a setback of 0-feet which would put the fence on the boundary with the road which is not currently the case nor would anyone reasonably be expected to want that in any neighborhood because of the sight line for driving as well as the potential for our public services trucks to hit such a fence with 0-foot setback.

3. For the actual fence erected which appears to be closer to a 8-10 foot setback from the road, this is out of character for the Barkley Estates neighborhood since it sticks out further than the house fronts of the houses on 87th Avenue N.,the street upon which the majority of the fence faces,

4. Granting this variance may lead to other requests of this type which would change the character of this neighborhood which has always been that of wide open front and side lawns and gardens with unobstructed views down the length of each street with fences reserved for enclosure of property to the back of the property and not further forward or to the side than where the front of a home would be on any street. The fact that this house is on a corner does not change the desire to have the City of St. Petersburg maintain the current standard to preserve the appearance of our neighborhood.

5. If the variance is permitted, I am specifically concerned that property values could be impacted both because the City is permitting variances too easily and therefore homeowners can no longer rely on the City to help maintain the character of the neighborhood after the purchase and because the fence in this instance is so out of character in its positioning for this neighborhood.

6. When driving south on 10 St. N., it is more difficult to see cars coming East on 87th Ave. N. While there is a stop sign on 87th Ave. N., the driver on 10 St. N. will have less time to react if there is a car coming at speed. If this fence is permitted to stay, the City will have less ability to retain the restrictions in general in this neighborhood which in turn could lead to additional line of sight concerns if another corner lot is granted a similar variance as this propose one.

While I am sure there are other valid reasons to deny the variance, these should be sufficient for the City of St. Petersburg to deny the requested variance and require adherence to the current ordinances regarding fences in residential neighborhoods.

Please let me know what additional steps I need to take to ensure that this proposed variance is NOT approved.

Sincerely,
Julie L. Munderback
munderback@aol.com
727-348-9243

Your Sunshine City

<FenceWallHedge_Handout_10_20_15.docx.pdf>

Elizabeth Abernethy

From: Julie Munderback <munderback@aol.com>
Sent: Monday, April 24, 2017 5:26 PM
To: Elizabeth Abernethy
Subject: Re: Case No.: 17-54000016

Hi Elizabeth.

I appreciate the update. Do you know if your legal department has looked at the case law regarding this yet? I'd love to talk to the attorney who is reviewing it. Can I get his or her contact information?

Also since the homeowners association did not approve a change to the deed restrictions, do you need something from Ed Sanford the H away president to let you know that? So my understanding is even if the variance is approved by the city, the deed restriction would still apply and the fence would still be in violation of the HOA deed restrictions.

I look forward to hearing from you. I hope you were able to enjoy your vacation.

Regards,
Julie

Sent from my iPhone

On Apr 24, 2017, at 5:12 PM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

> Due to concerns about noticing, we are deferring the case to the June 7th DRC hearing, and you will be receiving a revised public notice.
>
> Please let me know if you have any questions,
>
> Regards,
> Elizabeth Abernethy, AICP
> Zoning Official, Development Review Services Manager
> Planning & Economic Development Department
> City of St. Petersburg
> P.O. Box 2842, St. Petersburg, FL 33731
> 727-892-5344 / Fax: 727-892-5557
> Elizabeth.Abernethy@stpete.org
>
> Please note all emails are subject to public records law.
>
> **From:** Julie Munderback [mailto:munderback@aol.com]
> **Sent:** Friday, March 31, 2017 4:20 PM
> **To:** Elizabeth Abernethy
> **Subject:** Case No.: 17-54000016
>
> Dear Ms. Abernathy:

CITY OF ST. PETERSBURG
APR 06 2017
PLANNING & ECONOMIC DEVELOPMENT

3/31/17

Subject: Case No.: 17-54000016

Dear Ms. Abernathy:

This note is in reply to the request for a variance on a fence located at 8700 10th street north. I am sorry that I am not including my name and phone number but I am concerned about retaliation if I do that – this family already has cameras and signs that they are videotaping the neighborhood, so I fear they are looking for altercations.

I object to you granting a variance for this fence for several reasons. First, I have had children ride their bikes very fast around that corner and as a driver it is difficult to see them coming with a 6 foot fence at the corner. I go speed limit in the neighborhood, but not everyone does and I do not want a child to be injured just because someone wants a bigger back yard.

I also hate walking by the fence. I can't see people around the corner till I am almost on top of them and my dog has almost been attacked when he came nose to nose with another dog coming the opposite direction. If you do grant this variance I will expect the City Of St Petersburg to pay any veterinarian bills that are incurred if my dog gets bitten at this corner.

Finally, the fence is ugly. It doesn't fit in with the neighborhood. Looking out my windows I don't see a neat row of houses anymore, I see a large white plastic blob.

Please Do Not grant this variance. The rules are in place for a reason.

A neighbor.

PS, if a child is ever struck by a car on this corner, with that fence in place, I will give their parent a copy of this dated letter so their attorney can show that the city was warned in advance that this was a risk and the city should be responsible for all costs and damages incurred.

Elizabeth Abernethy

From:	Bernie Pella <bpella@pcscyber.com>
Sent:	Monday, April 17, 2017 4:30 PM
To:	Elizabeth Abernethy
Cc:	maggy216@pcscyber.com
Subject:	17-54000016 Variance Appeal Status
Attachments:	17-54000016 Variance Appeal Response.pdf

To: Liz Abernathy

From: Bernard & Margaret Pella
8700 10th Street North
Saint Petersburg, FL 33702

Case No.: 17-54000016

Subject: Variance Objection

The following is in response to objections raised pertaining to the variance request for the 6 foot, white vinyl fence movement on my property.

Comment 1:
The City's failure to enforce current building and zoning ordinances leaves the City open to litigation by homeowners who purchase their property with an understanding of the ordinances there restrict certain structures on their property and other properties within the subdivision.

Response to Comment 1:
A variance is not a failure to enforce compliance with city code; it is in alignment with code compliance. The variance process provides additional scrutiny associated with situations where specific circumstances outside the standard code criteria may apply. The additional review provides a due diligence process to ensure adequate review has been performed.

Comment 2:
The proposed variance does not appear to be stated correctly in the notification as it is indicating a setback of 0-feet which would put the fence on the boundary with the road which is not currently the case nor would anyone reasonably be expected to want that in any neighborhood because of the sight line for driving as well as the potential for our public services trucks to hit such a fence with 0-foot setback.

Response to Comment 2:
This comment is incorrect and invalid, the curb to fence setback is maintained since the property line is approximately 12 feet from the curb. The sightline for drivers is not in question since it meets all the 45 foot corner site view criteria.

Comment 3:
For the actual fence erected which appears to be closer to a 8-10 foot setback from the road, this is out of character for the Barkley Estates neighborhood since it sticks out further than the house fronts of the houses on 87th Avenue N., the street upon which the majority of the fence faces.

Response to Comment 3:
This comment is incorrect and invalid, the curb to fence setback is maintained since the property line is approximately 12 feet from the curb. Additionally, there are other lots in Barclay Estates with fences on corner lots. Also comment 2 conflicts with comment 3 since the fence is at or within the property line and more than 12 feet setback from the curb permitting adequate room for sidewalks.

Comment 4:
Granting this variance may lead to other requests of this type which would change the character of this neighborhood which has always been that of wide open front and side lawns and gardens with unobstructed views down the length of each street with fences reserved for enclosure of property to the back of the property and not further forward or to the side than where the front of a home would be on any street. The fact that this house is on a corner does not change the desire to have the City of St. Petersburg maintain the current standard to preserve the appearance of our neighborhood.

Response to Comment 4:
The fence in this location is permitted if it is 4 feet tall. It is not an unobstructed view if the fence was 4 feet tall and therefore, this comment is not valid.

Comment 5:
If the variance is permitted, I am specifically concerned that property values could be impacted both because the City is permitting variances too easily and therefore homeowners can no longer rely on the City to help maintain the character of the neighborhood after the purchase and because the fence in this instance is so out of character in its positioning for this neighborhood.

Response to Comment 5:
The city is not "too easily" approving variances due to the due diligence associated with the variance process. The variance process is rigorous, thorough, expensive, and conducted per city procedures. Since a variance is not a failure to enforce compliance with city code; it ensures a process exists to assure changes are in alignment with code compliance. The variance process provides additional scrutiny associated with situations where specific circumstances outside the standard code criteria may apply. The additional review provides a due diligence process to ensure adequate review has been performed. This process assists in ensuring changes do not negatively impact property values.

Comment 6:
When driving south on 10 St. N., it is more difficult to see cars coming East on 87th Ave. N. While there is a stop sign on 87th Ave. N., the driver on 10 St. N. will have less time to react if there is a car coming at speed. If this fence is permitted to stay, the City will have less ability to retain the restrictions in general in this neighborhood which in turn could lead to additional line of sight concerns if another corner lot is granted a similar variance as this propose one.

Response to Comment 6:
There is a 45 x 45 foot corner sightline requirement per city code. The fence in this location significantly exceeds the minimum 45 foot criteria. If the fence were 4 feet tall in the same code compliant location, then the same line of site criteria exists.

Comment 7:
We have also contacted our homeowners association as there was not a vote of the general membership and it seems to violate our bylaws.

Response to Comment 7:
I contacted the Barclay Estates Homeowners Association President and obtained a copy of the by-laws. The Homeowners Association President told me they do not vote on variances since the city codes is legal statutes which take precedence over association by-laws. There is not a requirement to vote on a city code variance in the by-laws and I have attended every quarterly meeting since we moved into Barclay Estates and variances are not a discussion topic since the process is part of a city code authority.

Comment 8:
I would appreciate it if you would also include a copy of the decision on the city of Saint Pete website indicating that a variance cannot be granted unless there's a severe hardship which the Supreme Court of Florida indicated did not include just the normal I want to use more of my property. Please do not include this particular email as I do not have the facts in front of me but I read that decision off of the city's website this weekend.

Response to Comment 8:
Do_265654 is from the city web site search
In short it pertains to a building with no setback, does not pertain to a fence and is not applicable to a fence height within the property line.

Additional Homeowner Comments:

As the homeowner associated with case 17-54000016, I am concerned about the process used for this variance. We have done our due diligence, went to city planning for advice, which was incorrect, and receive a code violation. Then, we submit all the variance request criteria per the appropriate requirements. The 87 letters sent out pertaining to the variance clearly stated the following:

"It is the intent of the Development Review Services Division to **APPROVE** this request. If you object to this request, you must file an appeal. Appeals must be filed in written form stating the reasons for the appeal and must be filed in person with the City Clerk's Office at 175 5th Street North, St. Petersburg, FL 33701 prior to noon on **April 17, 2017**. The appeal filing fee is $250.00."

<u>Was a formal appeal filed on or before noon April 17, 2017 per the criteria in the letter sent to the individuals on the list or by anyone else associated with Case 17-54000016?</u>

If there was not a formal appeal submitted, per the city of St. Petersburg criteria, then Comments 1 through Comments 8 are invalid, the variance does not require submission to the Development Review Commission in a public hearing, and should be approved per the letter sent to the list of potentially impacted personnel.

Submitting this variance to the Development Review Commission without any valid appeal is both unnecessary, an inefficient use of the Development Review Commission's time, and may potentially be in violation of the Law of Florida, Chapter 80-150 as referenced in the letter submitted to persons potentially impacted by the variance.

I have attached the file in pdf format for printing if needed.

Thank you,

Bernie Pella, CISSP
Cyber Security Consultant
8700 10th St. N
St. Petersburg, FL 33702
Cell: (706) 373-0201

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

st.petersburg
www.stpete.org

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **June 7, 2017,** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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.

CASE NO.:	17-54000021	PLAT SHEET:	M-6
REQUEST:	Approval of a variance to minimum lot area from 5,800 sq. ft. required to 4,882 sq. ft. and minimum lot width from 50-feet required to 45-feet for two (2) platted lots in common ownership in order to build two (2) new single-family homes.		
OWNER:	Sarah D. Richards PO Box 1534 Saint Petersburg, Florida 33731		
AGENT:	Thomas McCormick Jennifer Kuehn 200 104th Avenue #330 Treasure Island, Florida 33706		
ADDRESS:	690 47th Street North		
PARCEL ID NO.:	16-31-16-63540-003-0010		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional-2 (NT-2)		

BACKGROUND: The subject property consists of two platted lots of record (Lots 1 and 2 of Block C of Oak Ridge No. 4 Subdivision) and is located within the Central Oak Park Neighborhood. The subject subdivision was recorded on January 11, 1924 (see attached Oak Ridge No. 4 Subdivision Plat). According to City property card records the property was originally developed with one single-family residence on Lot 1 and the Eastern 15-feet of Lot 2. Available records do not indicate at what point in time the entirety of Lot 2 was combined with

Lot 1. The current property owner purchased the property in March of 2017 (per Pinellas County Property Appraiser records). The subject property is currently zoned Neighborhood Traditional – 2, which requires a minimum lot width of 50-feet and a minimum lot area of 5,800 square feet. The subject lots are 45-feet wide and approximately 4,882 square feet in area, and are therefore considered to be substandard. The subject study area consists of several different subdivisions with lots of varying widths and lot areas. Overall the development pattern is mixed.

During the review of the regulations by City Council starting in March of 2015, Council made the decision to change the code to restrict development on substandard lots, requiring a variance review to determine if development would be consistent with the surrounding neighborhood pattern. Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. City code was changed in 2003 to allow development on any platted lot of record. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing two homes 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. 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.

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 **inconsistent** 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 variance would allow redevelopment of the existing platted lots of record with two single-family homes (one home on each lot), utilizing an existing developed site.

   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.*

      The individual platted lots are deficient in regards to minimum lot width and area required for the NT-2 zoning district and are therefore considered to be substandard.

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

      The site is not located within a locally designated preservation district.

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

      This criterion is not applicable.

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

This criterion is not applicable.

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.*

Staff analyzed the development pattern of the subject block and adjacent blocks. A total of 128 parcels were included in the study area (see attached study area exhibit and study area tables below). The portion of the Central Oak Park Neighborhood that was included in this study area is unique in that it includes a total of 10 blocks which were platted among 5 different subdivisions. The subdivisions consist of a variety of lot sizes. Comparing the original subdivision plats to the current development pattern shows that while many lots were platted at widths between 45 and 51 feet, lot lines were adjusted over time to accommodate the development of single-family homes on more than one lot. Analysis of the subject blocks found that 31.12% of properties within the study area are substandard as to lot area and 28.46% are substandard as to minimum lot width. 46 of the 128 parcels were developed with one single-family home on one platted lot of record (approximately 36%). The remainder of the parcels were developed with at least one platted lot plus a portion of an adjacent lot.

Table 1: Study Area Lot Area Analysis (Subject block and surrounding blocks)

				Area
Block	**Location (from Subject Block)**	**Conforming**	**Substandard**	**% Substandard**
Block 1	Northwest	5	0	0.00%
Block 2	North	18	0	0.00%
Block 3	Northeast	10	7	41.18%
Block 4	West	3	4	57.14%
Block 5*	Subject Block	6	2	25.00%
Block 6	East	10	1	9.09%
Block 7	East	6	14	70.00%
Block 8	South	5	10	66.67%
Block 9	Southeast	8	0	0.00%
Block 10	Southeast	11	8	42.11%
Average				**31.12%**

***Subject lots included as conforming**

Table 2: Study Area Lot Width Analysis (Subject block and surrounding blocks)

				Width
Block	**Location (from Subject Block)**	**Conforming**	**Substandard**	**% Substandard**
Block 1	Northwest	5	0	0.00%
Block 2	North	16	2	11.11%
Block 3	Northeast	10	7	41.18%
Block 4	West	0	7	100.00%
Block 5*	Subject Block	6	2	25.00%
Block 6	East	10	1	9.09%
Block 7	East	20	0	0.00%
Block 8	South	5	10	66.67%
Block 9	Southeast	8	0	0.00%
Block 10	Southeast	13	6	31.58%
Average				**28.46%**

***Subject lots included as conforming**

The size of the subject lots are not consistent with the overall neighborhood pattern, however they do have a degree of compatibility with the subject block face, and the neighborhood development pattern is mixed between several different subdivisions. The two neighboring lots to the west of the subject property are substandard in terms of lot area and lot width. This portion of the block is consistently narrower than surrounding blocks. If the variance were granted, the development of two single-family single-story homes would be consistent with the subject block face.

Although there is some degree of consistency within the immediate subject block face, and the size and scale of the proposed homes would be compatible with surrounding properties, because there is not a predominant pattern of substandard lots on the overall subject block or surrounding blocks, staff finds that the application is not consistent with the established development pattern of the neighborhood and therefore is unable to recommend approval of the request.

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

The proposed project does not involve the development of public facilities.

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

The 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 property can continue to be used for one single-family home and one accessory dwelling unit could be constructed; therefore, a literal enforcement would not result in an unnecessary hardship.

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;*

   Application of the minimum lot size requirements of the zoning district does not deprive the property owner of the right to build a new single-family residence and one accessory dwelling unit on the two platted lots.

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

   The applicant may continue to utilize the site for a single-family residence. However, if the variance to lot width and area were granted, the redevelopment proposal by the applicant would allow reasonable use of the property for two single-story homes, and the request would be mitigated by the proposal of greater side yard setbacks adjacent to the neighboring property to the west that what is required. The minimum required side yard setback would be 4.5-feet; the applicant proposes a side setback of 7.11-feet.

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

   Based on the analysis of the development pattern of neighboring properties, Staff finds that granting the variance would not be in harmony with the general purpose and intent of the recently amended Land Development Regulations. However, the request would be in harmony with the purpose of permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood in terms of the scale of the homes, which are proposed to be single-story.

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

   The development of the property with two single-story single-family homes would not be injurious to neighboring properties or detrimental to the public welfare. The applicant proposes increased side yard setbacks for the single-family home to be located on Lot 2, which would help to mitigate for the reduced lot width.

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

   Staff does not find that the reasons set forth in the application are sufficient to grant the requested variances. See attached applicant narrative.

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.

PUBLIC COMMENTS: The applicant obtained signatures of support from four affected neighboring property owners (see attached Neighborhood Worksheet). No comments were received from the Central Oak Park Neighborhood Association.

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 **DENIAL** 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:

1. No variances shall be granted to building setback or design requirements in order to construct two new single-family homes.
2. The design of the two homes shall be varied such that a substantially similar home cannot be replicated on the two lots. Modifications to the submitted elevations will be necessary in order to achieve this requirement.
3. This variance approval shall be valid through June 7, 2020. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:

5/31/17

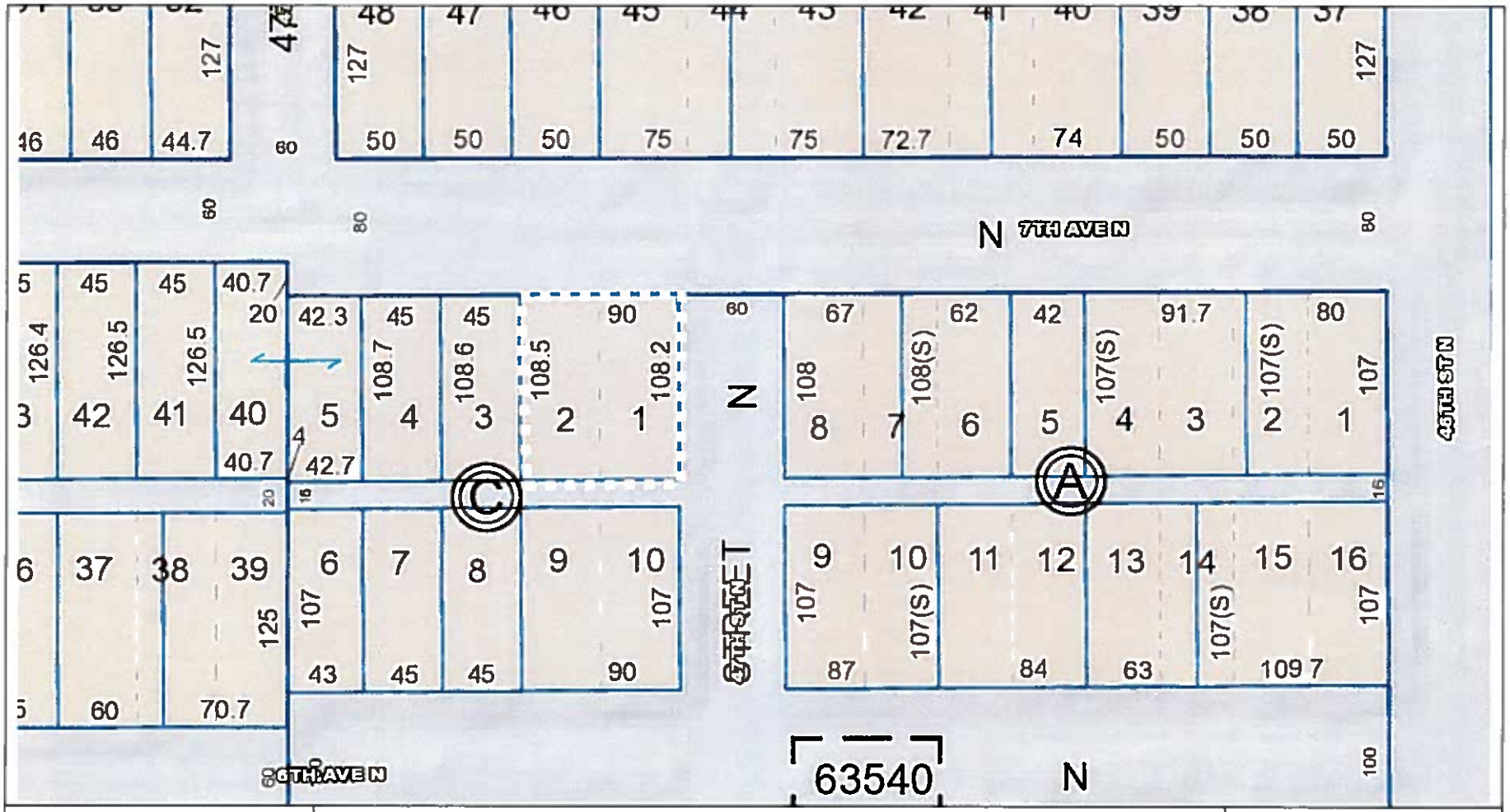
Brittany McMullen, AICP — Date
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

Elizabeth Abernethy 5-31-17

Elizabeth Abernethy, AICP, Zoning Official (POD) — Date
Development Review Services Division
Planning & Economic Development Department

ATTACHMENTS: Parcel location map, Oak Ridge No. 4 Subdivision Plat, study area exhibit, existing survey, photo of existing conditions, proposed site plans, proposed floor plans, proposed elevation drawings, applicant's narrative, signatures of support



st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Development Review Services
Case No.: 17-54000021
Address: 690 47th Street North

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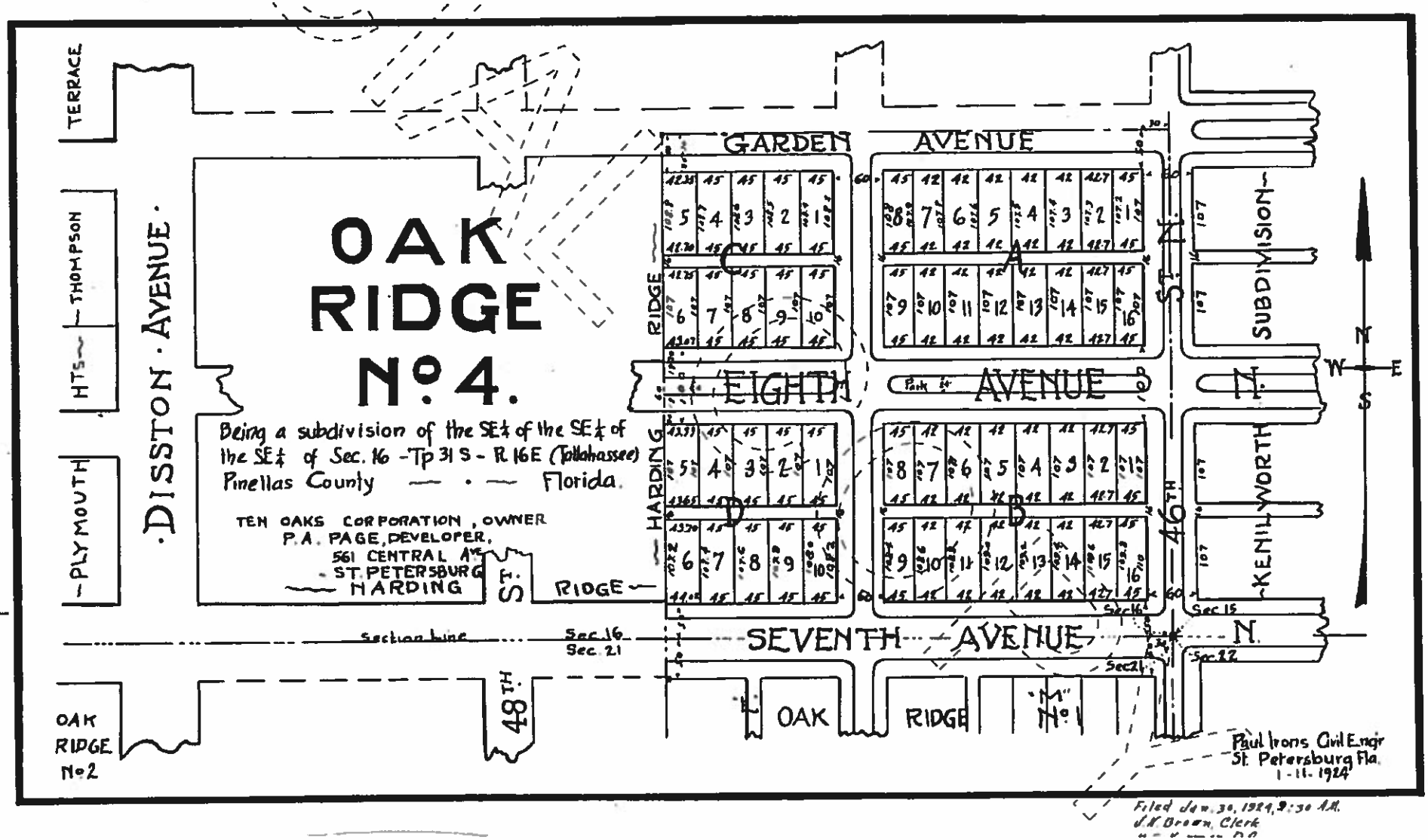
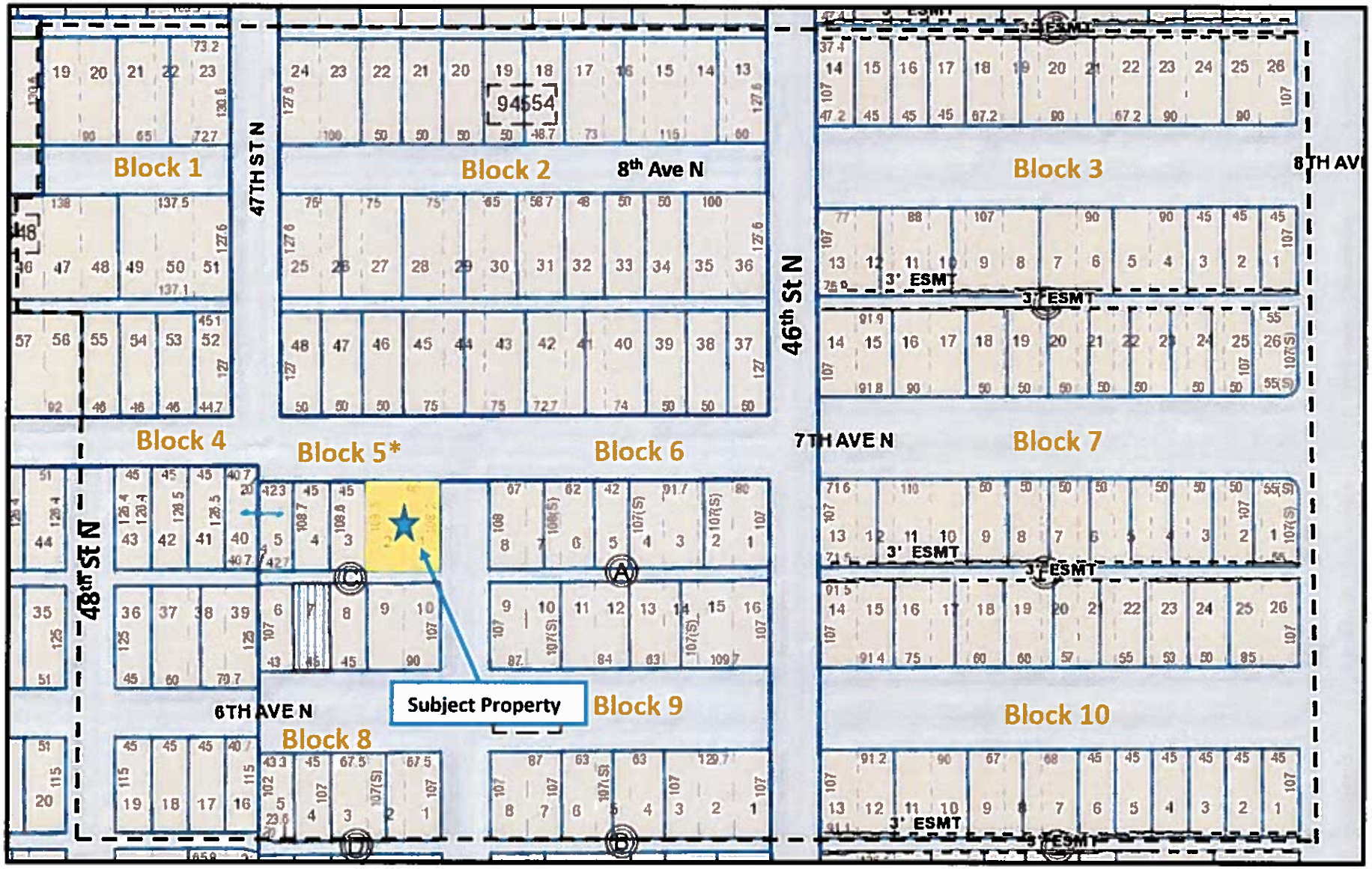
(nts)

DRC Case 17-54000021
690 47th Street North
Oak Ridge No. 4 Subdivision (PB 6 / PG 58)



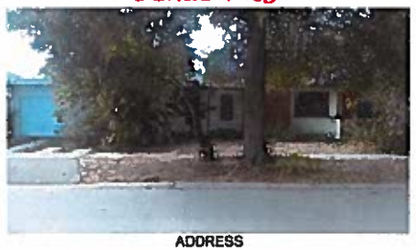
DRC Case 17-54000021
690 47th Street North
Lot Area Analysis



Boundary Survey

1" 0 30'

SCALE: 1"=30'



ADDRESS
690 47th Street North
St. Petersburg, FL 33713

LEGEND

OR Book = Official Record Book
CC = Covered Concrete
ID = Identification
LB = Licensed Business
FIP = Found Iron Pipe
FIR = Found Iron Rod
C/S = Concrete Slab
(P) = Plat Dimension
(C) = Calculated Dimension
(D) = Deed Dimension
(F) = Field Dimension
Pg = Page
FN&D = Found Nail & Disk
E = Electric Box
WM = Water Meter
= Light Pole
T = Telephone Riser
TR = Transformer
P/E = Pool Equipment
C = Cable TV Riser
SIR = Set ½" Iron Rod & Cap LB#7788

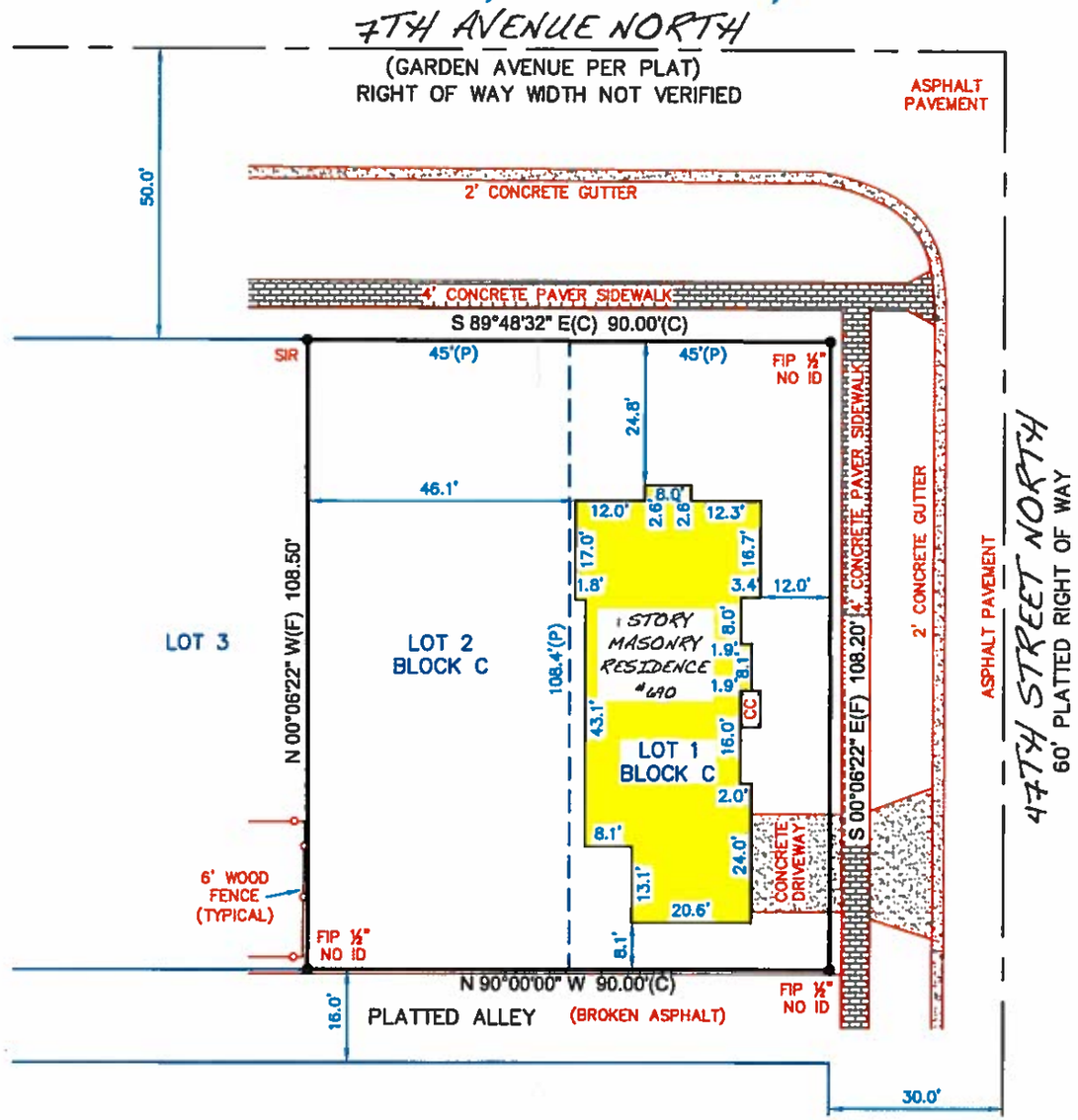
JOB #: VLSR17-18987	
CLIENT #: FTPA17-37080	
FIELD DATE: 1/15/17	CREW: 3500
DRAFTER: DF	
APPROVED: JEW	
SCALE: 1" = 30'	

COPYRIGHT 2011

X Borrower's Acknowledgment and Acceptance

X Borrower's Acknowledgment and Acceptance

FIDELITY NATIONAL FINANCIAL



Legal Description (per OR Book 18507, Page 2047)

Lots One (1) and Two (2), Block "C", Oak Ridge #4, according to the plat thereof, recorded in Plat Book 6, Page 58, Public Records of Pinellas County, Florida, together with all improvements thereon and therein.

CERTIFIED TO: (AS FURNISHED)
Pink Princess Properties, LLC
Fidelity National Title of Florida, Inc
Fidelity National Title Insurance Company

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0214G, LAST REVISION DATE 9/3/03, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:

NONE AT TIME OF SURVEY.
OWNERSHIP OF FENCES HAS NOT BEEN DETERMINED.

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PROPERTY WHICH HAS AN ASSUMED BEARING OF N 90°00'00" W.

NOTES

1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788

VISIONLAND SERVICE

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399- 8474

SURVEYOR'S CERTIFICATE

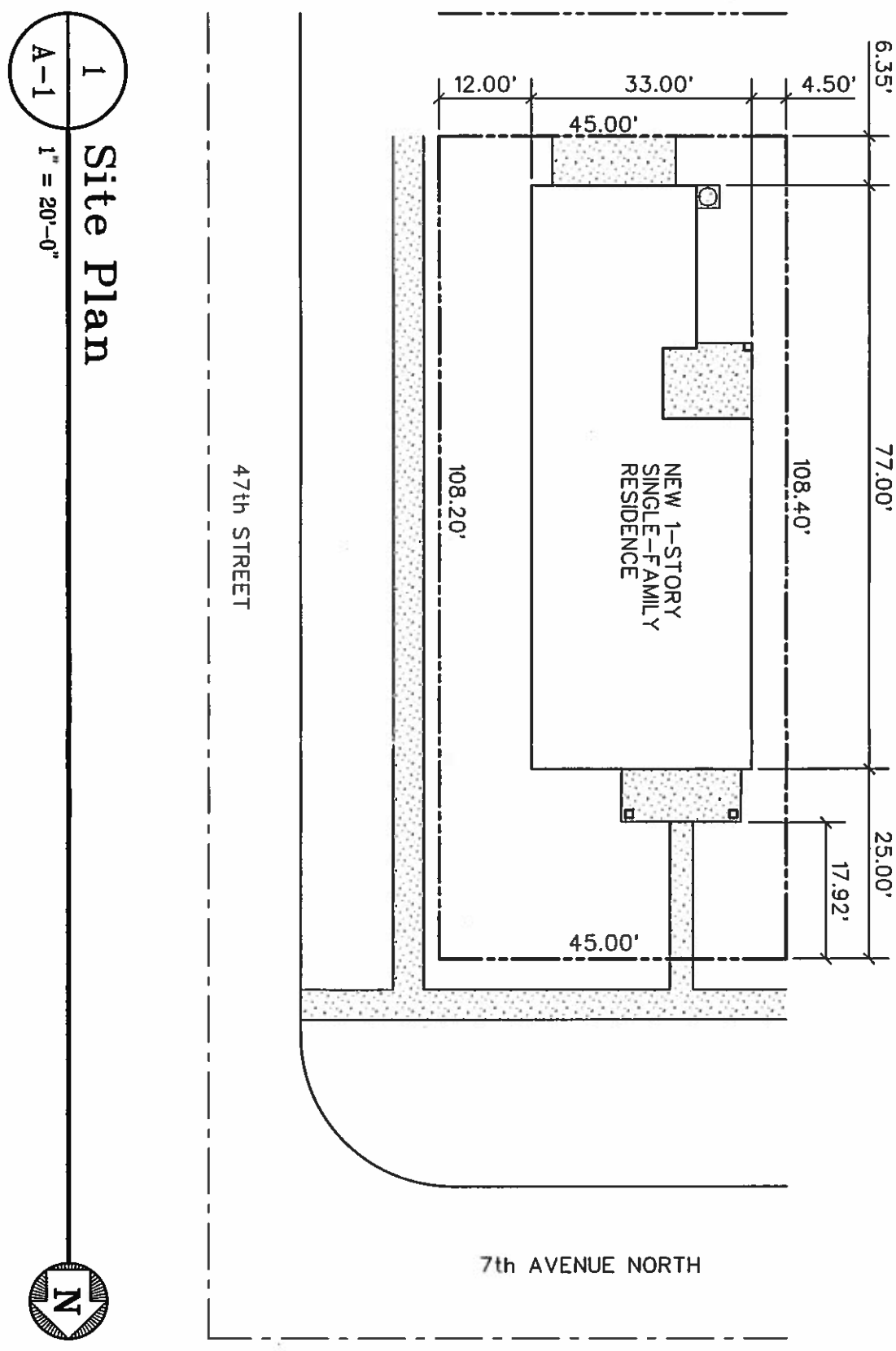
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Joseph Williamson LICENSE NUMBER NO. 6573 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Joseph E. Williamson, PLS DATED: 1/17/17
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

DRC Case 17-54000021
690 47th Street North
Existing Conditions at Subject Property



1 Site Plan
A-1 1" = 20'-0"

A-1

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April 17, 2017

A Preliminary Design for

Oak Ridge No. 4 Subdivision, Lot 1 St. Petersburg, FL

Cornerstone
Building Concepts, Inc.
200 104th Avenue, Ste. 330
Treasure Island, FL 33706-4846
tel 727-360-1414
fax 727-360-2424
thomas@cornerstonecgc.com
CGC1514068

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P.O. Box 1115, Weirsdale, FL 32195

Not for Construction

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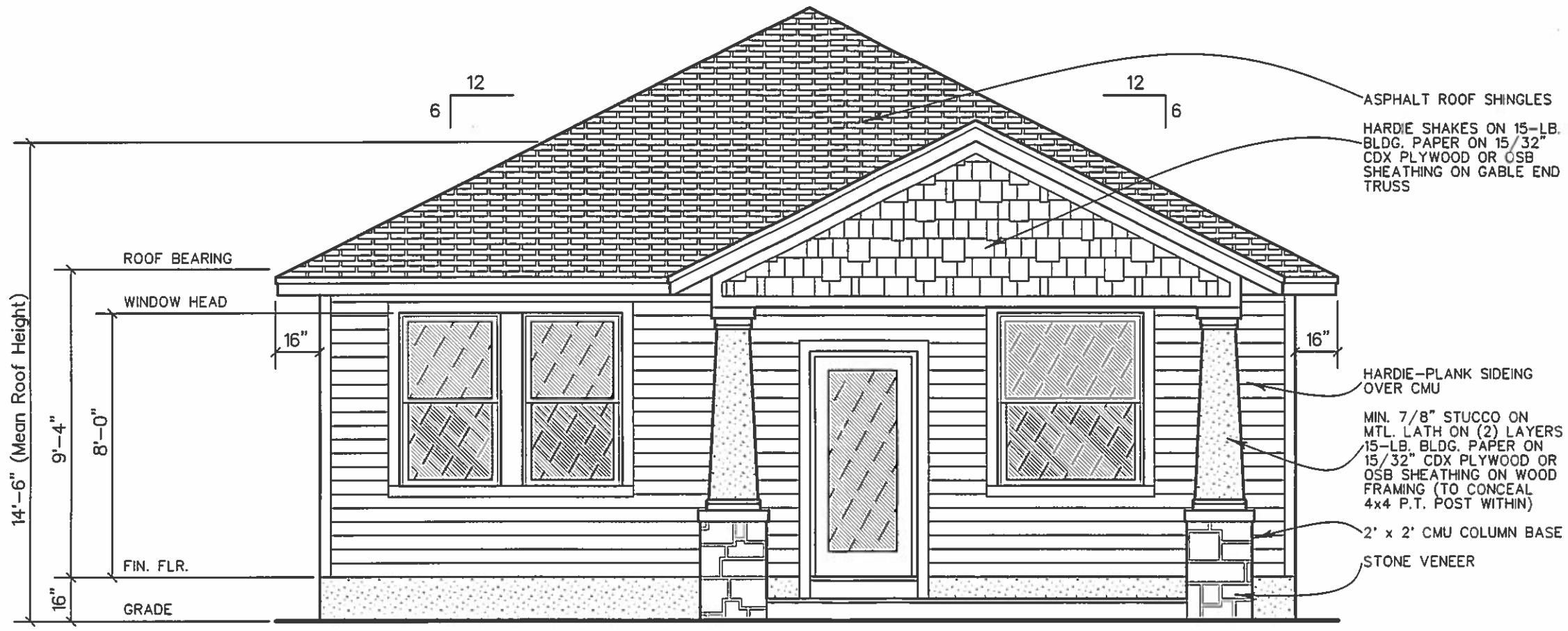
Fuegel.Planning.Services @ gmail.com



1 / A-3 **North (Front) Exterior Elevation**

1/4" = 1'-0"

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CGC1514068

A Preliminary Design for
Oak Ridge No. 4
Subdivision, Lot 1
St. Petersburg, FL

April 17, 2017

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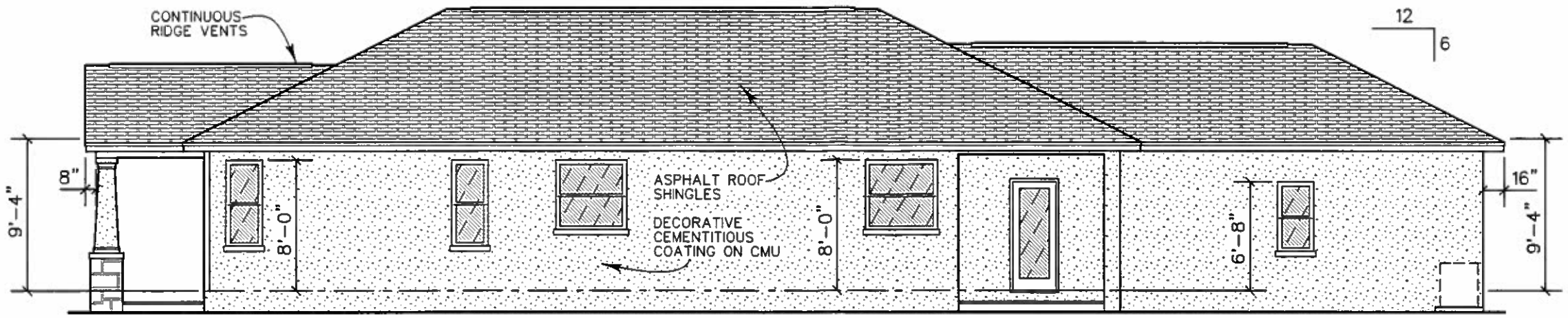
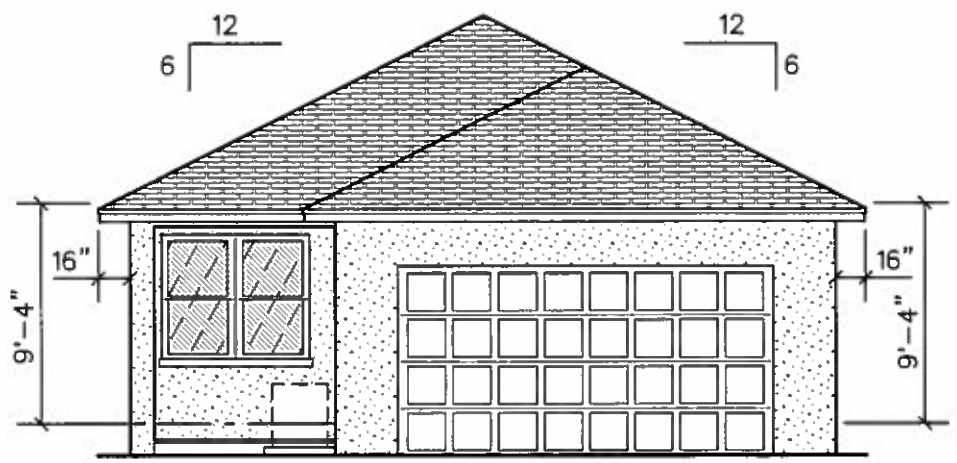
A-3



1 / A-4

West (Right Side) Exterior Elevation

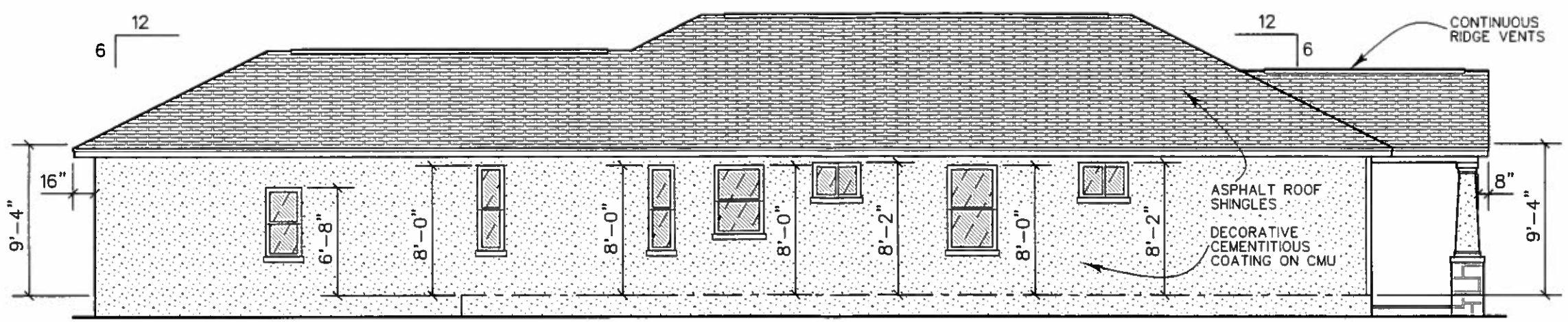
1/8" = 1'-0"



2 / A-4

South (Rear) Elevation

1/8" = 1'-0"



3 / A-4

East (Left Side) Exterior Elevation

1/8" = 1'-0"

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A Preliminary Design for
Oak Ridge No. 4 Subdivision, Lot 1
St. Petersburg, FL

April 17, 2017

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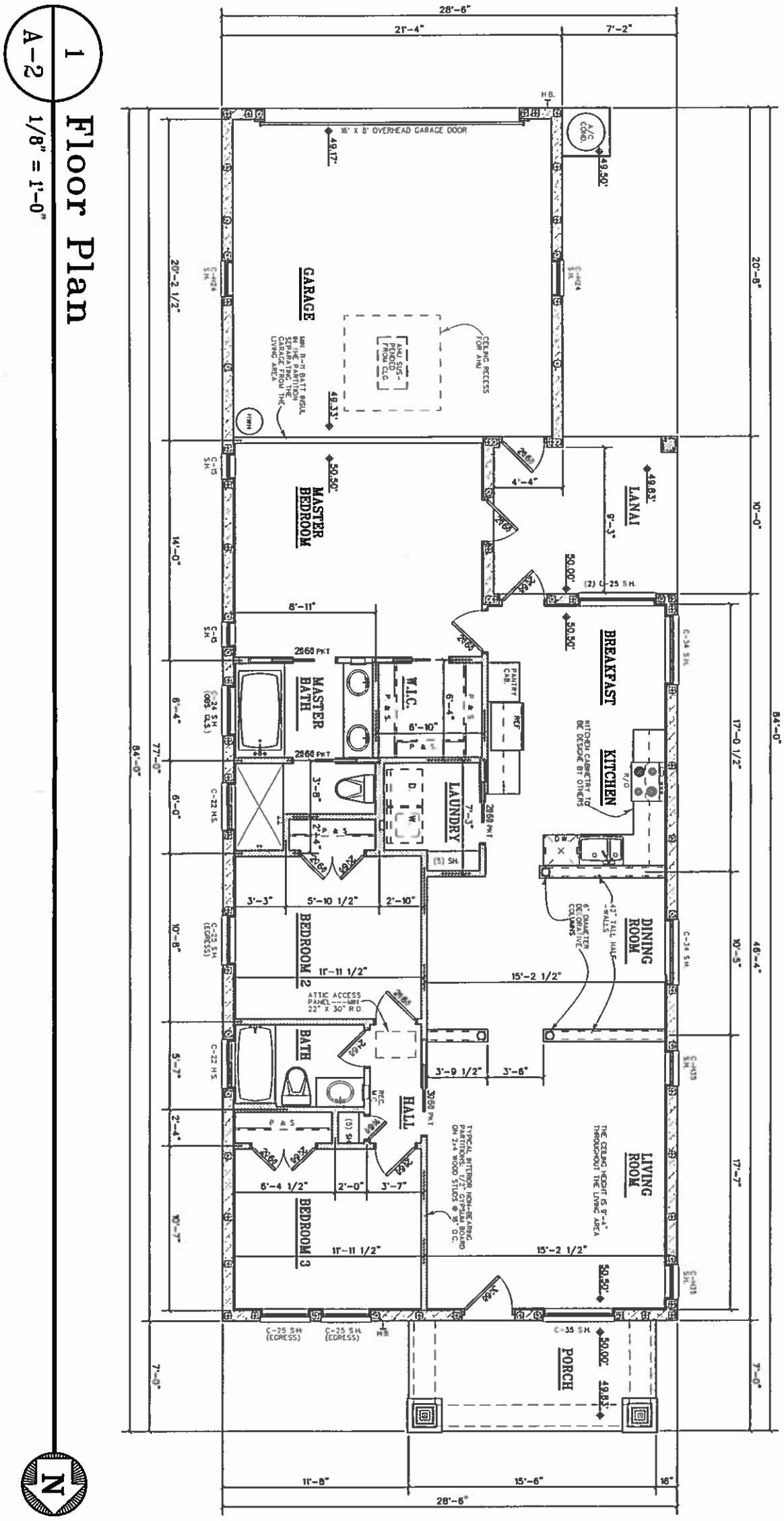
A-4



1 Floor Plan

A-2 1/8" = 1'-0"

A-2

April 17, 2017

A Preliminary Design for

Oak Ridge No. 4 Subdivision, Lot 1 St. Petersburg, FL

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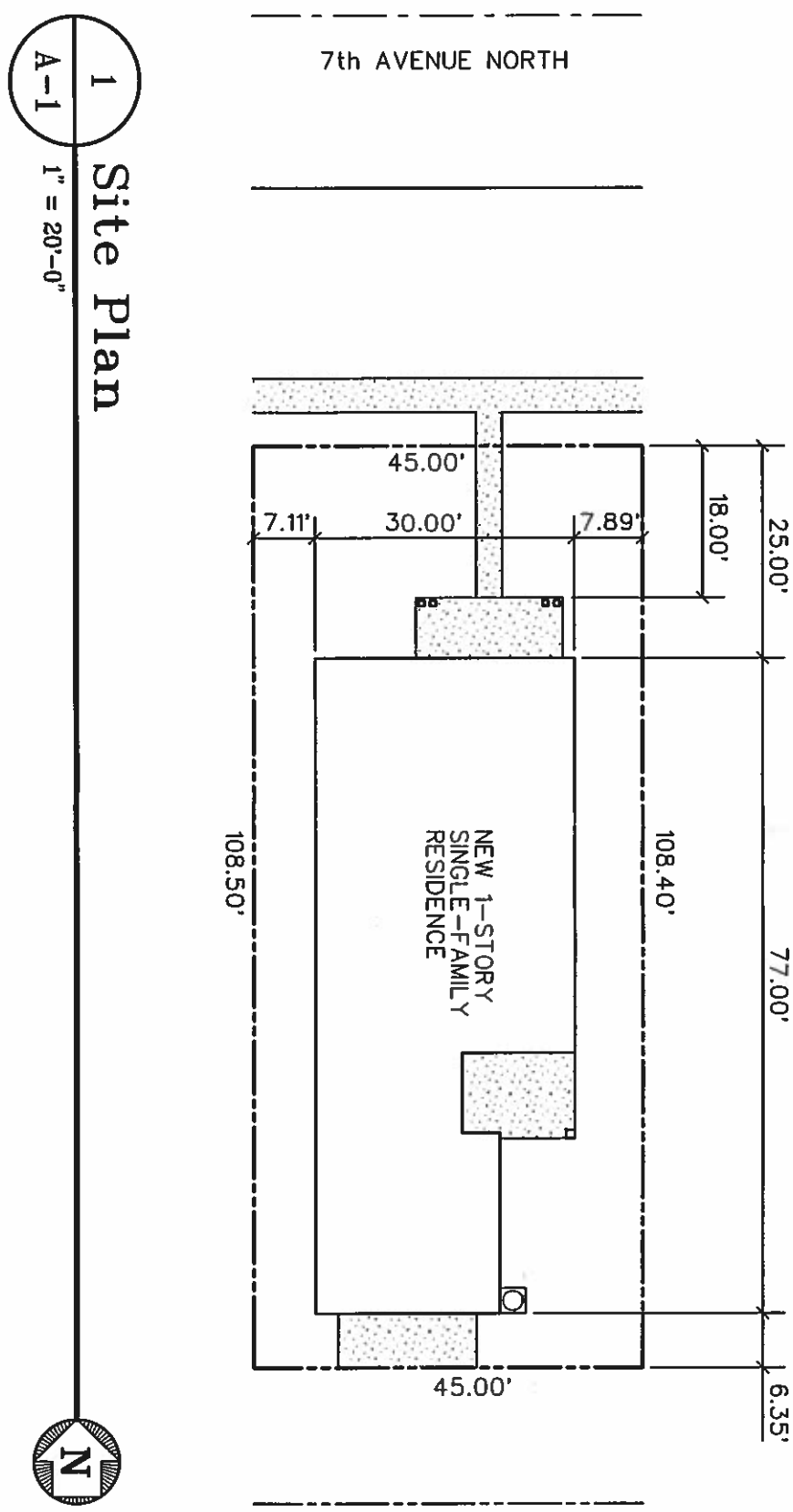

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A-1

Site Plan

1" = 20'-0"

A-1

April 17, 2017

A Preliminary Design for

Oak Ridge No. 4 Subdivision, Lot 2 St. Petersburg, FL

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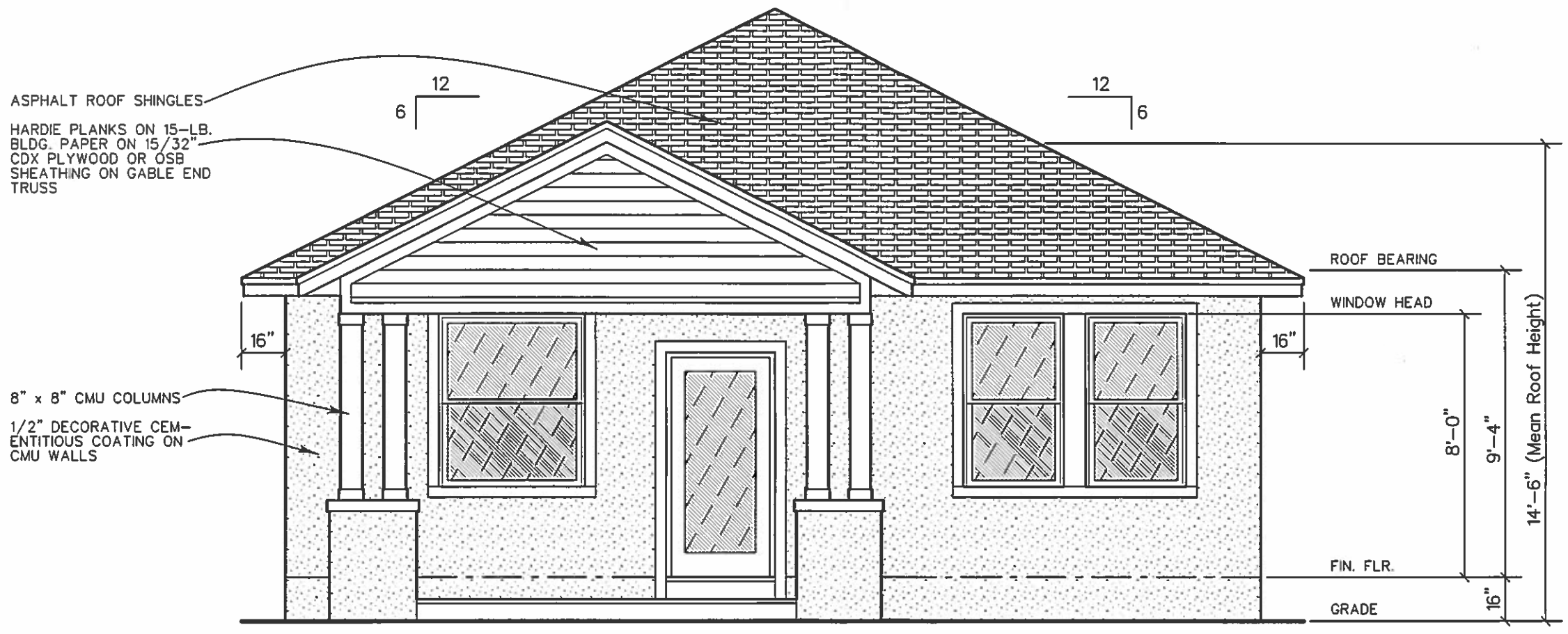

1 / A-3 **North (Front) Exterior Elevation**

1/4" = 1'-0"

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A Preliminary Design for
Oak Ridge No. 4 Subdivision, Lot 2
St. Petersburg, FL

April 17, 2017

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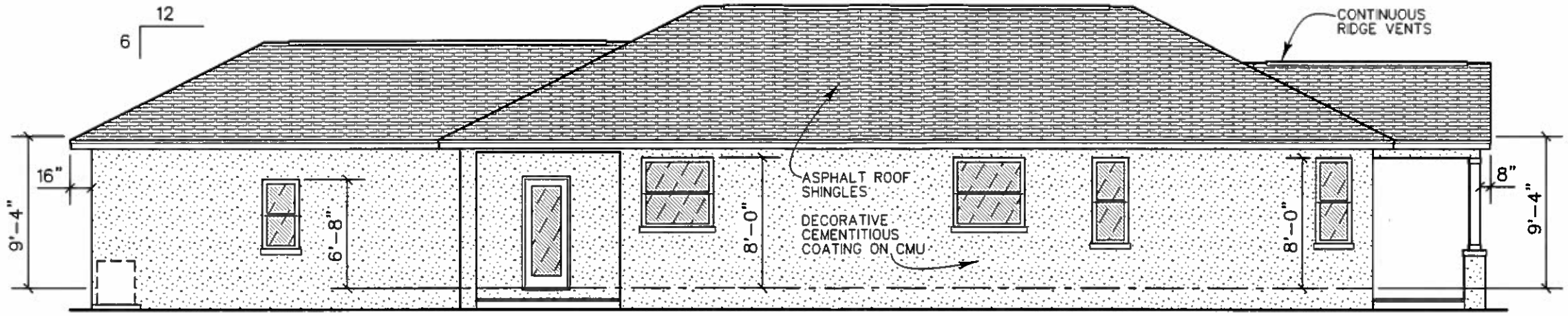
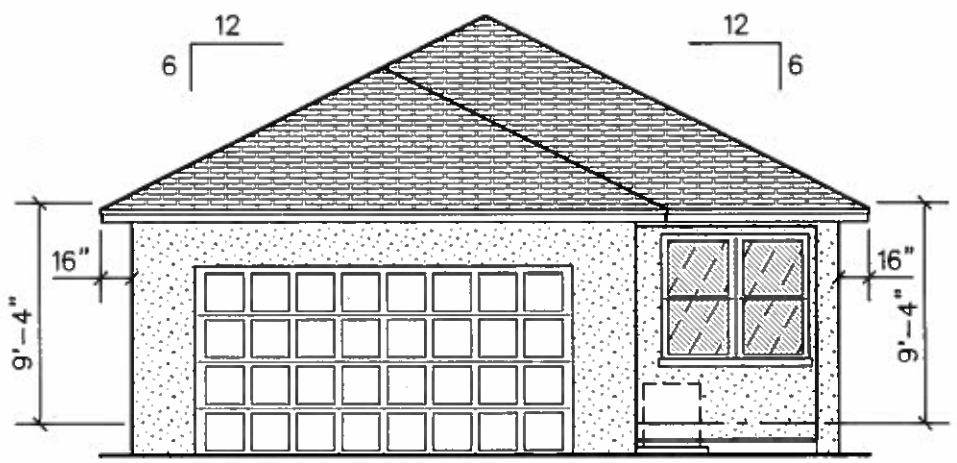
A-3



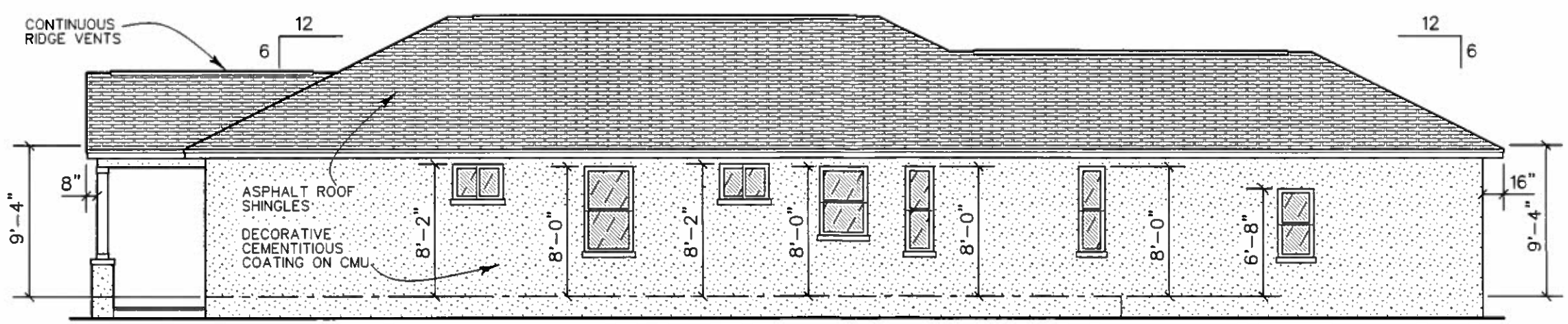
1 / A-4 **East (Left Side) Exterior Elevation**

1/8" = 1'-0"



2 / A-4 **South (Rear) Elevation**

1/8" = 1'-0"



3 / A-4 **West (Right Side) Exterior Elevation**

1/8" = 1'-0"

Fuegel Planning Services, Inc.
617A Cleveland Street, Ste. 1
Clearwater, FL 33755-4190
telephone 727-446-2848
fax 866-335-6375
Fuegel.Planning.Services@gmail.com

Kenneth Risley, P.E. Lic. No. 32668
Florida Tectonics, Inc. 800-857-3740
P.O. Box 1115, Weirsdale, FL 32195

Not for Construction

These documents were created in accordance with the structural requirements of the 2014 Florida Building Code. No mechanical, plumbing or electrical elements are included in this certification.

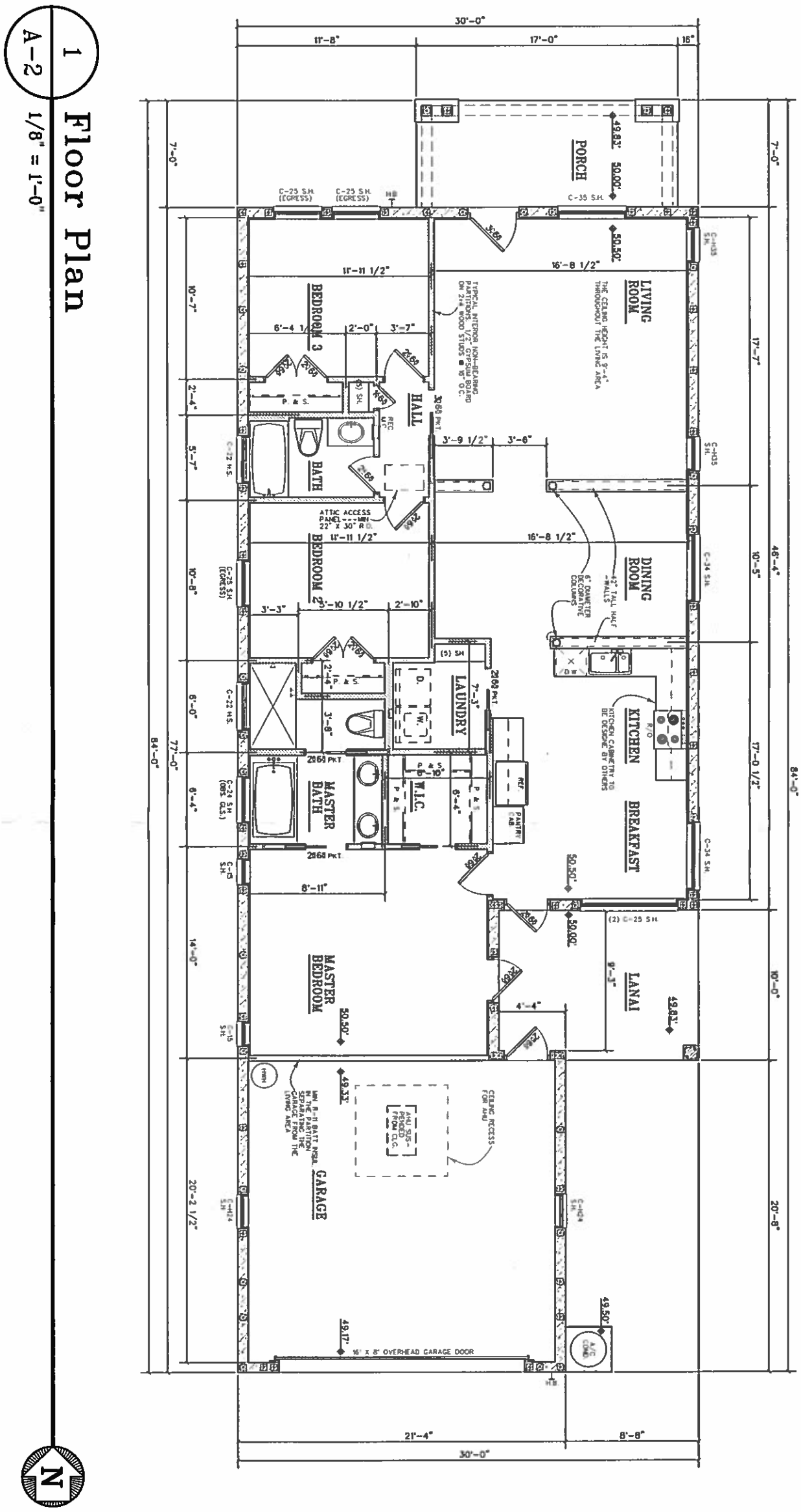
Cornerstone Building Concepts, Inc.
200 104th Avenue, Ste. 330
Treasure Island, FL 33706-4846
tel 727-360-1414
fax 727-360-2424
thomas@cornerstonecgc.com
CGC1514068

A Preliminary Design for
Oak Ridge No. 4 Subdivision, Lot 2
St. Petersburg, FL

April 17, 2017

1
2
3

A-4



1 A-2 Floor Plan
1/8" = 1'-0"

A-2

April 17, 2017

A Preliminary Design for

Oak Ridge No. 4 Subdivision, Lot 2 St. Petersburg, FL

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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 by 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: 690 47th St N | **Case No.:** 17-54000021

Detailed Description of Project and Request:

Divide double lot and build one SFR on each lot. Per Section 16.20.010.5, the lot is substandard for the zoning district (NT-2), which requires a lot to have 50 feet of frontage and 5,800 square feet of area. The proposed lots are 4,883 square feet.

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

Once divided these two individual lots would be consistent with the surrounding neighborhood.

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.

There are quite a few non-conforming lots in the area

4720 7TH AVE N -- 4,905sf, 4726 7TH AVE N -- 4,905sf, 4748 7TH AVE N -- 5,715sf

4632 7TH AVE N -- 4,536sf

4723 6TH AVE N -- 4,815sf, 4727 6TH AVE N -- 4,815sf, 4737 6TH AVE N -- 4,708sf

531 48TH ST N -- 5,175sf, 4727 5TH AVE N -- 4,860sf

3. How is the requested variance not the result of actions of the applicant?

N/A

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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 by 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
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?
It will provide 2 brand new homes to the tax rolls, and will enhance the neighborhood
with new homes that will be consistent with the surrounding traditional neighborhood.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
N/A
6. In what ways will granting the requested variance enhance the character of the neighborhood?
These two new homes will raise the look and style of the neighborhood.

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VARIANCE

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: 690 47th St N | **Case No.:** 17-54000021

Description of Request:

Divide double lot and build one SFR on each lot.

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: 4723 6TH AVE
   Owner Name (print): AMBER LAMOSTELLA
   Owner Signature:

2. Affected Property Address: 4727 6th Ave N.
   Owner Name (print): Jeffrey J Johnson
   Owner Signature:

3. Affected Property Address: 4720 7th Aven.
   Owner Name (print): RICHARD LEWIS
   Owner Signature:

4. Affected Property Address: 4627 6th Ave N
   Owner Name (print): Judith Comeau
   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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CITY OF ST. PETERSBURG, FLORIDA
PLANNING & ECONOMIC DEVELOPMENT DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **June 7, 2017,** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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.

CASE NO.: 17-54000022 PLAT SHEET: J-1

REQUEST: Approval of Variances to minimum lot area from 5,800 sq. ft. required to 5,400 sq. ft. and minimum lot width from 50-feet required to 45-feet in order to create two (2) buildable lots.

OWNER: Nitros Properties, LLC
607 52nd Avenue North
Saint Petersburg, Florida 33703

AGENT: Brad Ossenmacher
607 52nd Avenue North
Saint Petersburg, Florida 33703

ADDRESS: 2826 4th Avenue South

PARCEL ID NO.: 23-31-16-65862-008-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

Structure	Required	Requested	Variance	Magnitude
Lot Area	**5,800**	**5,400**	**400**	**7%**
Lot Width	**50**	**45**	**5**	**10%**

BACKGROUND:
The application requests variances from the minimum lot width and area standards of the NT-2 (Neighborhood Traditional) zoning district in order to allow construction of two single-family

homes. The subject property contains two substandard platted lots of record: Lot 4 and Lot 5 of Block 8 of the Palmetto Park Subdivision. The subject lots each measure 45 feet wide and 120 feet deep. The property currently contains a single-family home. The applicant plans to demolish the existing home and all property improvements in order to construct two new single-family homes with vehicular access from the alley.

The subject property is zoned NT-2. The minimum lot width in NT-2 zoning is 50 feet, and the minimum lot area is 5,800 square feet. The subject lots each measure 45 feet in width and 5,400 square feet in area, and therefore are considered to be substandard and non-conforming.

Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. The code 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 blocks and the majority of the neighborhood is not an example of this situation, see Attachments 1 - Neighborhood Lot Exhibit.

Since the time that the code changed, two variance cases with similar requests have been processed and approved in the Palmetto Park Neighborhood: 16-54000063 at 2837 and 2845 5th Avenue South, and 17-54000003 at 2334 2nd Avenue South.

There is an active Codes Compliance case calling for demolition of the existing structure, which was started on October 19, 2016. The structure was deemed unfit and unsafe for human habitation. A demolition permit was issued May 19, 2017 under building permit number 17-05001230.

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 application proposes demolition of the existing single-family home and all site improvements in order to construct two new single-family homes.

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.*

The existing platted lots are substandard to the NT-2 minimum standards, which require a minimum lot width of 50 feet and lot area of 5,800 square feet. The proposed lots will be 45 feet in width, substandard by five feet, or 10 percent. The proposed lot area is 5,400 square feet, substandard by 400 square feet, or seven percent.

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

The criterion is not applicable.

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

The criterion is not applicable.

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

Field review of the subject property determined that there are protected oak trees and palms on the subject property. A Grand Live Oak measuring 40" DBH (diameter at breast height) is located on Lot 5 near the eastern lot line. This tree and a Laurel Oak measuring 22" DBH are in conflict with the proposed site plan for Lot 5. While not on the subject property, a Grand Live Oak measuring 36" DBH is located on the adjoining vacant property (Lot 3) near Lot 4's eastern lot line, and has the potential to be impacted by the development on Lot 4 (see Attachment 2 – Tree Exhibit). Several cabbage palms and smaller oak trees are located on the subject property as indicated on the site plan and survey. Staff has included a special condition requiring preservation of the Grand Tree located on the subject property unless the applicant can demonstrate compliance with the code section 16.40.060.5. Staff would consider supporting variances to required setbacks to assist in preservation of the tree.

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 subject property is within the Palmetto Park Neighborhood Association and was platted in 1913 as part of the Palmetto Park Subdivision. The subdivision was platted with eight blocks. Each block is eight lots wide, with the middle four lots platted at 45 feet wide and the two lots at the ends of each block measuring 50 feet wide. The lot depth throughout the subdivision varies from 110 feet to 127 feet. The study area used to determine consistency for the development pattern includes Blocks 3-8 of the Palmetto Park Subdivision, Blocks A, B, and C of the Goodale Resub, and Blocks 4, 9, and 10 of the Colonial Place Revision. The majority of the homes in this area were originally developed in the 1920s and 1940s. The prevailing development pattern, or 83 percent, is one house per platted lot, as shown in the chart below. Subsequently, the development pattern reflects the original subdivision in that roughly half of the lots are substandard in lot width and area, while half are conforming.

	Platted Lot		
Block	One House Per Platted Lot (or less)	One House on Multiple Lots	% One House Per Platted Lot
Palmetto Park - Block 8 (subject block)	9	2	82%
Palmetto Park - Block 3	16	0	100%
Palmetto Park - Block 4	14	2	88%
Palmetto Park - Block 5	8	8	50%
Palmetto Park - Block 6	11	2	85%
Palmetto Park - Block 7	9	2	82%
Colonial Place Rev - Block 4	16	0	100%
Colonial Place Rev - Block 9	12	5	71%
Colonial Place Rev - Block 10	8	0	100%
Overall Average	103	21	83%

	Area		
Block	Conforming	Substandard	% Substandard
Palmetto Park - Block 8 (subject block)	6	5	45.45%
Palmetto Park - Block 3	8	8	50.00%
Palmetto Park - Block 4	8	8	50.00%
Palmetto Park - Block 5	6	10	62.50%
Palmetto Park - Block 6	6	7	53.85%
Palmetto Park - Block 7	6	5	45.45%
Colonial Place Rev - Block 4	11	4	26.67%
Colonial Place Rev - Block 9	10	7	41.18%
Colonial Place Rev - Block 10	5	3	37.50%
Overall Average			45.84%

	Width		
Block	Conforming	Substandard	% Substandard
Palmetto Park - Block 8 (subject block)	6	5	45.45%
Palmetto Park - Block 3	8	8	50.00%
Palmetto Park - Block 4	8	8	50.00%
Palmetto Park - Block 5	10	6	37.50%
Palmetto Park - Block 6	6	7	53.85%
Palmetto Park - Block 7	6	5	45.45%
Colonial Place Rev - Block 4	8	8	50.00%
Colonial Place Rev - Block 9	8	9	52.94%
Colonial Place Rev - Block 10	5	3	37.50%
Overall Average			46.97%

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

The criterion is not applicable.

2. *The special conditions existing are not the result of the actions of the applicant;*
   The lots in the St. Petersburg Investment Co. Subdivision were platted in 1913 at 45 feet wide and 120 feet deep. As shown in the chart in response to 1.f. above, 47 percent of the lots in the subdivision are substandard in lot area, 48 percent are substandard in lot width, and 82 percent are developed as one house per platted lot of record. 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;*
   Without approval of the requested variance, the owner has the ability to develop the property with a single-family home and an accessory dwelling unit in compliance with the Land Development Regulations. Approval of the variances to lot width and lot area allows for construction of two single-family homes. The proposed lots are each 5,400 square feet in area, which does not meet the minimum requirement of 5,800 square feet to qualify for an accessory dwelling unit.

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;*
   The majority of the other properties in the surrounding blocks were developed with one house on each lot of record. 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 request represents a seven percent reduction in area and a 10 percent reduction in width.

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 redevelopment. The Land Development Regulations for the Neighborhood Traditional districts state: "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood."

   The Future Land use designation in this neighborhood is Planned Redevelopment – Residential (PR-R). The following objective and policies promote redevelopment and infill development in our 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 they are developed in a similar pattern as the proposed lots. The proposal for two single-family homes is consistent with the neighborhood pattern of the surrounding blocks which are zoned NT-2.

8. *The reasons set forth in the application justify the granting of a variance;*
   Staff finds that the reasons set forth in the variance application do justify the granting of the variance based on the analysis provided and the recommended special conditions of approval.

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.*
   Non-conforming uses and non-conforming buildings and structures have not been considered in staff's analysis.

PUBLIC COMMENTS: The applicant did not receive any signatures of support from neighboring property owners, and no public inquiries were received by staff. The Palmetto Park Neighborhood Association was noticed about the variance application by the applicant and staff, but no response was received.

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:

1. The design of the two homes shall be varied, such that a substantially similar home cannot be replicated on the lots, and shall comply with all NT design standards. Variation shall include at least three of the following: architectural style; roof form; materials; details (doors, windows, columns).
2. Unless an application to remove a Grand Tree in accordance with section 16.40.060.5. is reviewed and approved by Staff, the applicant shall preserve the Grand Tree located on the subject property. Prior to approval of building permits, the applicant shall engage a Certified Arborist to prepare a tree preservation plan for review, approval, and implementation with specific attention to the two Grand Live Oak trees discussed in 1.e. above. The Plan shall include details of methods to protect and preserve the vitality of the Grand Trees, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots. Upon approval of the tree preservation plan, prior to initiation of construction, the applicant shall mark the footprint

of the proposed structure(s) within 20 feet of the tree and schedule a field review with the City Urban Forester.

3. The plans and elevations submitted for permitting shall be modified in accordance with the previous two conditions, and shall otherwise substantially resemble the plans and elevations submitted with this application.
4. This variance approval shall be valid through June 7, 2020. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
6. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.

Report Prepared By:

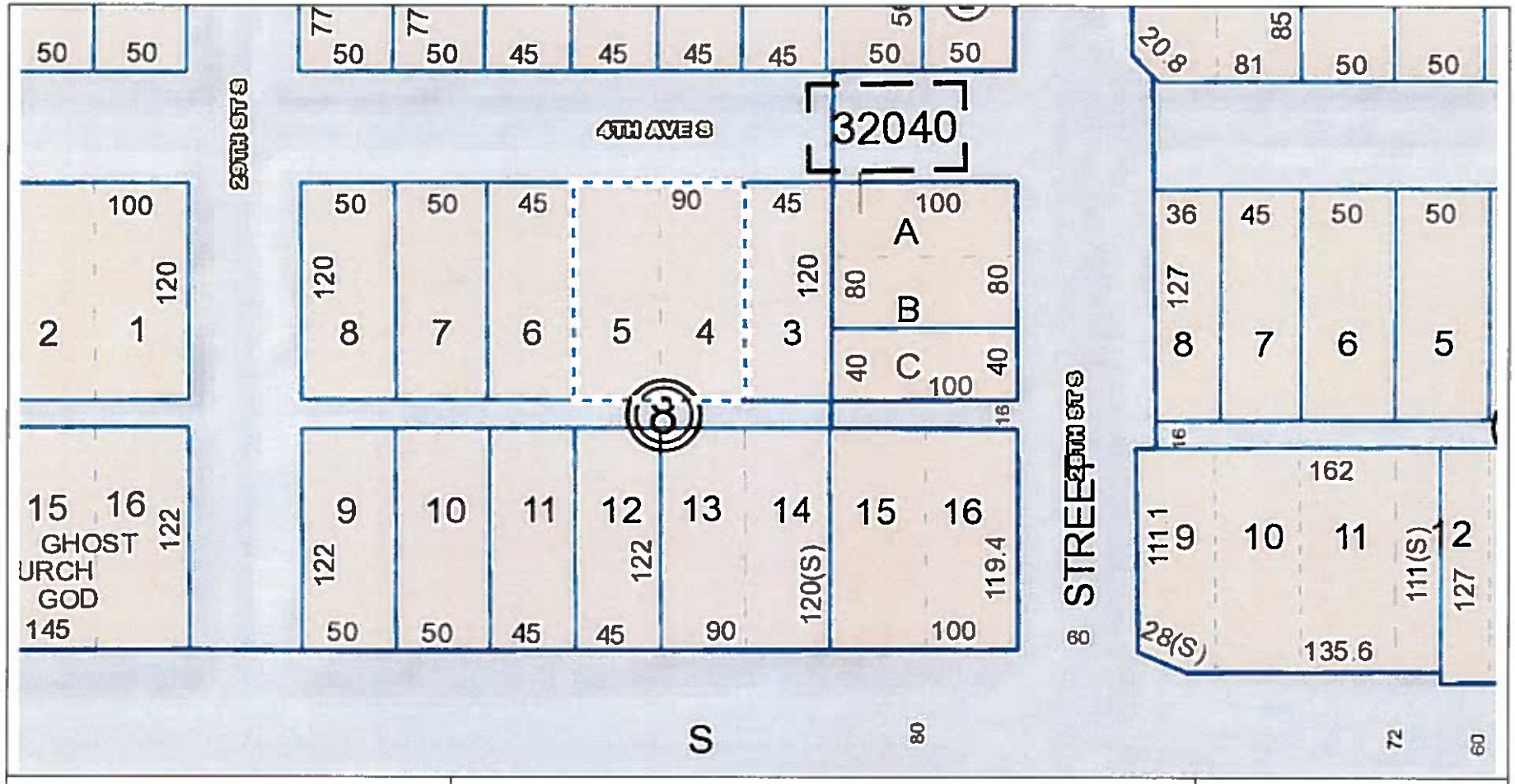
Alexandria Hancock, Planner II — Date 5/31/17
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

Elizabeth Abernethy, ACIP, Zoning Official (POD) — Date 5-31-17
Development Review Services Division
Planning & Economic Development Department

EA/AMH:pj

ATTACHMENTS: Map, survey, site plan, floor plan, elevation drawings, photographs, applicant's narrative, Attachment 1 – Neighborhood Lot Exhibit, Attachment 2 – Tree Exhibit.



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City of St. Petersburg, Florida
Development Review Services
Case No.: 17-54000022
Address: 2826 4th Avenue South

N
(nts)

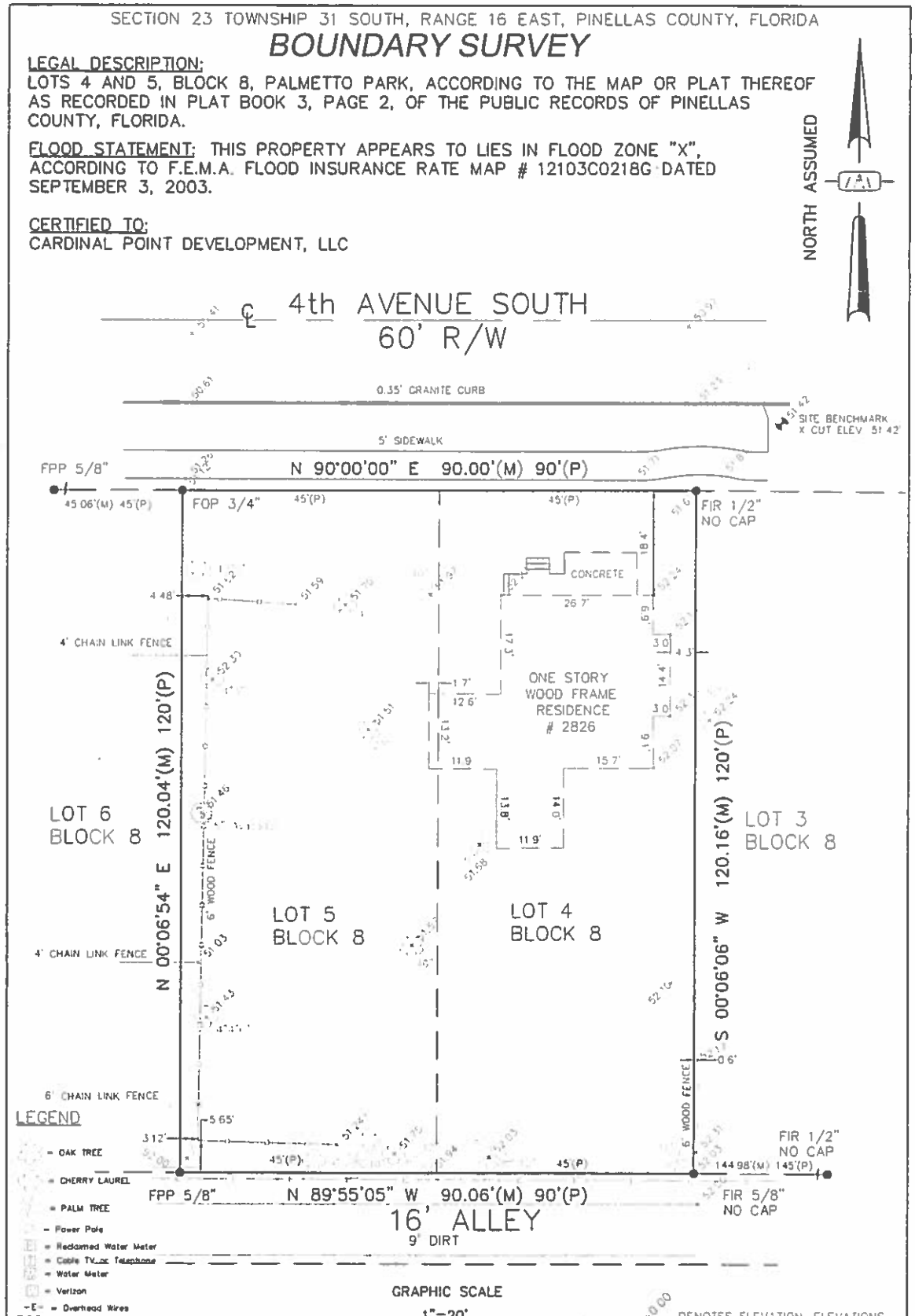
SECTION 23 TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 4 AND 5, BLOCK 8, PALMETTO PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD STATEMENT: THIS PROPERTY APPEARS TO LIES IN FLOOD ZONE "X", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12103C0218G DATED SEPTEMBER 3, 2003.

CERTIFIED TO:
CARDINAL POINT DEVELOPMENT, LLC



LEGEND

- OAK TREE
- CHERRY LAUREL
- PALM TREE
- Power Pole
- Reclaimed Water Meter
- Cable TV or Telephone
- Water Meter
- Verizon
- -E- = Overhead Wires
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- PRM = Permanent Reference Monument
- FCM = Found Concrete Monument (No Number)
- (P) = Data per Description
- (M) = Measured Data
- (F) = Field Data
- PG.(s) = Page (s)
- O.R. = Official Record Book
- P.B. = Plat Book
- R/W = Right-of-way
- LB = Corporate Certificate Number
- P.L.S. = Professional Land Surveyor
- C/S = Concrete
- ℄ = Centerline
- B/T = Building Tie
- FOP = Found Open Pipe (No Cap)
- F/T = Fence Tie
- FIR = Found Iron Rod
- FPP = Found Pinch Pipe
- SN/D = Set Nail & Disc PLS 4626
- S.I.R. = Set Iron & Cap 1/2" L.S. #4626

SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT OF WAY OF 4th AVENUE SO., BEARING N 90°00'00" E. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON

GRAPHIC SCALE
1"=20'
0 20 40

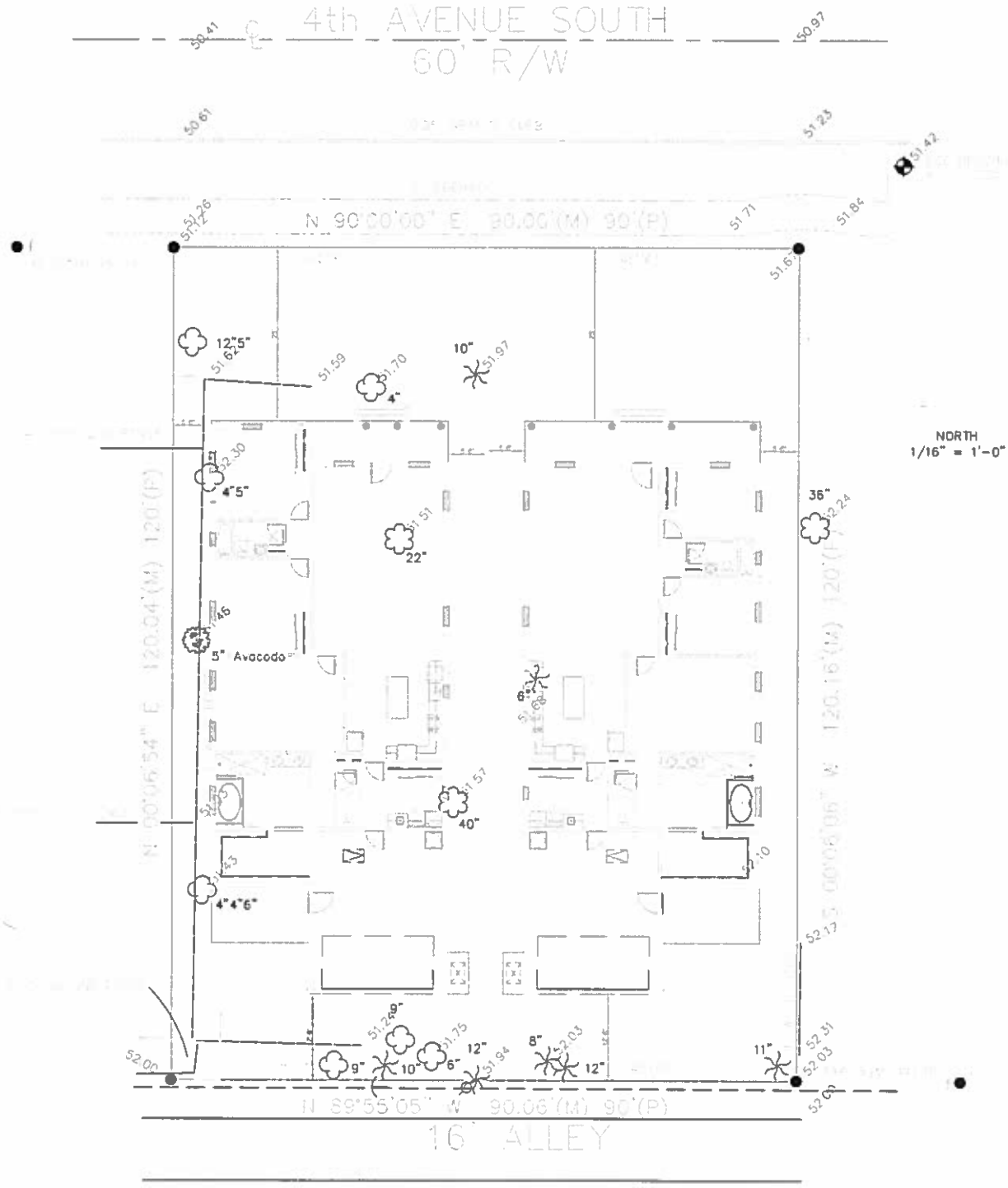
DENOTES ELEVATION. ELEVATIONS ARE BASED ON PET "H", ELEV 45.18' NAVD 1988

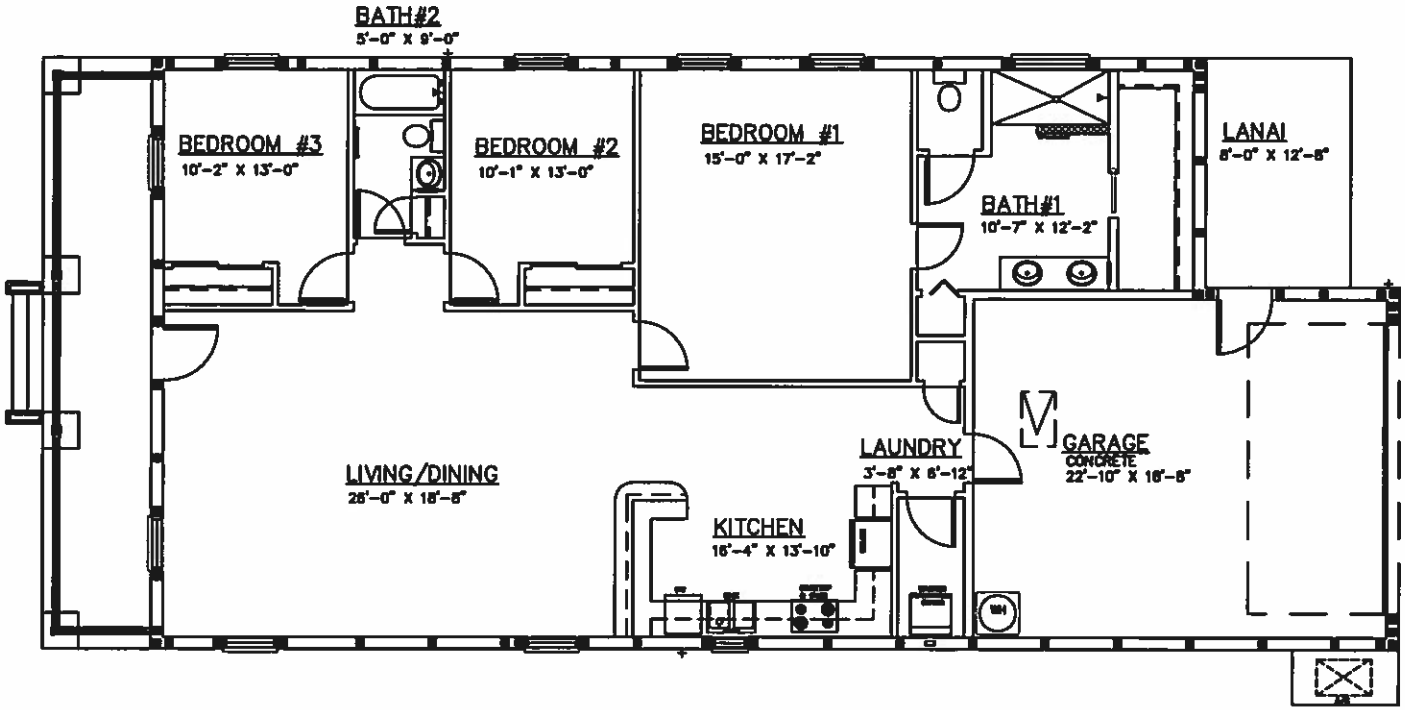
CERTIFICATION:
CERTIFIED AS A BOUNDARY SURVEY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

GUY D. HALE PLS # 4626

GUY HALE LAND SURVEYING
1166 KAPP DRIVE
CLEARWATER, FL 33765
(727) 734-4266 Guy@HaleLandSurvey.us

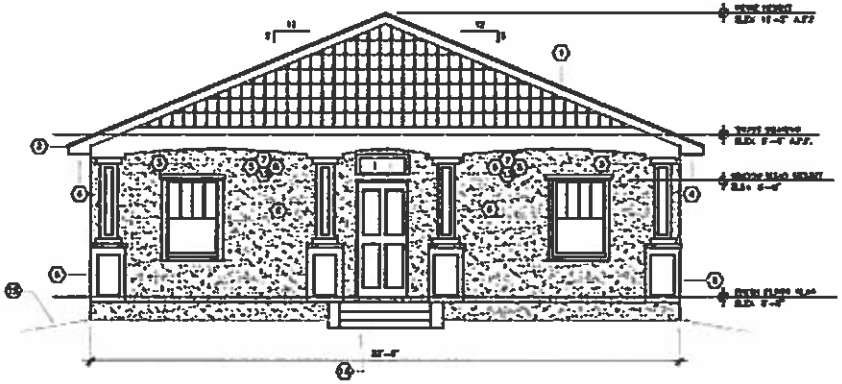
JOB NUMBER: 2017109 DATE: 05/04/2017


4th AVENUE SOUTH
60' R/W
N 90°00'00" E 90.00'(M) 90'(P)
N 89°55'05" W 90.06'(M) 90'(P)
16' ALLEY
NORTH
1/16" = 1'-0"
12"5"
10"
4"
4"5"
22"
36"
5" Avacodo
6"
40"
4"4"6"
9"
12"
8"
10"
6"
9"
12"
11"

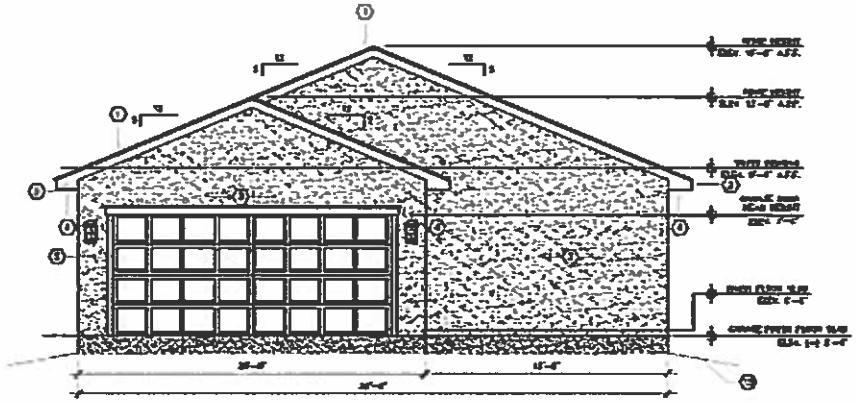


1600± SF SINGLE FAMILY HOME

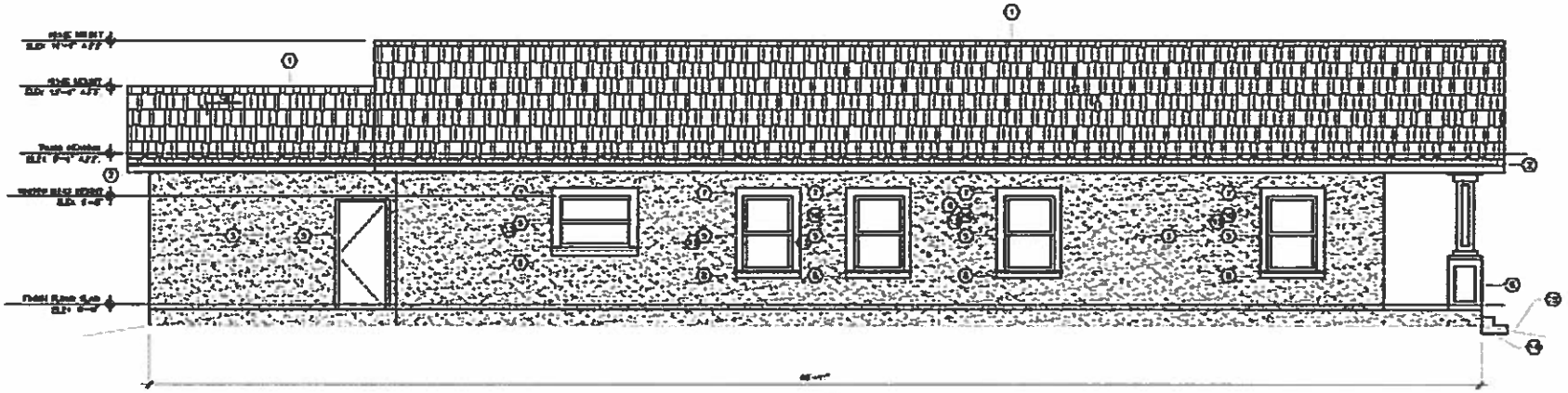
NITROS PROPERTIES, LLC	**2826 4TH AVE SOUTH**	**4TH AVE SOUTH NEW CONSTRUCTION**	DATE : 04/17/2017	REVISIONS:
			DRAWN BY:	
		VARIANCE EXHIBIT	CHECKED BY:	
			JOB NO.:	



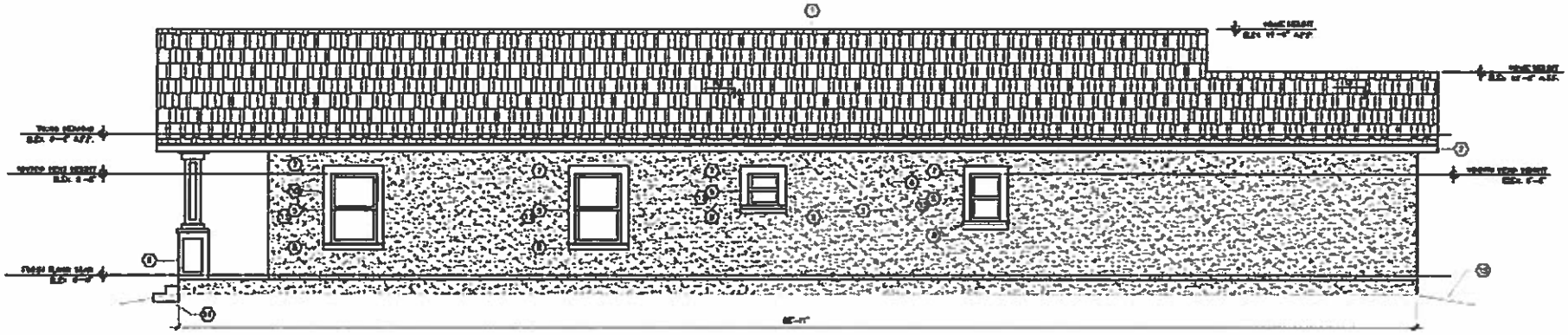
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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VARIANCE

Application No. 17-54000022

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Nitros Properties LLC
Street Address: 607 52nd Ave N
City, State, Zip: St. Petersburg, FL 33703
Telephone No: 813-732-1391 Email Address: Ken@burginvestments.com

NAME of AGENT or REPRESENTATIVE: Brad Ossenmacher
Street Address: 607 52nd Ave N
City, State, Zip: St. Petersburg, FL 33703
Telephone No: 727-470-1490 Email Address: CardinalPointLLC@gmail.com

PROPERTY INFORMATION:
Street Address or General Location: 2826 4th Ave South 33712
Parcel ID#(s): 233116658620080040

DESCRIPTION OF REQUEST: Request for variance on non-conforming lot sizing due to NT-2 zoning. Requesting (2) buildable lots as platted.

PRE-APPLICATION DATE: **PLANNER:** Alexandira Hancock

FEE SCHEDULE

1 & 2 Unit, Residential – 1st Variance	$300.00	Each Additional Variance	$100.00
3 or more Units & Non-Residential -- 1st Variance	$300.00	After-the-Fact	$500.00
		Docks	$400.00
		Flood Elevation	$300.00

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

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

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

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

Signature of Owner / Agent*: K Wi Date: 4/17/17
*Affidavit to Authorize Agent required, if signed by Agent.
Typed Name of Signatory: Ken Wozyniak, Managing Member

UPDATED 09-30-16

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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: Nitros Properties LLC

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

Property Address: 2826 4th Ave South, 33712

Parcel ID No.: 233116658620080040

Request: Request for variance on non-conforming lot sizing due to NT-2 zoning. Requesting (2) buildable lots as platted.

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): Brad Ossenmacher

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): _____ Ken Wrzyniak
Printed Name

Sworn to and subscribed on this date

Identification or personally known: FLDL

Notary Signature: _____ Date: 4/17/17

Commission Expiration (Stamp or date):

Natalia R. Carew
Notary Public
State of Florida
My Commission Expires 01/19/2020
Commission No. FF 951278

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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 by 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: 2826 4th Ave South | **Case No.:** 17-54000022

Detailed Description of Project and Request: We formally request variance to the existing site dimension and area requirements set forth in the NT-2 zoning code. We request to reduce the minimum site width from 50' to 45' and reduce the minimum area from 5,800SF to 5,400SF in order to build (2) 1600SF± single family homes.

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

Since the current lots are non-conforming to the current NT-2 standards, we are unable to build (2) new construction homes. However, a large portion of the neighborhood features identical lot widths & similar areas; the vast majority of which have been recently developed.

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.

2834 3rd Ave South - Lot size = 45x127 - New Construction
2754 2rd Ave South - Lot size = 45x127 - New Construction
2844 4th Ave South - Adjacent to subject property - Lot Size = 45x120 - Soon to be developed

3. How is the requested variance not the result of actions of the applicant?

The minimum lot width & area requirements have changed since these lots were originally platted.

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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 by 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

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?

Currently the lots cannot be developed as they do not meet the minimum city requirements for NT-2 zoning. The variance shall allow vacant blighted property to be developed as new single family homes, in like with recent new construction in the vicinity of the subject lots.

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

One of the lots features a single family home which would require extensive renovation. However, The cost of the renovation far succeeds the homes value upon completion, making the project financially non-feasible. The vacant lot would also remain undeveloped without the variance being granted.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

The neighborhood is currently blighted. Many of the single family homes are small, functionally obsolete and have a high amount of deferred maintenance. Granting this variance to allow new construction on the lots would continue the recent trend of new home construction between 2nd Ave South and 4th Ave South, making the area more attractive for further redevelopment and gentrification.

ATTACHMENT 1 – NEIGHBORHOOD LOT EXHIBIT

- Subject Property
- Conforming Area & Width
- Conforming Width Only
- Conforming Area Only
- Nonconforming Area & Width
- Commercial/Not Included

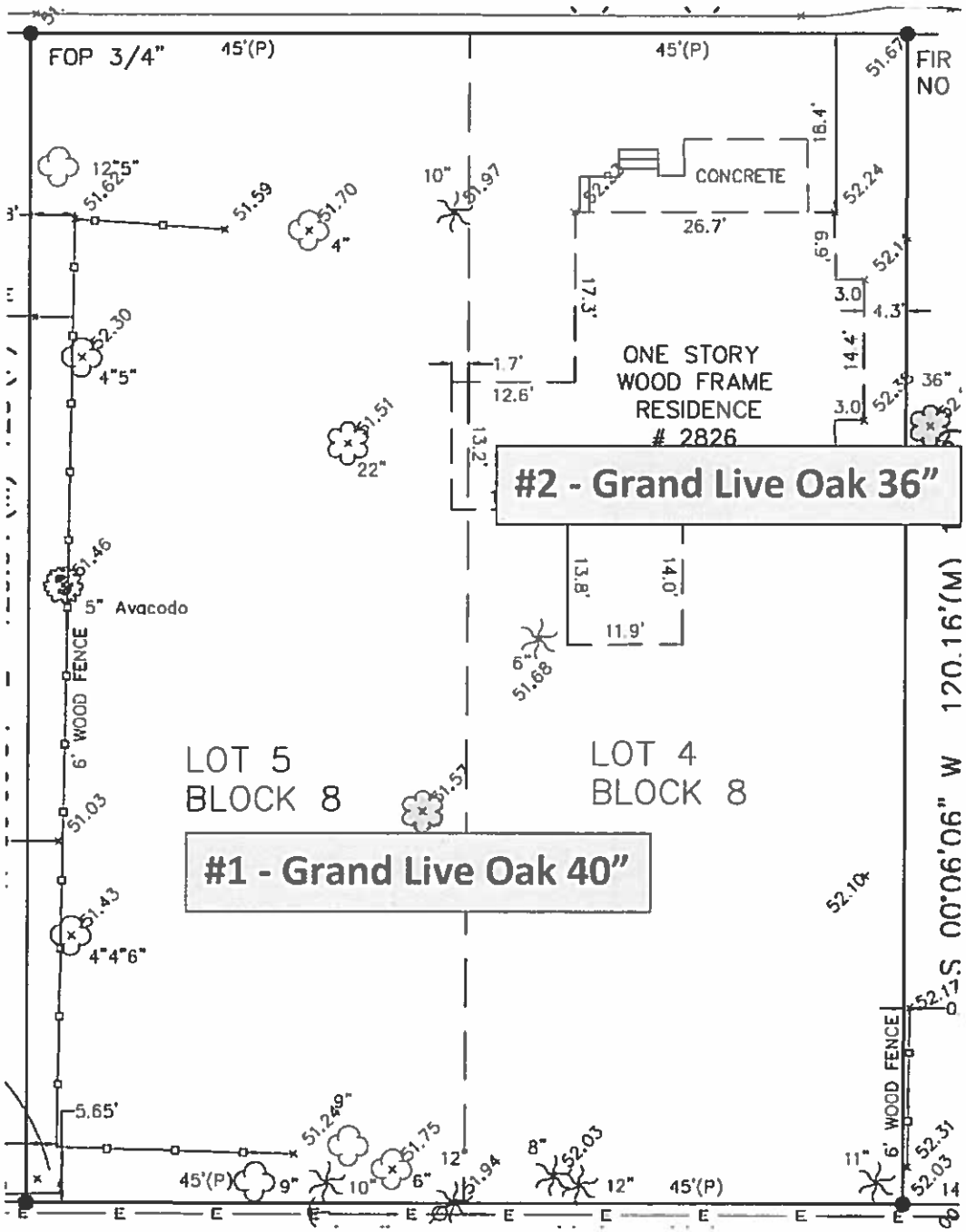
Substandard Area: 46%
Substandard Width: 47%

ATTACHMENT 1 – NEIGHBORHOOD LOT EXHIBIT

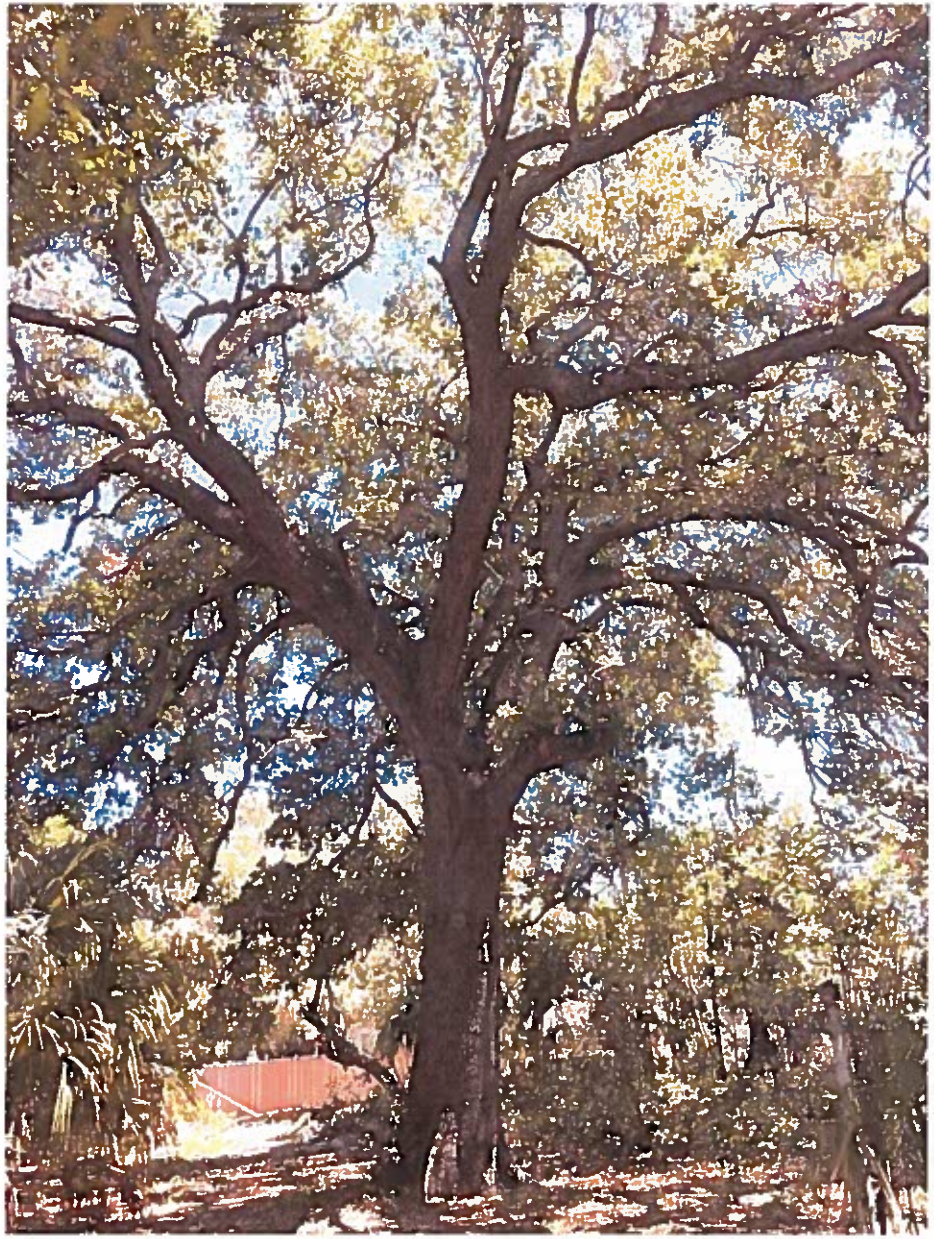
- Subject Property
- 1 house on 1 platted lot
- 1 house on MORE than 1 platted lot
- 1 house on LESS than 1 platted lot
- Commercial/Not Included

1 House per Platted Lot: 83%

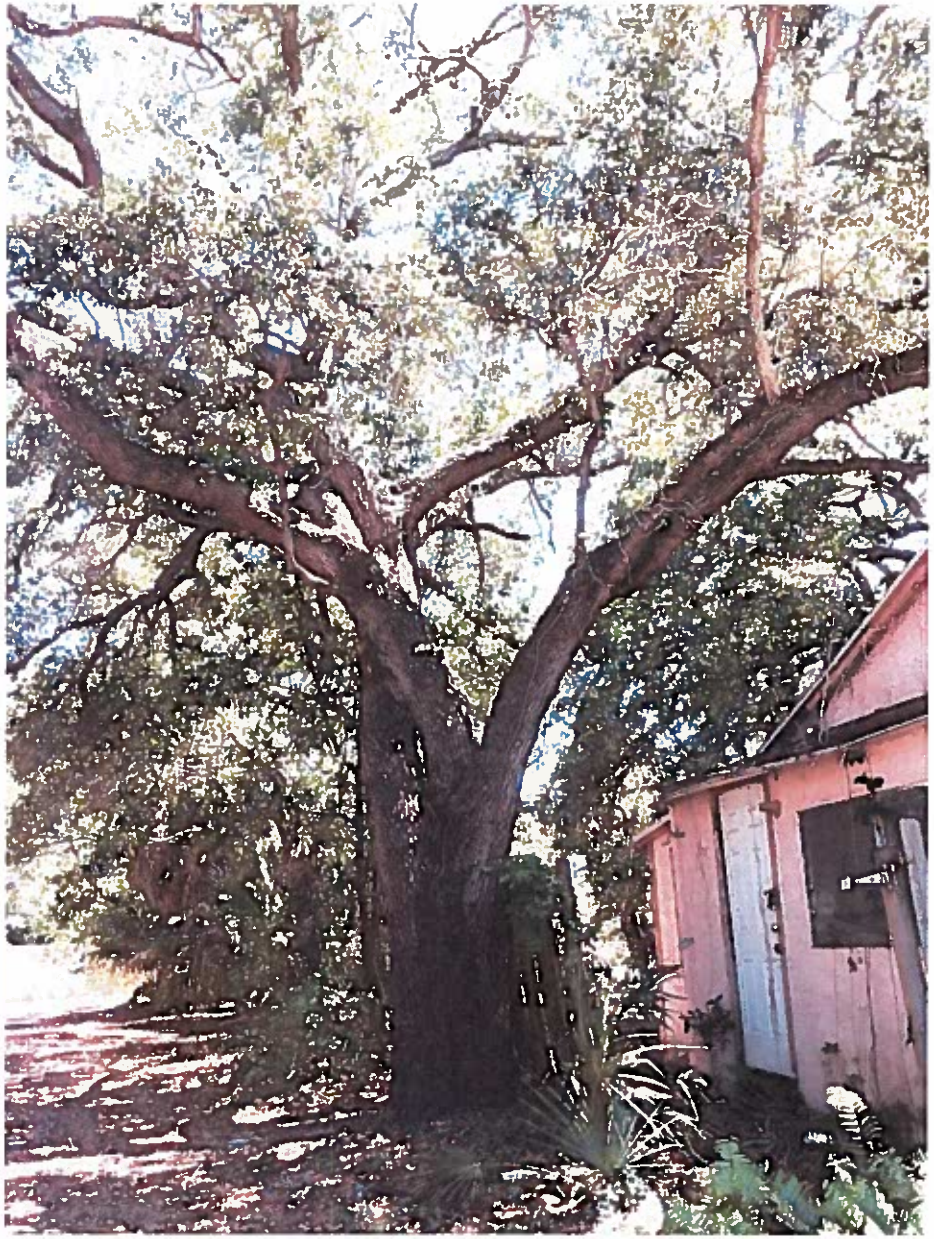
ATTACHMENT 2 - TREE EXHIBIT



ATTACHMENT 2 - TREE EXHIBIT



#1 - Grand Live Oak 40”



#2 - Grand Live Oak 36”

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **June 7, 2017,** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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.

CASE NO.: 17-54000025 PLAT SHEET: H-20

REQUEST: Approval of a Variance to lot area from 5,800 sq. ft. required to 5,770 sq. ft. for Lot 56 which is one (1) of the two (2) lots in common ownership in order to build two (2) new single-family homes.

OWNER: Trust 3443
2764 Sunset Point Road #200
Clearwater, Florida 33759

AGENT: James Kasper
2401 West Bay Drive #302
Belleair Bluffs, Florida 33770

ADDRESS: 3443 Queen Street North

PARCEL ID NO.: 12-31-16-60387-000-0550

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

Structure	Required	Requested	Variance	Magnitude
Lot Area – Lot 56	5,800 square feet	5,770 square feet	30 square feet	**.5 percent**

BACKGROUND: The subject property consists of two platted lots of record (Lots 55 and 56) of Norris Subdivision. The property is located within the Oakwood Gardens neighborhood at 3443 Queen Street North, and it is in the NT-1 (Neighborhood Traditional Single-Family) zoning district. In 1941 Lot 55 was developed with one house and an attached garage. At some point after that Lot 55 and Lot 56 were combined under common ownership. A demolition permit was issued in February of 2017 to demolish the single-family home with attached garage. The property is currently vacant.

The applicant is seeking approval for a variance to lot area to create two buildable lots from two platted lots of record. The proposal is to build two new single-family homes with attached one-car garage (refer to attached site plan, elevation drawings and floor plan). Only one of the two lots will be deficient in lot area (Lot 56), the remaining lot (Lot 55) will meet the lot width and area for this zoning district.

The Norris Subdivision was platted with the rear property line not perpendicular to the front property line, creating lots that are slightly wider at the north end of the block and slightly smaller lots at the south end.

Section 16.20.010.5 (Maximum Development Potential) of City Code, for the NT-1 zoning district, requires a minimum lot width of 45-feet and a minimum lot area of 5,800 square–feet. Lot 56 has a lot area of 5,770 square-feet and a lot width of 50 feet and Lot 55 has a lot area of 5,820 square-feet and a lot width of 50 feet (refer to attached site plans). The proposed new single-family homes will meet NT-1 setback requirements and design standards.

Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. The code 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 to restrict development on substandard lots, requiring a variance review to determine if development would be consistent with the surrounding neighborhood pattern. Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. City code was changed in 2003 to allow development on any platted lot of record. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing two homes 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. 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.

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 application proposes the development of two (2) new single-family homes with an attached one-car garage on each lot.

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.*

   Only one of the lots is deficient in lot area required by the NT-1 zoning district, and therefore is considered to be substandard. The Norris Subdivision, original plat map, reveals that the two lots south of the subject lot and all of the lots of the adjacent block face are deficient in lot area (refer to plat map). The proposed lot area is 5,770 square-feet, which is substandard by 17 square-feet or .5 percent.

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

   This criterion in not applicable.

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

   This criterion in not applicable.

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

   During a site visit staff determined that there is only one protected tree on site, a 5 inch Laurel Oak. It may be possible to design around this tree. The applicant will be required to apply for a separate tree removal permit for this protected tree on site, if it is to be removed.

   Staff also noted the presence of invasive species on site, Chinaberry, Brazilian Pepper and Cherry Laurels. There were also two citrus trees and also a Ficus on site. There are suggested conditions of approval at the end of this report to address the trees.

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.*

   Staff has conducted an analysis taking into account surrounding properties and blocks adjacent to the subject site to determine the predominant neighborhood pattern. The analysis below demonstrates that 63% of lots are substandard in lot area within the area analyzed (see exhibit for the area analyzed).

   See Attachment C for the area analyzed.

Average Lot Area Analysis

Block	Location	Conforming Area	Substandard Area	% Substandard
Subject Block		17	3	15%
Block 2	East	5	17	77%
Block 3	West	16	0	0%
Block 4	Northwest	3	19	86%
Block 5	North	2	22	92%
Block 6	Northeast	3	17	85%
Block 7	South	6	17	74%
Block 8	Southeast	6	16	73%
Block 9	Southwest	8	13	62%
Average	Total	**66**	**124**	**63%**

The analysis also took into account the percentage of homes developed on one platted lot of record. The data below documents that 84% of the development pattern is one house per lot, which is the predominant neighborhood development pattern (refer to table below).

One House per Platted Lot Analysis

Block	Location	Empty lot	1 House on Lot	More than 1 lot for house	% of 1 house per lot
Subject Block		0	16	3	84%
Block 2	East	0	16	4	80%
Block 3	West	0	22	2	92%
Block 4	Northwest	0	24	2	92%
Block 5	North	2	17	3	85%
Block 6	Northeast	0	18	3	86%
Block 7	Southwest	0	16	5	76%
Block 8	South	0	19	3	86%
Block 9	Southeast	1	16	5	76%
Total					**84%**

Staff further finds that the proposed development is appropriately sized with the proposed setbacks and will add to the compatibility with the surrounding development pattern.

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

This criterion in not applicable.

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

   The Norris Subdivision was established in 1926 with 60 platted lots of record. 52 out of the 60 lots are substandard to lot area, or 87% of the original platted lots. The subdivision of platted lots of record is not an action of the applicant (see attached original subdivision map).

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

   Without approval of the requested variance, the owner has the ability to develop the property with a single-family home and an accessory dwelling unit in compliance with the Land Development Regulations. Approval of the variance to lot area allows for construction of two new single-family homes with attached garages on each lot.

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;*

   The intent of the proposed application is to create two buildable lots from two platted lots of record to build two new single family homes. A majority of properties in the surrounding blocks have developed on single platted lots that are substandard in lot area under current code, 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 new single-family homes on lots of similar size to the surrounding lots with single-family homes.

   The variance represents a .3 percent reduction for one of the two lots. The other lot is conforming.

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 redevelopment. The Land Development Regulations for the Neighborhood Traditional districts state: "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood."

   The Future Land use designation in this neighborhood is Planned Redevelopment – Residential (PR-R). The following objective and policies promote redevelopment and infill development in our 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 the neighboring properties since the two proposed new single-family homes will meet the setback requirements and design requirements of the NT-1 zoning district and be consistent with the surrounding development pattern.

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

   Staff finds that the reasons set forth in the variance application do justify the granting of the variance based on the analysis provided and the recommended special conditions of approval.

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.*

   Non-conforming uses and non-conforming buildings have not been considered in staff's analysis.

PUBLIC COMMENTS: The applicant sent an email to the Oakwood Gardens Neighborhood Association president to advise her of the proposed variance application. There were no phone calls or emails received in opposition or in favor of this variance request as of date of this report.

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:

1. Separate parcel ID's must be obtained prior to submittal of a building permit application.
2. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.

3. This variance approval shall be valid through June 7, 2020. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
5. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
6. Site plans for any future development must show the location of all protected trees. Any application to remove the trees shall comply with Section 16.40.060.53.4 at the time of permitting, including submittal of any necessary reports. Separate tree removal permits are required.
7. Invasive tree species found on site including Chinaberry, Brazilian Pepper and Cherry Laurels shall be removed as part of the site development process.

ATTACHMENTS: Parcel map, Aerial, Property card, Site plan, Elevation drawings, Floor plans, Area Analysis Exhibit, Subdivision plat, Site photos, Applicant's narrative

Report Prepared By:

Kathryn Hamilton for CIA 5/31/17

Cristian Arias, Planner I — Date
Development Review Services Division
Planning & Economic Development Department

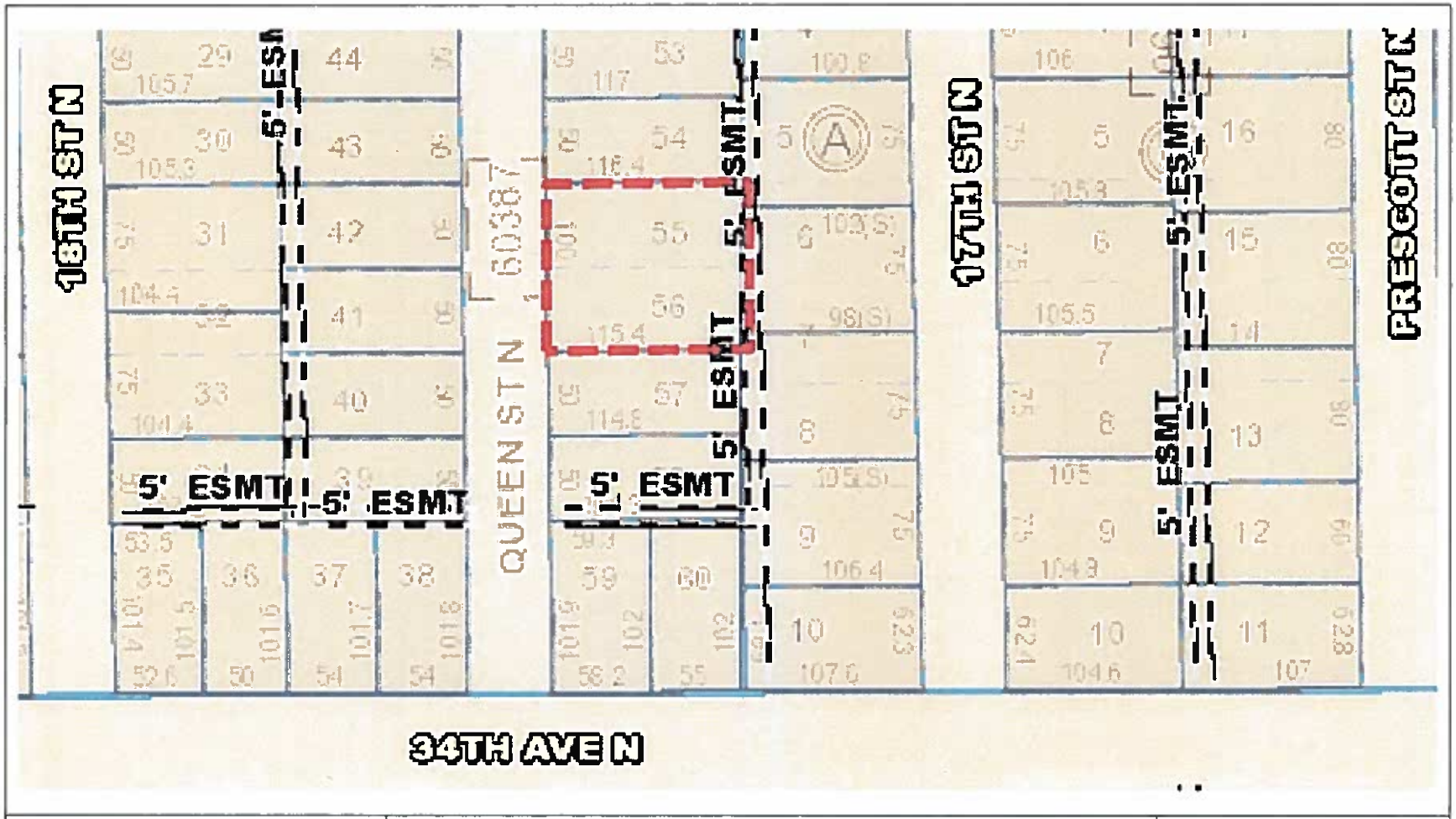
Report Approved By:

Elizabeth Abernethy 5-31-17

Elizabeth Abernethy, AICP, Zoning Official (POD) — Date
Development Review Services Division
Planning & Economic Development Department

EA/CIA:pj

ec: kwiggs@babcockcompany.com
James Kasper; jkasper@babcockcompany.com



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Attachment A – Parcel
City of St. Petersburg, Florida
Development Review Services
Case No.: 17-54000025
Address: 3443 Queen Street North

N↑
(nts)

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Attachment B – Aerial
City of St. Petersburg, Florida
Development Review Services
Case No.: 17-54000025
Address: 3443 Queen Street North

N↑
(nts)

SUBDIVISION Norris LOT 53 BLOCK

PERMIT No. 4554 DATE 3/3/41
LOCATION 3443-Queen St No.,
OWNER Wm. J. Stock
CONTRACTOR Owner
ARCHITECT
KIND BLDG frame 5 ROOMS (& bth)
SIZE 28x27 1 car gar.
CU. FT. RATE PER CU. FT.
COST 3000
OCCUPANCY one family res.
FOUNDATION ROOF
FLOORS PARTITIONS
#59532 - 9/13/46 - $400
Re-erect steel tower for
radio.Owner Garvin B. Combs Jr.
#89694 - 11/28/51 - $1000
Owner Morris Cruz - B/W
between residence and garage
enclose front porch. E. C.
Burkick, Jr., [illegible]
#61053A-D - [illegible]/15/[illegible] $10[illegible]
Owner Marius Cruz - [illegible]
(Types V & [illegible])

(OVER)

SIGN PERMIT No. DATE

PLUMBER J. PER. No. 11/A DATE 3/24/41
OWNER W.J.Stock
CONTRACTOR Freeman
OPENINGS- 6c-7sw-10rec-1bkt-3w-
1mtr.
#298A-4/14/41-Wm.Stock-Freeman
2w-1mtr-Saw.
#1807 - 2/21/47 - G. Combs
Pinellas - 2c 2sw 3p 3ws 1-mtr.
FIXTURE PER. No. E8081B DATE 9/17/70
OWNER M. L. Cruz
CONTRACTOR Speake Elec. 200-amps
CERTIFICATE No. 1-3/4hp room DATE A/C
ISSUED TO-

GAS PERMIT No. DATE
OWNER
CONTRACTOR
FIXTURES-

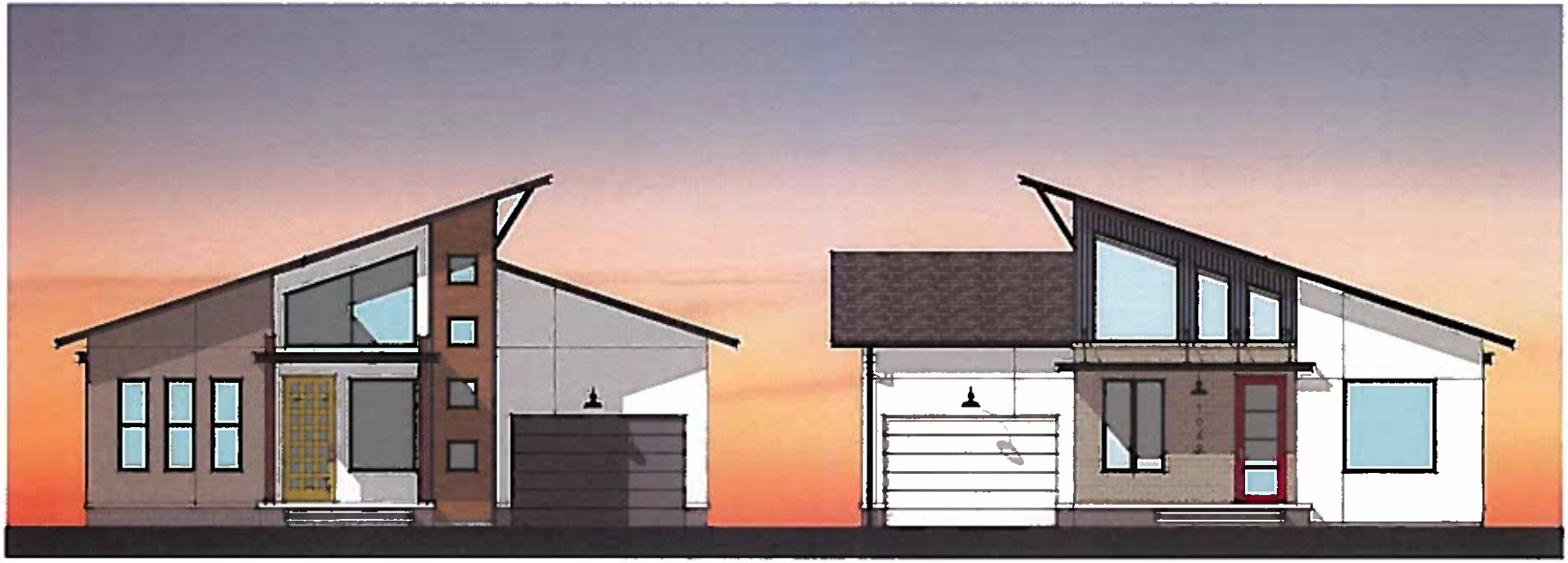
CERTIFICATE No. DATE
ISSUED TO-

PLUMBING PERMIT No. 10[illegible] DATE [illegible]
OWNER W.J.Stock
CONTRACTOR Earle 12-31-16
FIXTURES- C-L-S-B H-20
#63640-M.L.Crump - 7-10-59
J.Hay Plbg.-Replace 1-ewh
O. K. DATE 12 20
12-31-16
R575

SEWER PER. No. 182[illegible] DATE 3/[illegible]
OWNER C[illegible]
CONTRACTOR E.P.Martin Plbg.
O. K. DATE $10.00 tap

SEPTIC TANK PER. No. 5382 DATE 3/20/41
OWNER W.J.Stock
CONTRACTOR J.H.Morris
O. K. DATE
#16847 - 5-3-54 - Cruz
D.S.T.[illegible] - 75' drain

Dead 17-0200632



LOT 55

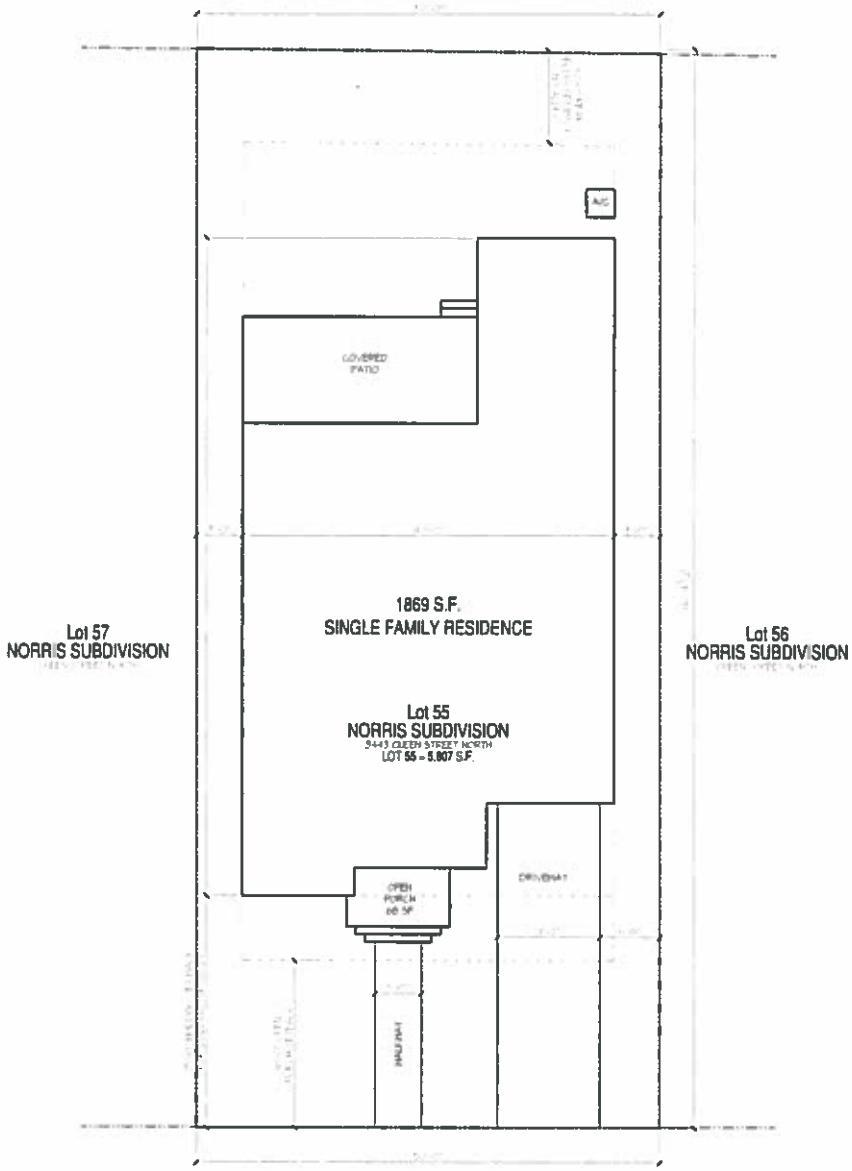
LOT 56

BSB DESIGN

PLAN 1

ST. PETERSBURG, FLORIDA

KASPER MODERN
CORNER STONE BUILDING CONCEPTS, INC.



BUILDING SETBACKS	
Front Main	25'-0"
Front Porch	18'-0"
Right Side	5'-0"
Left Side	5'-0"
Rear	10'-0"
LOT AREA	5,807

Architectural Site Plan

SCALE: 1" = 20'-0" @ 8 1/2" X 11"

N

Kasper Modern Homes

St. Petersburg, Fl.

Project # SF170087

bsbdesign.com

The drawings presented are illustrative of character and design intent only and are subject to change based upon final design considerations (i.e. applicable codes structural and MEP design requirements, unit plan / floor plan changes, etc.)

May 17, 2017

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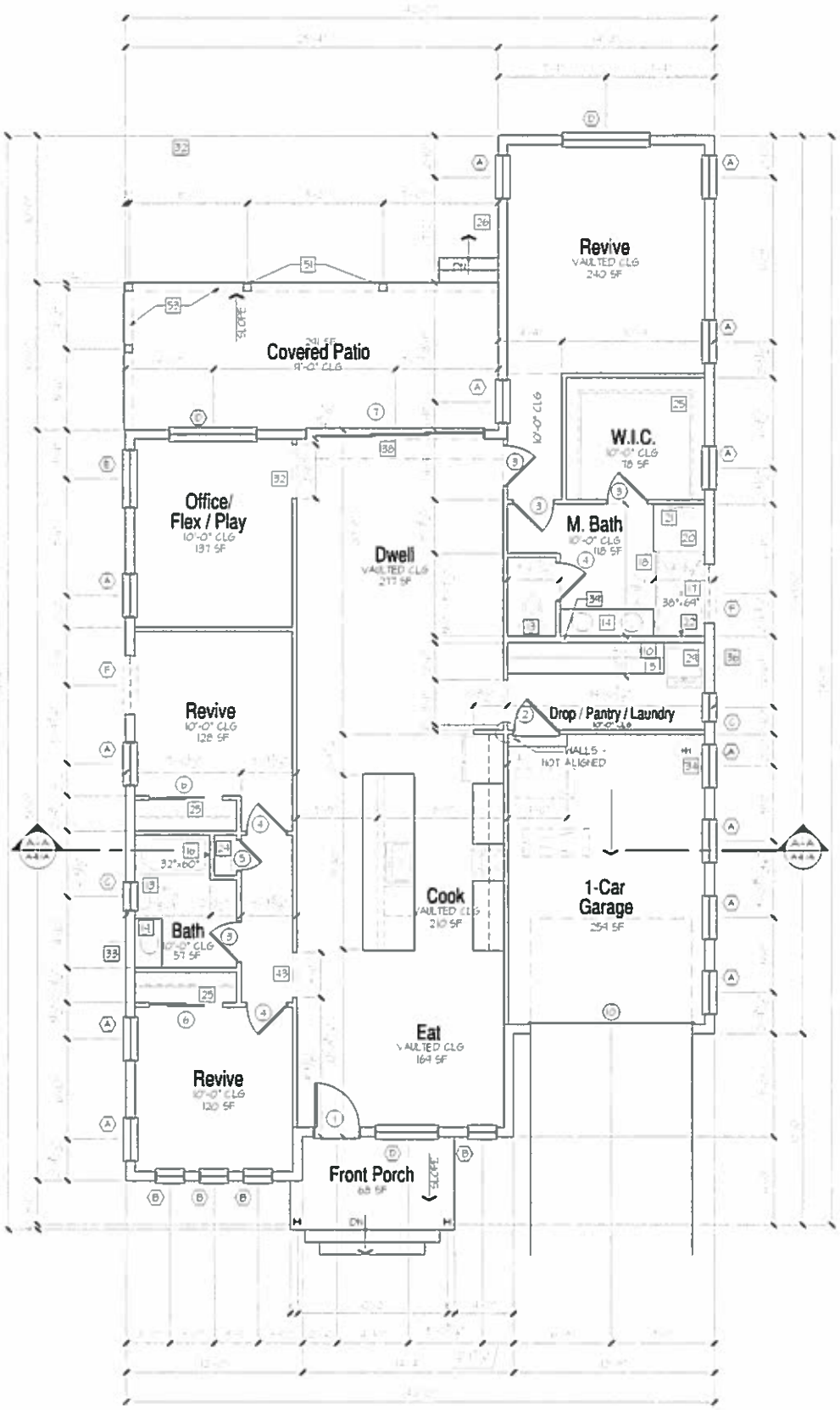
BSB DESIGN



FLOOR PLAN KEYNOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. REFRIGERATOR
4. RANGE W/ MICROWAVE-HOOD
5. BASE CABINETS
6. UPPER CABINETS
7. ISLAND COUNTER TOP AT 36" A.F.F.
8. PANTRY SHELVING - PER BUILDER SPEC.
9. DESK
10. OPEN SHELVING
11. 2x6 WALL +34 1/2" A.F.F. W/ COUNTERTOP
12
13. WATER CLOSET
14. LAV. SINK
15. FREE STANDING TUB
16. TUB (SIZE PER PLAN)
17. SHOWER (SIZE PER PLAN)
18. 42" HIGH WALL WITH TEMPERED GLASS
19. TEMPERED GLASS ENCLOSURE
20. DRY OFF AREA
21. TOWEL BAR
22. SHOWER HEAD
23. CEILING MOUNTED SHOWER HEAD
24. LINEN SHELVING
25. ROD & SHELF
26
27. WASHER
28. DRYER
29. STACKED WASHER / DRYER
30. LAUNDRY TUB
31. A.H.U. IN ATTIC
32. CONDENSER
33. HOSE BIBB
34. WATER HEATER
35. 4" DIA. CONC. FILLED BOLLARD
36. LOCATION FOR OPTIONAL GAS TANK LESS WATER HEATER
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39. 2x6 FRAME WALL - PLUMBING CHASE
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55. 24" DIA. - 32" HIGH CONCRETE COLUMN BASE

Floor Plan

SCALE: 3/32" = 1'-0" @ 8 1/2" X 11"

Project # SF170087

Kasper Modern Homes

St. Petersburg, Fl.

May 17, 2017

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EXTERIOR ELEVATION KEYNOTES:

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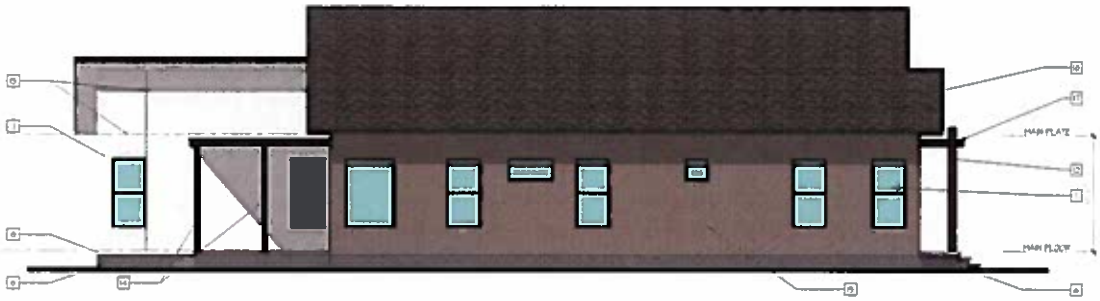
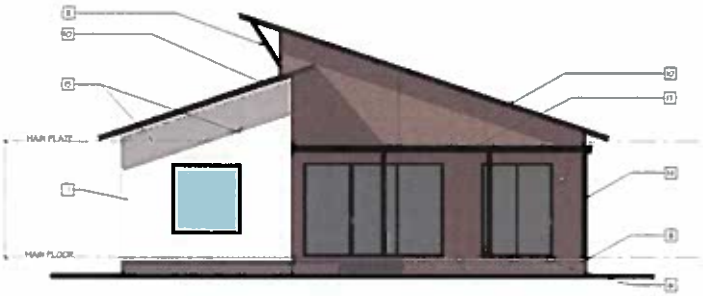


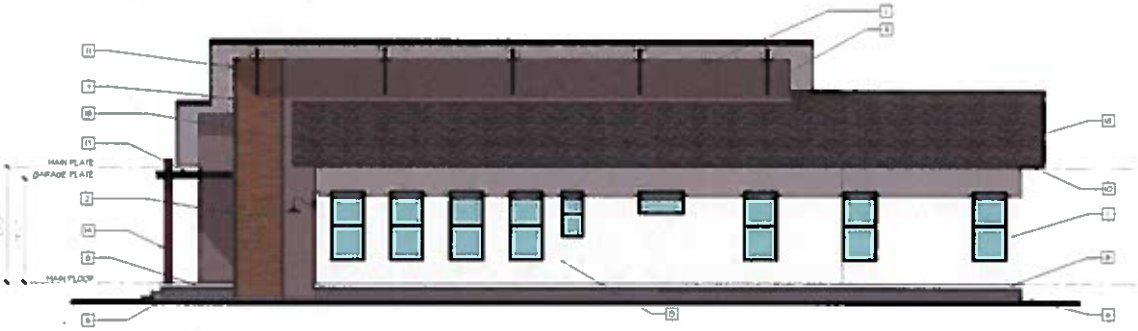
Left Side Elevation

SCALE: 1/16" = 1'-0" @ 8 1/2" X 11"



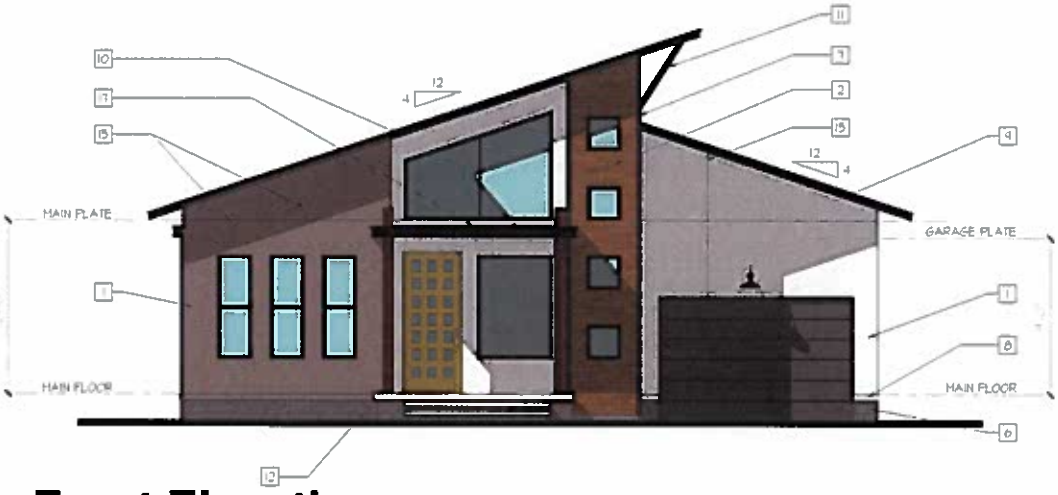
Rear Elevation

SCALE: 1/16" = 1'-0" @ 8 1/2" X 11"



Right Side Elevation

SCALE: 1/16" = 1'-0" @ 8 1/2" X 11"



Front Elevation

SCALE: 3/32" = 1'-0" @ 8 1/2" X 11"

Project # SF170087

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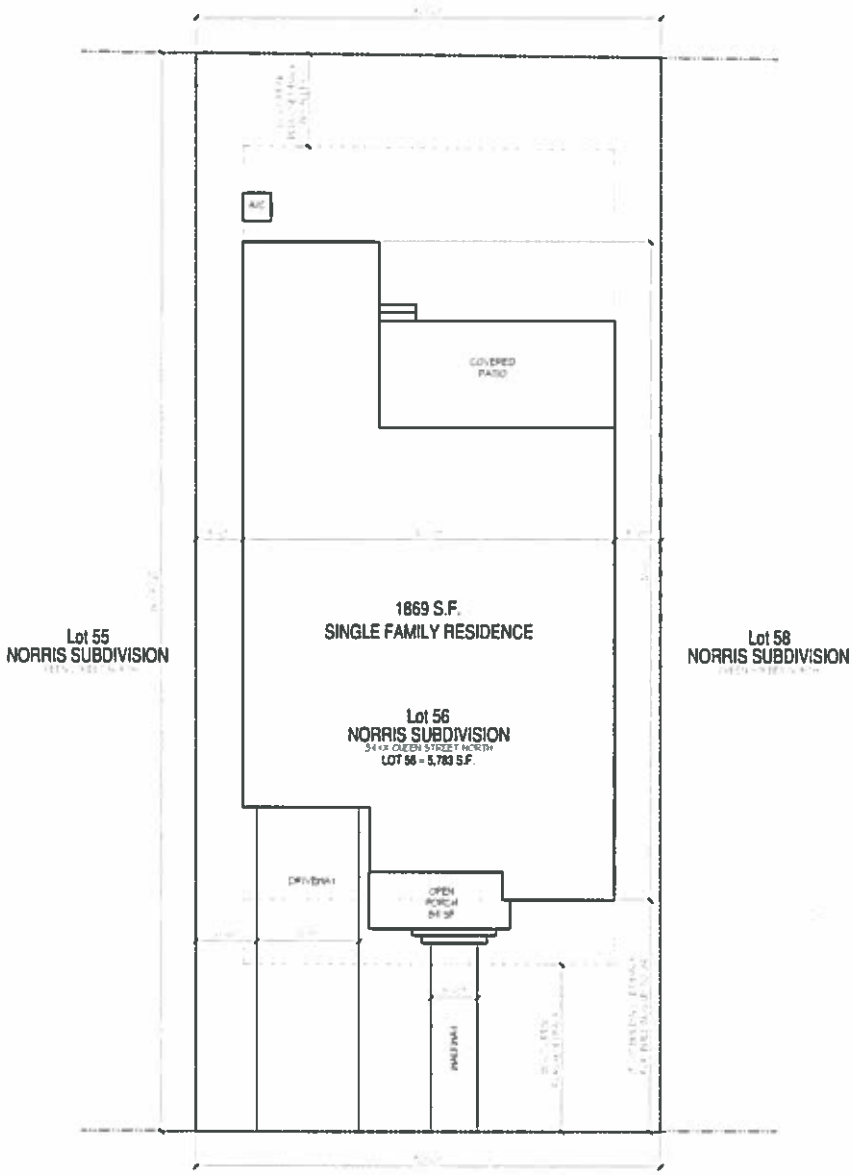

BUILDING SETBACKS	
Front Main	25'-0"
Front Porch	18'-0"
Right Side	5'-0"
Left Side	5'-0"
Rear	10'-0"
LOT AREA	5,783

Architectural Site Plan

SCALE: 1" = 20'-0" @ 8 1/2" X 11"

N

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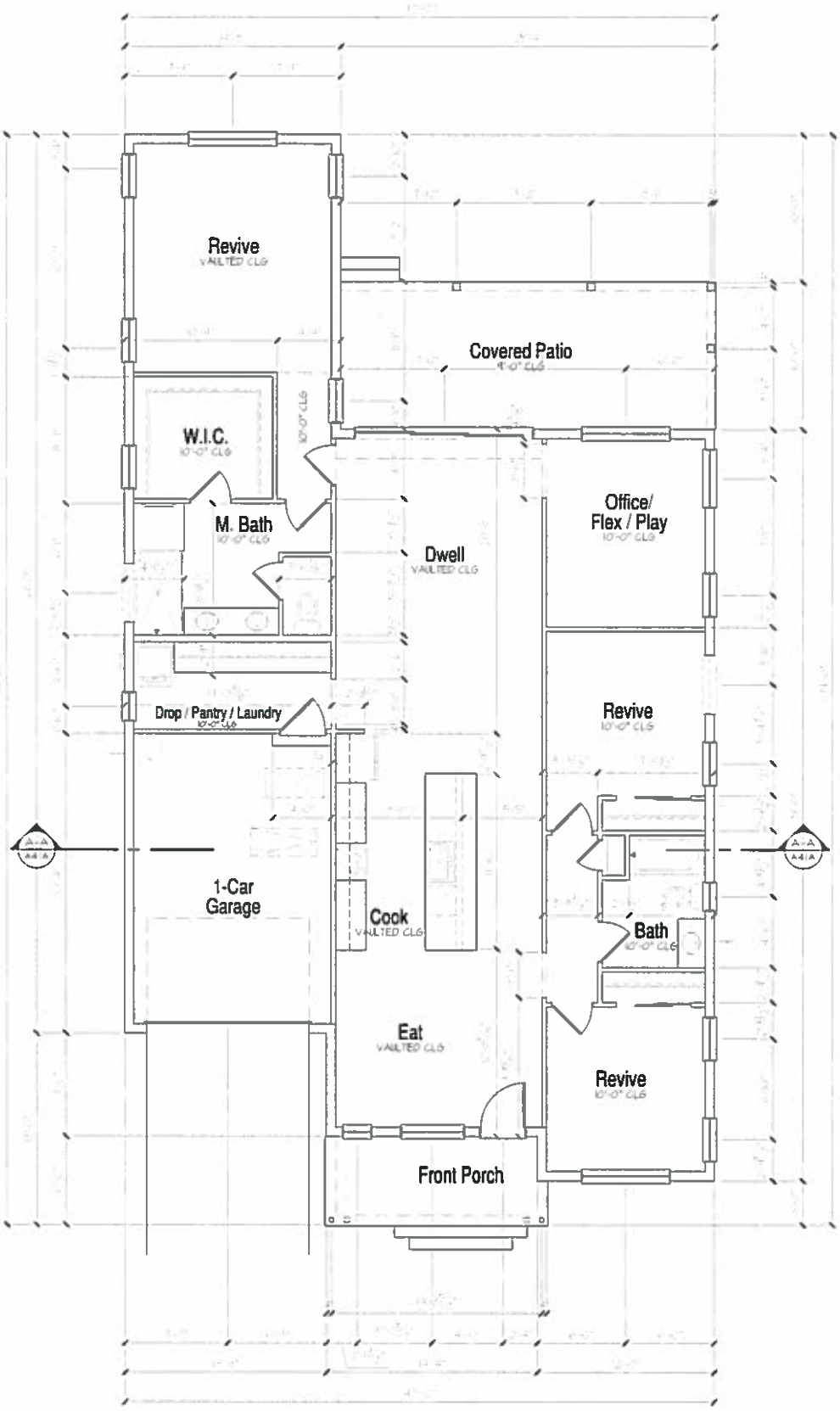

FLOOR PLAN KEYNOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. REFRIGERATOR
4. RANGE W/ MICROWAVE-HOOD
5. BASE CABINETS
6. UPPER CABINETS
7. ISLAND COUNTER TOP AT 36" A.F.F.
8. PANTRY SHELVING - PER BUILDER SPEC.
9. DESK
10. OPEN SHELVING
11. 2x6 WALL +34 1/2" A.F.F. W/ COUNTERTOP
12.
13. WATER CLOSET
14. LAV. SINK.
15. FREE STANDING TUB
16. TUB (SIZE PER PLAN)
17. SHOWER (SIZE PER PLAN)
18. 42" HIGH WALL WITH TEMPERED GLASS
19. TEMPERED GLASS ENCLOSURE
20. DRY OFF AREA
21. TOWEL BAR
22. SHOWER HEAD
23. CEILING MOUNTED SHOWER HEAD
24. LINEN SHELVING
25. ROD & SHELF.
26.
27. WASHER
28. DRYER
29. STACKED WASHER / DRYER
30. LAUNDRY TUB
31. A.H.U. IN ATTIC
32. CONDENSER.
33. HOSE BIBB
34. WATER HEATER
35. 4" DIA. CONC. FILLED BOLLARD
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Floor Plan

SCALE: 3/32" = 1'-0" @ 8 1/2" X 11"

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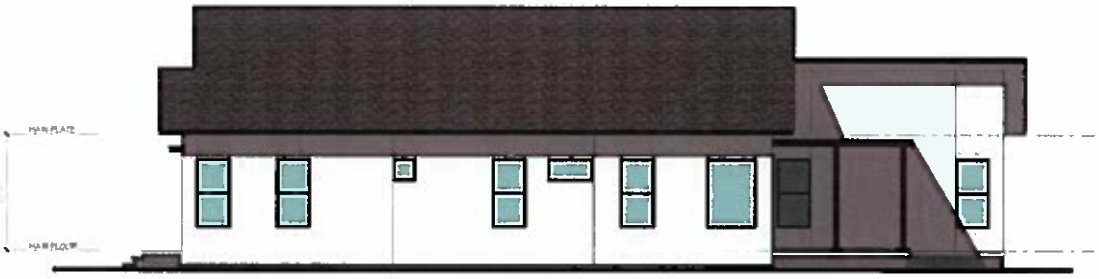
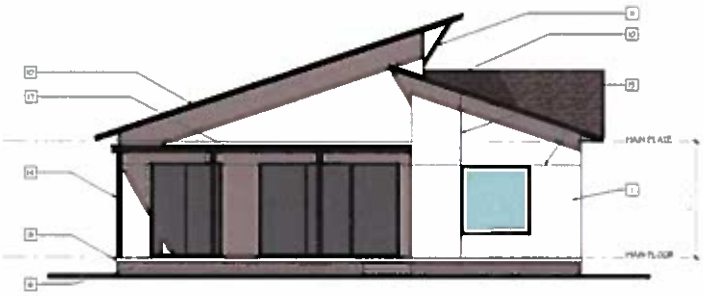


Right Side Elevation

SCALE: 1/16" = 1'-0" @ 8 1/2" X 11"

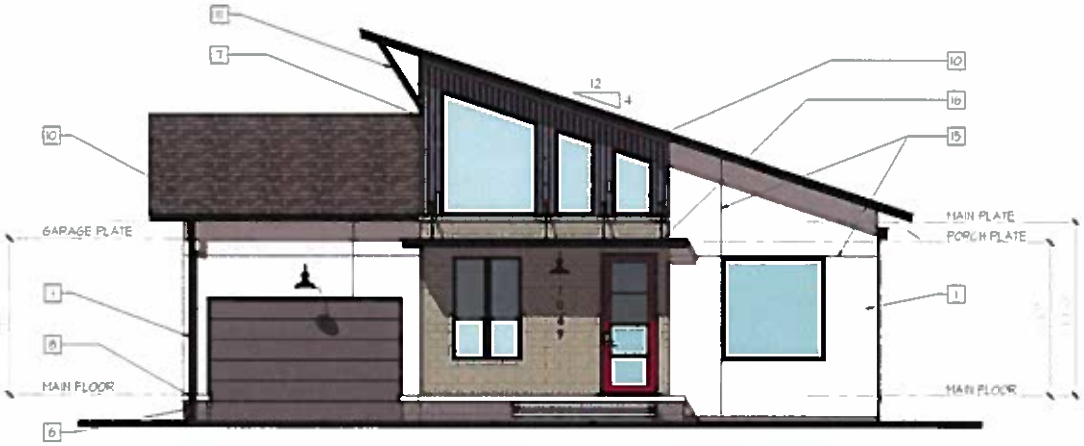


Rear Elevation

SCALE: 1/16" = 1'-0" @ 8 1/2" X 11"

Left Side Elevation

SCALE: 1/16" = 1'-0" @ 8 1/2" X 11"



Front Elevation

SCALE: 3/32" = 1'-0" @ 8 1/2" X 11"

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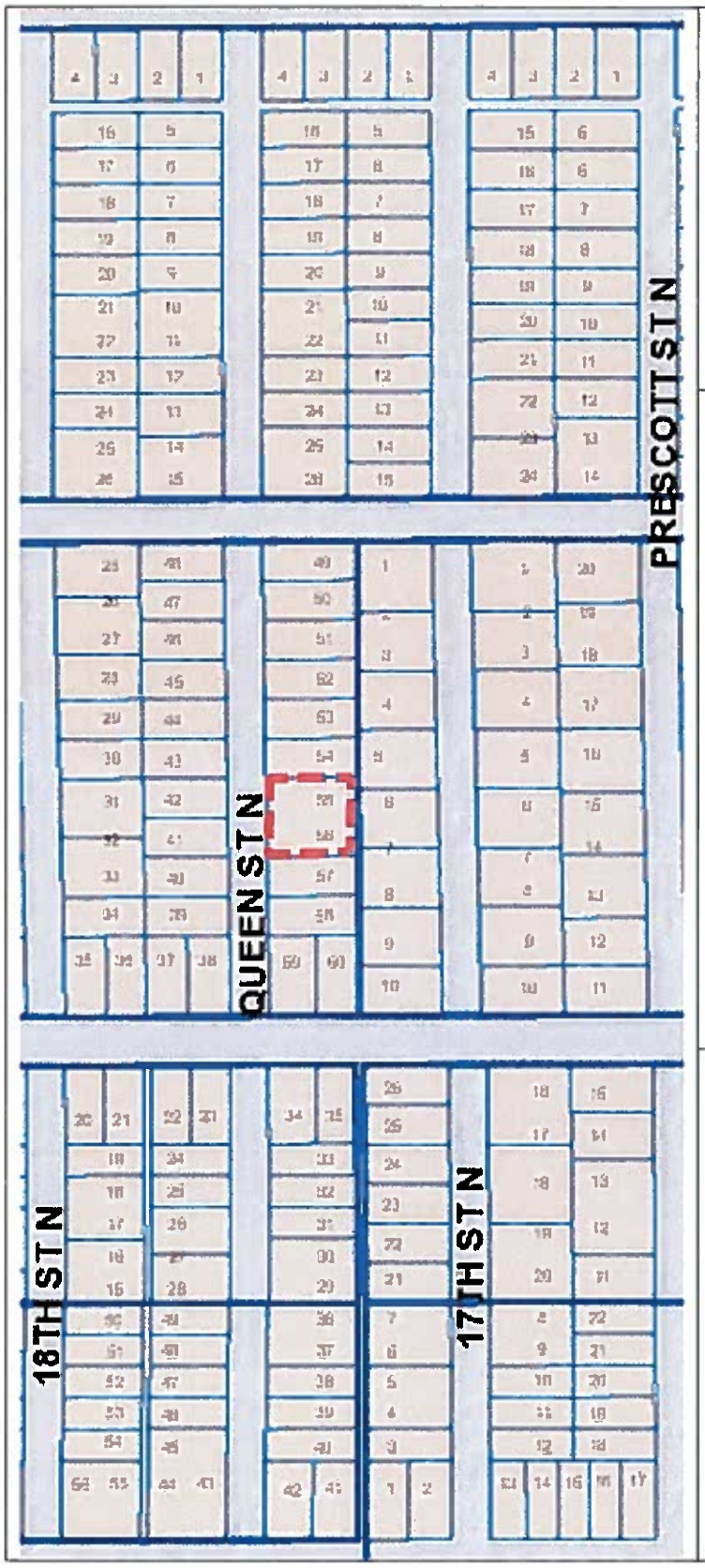

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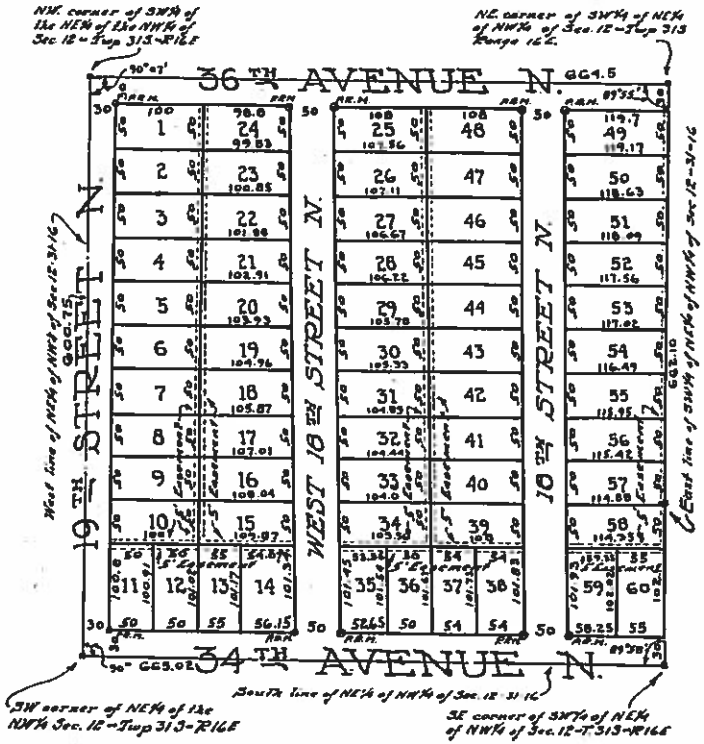
Attachment C – Area Analyzed
City of St. Petersburg, Florida
Development Review Services
Case No.: 17-54000025
Address: 3443 Queen Street North

N↑
(nts)

NORRIS SUBDIVISION

Being a sub-division of the SW¼ of the NE¼ of the NW¼ of Sec. 12 – Twp. 31 S. – Range 16 E Situated in St. Petersburg, Pinellas Co., Fla.



We the undersigned, hereby certify that we are the owners of the SW¼ of the NE¼ of the NW¼ of Sec. 12 – Twp. 31 S. – R 16 E., Pinellas County, Fla. hereby platted as "Norris Subdivision", and that we dedicate to the public, all Streets and public places shown on this plat of the sub-division of said lands

Signed, sealed and delivered in Presence of

Ada M. Wood Witness — F. A. Norris (Seal)

Vaughn S. Gette Witness — Alice E. Norris (Seal)

State of Florida } ss.
County of Pinellas }

I hereby certify, that on this 22nd day of October A.D. 1926 before me personally appeared F. A. Norris and Alice E. Norris to me known to be the persons described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Alice E. Norris wife of the said F. A. Norris on a separate and private examination taken and made by and before me, separately and apart from her said husband did acknowledge that she made herself a party to the said plat and Dedication for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable in and to the lands therein dedicated to the public and that she executed the same freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at St. Petersburg in the County of Pinellas and State of Florida the day and year last aforesaid.

V. S. Gette
Notary Public, State of Florida.
My commission expires Dec. 11th 1928

I hereby certify that on this 22 day of October A.D. 1926 this property was surveyed and staked and that monuments were set as indicated, and that the dimensions, angles and lengths are correct.

G. H. Valentine
Reg. Engr. No. 462

Approved as to plan only for the City of St. Petersburg, Florida this 25th day of October AD. 1926

Frank T. Jennings
Chr. City Planning Board.

FILED ..... AT ..... O'CLOCK ..... M. AND RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE BOOK AND ON THE PAGES DESIGNATED ABOVE.
E. B. O'QUIN, Clerk Circuit Court
By ..... D.C.

JOHN C. BRENDLA & ASSOC
CIVIL ENGINEERS & LAND SURV
4015 82 AVE. NO. PINELLAS PA
727-576-7546

CIVIL ENGINEERS & LAND SURVEYORS
727-576-7546

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DEVELOPMENT REVIEW SERVICES

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 by 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: 3443 QUEEN ST. N. **Case No.:** 17-54000025

Detailed Description of Project and Request: PROPERTY HAD DILAPIDATED HOUSE ON TWO PLATTED LOTS (55 & 56). HOUSE HAS BEEN DEMO'D. APPLICANT WISHES TO BUILD TWO HOUSES, ONE ON EACH PLATTED LOT, THAT COMPORTS WITH SURROUNDING NEIGHBORHOOD DEVELOPMENT PATTERN.

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

LOT 55 IS 50' x 116.4' = 5,820 SF
LOT 56 IS 50' x 115.4' = 5,770 SF JUST UNDER THE MIN. LOT AREA

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.

THE MAJORITY OF THE HOMES IN THE IMMEDIATE AREA / NEIGHBORHOOD ~~ARE NO~~ ARE SIMILAR AND SIZE AND DO NOT MEET THE MINIMUM LOT AREA REQUIREMENTS

3427 QUEEN ST. N. NEXT DOOR IS A 50' x 114' LOT AND DOES NOT MEET MIN. LOT SIZE, AS WELL AS THE MAJORITY OF THE LOTS ON THE STREET.

3. How is the requested variance not the result of actions of the applicant?

OWNER PURCHASED AS TWO PLATTED LOTS AND HAS NOT CHANGED ANY OF THE LOT SIZES.

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DEVELOPMENT REVIEW SERVICES

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 by 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

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?

REASONABLE USE WOULD BE TO CONTINUE THE NEIGHBORHOOD PATTERN OF 1 HOUSE PER 50' WIDE LOT ~~AND BUILD~~ RATHER THAN BUILD ONE HOUSE THAT IS LARGER AND INCOMPATIBLE WITH THE SURROUNDING AREA.

GRANTING THE VARIANCE WILL ALLOW THE OPPORTUNITY TO BUILD TWO NEW HOMES THAT WILL ENHANCE THE STREET AND IMPROVE PROPERTY VALUES.

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

IT WOULD REQUIRE BUILDING A LARGER HOUSE THAT WOULDN'T FIT THE NEIGHBORHOOD.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

TWO BEAUTIFUL NEW HOMES Ü

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION
REDEVELOPMENT REQUEST
PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **June 7, 2017,** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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.

CASE NO.:	17-51000001	PLAT SHEET:	D-8
REQUEST:	Approval of a Redevelopment Plan to allow construction of four (4) townhomes with setbacks consistent with the Neighborhood Development Pattern, with F.A.R. bonuses.		
OWNER:	VK Investment Group, LLC PO Box 22 Saint Petersburg, Florida 33731-0022		
AGENT:	Mark W. Stephenson 147 2nd Street North #301 Saint Petersburg, Florida 33701		
REGISTERED OPPONENT:	Mark S. Kamleiter, Esq. 435 11th Avenue Northeast Saint Petersburg, Florida 33701		
ADDRESS:	505 11th Avenue Northeast		
PARCEL ID NO.:	17-31-17-03435-005-0070		
LEGAL DESCRIPTION:	Bay Front Sub Block E, Lot 7		
ZONING:	Neighborhood Traditional-3		

SITE AREA TOTAL: 7,620 square feet or 0.175 acres

GROSS FLOOR AREA:

Existing:	2,775 square feet	.36 F.A.R.
Proposed:	6,477 square feet	.85 F.A.R. *
Permitted:	3,810 square feet	.50 F.A.R. **

* FAR shall include all enclosed space, including garage and storage space, except that open porches (not screened) and the first 300 sq. ft. of garage space shall be excluded from the existing FAR for each unit.

** The applicant is requesting bonuses to the base floor area ratio standard. The current code allows bonuses up to 0.85 FAR, the proposed code will allow bonuses up to 0.65 FAR.

DENSITY:

Existing:	6 dwelling units	(34.3 units per acre)
Permitted:	1 dwelling unit	(15.0 units per acre)
Proposed:	4 dwelling units	(22.9 units per acre) *

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

BUILDING COVERAGE:

Existing:	2,331 square feet	31% of Site MOL
Proposed:	2,778 square feet	36.5% of Site MOL
Proposed Code:	3,810 square feet	50% of Site MOL

IMPERVIOUS SURFACE:

Existing:	3,846 square feet	50% of Site MOL
Proposed:	4,946 square feet	65% of Site MOL
Permitted:	4,953 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	3,774 square feet	50% of Site MOL
Proposed:	2,674 square feet	35% of Site MOL

PAVING COVERAGE:

Existing:	1,515 square feet	20% of Site MOL
Proposed:	2,172 square feet	29% of Site MOL

PARKING:

Existing:	1 spaces, including 0 handicapped space
Proposed:	4 spaces, including 0 handicapped space
Required:	4 spaces, including 0 handicapped space

BUILDING HEIGHT:

Existing:	One Story Principal structure, two story accessory structure
Proposed:	36 feet, two-story with roof decks
Permitted:	36 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.15 of the Municipal Code for site plan review to determine compliance with the criteria for redevelopment.

II. DISCUSSION AND RECOMMENDATIONS:

Background: The subject property is located in the Historic Old Northeast neighborhood, at the northeast corner of 11th Ave NE and Cherry Street NE, see Exhibit 1, aerial location map. The lot is approximately 127 feet in depth by 60 feet in width. The existing 1,730 s.f. one-story structure and the two-story 1,045 square foot detached garage were constructed in 1925. The current regulations for the NT-3 zoning district allow one primary dwelling unit. In this case, five dwelling units are considered grandfathered on the subject lot, based on a Property Card Interpretation from 1997 which determined that six units were lawfully constructed, PCI 07-23-97. The Code provides for redevelopment of grandfathered uses, subject to the Commission's approval of a redevelopment plan. The property record card is attached in Exhibit 2.

The Request: The applicant seeks approval of a site plan to redevelop the property with four multi-family townhomes. The proposed plan does not require approval of variances, but does require F.A.R. bonuses. The application includes a reduction in front yard setbacks on 11th AVE NE for the buildings from 30 feet required to 16.33 feet for the principal structure. This also includes a request for a variance for the front porch from 23 feet required to 9.67 feet. This would also allow steps at 6 feet. Along Cherry St NE, the building, porch and steps meet the required street side yard setbacks.

The proposed plan contemplates a two-story Mediterranean style building with four multi-family townhomes with open porches and roof decks. Three of the units will have entrances facing north to Cherry Street NE and one will face 11th Street NE. The units are two story with roof decks. Each unit has a surface parking space accessed from the alley to the north. See attached Exhibit 3 for proposed site plan, floor plans, elevations and rendering.

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

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

   Structures in the block face across the street and abutting, include both one-story and two story single-family residences and two multi-family properties. The subject property is a one story primary building and a two story accessory building with a total of six units. The building on the corner of Beach Drive, 1100 Beach Drive NE is a two story structure with four units, see Exhibit 5, photos.

   The proposed four unit 2-story with roof deck townhome design is not consistent with the predominant building types in the subject block face and across the street. As shown in Table 1 below, on the subject block face (both sides of the street), five of seven, or 71% of the structures on the front of the property are single-family structures, with one pedestrian entrance from the street. On the block face to the west (both sides of the

street), 9 of 13, or 69% of the structures on the front of the property are single-family structures.

Table 1 - Type and FAR Analysis: Block face across the street and abutting residences

Address	SF	Land Area	FAR*	Units	# Stories	Use Description
Block 1 Subject Block Face						
505 11th Ave NE	2775	7620	0.364	6	1/2	Apartments
515 11th Ave NE	3392	7620	0.445	2	2	Single-family home with garage apartment
525 11th Ave NE	3349	7620	0.440	1	2	Single-family home
1100 Beach Dr NE	3336	7169	0.465	4	2	Apartments facing Beach
Across Street						
506 11th Ave NE	2335	4500	0.519	1	2	Single-family home
526 11th Ave NE	1409	4500	0.313	1	1	Single-family home
1030 Beach Dr NE	1796	7546	0.238	1	1	Single-family home
Block 2 (west)						
455 11th Ave NE	2260	4500	0.502	1	2	Single-family home
1104 Cherry St NE	1934	3120	0.620	1	2	Single-family home
445	1616	7620	0.212	1	2	Single-family home
435	998	7620	0.131	1	1	Single-family home
421	2532	7620	0.332	4	2	Apartments
415	3654	7620	0.480	2	2	Single-family home with garage apartment
405	2620	3810	0.688	3	2	Apartments
1105 Locust St NE	1646	3810	0.432	1	2	Single-family home
416 13th Ave NE	9900	14300	0.692	13	2	Apartments
426		134050	0.750	8	2	Townhomes
446	1322	3800	0.348	1	1	Single-family home
450	1030	3240	0.318	1	1	Single-family home
456	1650	3240	0.509	1	1	Single-family home
Average Subject Block Face			**0.429**			
Average Across Street			**0.357**			
Average Block 2			**0.463**			
Overall Average			**0.416**			
Proposed			**0.850**			

*Includes 300 SF garage exemption

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

   As noted in 16.20.010.10. - Setbacks consistent with established neighborhood patterns: "There are building setback characteristics of existing neighborhoods related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan."

   The placement of the proposed structure adjacent to 11th Ave NE exceeds the predominant setback of the structures in the block face across the street and in the subject block face. The applicant is requesting reductions to the front building, porch and stoop setbacks to be more consistent with the surrounding development pattern. An exhibit has been provided by the applicant to demonstrate compliance with context of the neighborhood, see attached Exhibit 4. Based on staff field verification, the average porch setback on the subject block is 11.75 feet from the back of sidewalk, see Table 2 below, average setback table. The average building setback is 14.80 feet. The average setback on the same side of the street reflects porches at 11.75 feet and buildings at 17.31. The proposed structure will be 18 feet 4 inches from the sidewalk, and the porch will be 11.67 feet. As shown on the average setback table, there are similar numbers on the adjacent block. Therefore, staff finds that the proposed setbacks are substantially similar with the predominant setbacks on the subject block and the adjacent block.

Table 2 – Average Setbacks as measured from back of sidewalk

Address	**Porch**				**House**			
Block 1 **Subject Block**	Feet	Inches	Total Inches	Total Feet	Feet	Inches	Total Inches	Total Feet
505 11th Ave NE	**10**	**0**	**120**	**10**	**18**		**216**	**18.00**
515 11th Ave NE	**16**	**7**	**199**	**16.58**	**18**	**7**	**223**	**18.58**
525 11th Ave NE				N/A	14	10	178	14.83
1100 Beach Dr NE	8	8	104		17	10	214	17.83
506 11th Ave NE					6	11	83	6.92
526 11th Ave NE					5	10	70	5.83
1030 Beach Dr NE					21	7	259	21.58
Block 2								
455 11th Ave NE			0	0	12	5	149	12.42
445	20	4	244	20.33	26	7	319	26.58
435					15	1	181	15.08
415					19	11	239	19.92
405					20	4	244	20.33
1023 Locust St NE					21	6	258	21.50
426	15	3	183	15.25	23	3	279	23.25
446	12	6	150	12.5		23	23	1.92
450					14	2	170	14.17
456					13	0	156	13.00
Average Block 1			**141**	**11.75**			**177.57**	**14.80**
Average Block 2			144.25	12.02			201.8	16.82
Overall Average			**142.63**	**11.89**			**189.69**	**15.81**
Proposed	**11**	**8**	**140**	**11.67**	**18**	**4**	**193.75**	**16.15**

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

   As previously noted, structures in the block face across the street and abutting, include both one-story and two story single-family residences and two multi-family properties. Exhibit 5 includes a narrative from the applicant and photos of surrounding structures. As noted in the response to #1, staff finds that the proposed two-story structure with roof decks shown on the redevelopment plan is not consistent with the predominant building type on the subject block across the street or abutting.

   Regarding the predominant scale, as shown in Table 1 above, the average floor area ratio (FAR), which measures the size of the structure(s) in relation to the size of the property, the subject block face average FAR is 0.43 and the FAR across the street is 0.36. The average FAR for the entire subject block face and the entire block face to the

west is 0.42. Therefore, staff finds that the proposed FAR is 0.85, which is more than double the average to be out of scale with the predominate pattern.

The applicant's narrative includes an analysis of the development pattern of the north side of the subject block, which is not specifically included in this criterion. An analysis of the north side of the block shows that the proposed FAR of 0.85 is greater than the average, 0.57, see Table 3 below.

Table 3 – Type and FAR Analysis: North side of subject block

Address	SF	Land Area	FAR*	Units	# Stories	Use Description
516 12th Ave NE	14400	22860	0.630	18	2	Apartments
560	5344	9780	0.546	6	2	Apartments
570 12th Ave NE	4056	8572	0.473	4	2	Apartments
120 Beach Dr NE	5916	9303	0.636	6	2	Apartments
Average			**0.571**			Apartments

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

   The structures on this site will not match the orientation of structures on the block face and on the adjoining block face. The majority of the structures on the block face have pedestrian entrances from 11th Ave NE. The subject application includes one pedestrian entrance from 11th Ave NE, and three entrances from Cherry Street NE.

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

   The proposed development has an F.A.R. of .85, while the existing structure on the property has an F.A.R. of .36. The City Code provides options for F.A.R. bonuses. This application meets the criteria to allow for bonuses to the F.A.R. and would allow a structure with an F.A.R. of 0.80. However, staff is recommending an F.A.R. limit of 0.65 in accordance with the pending code amendment. This is discussed in additional detail below in the section regarding F.A.R. bonuses.

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

   The proposed structures are compliant with the applicable building height regulations for single-family homes in the NT-3 district and for redevelopment projects as noted above.

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

   This criterion is not applicable to this case.

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

   This criterion is not applicable to this case.

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

   This criterion is not applicable to this case.

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

    This criterion is not applicable to this case.

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

    This criterion is not applicable to this case.

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

Background: The criteria for F.A.R. bonuses were crafted in response to development trends during the pre-2007 development boom, where applicants routinely requested approval to demolish a building containing several one-bedroom apartments and redevelop the site with the same number of units within the form of a larger, building containing two- or three-bedroom condominium or townhouse units. Of the projects that were built prior to the code change in 2007, some have been deemed to be somewhat incompatible with the surrounding context of what are often single-family neighborhoods. The F.A.R. bonus criteria were an attempt to encourage better design in exchange for the desire for larger unit size.

As part of the Residential LDR update, staff analyzed redevelopment projects constructed since 2007, to determine if modifications to the code were warranted, to improve compatibility. Staff found that some of the redevelopment projects were more compatible than others, and has recommended a decrease in the allowable bonuses in the pending ordinance change. Staff determined that a maximum F.A.R. of 0.85 is not appropriate and consistent with the surrounding scale and mass of completed redevelopment projects in the neighborhoods where redevelopment projects have been constructed. As shown in Table 4 below, the average FAR for redevelopment projects from 2007-2017 was 0.58. Exhibit 6 provides photographs and renderings of these projects.

Table 4 – Redevelopment Projects 2007-2017

Year Approved	Address	Ex Units	Proposed Units	Type	Ex FAR	Proposed FAR	Status
2009	1524 41st Ave N.	2	2	Reconstruct one detached unit	0.34	0.33	Complete
2011	320 12th Ave NE	2	2	Convert duplex to SFR and construct one Accessory Dwelling Unit	0.46	0.50	Conversion Completed/ADU Construction Pending
2013	1304 21st Ave N	2	2	Townhomes	0.30	0.62	Complete
2014	2321 7th ST N	2	2	Townhomes	0.38	0.62	Complete
2015	726 Grove St N	4	3	Single-family with two Accessory Dwelling Units	0.33	0.35	Complete
2015	224 13th Ave N	3	3	Two Single-family homes and one Accessory Dwelling Unit	0.43	0.49	Demo complete, Construction Pending
2015	426 11th Ave NE	8	8	Townhomes	0.34	0.75	Complete
2015	227 7th Ave NE	11	3	Three Single-family homes	0.52	0.81	Complete
2016	105 14th Ave NE	2	2	Single-family home with one Accessory Dwelling Unit	0.51	0.68	Approved, Construction pending
2016	820 7th St N	5	3	Townhomes	0.22	0.65	Approved, Construction Pending
Average FAR					**0.38**	**0.58**	

<u>Proposed Plan:</u> The proposed redevelopment plan is compliant to the following options to gain approval of F.A.R. bonus for the construction of a larger building, however, staff is recommending a reduction in the overall size of the proposed structure to improve compatibility and in order to be consistent with the pending ordinance changes.

(a) An F.A.R. bonus of 0.20 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Land development Regulations.

The applicant is requesting a F.A.R. bonus of 0.20 for utilizing a traditional style of architecture. The applicant is proposing a West Indies building style, with gable parapet wall structures, bracketed rood awnings, heavy timber porch posts. Staff supports the request for this architectural style, however, at a lower F.A.R. bonus of 0.10, consistent with the pending ordinance change.

(b An F.A.R. bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development.

The applicant is requesting this bonus. There is not a proposed change to this bonus criteria in the pending ordinance.

(c) An F.A.R. bonus of 0.10 shall be granted when structures contain a front porch for each unit. The porch shall be minimum of 60 square feet and have a minimum functional depth of 6 feet.

The proposed project features a continuous open front porch that serves each unit, which qualifies for the 0.10 bonus. In the pending ordinance, staff has recommend elimination of this bonus, as front porches are a required element in the traditional zoning district, where the majority of redevelopment applications are processed.

In consideration of the above, Staff has determined that the proposed project meets the criteria set forth to obtain an F.A.R. bonus of 0.35. With the F.A.R. bonuses, the allowable F.A.R. is 0.85. The proposed project has an F.A.R. of 0.85. However, in consideration of the analysis of the development pattern of the subject block as well as the pending ordinance change to the Land Development Regulations, staff is recommending denial. The ordinance is scheduled for DRC action concurrent with this application, and the ordinance is scheduled for City Council first reading on July 13th and second reading and public hearing on July 20th.

Setbacks Consistent with the Neighborhood Pattern: An analysis of existing setbacks completed by the applicant is included in Exhibit 4 and is discussed above in criteria number 2. As noted previously this is not considered a variance. The setbacks requested are consistent with the varied pattern of development in the subject block.

Neighborhood Comments: As of the date of this report, staff has received three letters and one email objecting to the redevelopment from two surrounding neighbors, see Exhibit 7, Correspondence. Mark S. Kamleiter, Esq. has registered as an opponent. Staff did not received correspondence from the Historic Old Northeast Neighborhood Association.

STAFF RECOMMENDATION: Based on a review of the redevelopment application according to the stringent evaluation criteria contained within the City Code, the Development Services Department Staff recommends **DENIAL** of the requested redevelopment plan with front yard setback reductions and F.A.R. bonuses.

CONDITIONS OF COMMISSION ACTION: If the application is approved, the Planning and Economic Development Department Staff recommends that the approval shall be subject to the following conditions:

1. The plans submitted for permitting shall be revised to meet the 0.65 F.A.R. limit and the 0.50 maximum building coverage limit in the pending ordinance, the 0.65 maximum impervious surface requirement, and shall otherwise substantially resemble the plans attached to this report. Significant modifications to the plans shall require a new application and public hearing.
2. Homeowner documents shall include a stipulation that no further paving or impervious surface is allowed on the townhouse lots, including pools and spas.
3. Subdivision platting is required if these units are to be conveyed as fee-simple townhomes. The plat must be recorded prior to issuance of addresses, water meters and a Certificate of Occupancy for the structures.
4. The site plan submitted for permitting shall depict all proposed ancillary equipment, such as garbage cans, air conditioning and irrigation equipment. These items shall be provided within rear or interior yards and shall be screened with finished walls and/or perimeter landscaping.
5. The plans submitted for permitting shall include all necessary information to demonstrate compliance with the landscaping and irrigation requirements set forth under Section 16.40.060.2.1.3. of the City Code.
6. This approval shall be valid through June 7, 2020. The applicant may request up to two two-year extensions from the POD prior to the expiration. The application shall be revised to comply with any code amendments that were adopted after the original approval, unless a variance is granted. After the original approval and any approved extension have expired without substantial construction commencing, the approval shall be void, and a new application shall be required.

Report Prepared By:

Elizabeth Abernethy 5-31-17

Elizabeth Abernethy, AICP — Date
Zoning Official
Development Review Services Division
Planning & Economic Development Dept.

List of Exhibits:
Exhibit 1: Aerial location map
Exhibit 2: Property Card, PCI exhibit
Exhibit 3: Survey, site plan, floor plans, elevations
Exhibit 4: Average setback exhibit and Average setback table
Exhibit 5: Project narrative, Data Sheets, Applicant's Exhibits with Photos, Financial Plan
Exhibit 6: Redevelopment Analysis Exhibits
Exhibit 7: Correspondence

Exhibit 1

Case #17-51000001

Aerial Location Map

st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Development Review Services
Case No.: 17-51000001
Address: 505 11th Avenue Northeast

N↑
(nts)

Exhibit 2

Case #17-51000001

Property Card
PCI Exhibit

SUBDIVISION BAY FRONT SUB LOT 7 BLOCK E

BUILDING	ELECTRICAL	PLUMBING D-8
1125 CHERRY STREET N.E. SEE: 505-509 11th Avenue N.E.		

B-8

Back

INSTALLATION	GAS	SEWER
	SIGNS	SEPTIC TANK

Copy

SUBDIVISION BAY FRONT SUB. RM-10 ✓ LOT 7 60'x127' BLOCK E D-8

BUILDING 511 lot size:60'x127'	ELECTRICAL 17-31-17	17-3/-17 PLUMBING (R-4) D-8
Location: 505 -509 -11 Ave.N.E. 1121 -1125 Cherry St. N.E. (1) 5 room & bath frame duplex (2) 2-story frame garage apt. #50264 - 7/7/42 - $240. Owner: C. F. Porter Contractor: Krauss Reroof Residence. #62786 - 5/13/47 - $100. Owner Roland J. Crouse - Repair and extend roof and screen in sundeck (2nd floor) #87739 -F - 8/7/51 - $1200 Owner L. A. Feldmann - General Repair and add two baths. #58788-RM10- 10/16/78 - $500 Owner N N Noble & R J Bergman - General repairs as per housing letter dated 7/12/78 -(Type VI) By owner (1121, 1125, 1125½ Cherry St N E) (Over OVER)	#E8700E - 8/12/74 - L.C. Gillham- Tillbrook Elec - 6-100 amps 1-phase 6-meters 18-cen 24-sw 24-recp 5-ranges - separate meters (505-11th Ave. N.E.) OK per JRH 8/18/77	#22948 - 2-1-45 - Mr. Crouse H. E. Langdon - C.2L-Sh. #17714 - 8/14/51 - Feldman Sheffield - 2C 2L 2S 2-shower
	INSTALLATION	GAS
	#3074 - 12/19/55 -L.Feldman J. C. Pressly - 27,500 BTU Duo Therm Oil Heater	#1755 - 8/14/51 - Feldmann E. Sheffield - 2-ranges 2-meters #6192C - 9/8/61 - Feldman City & County Gas - replace range (1121 Cherry St. N. E.) #G8840 12/7/71 L. C. Gillham St. Pete Gas & Sales Co. 1 Range (Connect to existing line) Nat.Gas (505) #G8930 - 12/21/71 - K. Gillham St.Pete Gas - 1-range (1125 Cherry)
SIGNS	SEWER	SEPTIC TANK

BUILDING
#58789-RM10 - 10/16/78 - $500
Owner N N Noble & R J Bengman-
General repairs as per housing
letter dated 7/12/78 (Type VI)
By owner (505, 509, 511- 11 Ave NE)
#853382 9-8-78 Business C.O.
Appli: James R. Ware "American
Homesellers Services" mail order
firm - office.

R6-01110-RM10-11/5/85-$4,090.
Owner- Bergman/Noble- Tear
off & replace with shingles.
Contractor-Calvin D. Johnson
Type VI WS/CLC

- 11 Ave. N.E. (Cherry Hill Apt)
-01425-RM-10-11/6/85-$2,302.00
. Bergman/ N.N. Noble-owner—Reroof
ngle & Modified Bitumen-Calvin D.
nson-Contr.-Type VI- WJS/yw

File Edit Commands Help

SUNGARD PUBLIC SECTOR
NaviLine

Special Notes Display

Property address: 505 11TH AVE NE

Business name: VK INVESTMENT GROUP

Source	Code		Note	Date		Number
LAND	PCIN	S	PCI 7-23-97 SIX (6) DWELLING UNTIS MAY	7/24/97		
LAND	PCIN	S	LAWFULLY EXIST ONSITE. ANY ADDITIONAL	7/24/97		
LAND	PCIN	S	UNITS SHALL BE ELIMINATED. MLG	7/24/97		

✓ OK

✗ Exit

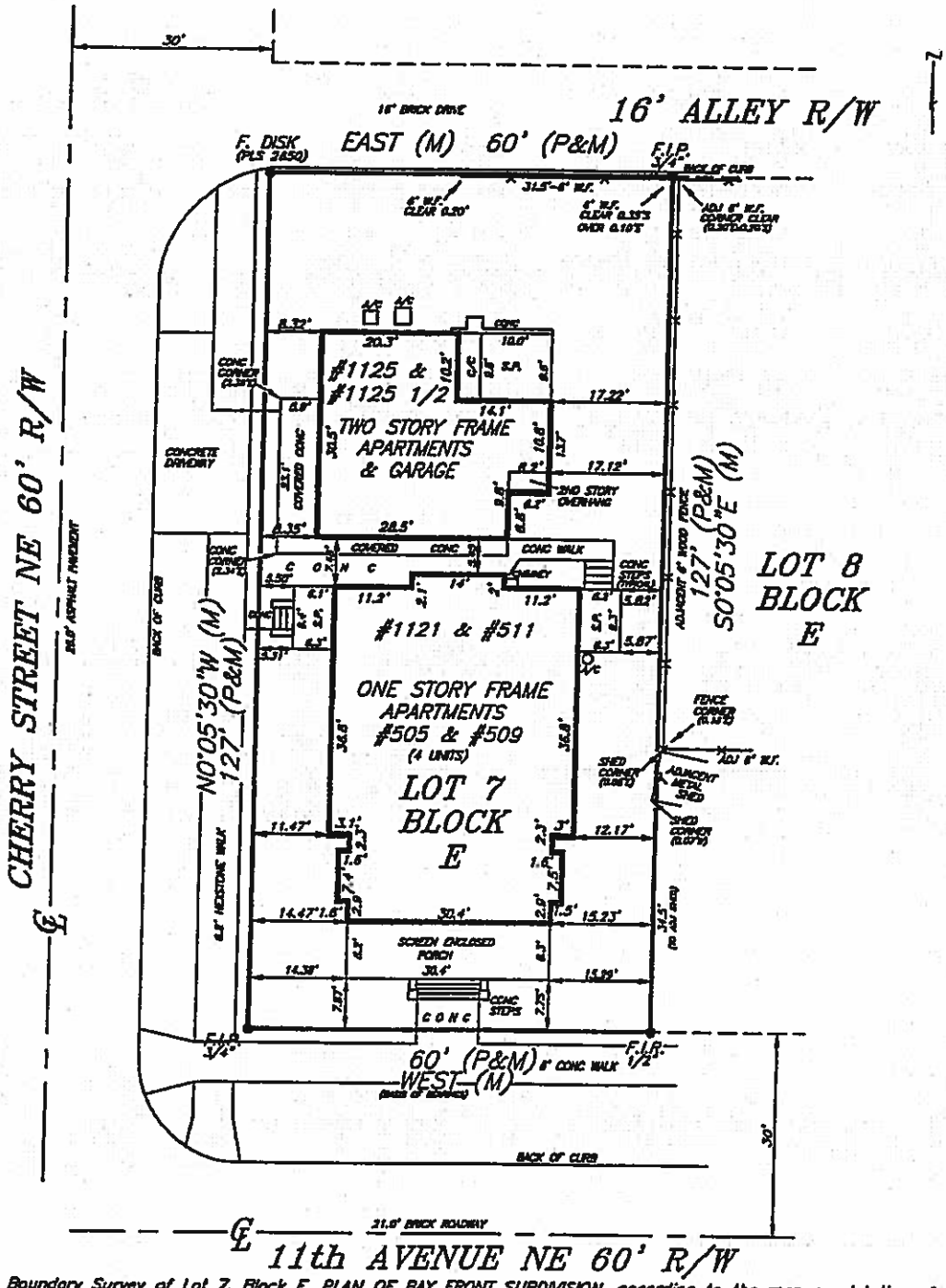
< Cancel

Exhibit 3

Case #17-51000001

Survey, site plan, floor plans,

Elevations, rendering



A Boundary Survey of Lot 7, Block E, PLAN OF BAY FRONT SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 83, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

JOB NUMBER: MMXVI228 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 6/24/16 SCALE: 1 INCH = 20 FEET DRAWN BY: DLP	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 17 TOWNSHIP 31 SOUTH RANGE 17 EAST	FLOOD ZONE: "X" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125148 PANEL NUMBER: 0217 G CHECKED BY: DCH

CERTIFIED TO:
Sun Title Insurance Agency, Inc.
Old Republic National Title Insurance Company
Cherry Hills Properties, LLC, its successors and/or assigns, as their interests may appear.
VK Investment Group, LLC, a Colorado limited liability company

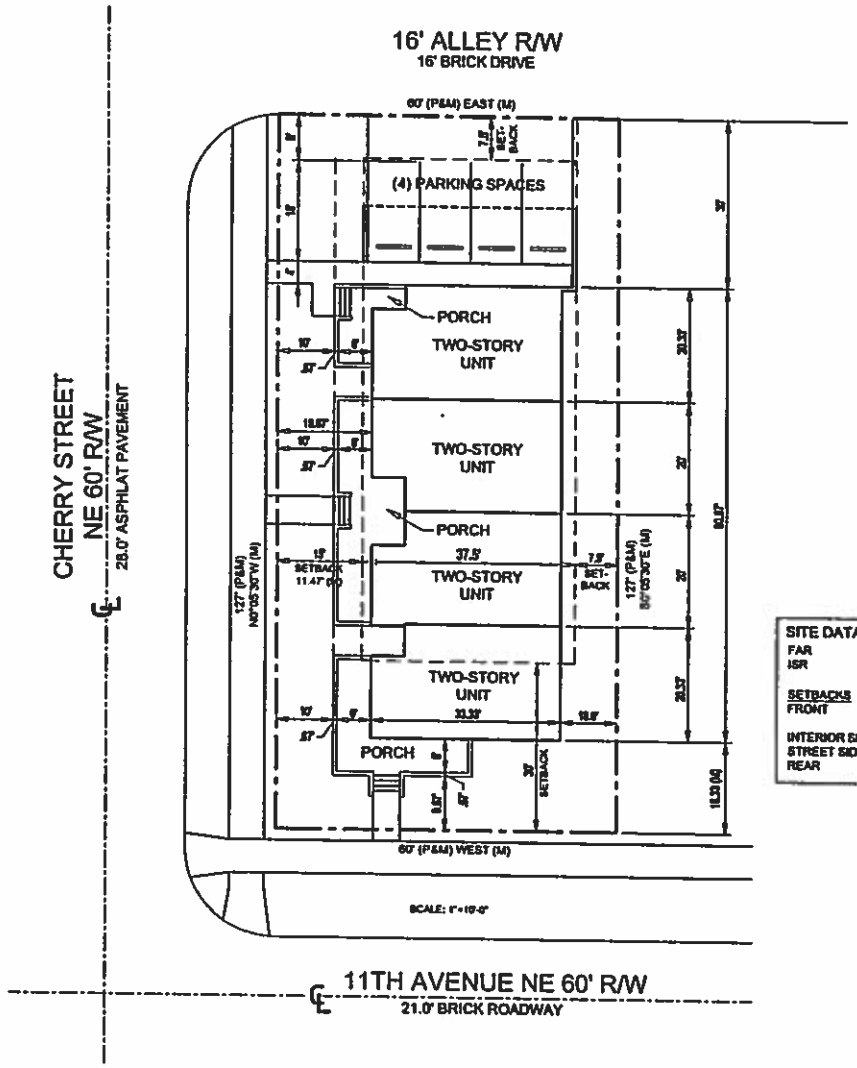
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

6-25-16
DAVID C. HARNER P.L.S.
REGISTRATION NUMBER 2850

LEGEND:
A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB CH.=CHORD LENGTH C=CALC C.L.F.=CHAINLINK FENCE
CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE CH. BRG.=CHORD BEARING E.P.=EDGE OF PAVEMENT
El=ELEVATION FF=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650
F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED
D=DEED R=RECORD R/W=RING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE.=EASEMENT
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT S.P.=SCREENED PORCH

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"



1 B1.1 SITE PLAN
SCALE: 1"=10'-0"

SITE DATA

FAR	0.71		
ISR	0.56		
SETBACKS	<24' HT.	>24' HT.	EXISTING
FRONT	30' (M.)	40'	18' TO BLDG. 7.75' TO PORCH
INTERIOR SIDE	7.5'	16'	
STREET SIDE	15'	22'	11.47'
REAR	7.5'	20'	

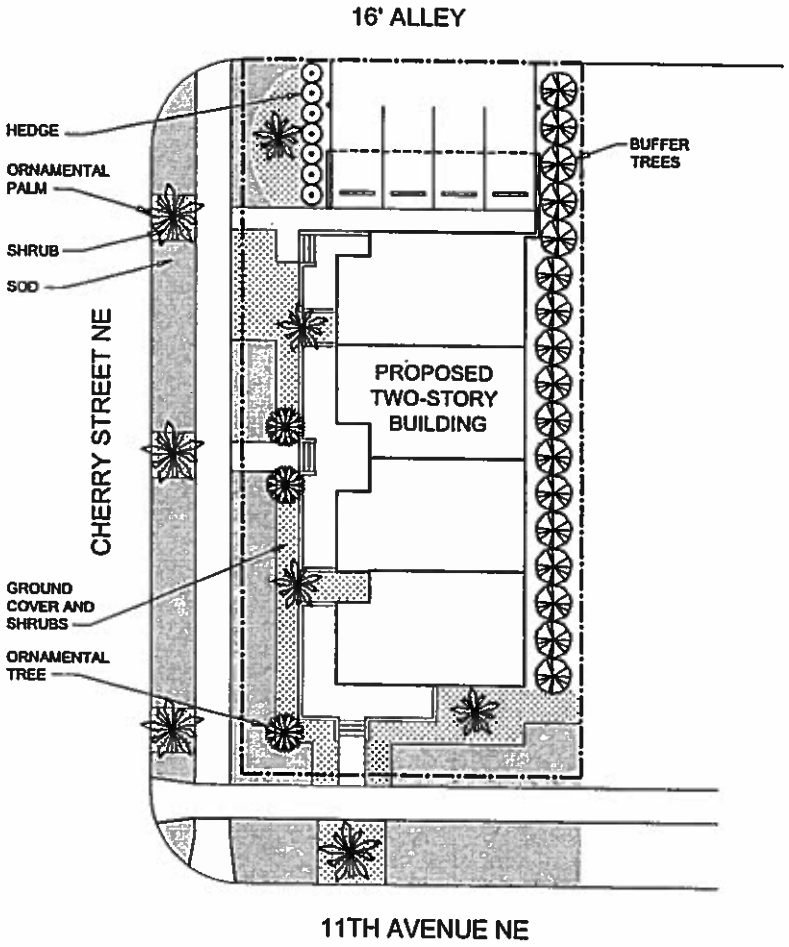
WS Architecture, pllc

CHERRY STREET TOWNHOMES
11TH AVENUE NE
AT CHERRY STREET NE
ST. PETERSBURG, FLORIDA

NORTH

SITE PLAN

SHEET NO. B1.1



1 L1.1 LANDSCAPE PLAN
SCALE: 1"=10'-0"

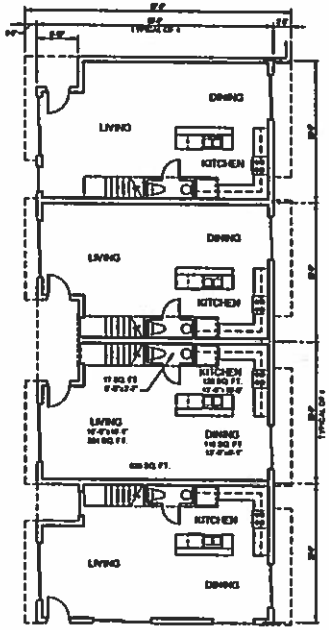
WS Architecture, pllc

CHERRY STREET TOWNHOMES
11TH AVENUE NE
AT CHERRY STREET NE
ST. PETERSBURG, FLORIDA

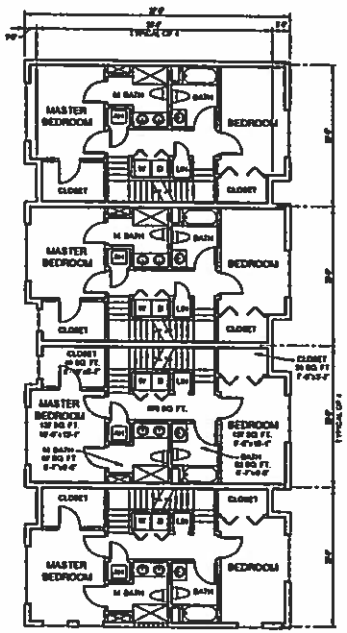
NORTH

LANDSCAPE PLAN

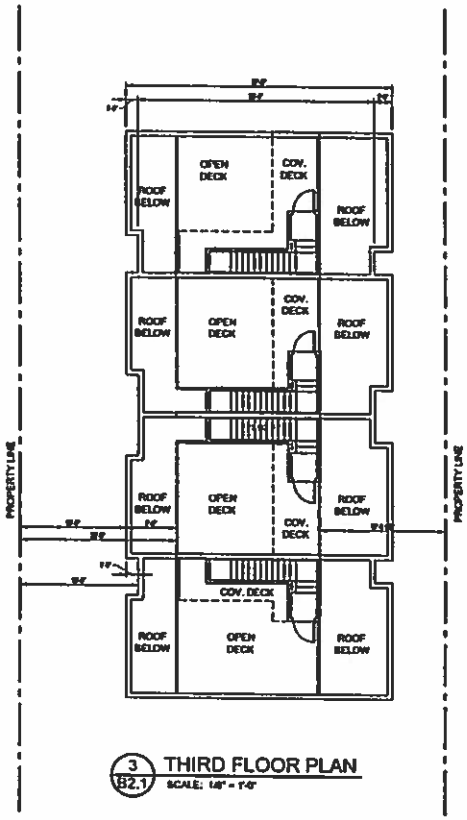
L1.1



1 B2.1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 B2.1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 B2.1 THIRD FLOOR PLAN
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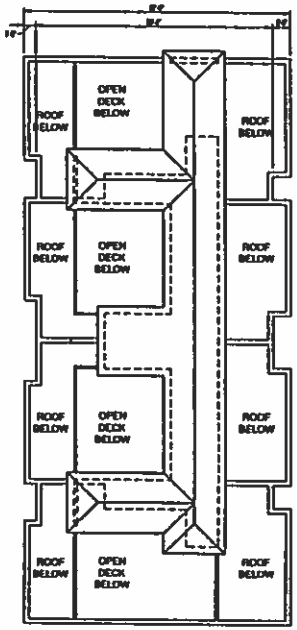


4 B2.1 ROOF PLAN
SCALE: 1/8" = 1'-0"

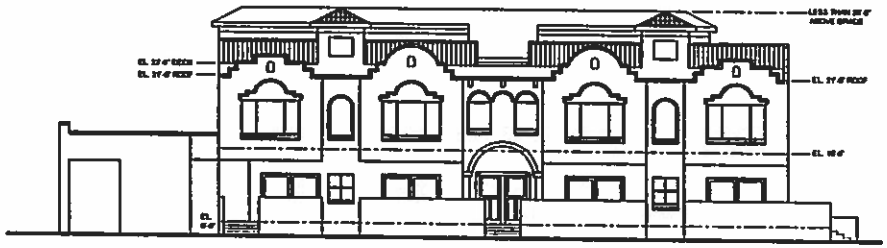
WS Architecture, pllc

CHERRY STREET TOWNHOMES
11TH AVENUE NE
AT CHERRY STREET NE
ST. PETERSBURG, FLORIDA

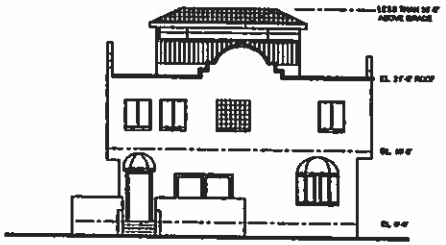
NORTH

FLOOR PLANS

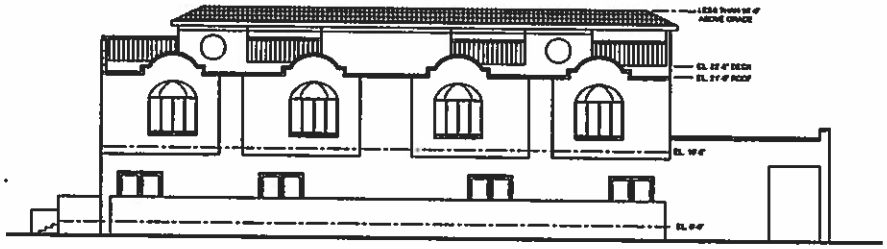
SHEET NO
B2.1



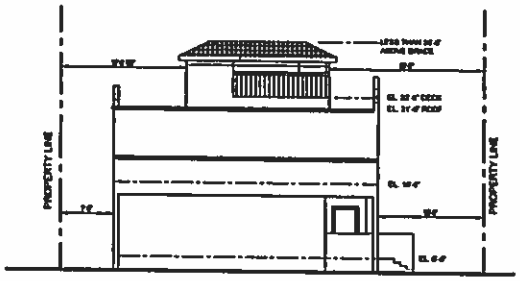
1 A3.1 WEST ELEVATION (CHERRY STREET)
SCALE: 1/8" = 1'-0"



2 A3.1 SOUTH ELEVATION (11TH STREET)
SCALE: 1/8" = 1'-0"



3 A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 A3.1 NORTH ELEVATION (ALLEY)
SCALE: 1/8" = 1'-0"

WS Architecture, pllc

CHERRY STREET
TOWNHOMES
11TH AVENUE NE
AT CHERRY STREET NE
ST. PETERSBURG, FLORIDA

EXTERIOR
ELEVATIONS

SHEET NO.
A3.1

Exhibit 4

Case #17-51000001

Average setback exhibit and Average setback table

Average Setbacks as measured from back of sidewalk

Site Address 505 11th Ave NE

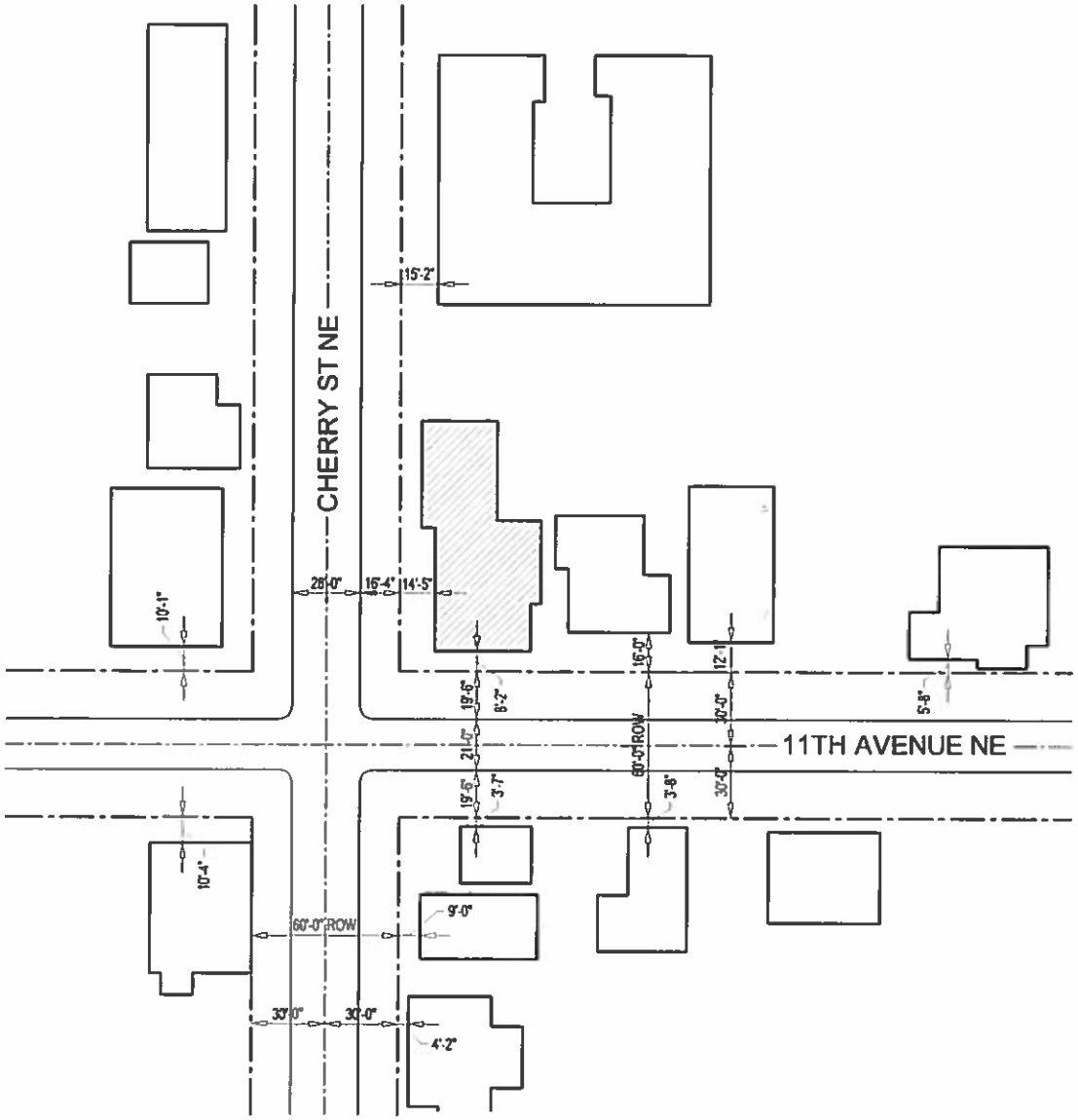
Case #17-5100001

Field verified (Date) 17-Mar-17

Address	Porch				House				Notes
Block 1									
Subject Block	Feet	Inches	Total Inches	Total Feet	Feet	Inches	Total Inches	Total Feet	
505 11th Ave NE	**10**	**0**	**120**	**10**	**18**		**216**	**18.00**	**Street side 14'7"; enclosed porch**
515 11th Ave NE	**16**	**7**	**199**	**16.58**	**18**	**7**	**223**	**18.58**	
525 11th Ave NE				N/A	14	10	178	14.83	Structure above it
1100 Beach Dr NE	8	8	104		17	10	214	17.83	or 16- 2 closer
506 11th Ave NE					6	11	83	6.92	2 story
526 11th Ave NE					5	10	70	5.83	
1030 Beach Dr NE					21	7	259	21.58	Bay projecting 19'9"
Block 2									
455 11th Ave NE			0	0	12	5	149	12.42	
445	20	4	244	20.33	26	7	319	26.58	2 story
435					15	1	181	15.08	House at 24' 3"
415					19	11	239	19.92	Porch and House same
405					20	4	244	20.33	2 story
1023 Locust St NE					21	6	258	21.50	multi-family
426	15	3	183	15.25	23	3	279	23.25	townhouses
446	12	6	150	12.5		23	23	1.92	
450					14	2	170	14.17	
456					13	0	156	13.00	
Average Block 1			**141**	**11.75**			**177.57**	**14.80**	
Average Block 2			144.25	12.02			201.8	16.82	
Overall Average			**142.63**	**11.89**			**189.69**	**15.81**	
Proposed	**11**	**8**	**140**	**11.67**	**18**	**4**	**193.75**	**16.1458**	two story

Revised May 24, 2017

Prepared by Development Review Services



1 S-1 SITE PLAN - SETBACKS
SCALE: 1" = 50'-0"

WS Architecture, pllc

CHERRY STREET TOWNHOMES
11TH AVENUE NE
AT CHERRY STREET NE
ST. PETERSBURG, FLORIDA

NORTH

SITE PLAN SETBACKS

SHEET NO.
S-1

Exhibit 5

Case #17-51000001

Project narrative, Data Sheets, Applicant's Exhibits with Photos, Financial Plan

WS Architecture, pllc

146 Second Street North, Suite 301
St. Petersburg, Florida 33701
(727) 821-6610 Fax (727) 894-4216
Mark W. Stephenson mark@weddingarchitects.com
Professional Registration #AA26002470

April 6, 2017

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APR 12 2017
DEVELOPMENT REVIEW SERVICES

Ms. Maureen Stafford
Via E-Mail MJStPetersburg@aol.com

RE: Redevelopment of 505 – 11th Avenue N.E.

Dear Ms. Stafford:

Attached is an application package to the City of St. Petersburg. I am the architect designing a new residential project to be located at 505 – 11th Avenue N.E.. The existing building at this location is a one and two story building with six rental units.

Our redevelopment proposal is to replace the existing six units with a new very attractive, four unit two story building with parking (now non-existent) located off the alley. Please take a look at our package showing rendering, exterior elevation, site plan, floor plans and existing neighborhood building locations.

Our design intent is to stay within the character of the neighborhood with compatible building style, setbacks and size. Our design meets or exceeds all redevelopment requirements for size, setbacks, height, style and parking. We are not asking for any variances.

If you have any questions or comments please feel free to contact me by phone or e-mail.

Best Regards,

Mark W. Stephenson
AR0007691
cc: Kathryn.younkin@stpete.org

st.petersburg
www.stpete.org

REDEVELOPMENT

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DEVELOPMENT REVIEW SERVICES

NARRATIVE (PAGE 1)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses by typed. Illegible handwritten responses will not be accepted. A separate letter addressing each of the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 505 - 11th AVENUE N.E. | **Case No.:**

Detailed Description of Project and Request: REQUESTING REDEVELOPMENT OF EXISTING SIX UNIT BUILDING TO FOUR UNIT. PROPOSED MEETS OR EXCEEDS ALL REQUIREMENTS.

1. **Building Type.** Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.

THE BUILDING BLOCK FACE IS MOSTLY MULTI-FAMILY. THE PROPOSED BUILDING IS MULTI-FAMILY WITH REDUCED DENSITY FROM SIX UNITS EXISTING TO FOUR UNITS PROPOSED.

2. **Building Setbacks.** Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street.

BUILDING FRONT SETBACK MATCHES OR EXCEEDS BUILDINGS FRONTING ON THE FACING STREET. STREET SIDE, INTERIOR SIDE AND REAR SETBACKS MATCH ZONING REQUIREMENTS.

3. **Building Type.** Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.

PROPOSED BUILDING IS TWO STORY WITCH MATCHES THE PREDOMINATE BUILDING SCALE BLOCK FACE. THE BUILDING IS DESIGNED TO FURTHER BREAK DOWN SCALE WITH RECESSES AND CANTILEVERED ELEMENTS.

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REDEVELOPMENT

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NARRATIVE (PAGE 2)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses by typed. Illegible handwritten responses will not be accepted.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

4. **Site Development and Orientation.** Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.

FRONT ENTRY FACES THE STREET. BUILDINGS NEXT TO AND ACROSS THE STREET FACE EITHER 11TH AVENUE OR CHERRY STREET.
PARKING AND UTILITIES WILL BE LOCATED OFF THE ALLEY TO PRESERVE THE CHARACTOR OF THE NEIGHBORHOOD TRADITIONAL DISTRICT

5. **Floor area Ratio Bonuses.** FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:

a. FAR Bonus of 0.20 – An FAR bonus of 0.20 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.

THE ARCHITECTURAL STYLE IS MISSION "MEDITERREAN" STYLE WHICH IS VERY PREDOMINATE IN THE AREA. THE MATERIAL IS ROUGH TEXTURED STUCCO. TILE ROOF COMBINED WITH FLAT ROOF AND PLEASANT ARCHED PARAPETS OVER CANTILEVERED PROPORTIONATE SECOND FLOOR SPACES. PROPORTIONS ARE DELINEATED TO PROVIDE INTIMATE RESIDENTIAL SCALE.

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REDEVELOPMENT

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NARRATIVE (PAGE 3)

All applications for a redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses by typed. Illegible handwritten responses will not be accepted.

APPLICANT NARRATIVE

5. **Floor Area Ratio Bonuses** (continued):
   b. **FAR Bonus of 0.05** – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.

THE WALL FINISH IS A ROUGH TEXTURED STUCCO AS SEEN IN MANY MISSION OR MEDITERRANEAN RESIDENTIAL BUILDINGS WITHIN THE TRADITIONAL NEIGHBORHOOD.

5. **Floor area Ratio Bonuses** (continued):
   c. FAR Bonus of 0.10 – Describe whether the proposed building includes a front porch for each unit and identify the minimum dimensions including the total square feet and depth. Each porch shall be a minimum 60 square feet and have a minimum functional depth of six (6) feet.

EACH UNIT WILL HAVE A FRONT PORCH WITH A MINIMUM DIMENSION OF SIX FEET AND AN AREA FROM 93 SQUARE FEET TO 128 SQUARE FEET IN KEEPING WITH THE TRADITIONAL NEIGHBORHOOD WITH LARGE AND WRAP AROUND PORCHES.

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DEVELOPMENT REVIEW SERVICES

REDEVELOPMENT

DATA SHEET

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

DATA TABLE

1.	**Zoning Classification:** NT-3				
2.	**Existing Land Use Type(s):** SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL GRANDFATHERED				
3.	**Proposed Land Use Type(s):** MULTI-FAMILY RESIDENTIAL				
4.	**Area of Subject Property:** 7,620 SQUARE FEET				
5.	**Variance(s) Requested:** REDEVELOPMENT CONSTRUCTION OF GRANDFATHERED MULTI-FAMILY. EXISTING BUILDING CONTAINS SIX UNITS. WILL REDEVELOPE WITH FOUR UNITS. PROPOSED PROJECT MEETS OR EXCEEDS ALL REDEVELOPMENT GUIDELINES.				
6.	**Gross Floor Area** (total square feet of building(s))				
	Existing:	3123	Sq. ft.		
	Proposed:	5716	Sq. ft.		
	Permitted:	6477	Sq. ft.		
7.	**Floor Area Ratio** (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0.41	Sq. ft.		
	Proposed:	0.75	Sq. ft.		
	Permitted:	0.85	Sq. ft.		
8.	**Building Coverage** (first floor square footage of building)				
	Existing:	2331	Sq. ft.	30.6	% of site
	Proposed:	2778	Sq. ft.	36.4	% of site
	Permitted:	4953	Sq. ft.	65.0	% of site
9.	**Open Green Space** (include all green space on site; do not include any paved areas)				
	Existing:	3774	Sq. ft.	49.5	% of site
	Proposed:	2674	Sq. ft.	35.1	% of site
10.	**Interior Green Space of Vehicle Use Area** (include all green space within the parking lot and drive lanes)				
	Existing:	NONE	Sq. ft.		% of vehicular area
	Proposed:	N/A	Sq. ft.		% of vehicular area

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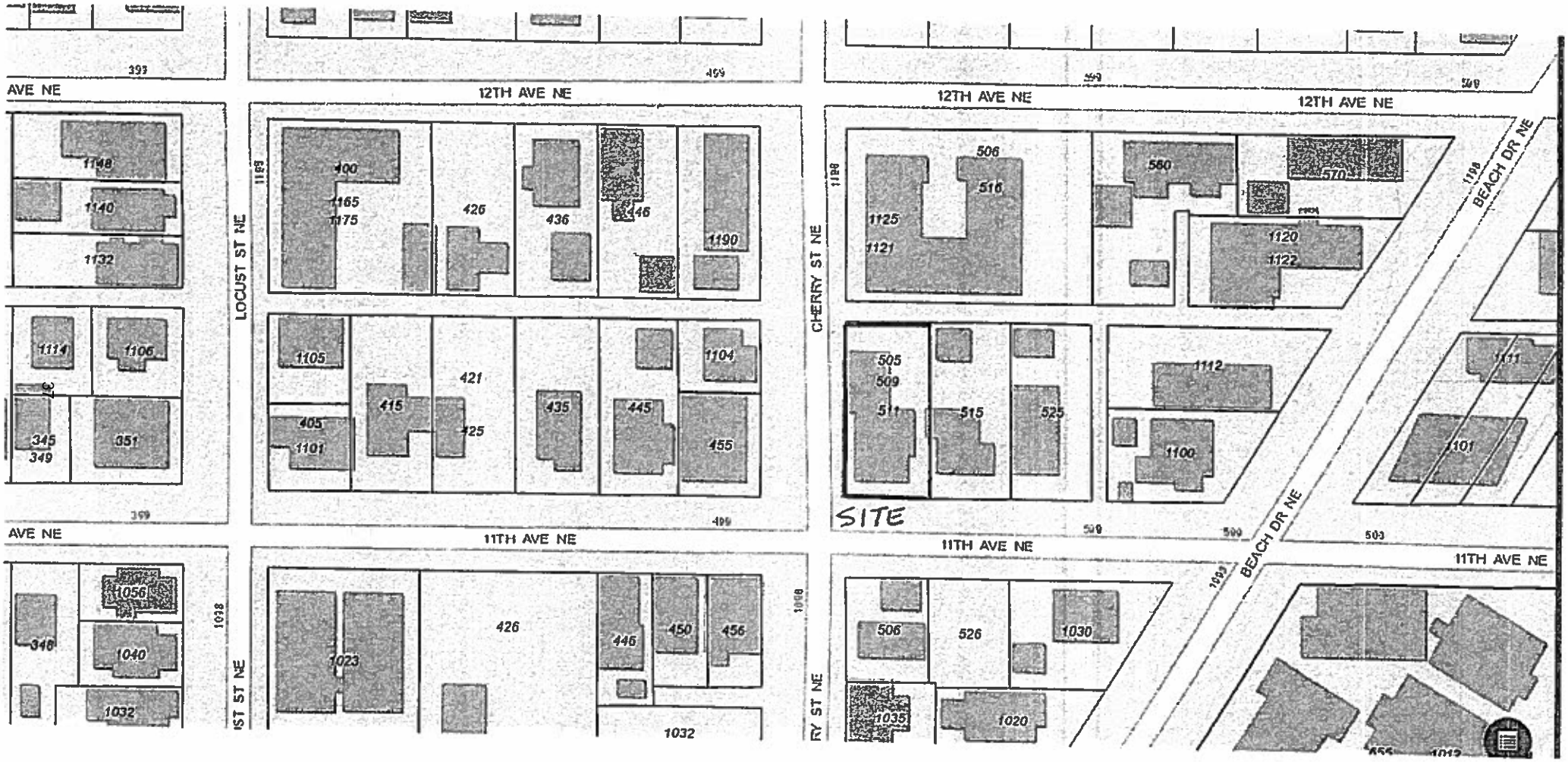
DEVELOPMENT REVIEW SERVICES

REDEVELOPMENT
DATA SHEET

incl. open porches

DATA TABLE (continued page 2)						
11.	**Paving Coverage** (including sidewalks within boundary of the subject property; do not include building footprint(s))					
	Existing:	1515	Sq. ft.	19.9	% of site	
	Proposed:	2172	Sq. ft.	28.5	% of site	
12.	**Impervious Surface Coverage** (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:	3846	Sq. ft.	50.5	% of site	
	Proposed:	4946	Sq. ft.	64.9	% of site	
	Permitted:	4953	Sq. ft.	65.0	% of site	
13.	**Density** (units per "x")					
	Sq. Ft. or Acre(s)		*No. of Employees*		*No. of Clients (C.R. / Home)*	
	Existing:	6 u.	Existing:		Existing:	
	Proposed:	4 u.	Proposed:		Proposed:	
	Permitted:	6 u.				
14 a.	**Parking (Vehicle) Spaces**					
	Existing:	2	includes	0	disabled parking spaces	
	Proposed:	4	includes	0	disabled parking spaces	
	Permitted:	4	includes	0	disabled parking spaces	
14 b.	**Parking (Bicycle) Spaces**					
	Existing:	0	Spaces		% of vehicular parking	
	Proposed:	4	Spaces		% of vehicular parking	
	Permitted:	4	Spaces		% of vehicular parking	
15.	**Building Height**					
	Existing:	36	Feet	2	Stories	
	Proposed:	36	Feet	2	Stories	
	Permitted:	36	Feet	3	Stories	
16.	**Construction Value**					
	What is the estimate of the total value of the project upon completion? $					
	Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.					


AVE NE
12TH AVE NE
12TH AVE NE
12TH AVE NE
LOCUST ST NE
CHERRY ST NE
BEACH DR NE
BEACH DR NE
11TH AVE NE
11TH AVE NE
11TH AVE NE
SITE
1148
1140
1132
1114
1106
345
349
351
400
1165
1175
426
436
446
1190
1105
421
1104
405
1101
415
425
435
445
455
506
516
560
570
1125
1121
1120
1122
505
509
511
515
525
1112
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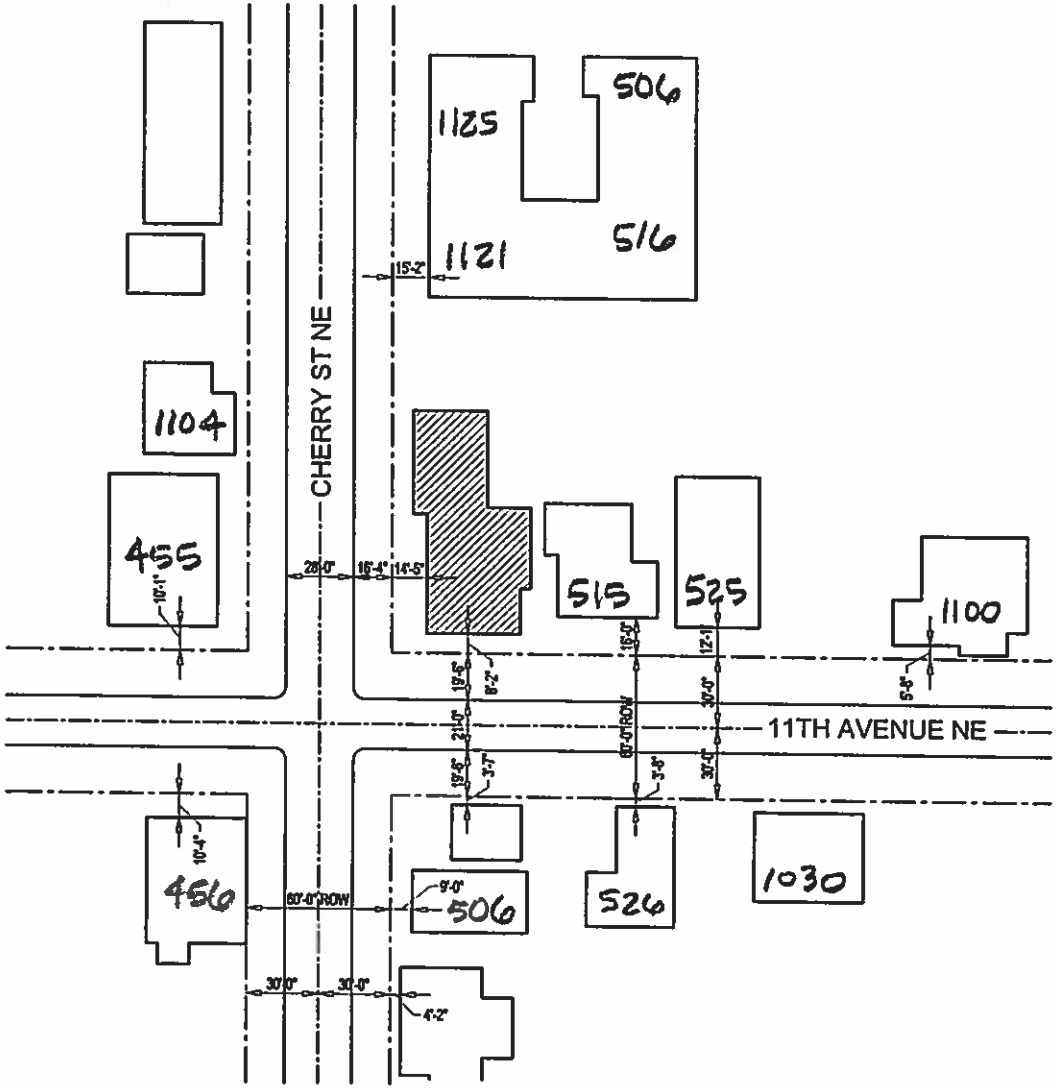
526
1030
1035
1020



1 / S-1 SITE PLAN - SETBACKS
SCALE: 1" = 50'-0"

WS Architecture, pllc

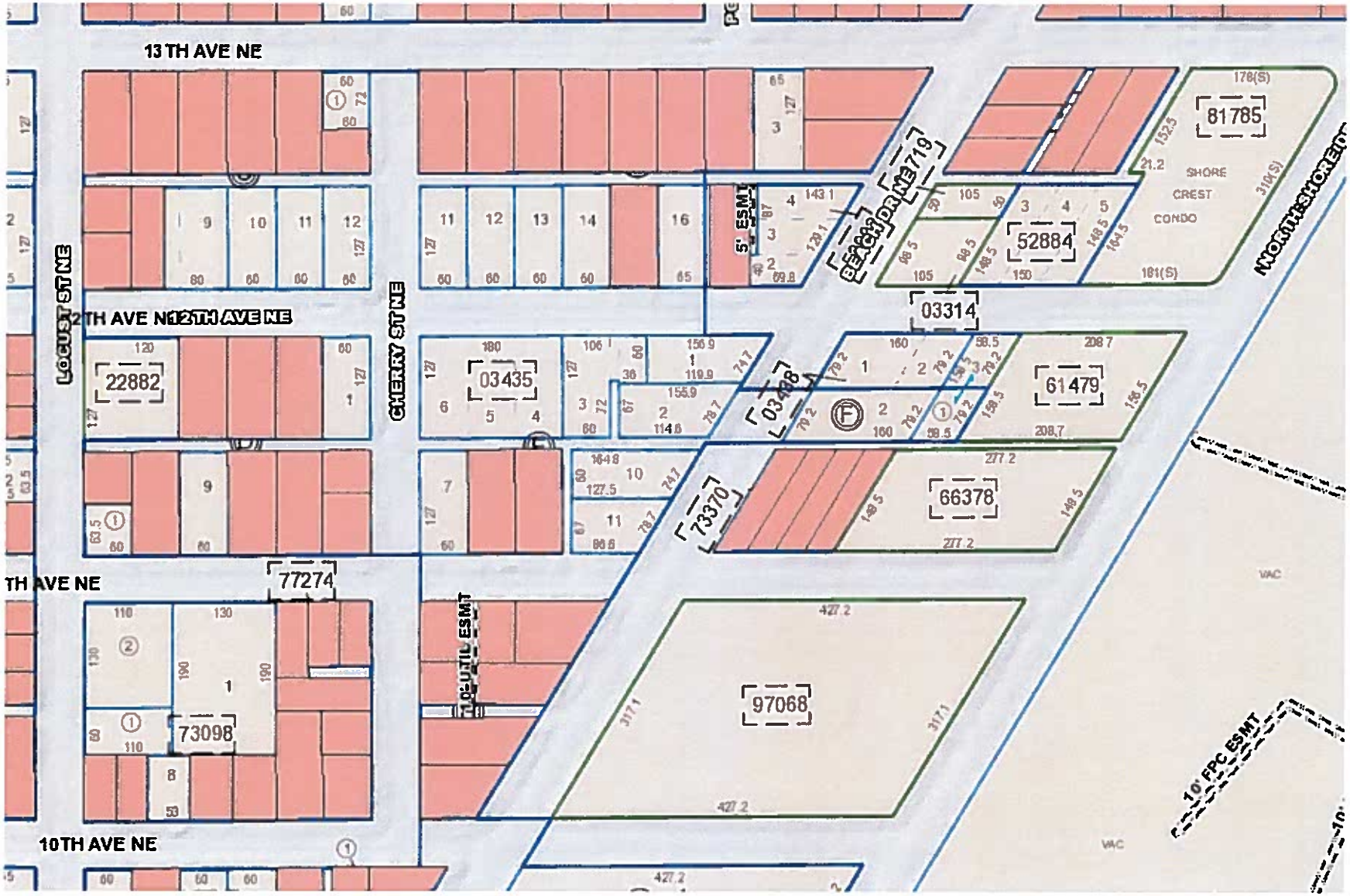
CHERRY STREET TOWNHOMES
11TH AVENUE NE
AT CHERRY STREET NE
ST. PETERSBURG, FLORIDA

NORTH

SITE PLAN SETBACKS

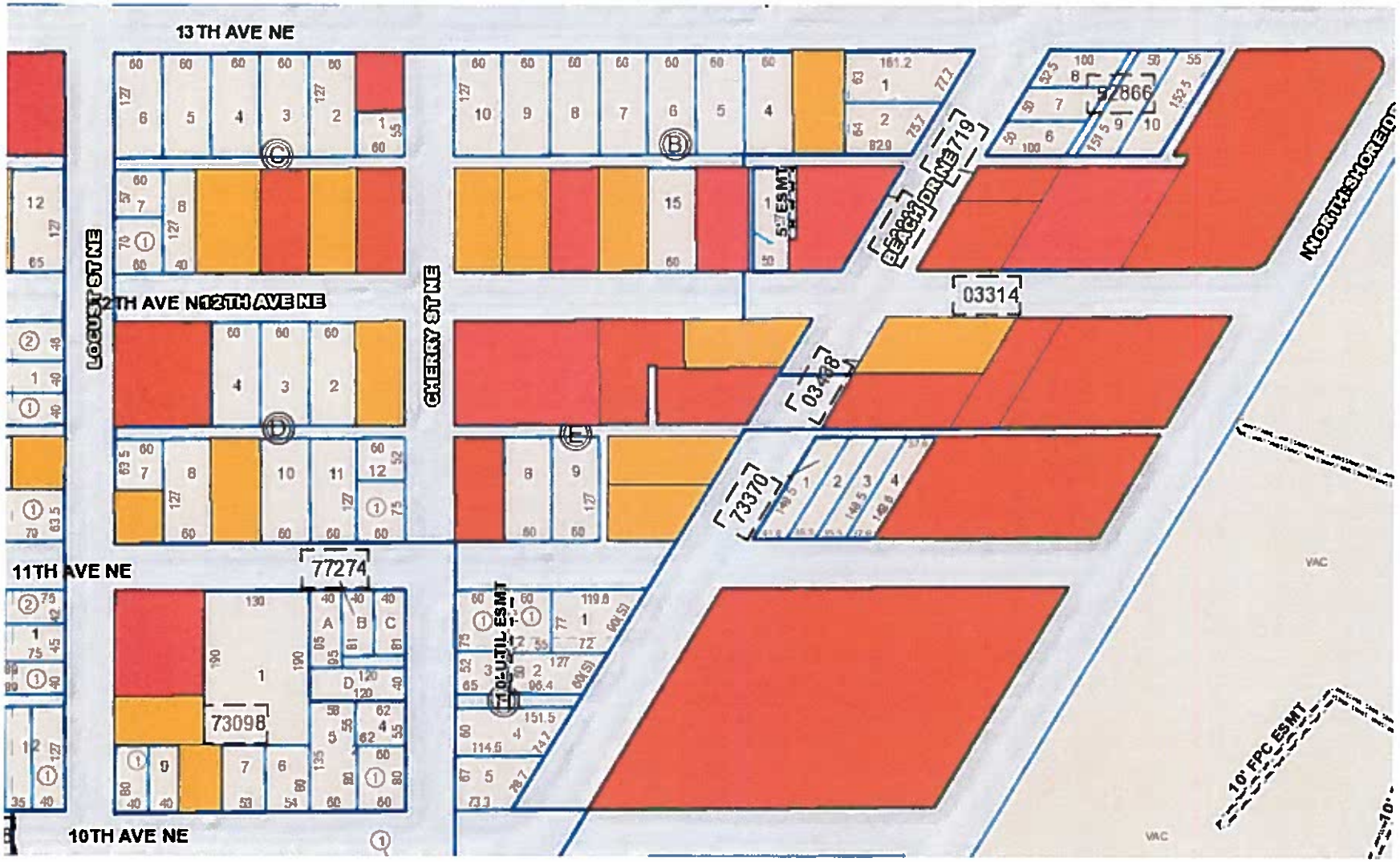
SHEET NO.
S-1

Single Family – Peach

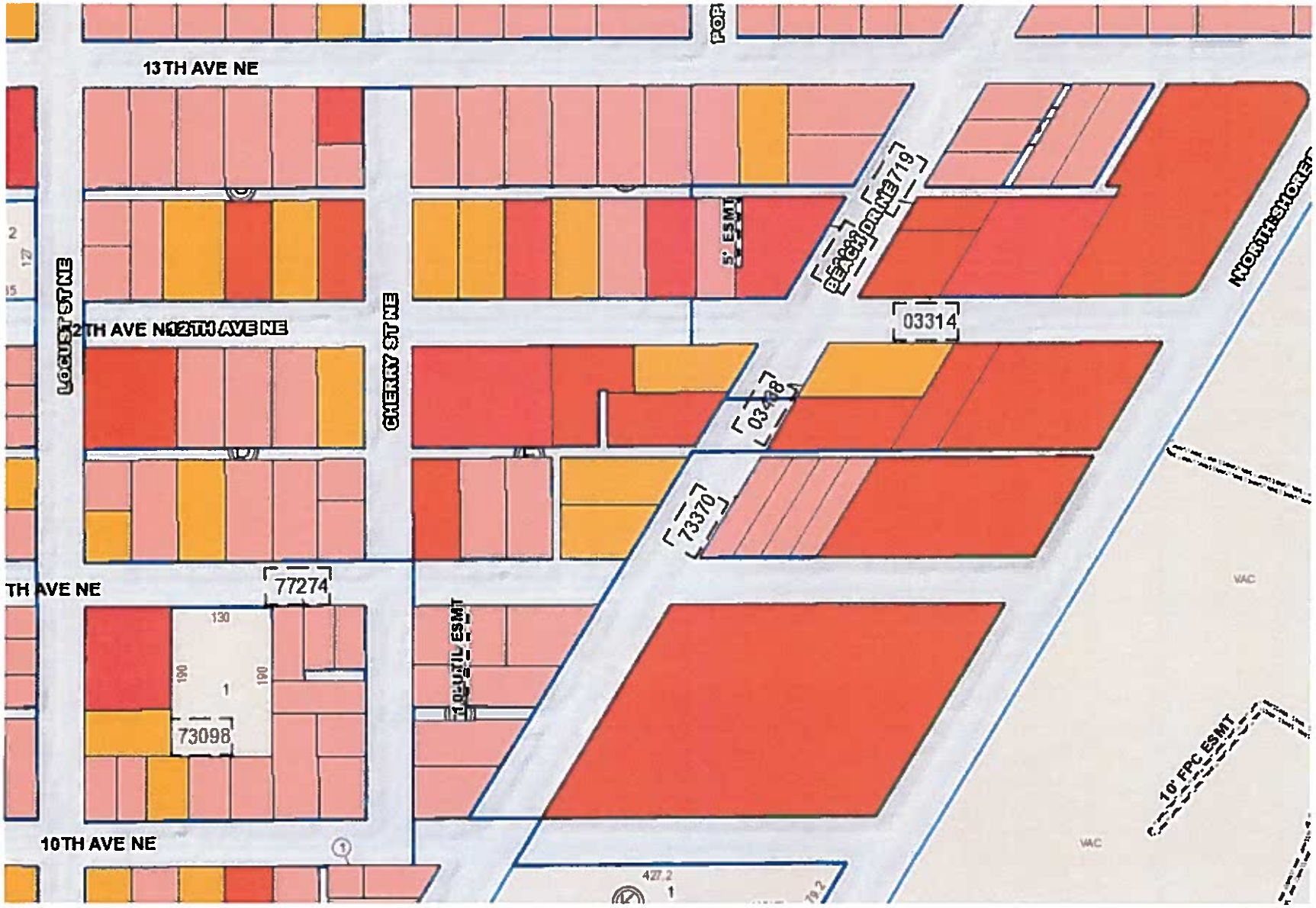


505 11th Ave NE- Use from PCPA Data

Commercial – Red, Multi-Family – Orange, Duplex/Triplex - Gold

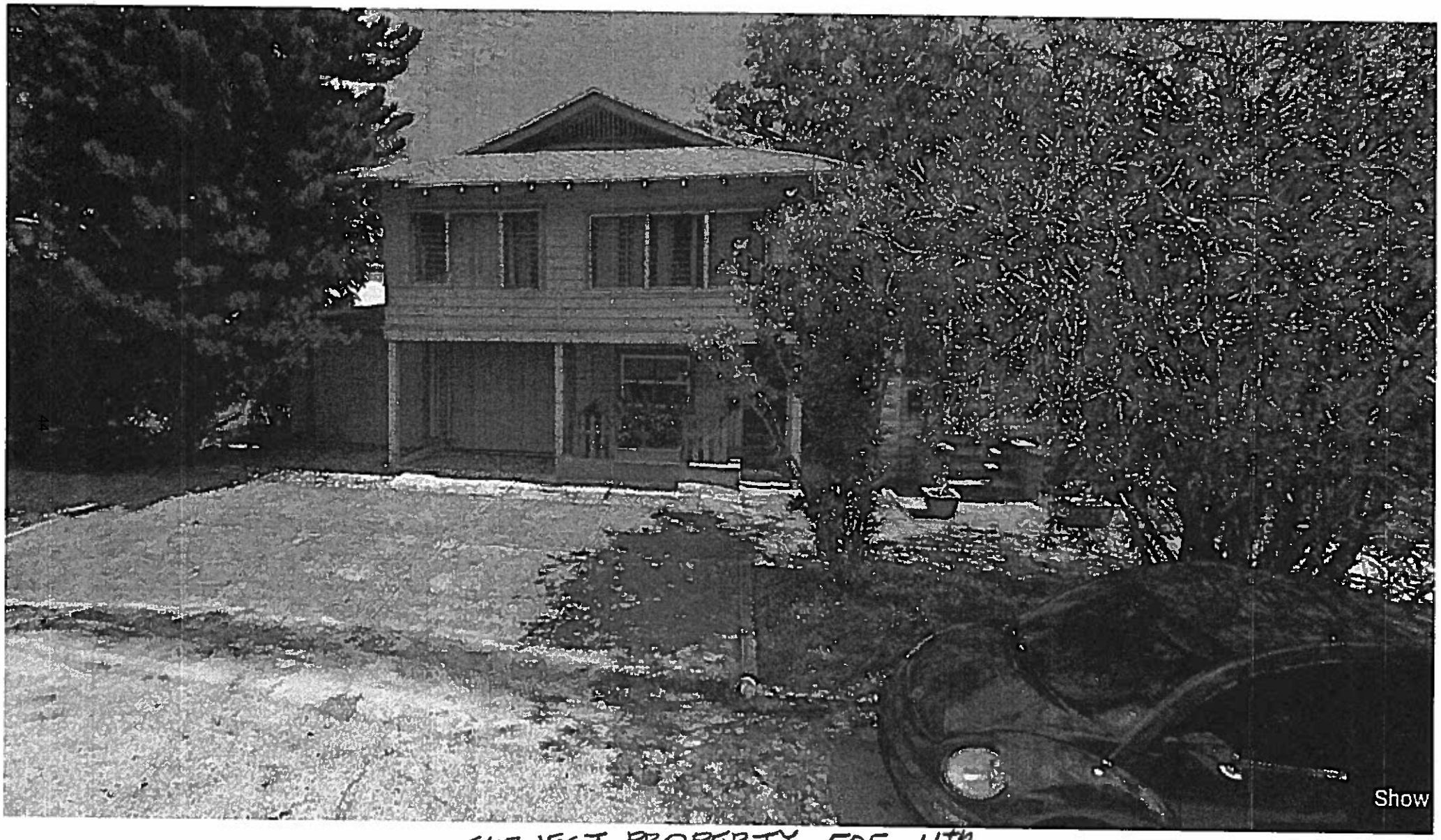


Commercial – Red, Multi-Family – Orange, Duplex/Triplex – Gold, Single Family – Peach



SUBJECT PROPERTY 505-11th

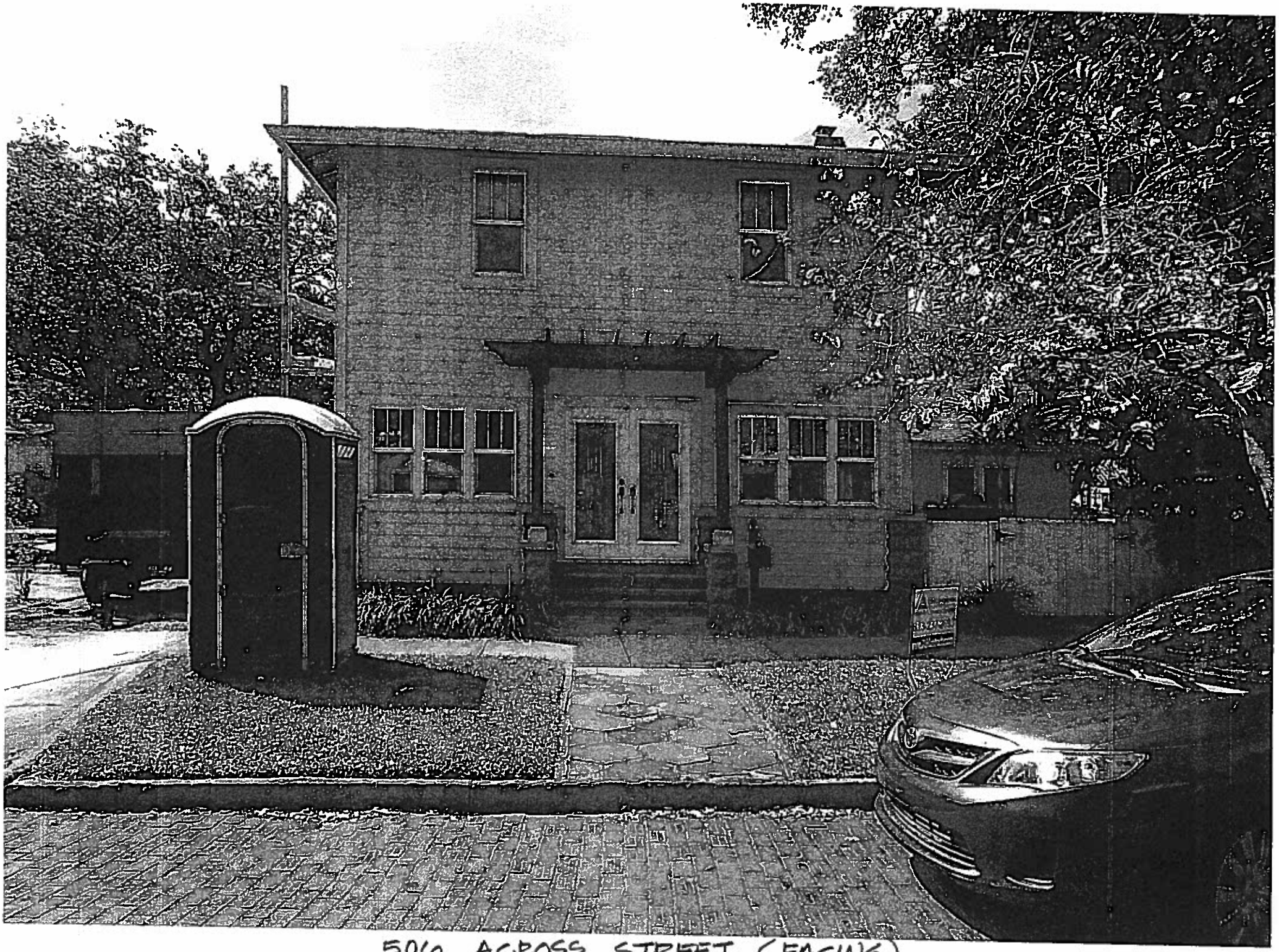
SUBJECT PROPERTY 505-11th



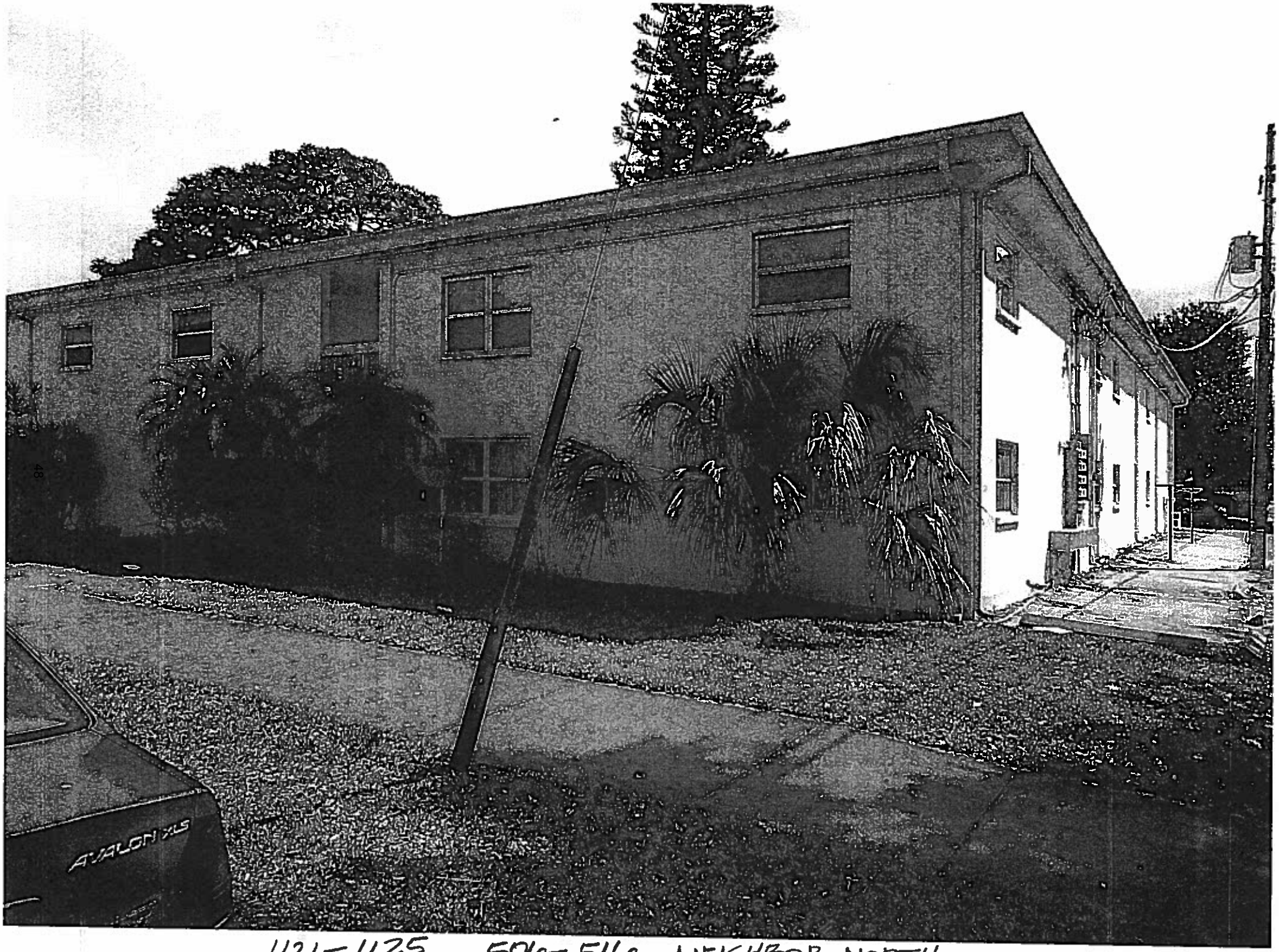
SUBJECT PROPERTY 505-11th

11th Ave NE
11th Ave NE
11th Ave NE
rry St NE
Cherry St NE

515 NEXT DOOR

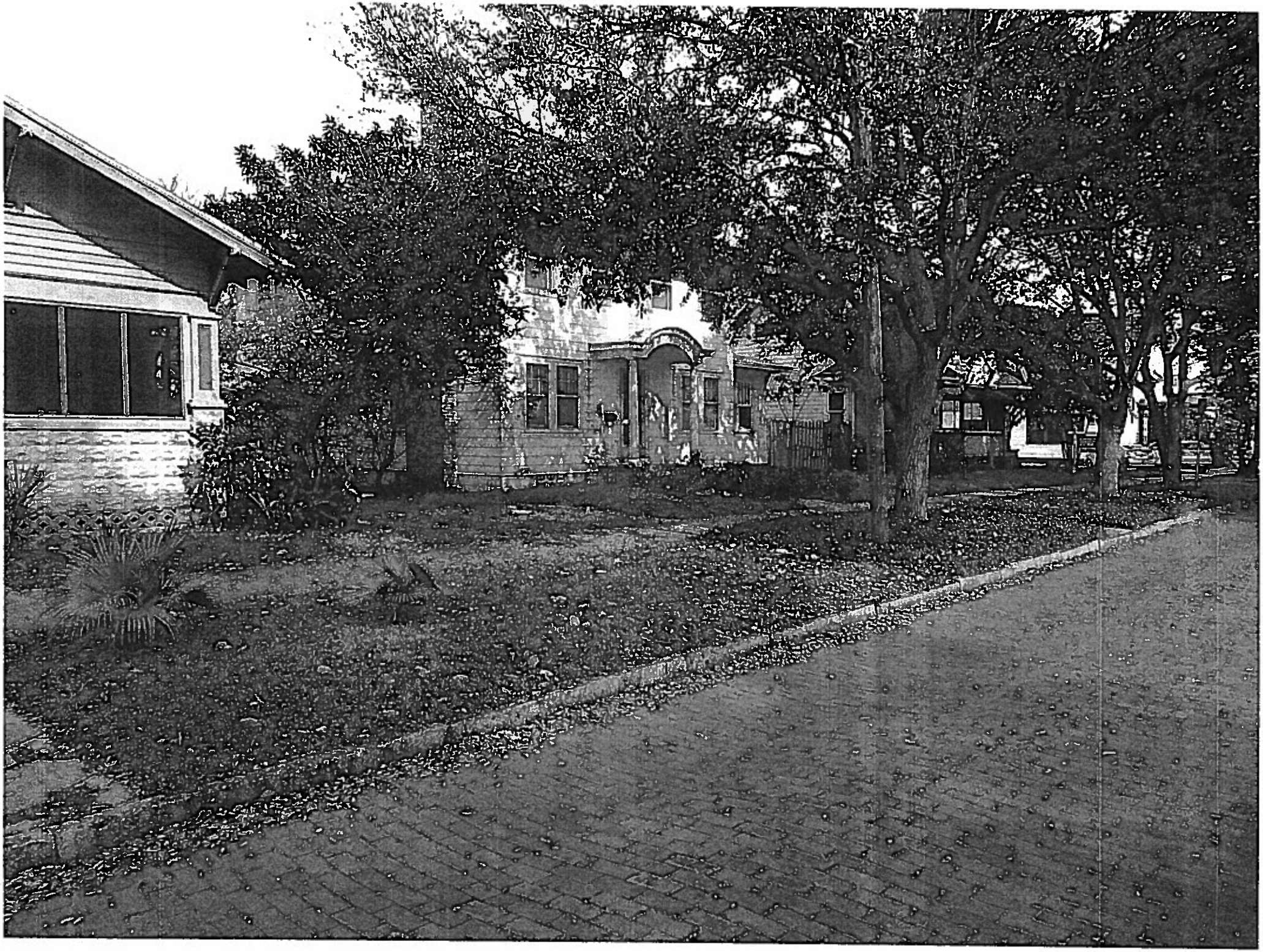


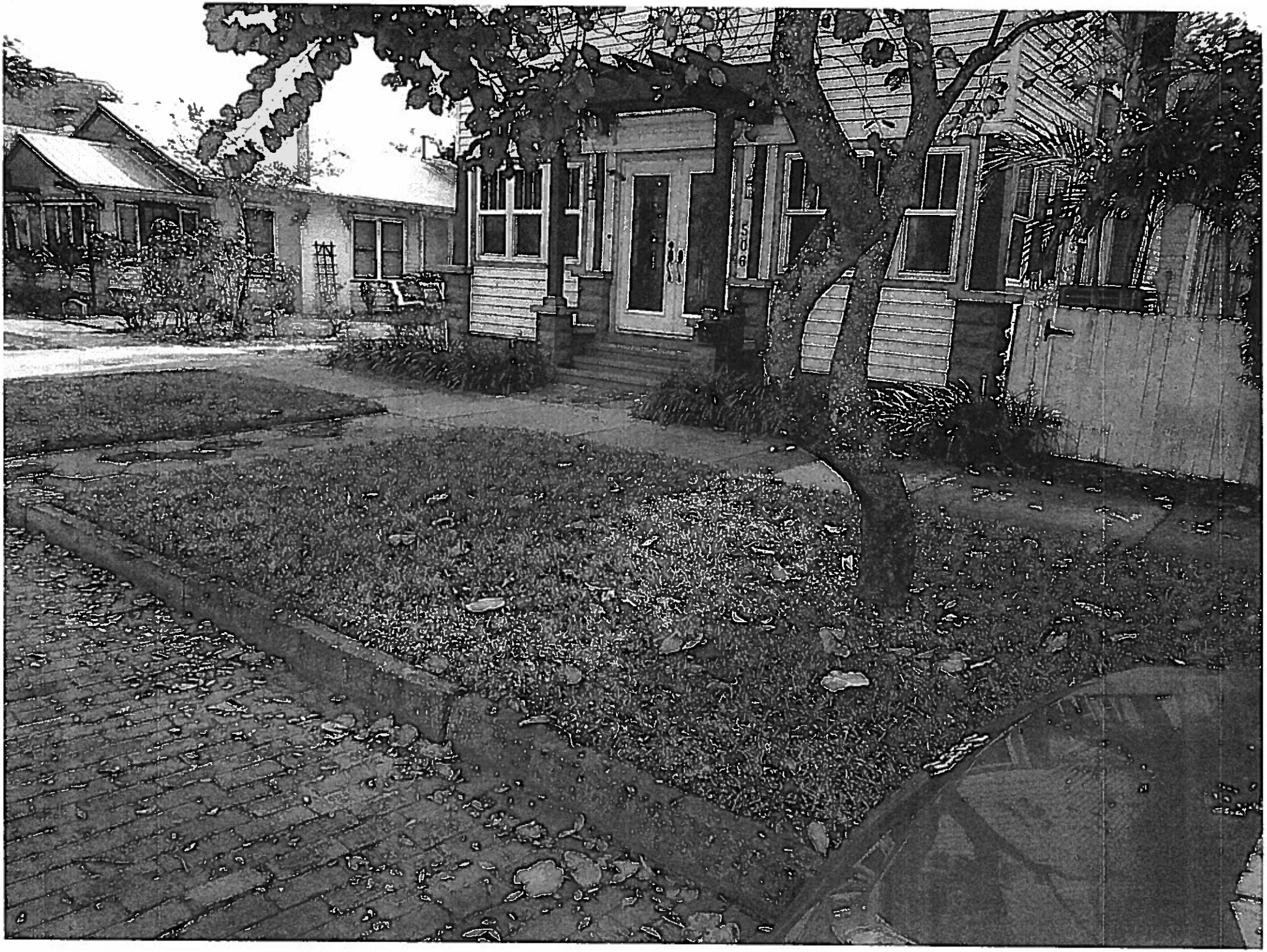
506 ACROSS STREET (FACING)



1121-1125 506-516 NEIGHBOR NORTH

1104 ACROSS STREET WEST FACING




506

526
FOR SALE

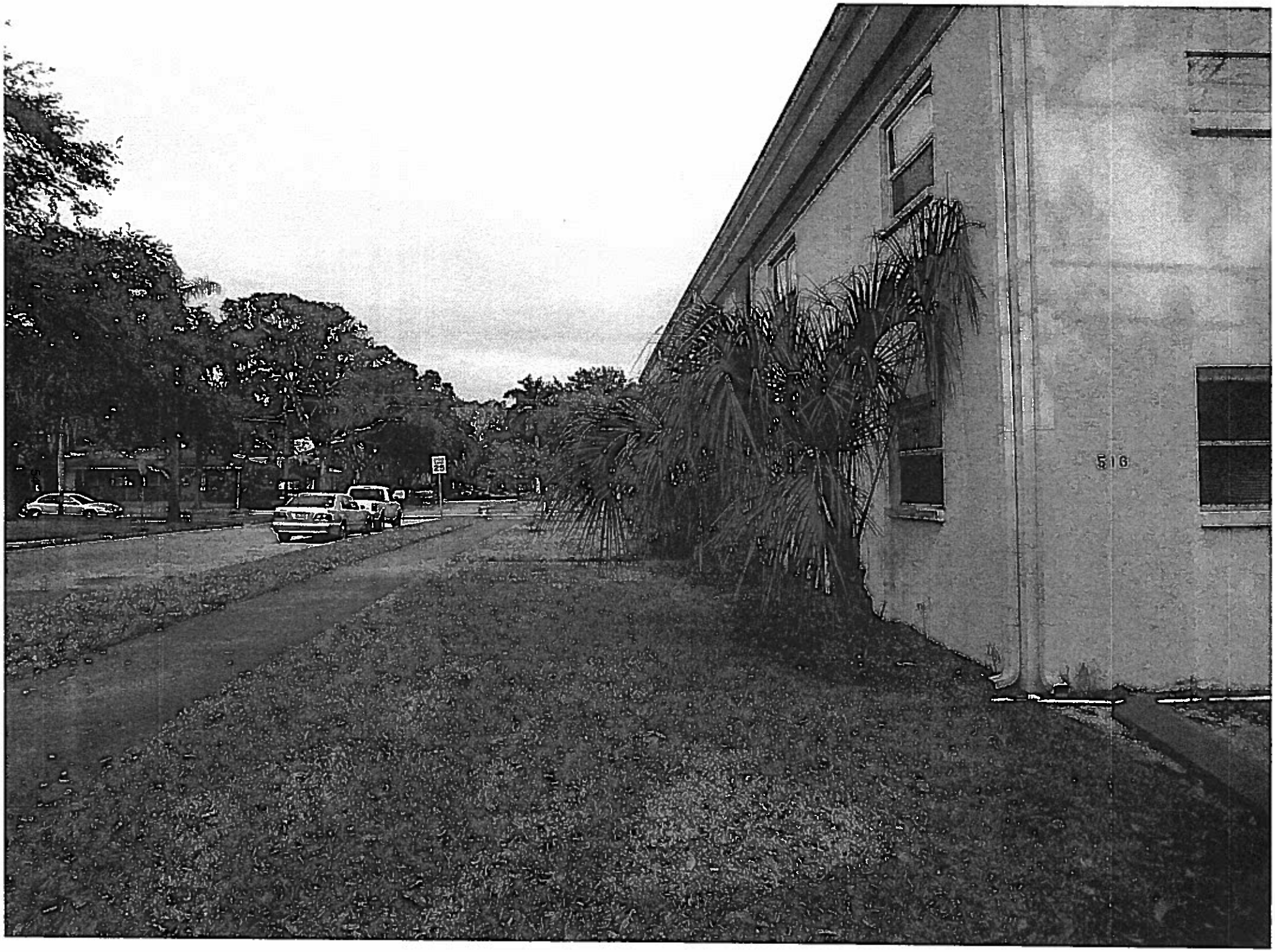

516

PHOTO #1:
CHERRY HILL APARTMENT currently 6 units, proposed 4 units.

PHOTO #2:
REGENCY APARTMENTS 17 unit building located directly next to Cherry Hill Apartments.

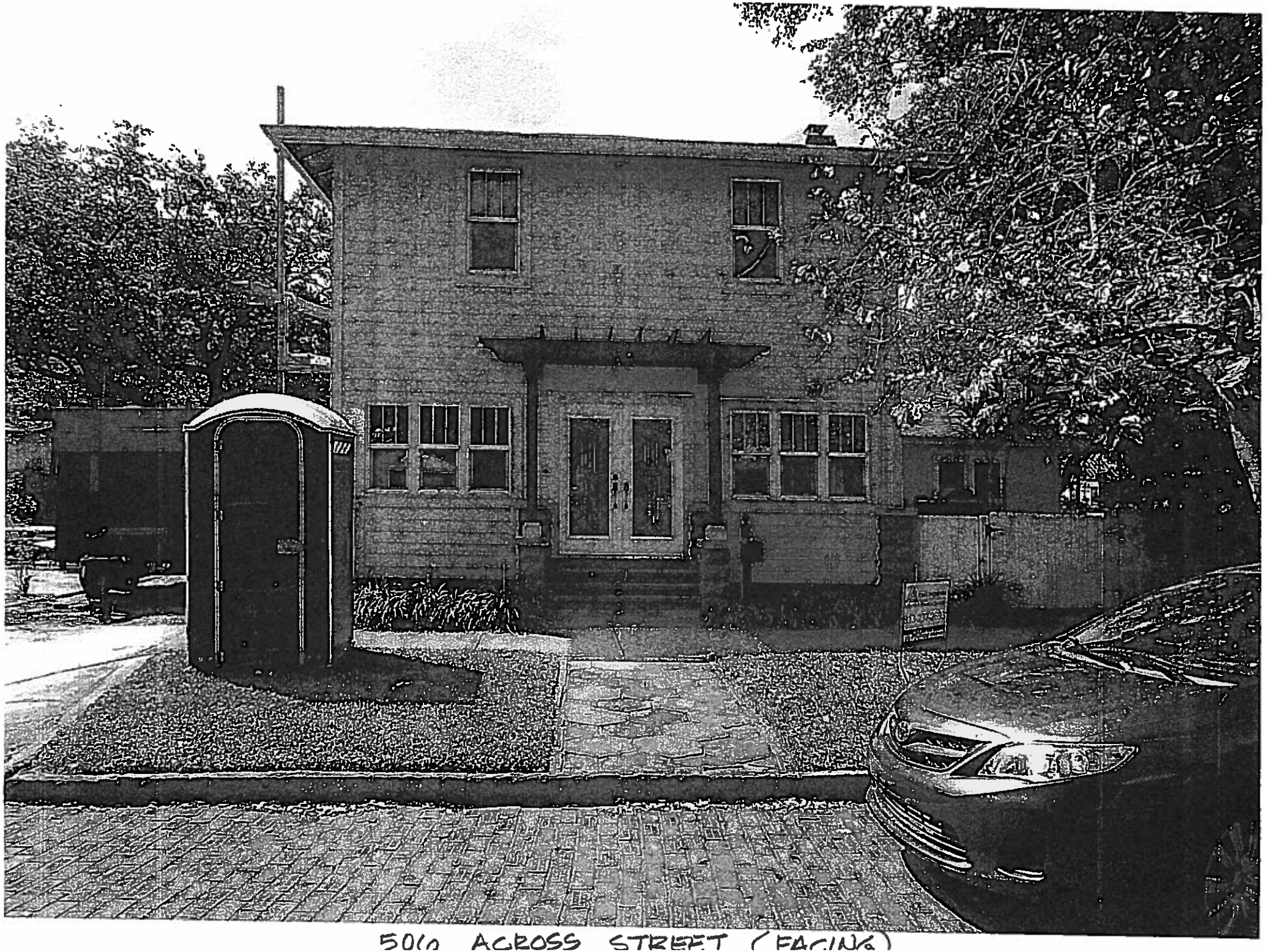
PHOTO #3:
CORNER OF CHERRY ST. AND 12TH AVE. 4 unit apartment building.

PHOTO #4:
505, 515 12TH AVE. 8 unit apartment building across from Regency Apt. on the corner of Cherry St. and 12th Ave.

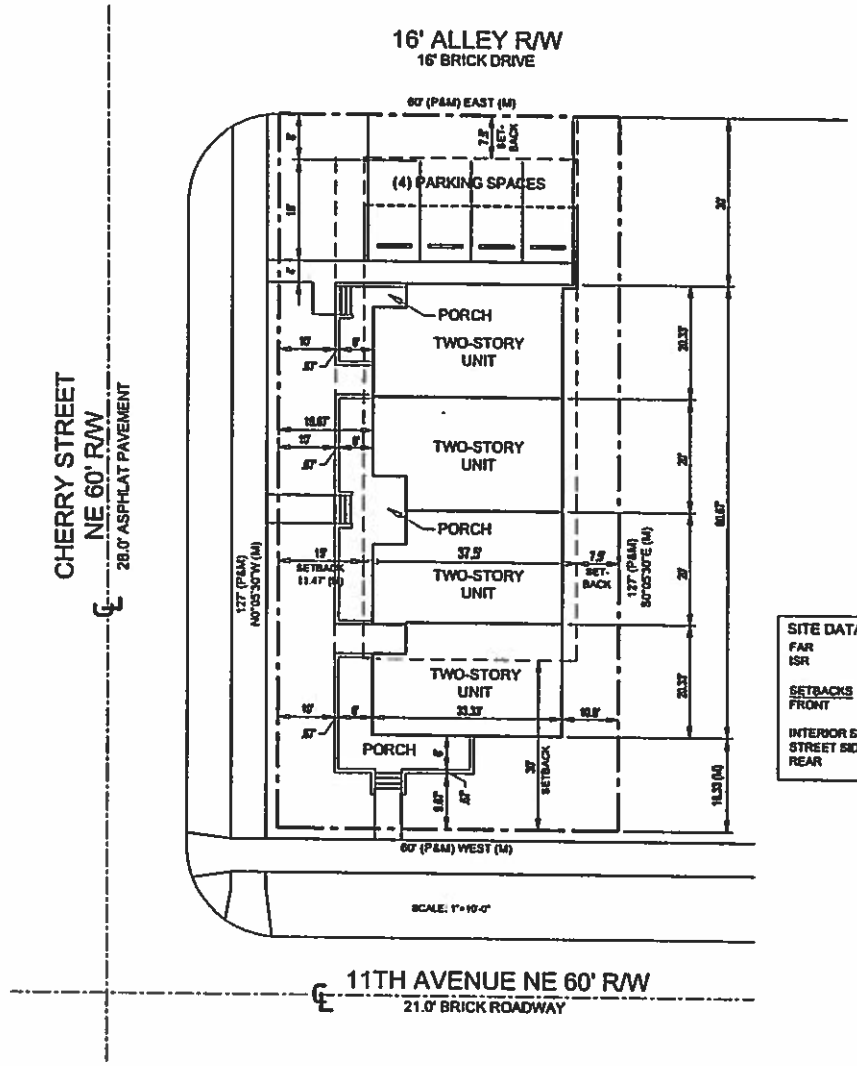
PHOTO #5:
1200 BEACH DRIVE, 16 unit apartment building on the corner of 12th St. and Beach Drive.

PHOTO #6:
View from Beach Drive of multiple high rise apartment buildings, taken from our block.

1121-1211 5211 - 5115 VIEWMONT DRIVE



50(a ACROSS STREET (FACING)



SITE DATA			
FAR	0.71		
ISR	0.58		
SETBACKS	<24' HT.	>24' HT.	EXISTING
FRONT	30' (M)	40'	18' TO BLDG. 7.75' TO PORCH
INTERIOR SIDE	7.5'	18'	
STREET SIDE	15'	22'	11.47'
REAR	7.5'	20'	

1 B1.1 SITE PLAN
SCALE: 1"=10'-0"

WS Architecture, pllc

CHERRY STREET TOWNHOMES
11TH AVENUE NE
AT CHERRY STREET NE
ST. PETERSBURG, FLORIDA

NORTH

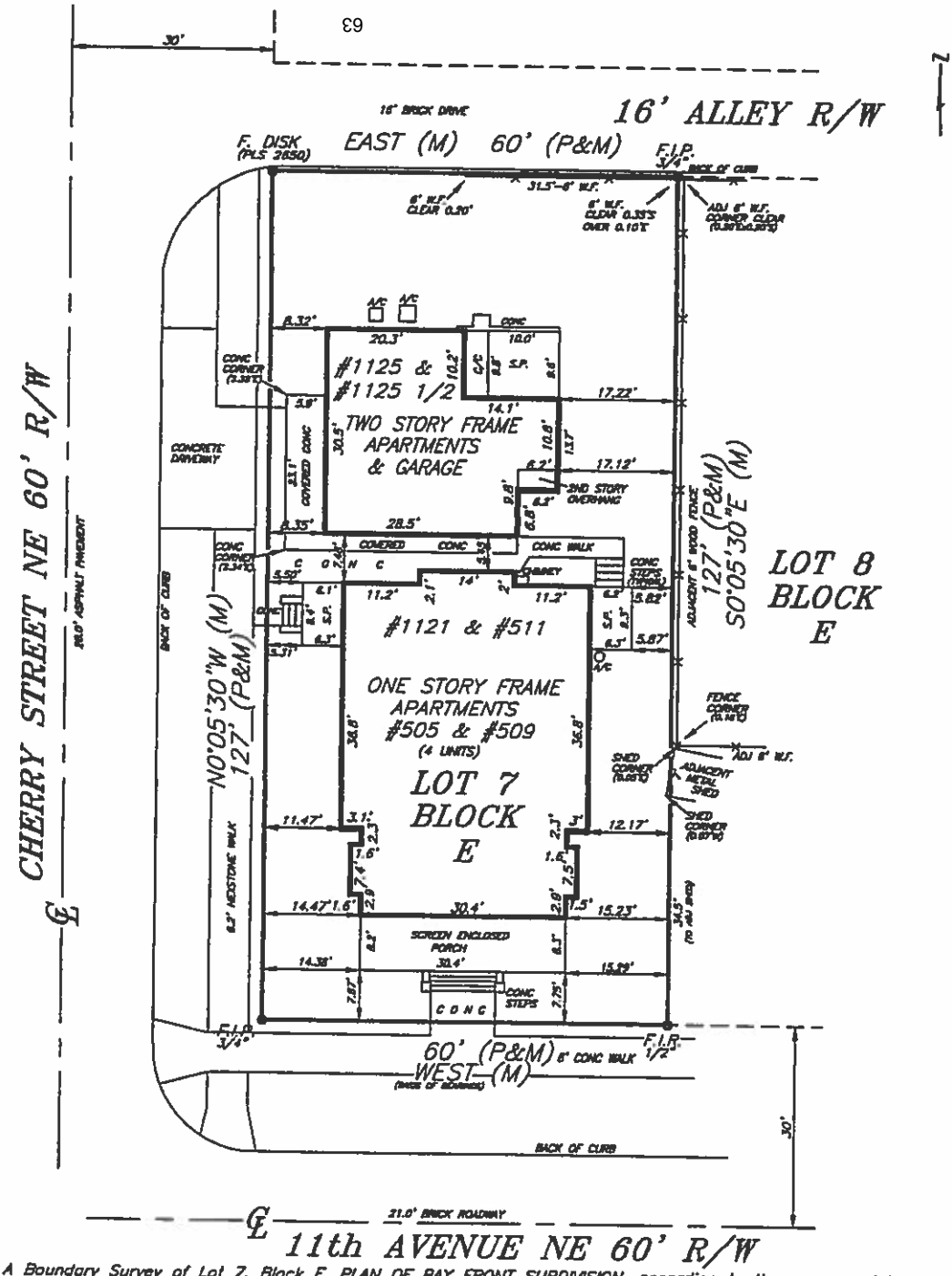
SITE PLAN

SHEET NO.
B1.1

12th Ave NE
12th Ave NE
12th Ave NE
Beach
12th Ave
Cherry St NE
Cherry St NE
Beach Dr NE
11th Ave NE
11th Ave NE
11th Ave NE
11th Ave

11th Ave NE
11t
Cherry St NE

Map
Satellite
12th Ave NE
12th Ave NE
11th Ave NE
11th Ave NE
Cherry St NE
Cherry St NE
Cherr
12th Ave NE
12th Ave NE
11th Ave NE
11th Ave NE
Locust St NE
Locust St NE
Locus



A Boundary Survey of Lot 7, Block E, PLAN OF BAY FRONT SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 83, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

JOB NUMBER: MMXVI228 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 6/24/16 SCALE: 1 INCH = 20 FEET DRAWN BY: DLP	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 17 TOWNSHIP 31 SOUTH RANGE 17 EAST	FLOOD ZONE: "X" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125148 PANEL NUMBER: 0217 G CHECKED BY: DCH

CERTIFIED TO:
Sun Title Insurance Agency, Inc.
Old Republic National Title Insurance Company
Cherry Hills Properties, LLC, its successors and/or assigns, as their interests may appear.
VK Investment Group, LLC, a Colorado limited liability company

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY, ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

6-25-16
DAVID C. HARNER P.L.S.
REGISTRATION NUMBER 2650

LEGEND:
A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB CH.=CHORD LENGTH C=CALC C.L.F.=CHAINLINK FENCE
CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE CH. BRG.=CHORD BEARING E.P.=EDGE OF PAVEMENT
EL=ELEVATION FF=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650
F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED
D=DEED R=RECORD W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE.=EASEMENT
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT S.P.=SCREENED PORCH

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

12TH AVE NE
12TH AVE NE
12TH AVE NE
BEACH DR NE
11TH AVE NE
11TH AVE NE
11TH AVE NE
BEACH DR NE
1148
1140
1132
1114
1106
345
349
351
400
1185
1175
426
436
446
1190
1105
405
1101
415
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425
435
445
1104
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1121
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570
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525
1112
1100
1111
1101
1058
348
1040
1032
1023
426
446
450
456
1032
506
526
1030
1035
1020

WS Architecture, pllc

146 Second Street North, Suite 301
St. Petersburg, Florida 33701
(727) 821-6610 Fax (727) 894-4216
Mark W. Stephenson mark@weddingarchitects.com
Professional Registration #AA26002470

April 11, 2017

RECEIVED
APR 12 2017
DEVELOPMENT REVIEW SERVICES

Ms. Kathryn Younkin
Deputy Zoning Official
City of St. Petersburg

RE: 505 – 11th Avenue N.E.

Dear Kathryn:

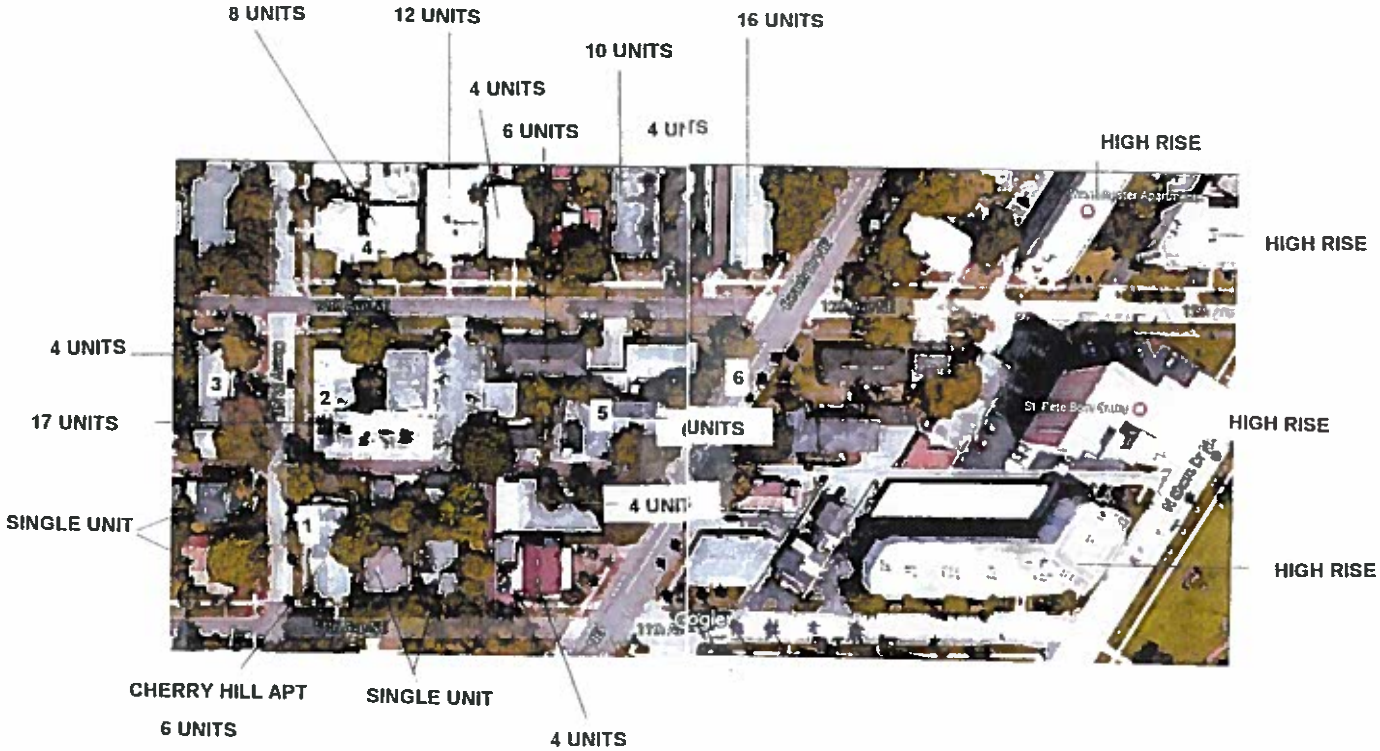
Please accept this letter as our Financing Plan for the project located at 505 11th Avenue N.E.

We plan to start construction within four months after approval of this application. The estimated construction cost is $850,000.00 and construction time line is six months. The project will be financed through U.S. Ameribank.

If you have any questions please feel free to call or email me.

Respectfully submitted,

Mark W. Stephenson
AR0007691


8 UNITS
12 UNITS
16 UNITS
10 UNITS
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CHERRY HILL APT
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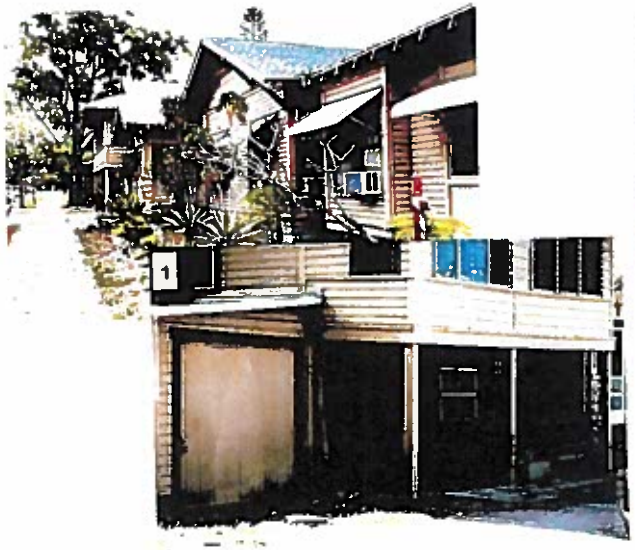
4 UNIT


1

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4

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2

6

Exhibit 6

Case #17-51000001

Redevelopment Analysis Exhibits

Redevelopment Plans 2007 – 2017

- 25 Applications
  - 21 approved
  - 3 withdrawn
  - 1 denied

- 7 built or under construction as of May 2017, (28%)

Redevelopments – Completed/In Process

Year Approved	Address	Ex Units	Proposed Units	Type	Ex FAR	Proposed FAR	Status
2009	1524 41st Ave N.	2	2	Reconstruct one detached unit	0.34	0.33	Complete
2011	320 12th Ave NE	2	2	Convert duplex to SFR and construct one Accessory Dwelling Unit	0.46	0.50	Conversion Completed/ADU Construction Pending
2013	1304 21st Ave N	2	2	Townhomes	0.30	0.62	Complete
2014	2321 7th ST N	2	2	Townhomes	0.38	0.62	Complete
2015	726 Grove St N	4	3	Single-family with two Accessory Dwelling Units	0.33	0.35	Complete
2015	224 13th Ave N	3	3	Two Single-family homes and one Accessory Dwelling Unit	0.43	0.49	Demo complete, Construction Pending
2015	426 11th Ave NE	8	8	Townhomes	0.34	0.75	Complete
2015	227 7th Ave NE	11	3	Three Single-family homes	0.52	0.81	Complete
2016	105 14th Ave NE	2	2	Single-family home with one Accessory Dwelling Unit	0.51	0.68	Approved, Construction pending
2016	820 7th St N	5	3	Townhomes	0.22	0.65	Approved, Construction Pending
Average FAR					**0.38**	**0.58**	

1528 41st Avenue North
No neighborhood association
Previously Existing F.A.R. = .34
New F.A.R. = .33
Previously existing units = 2
Rebuild 1 unit = Total of 2 units

June 2016
(View from alley)

1304 21st Avenue North
Euclid-St Paul Neighborhood
Previously Existing F.A.R. = .30
Previously Existing Units = 3

July 2009

2321 7th Street North
Crescent Heights Neighborhood
Previously Existing F.A.R. = .38
New F.A.R. = .62
Previously Existing Units = 2
Units after Redevelopment = 2/ Townhomes

June 2016

1304 21st Avenue North
Euclid-St Paul Neighborhood
Previously Existing F.A.R. = .30
New F.A.R. = .62
Previously Existing Units = 3
Units after Redevelopment = 2/ Townhomes

June 2016

726 Grove Street North
Historic Uptown Neighborhood
Previously existing F.A.R. = .33
New F.A.R. = .35
Previously existing units = 4
Units after redevelopment = 3/ Single-family home with two accessory dwelling units in rear

June 2016

227 7th Ave NE
Historic Old Northeast
Neighborhood
Previously existing F.A.R. = .52
Previously existing units = 11

May 2009

227 7th Ave NE
Historic Old Northeast Neighborhood
Previously existing F.A.R. = .52
New F.A.R. = .81
Previously existing units = 11
Units after redevelopment = 3/ Townhomes

Proposed Rendering 2015

HARRELL & CO
ARCHITECTS
2241 EAST TAMIAMI TRAIL SUITE 4
NAPLES FL USA 34112 AA 0002700
239 435 1250 F 239 732 7048

STREETSCAPE - SOUTH ELEVATION
227 SEVENTH AVE NE ST PETERSBURG FL

426 11th Ave NE
Historic Old Northeast
Neighborhood
Previously existing F.A.R. = .34
Previously existing units = 8

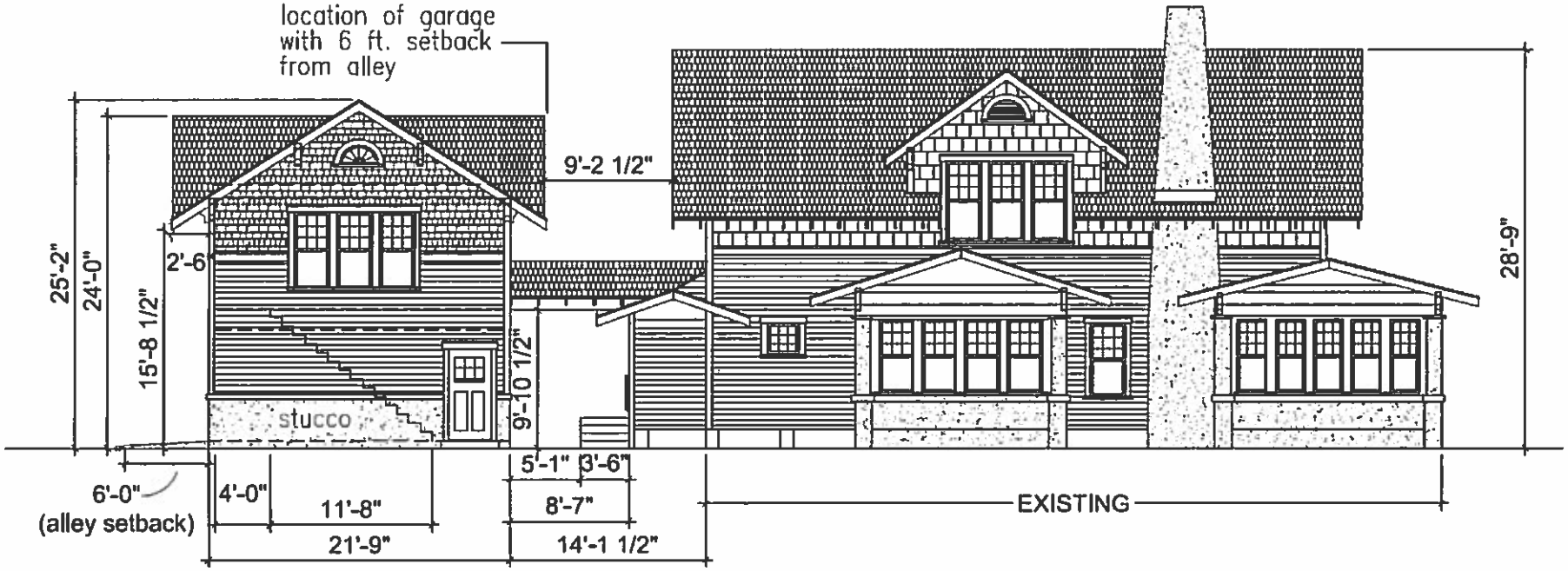
March 2015

426 11th Ave NE
Historic Old Northeast Neighborhood
Previously existing F.A.R. = .34
New F.A.R. = .75
Previously existing units = 8
Units after redevelopment = 8 / Townhomes

NORTH BAY
VILLA
APARTMENTS

105 14th Ave NE
Historic Old Northeast Neighborhood
Previously existing F.A.R. = .51
New F.A.R. = .68
Previously existing units = 2
Units after redevelopment = 2
Rebuild garage apartment

(section thru brezeway roof)
EXISTING EAST HOUSE ELEV. W/ NEW ATTACHED BREEZEWAY
1/4" = 1'-0"



820 7th St N
Historic Uptown Neighborhood
Previously existing F.A.R. = .22
New F.A.R. = .65
Previously existing units = 5
Units after redevelopment = 3/Townhomes

Summaries

- Unit count is sometimes decreased, making properties more conforming to current zoning district.
- Process allows for conditions of approval and input from citizens, City Staff and Development Review Commission to accomplish compatibility with existing development pattern and address parking concerns.
- Varied unit styles have resulted:
  - Single-family residences
  - Single-family residence and accessory dwelling unit(s)
  - Townhomes of varying numbers
- FARs range from 0.33 to 0.81, with an average 0.58

Exhibit 7

Case #17-51000001

Correspondence

Diane Cardin-Kamleiter
435 11th Avenue NE
St. Petersburg, FL 33701

CITY OF ST. PETERSBURG
MAY 23 2017
PLANNING & ECONOMIC DEVELOPMENT

May 20, 2017

City of St. Petersburg
Planning & Economic Development Dept.
Development Review Services Division
P.O. Box 2842
St. Petersburg, FL 33731

Re: 505 11th Avenue NE
Case No. 17-51000001

To the Staff & to the Development Review Commission:

I have reviewed the above-referenced proposal for approval of a Redevelopment Plan to allow construction of four (4) townhomes, with setbacks consistent with the Neighborhood Development Pattern.

I would like to register as an "Objector" to this plan. It is my intention to attend the Public Hearing scheduled for June 7, 2017 at 2 PM.

Regards,

Diane Cardin-Kamleiter,
Homeowner, 435 11th Avenue NE

Mark S. Kamleiter, Esquire
435 11th Avenue NE
St. Petersburg, FL 33701

City of St. Petersburg
Planning & Economic Development Dept.
Development Review Services Division
P.O. Box 2842
St. Petersburg, FL 33731

CITY OF ST. PETERSBURG
MAY 23 2017
PLANNING & ECONOMIC DEVELOPMENT

Re: 505 11th Avenue NE
Case No. 17-51000001

To whom this may concern:

I have reviewed the above-referenced proposal for approval of a Redevelopment Plan to allow construction of four (4) townhomes, with setbacks consistent with the Neighborhood Development Pattern.

I would like to register as an "Objector" to this plan. It is my intention to attend the Public Hearing scheduled for June 7, 2017 at 2 PM.

While I am aware that this owner has many rental units on the subject property, these units are relatively small and the overall footprint and visual presentation of the present structure does not overly clash with the surrounding neighborhood. The four townhomes proposed for this property are much more massive in nature and would clash significantly with the surrounding neighborhood. When considering the present use of the property in comparison with the proposed development, one cannot look at only the "number" of individual units existing presently, but also at the square footage proposed in the development and the density of the use (number of individuals potentially occupying the property).

Just as important is the presentation of the property on the street. While there are certainly several *faux* Spanish Mission properties in the Old Northeast, built many years ago, this design clearly clashes with the properties in its immediate neighborhood, particularly along 11th Avenue NE. The other houses along this part of 11th Avenue NE are, for the most part, 1920 wood bungalows. The subject property also backs up to an existing apartment block along Cherry, which would have the result of continuing that aesthetically displeasing structural mass all the way to 11th Avenue.

Finally, the city needs to begin to protect the pleasing, attractive, visual nature of the Old Northeast, with its old bungalows and well-developed canopy of trees. The city must consider the unique nature of the immediate neighborhood in proximity to the proposed development, which is clearly that of a street of single family bungalows.

Furthermore, we are being negatively impacted by accelerating development throughout the Old Northeast. Recent developers have gotten away with giving no more than a wink to the nature of the surrounding properties. Within 200 yards of this present proposed development, the city recently allowed a developer to build EIGHT (8) "townhomes" on two lots. The developer simply stuck a "*faux*" bungalow facades on what are essentially massive two story cinderblock structures. There was no care given to the fact that these homes effectively DOUBLED the number of residences along this block of

11th Avenue. From that development alone we will have at least 16 toilets, 16 cars, 8 trashcans, and 8 recycle bins. If the new owners are like most home owners those cars will be parked on 11th Avenue. I feel that this present proposal will continue this trend, completely changing the nature of our immediate neighborhood. This is happening throughout the Old Northeast.

In opposing this development, I understand that property owners may have certain rights relative to their development of their properties. Many of my neighbors have, as individual homeowners, build upon their existing homes to expand their useable space. We understand that and we appreciate their efforts to respect and protect the aesthetic nature of their bungalows, while, at the same time expanding their homes. We have never objected to such development. I do object to the blight of massive structures springing up around the Old Northeast. If this continues, the very nature of the neighborhood I bought my home in 25 years ago will have changed. We feel that the city's Development Department has up to the present betrayed the investment of Old Northeast homeowners to the benefit of developers. Please stop this spreading greedy blight.

Thank you for considering my objection.

Sincerely,

Mark S. Kamleiter, Esquire
Homeowner, 435 11th Avenue NE

05/20/17

Elizabeth Abernethy

From: william evans <oldbill.evans@gmail.com>
Sent: Friday, May 26, 2017 2:35 PM
To: Elizabeth Abernethy
Subject: 505 11th Ave. NE

As a property owner within 200 feet of 505 11th Ave. NE, I received a Notice of May 15, 2017 for case 17-51000001 on redeveloping the property at 505 11th Ave. NE as four (4) townhomes.

I believe the present use of the property is three or four (3 or 4) units in a craftsman/bungalow style and height profile within the residential character of the neighborhood west of Beach Dr. Four town homes on the same property would either be undesirably small or built up (multi-story) to have different style and height profiles. In confirmation, one can see in the arial plan that accompanied the Notice that the property size is roughly half that for the four townhomes on the north east corner of Beach Dr and 11th Ave., which fully cover their larger property.

The arial plan also shows the larger property on the south side of 11th Ave just west of Cherry that is currently being redeveloped. The residential character of the immediate area is, therefore, already challenged.

For these reasons, I oppose the plan for 505 11th Ave NE as too big and out of character for the property and neighborhood.

Respectfully submitted,
William R. Evans
1012 N. Shore Dr. NE, Apt. 14
St. Petersburg, FL 33701

st.petersburg
www.stpete.org

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION
REDEVELOPMENT REQUEST
PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **June 7, 2017,** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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.

CASE NO.:	17-51000002	PLAT SHEET:	F-14
REQUEST:	Approval of a Redevelopment Plan to allow construction of a two (2)-family duplex/townhome structure, with F.A.R. bonuses		
OWNER:	35th Ave NE LLC 905 East Martin Luther King Jr. Drive Tarpon Springs, Florida 34689		
AGENT:	Dillon Alderman Alderman Planning Company PO Box 55755 Saint Petersburg, Florida 33732		
ADDRESS:	616 24th Avenue North		
PARCEL ID NO.:	07-31-17-18936-002-0230		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional-2 (NT-2)		
SITE AREA TOTAL:	6,370 square feet or .15 acres		

GROSS FLOOR AREA:

Existing:	2,621 square feet	.215 F.A.R.
Proposed:	4,566 square feet	.690 F.A.R. *
Permitted:	4,566 square feet	.500 F.A.R. **

* FAR shall include all enclosed space, including garage and storage space, except that open porches (not screened) and the first 300 sq. ft. of garage space shall be excluded from the existing FAR for each unit.

** The applicant is requesting bonuses to the base floor area ratio standard. The current code allows bonuses up to 0.85 FAR, the proposed code will allow bonuses up to 0.65 FAR.

DENSITY:

Existing:	3 dwelling units	(18.6 units per acre)
Permitted:	2 dwelling units	(15.0 units per acre)*
Proposed:	2 dwelling units	(18.6 units per acre) **

* One principal dwelling and one accessory dwelling

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

BUILDING COVERAGE:

Existing:	2,621 square feet	41% of Site MOL
Proposed:	3,279 square feet	51% of Site MOL
Proposed Code:	3,185 square feet	50% of Site MOL

IMPERVIOUS SURFACE:

Existing:	3,493 square feet	55% of Site MOL
Proposed:	4,345 square feet	68% of Site MOL
Permitted:	4,141 square feet	65% of Site MOL
Proposed Code*:	4,212 square feet	65% of Site MOL

**Decks shall count as 50% pervious*

OPEN GREEN SPACE:

Existing:	2,877 square feet	45% of Site MOL
Proposed:	2,020 square feet	32% of Site MOL

PAVING COVERAGE:

Existing:	872 square feet	14% of Site MOL
Proposed:	923 square feet	14% of Site MOL

PARKING:

Existing:	1 spaces, including 0 handicapped space
Proposed:	8 spaces, including 0 handicapped space
Required:	4 spaces, including 0 handicapped space

BUILDING HEIGHT:

Existing:	Two Story
Proposed:	31.2 feet
Permitted:	36 feet

APPLICATION REVIEW:

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

II. DISCUSSION AND RECOMMENDATIONS:

Background: The subject property is located in the Crescent Heights neighborhood. The lot is approximately 127.38 feet in depth by 50 feet in width. The existing 2,000 s.f. two-story structure and the detached garage were constructed in 1939. The current regulations for the NT-2 zoning district allow one primary dwelling unit and one accessory dwelling unit by right. In this case, three dwelling units are considered grandfathered on the subject lot, based on a Property Card Interpretation from 1985. The attached copy of the Property Card Interpretation confirms that property has three legal units, two in the front structure and one in the rear structure, and that the two additional existing units were not legal, see attached PCI #16-41000004. The Code provides for redevelopment of grandfathered uses, subject to the Commission's approval of a redevelopment plan.

The Request: The applicant seeks approval of a site plan to redevelop the property with two townhomes. The proposed plan does not require approval of variances, but does require F.A.R. bonuses.

Current Proposal: The proposed plan contemplates two townhomes which share a front porch across the front of the building. The building is designed to look as if it is one single family home. The units are two story with various projecting and recessing elements in order to break up the mass of the front façade. Each unit has a garage accessed from the alley to the rear. Pedestrian access is through the street front sides of the buildings.

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

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

   Structures in the block face include both one-story and two story single-family residences and two multi-family two unit townhouses across the street. There is also a two unit townhouse on the west side of the subject block, facing 7th Street N. The proposed design is consistent with the building types in the surrounding neighborhood.

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

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

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

   One and two-story structures residential structures are present within the surrounding neighborhood. The proposed two-story structure shown on the redevelopment plan is consistent with the height and setbacks on the subject block. In an effort to break up the scale and mass, half the building is projecting and the other receding, and variation in

the roof forms on the two front porches helps to further break up the mass of the building.

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

   The structures on this site will match the orientation of structures on the block face and on the adjoining block face. The pattern is that the front doors of the units face 24th Ave. North. All vehicular access will be through the alley, which is consistent with the prevailing development pattern.

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

   The proposed development has an F.A.R. of .69, while the existing structure on the property has an F.A.R. of .48. The City Code provides options for F.A.R. bonuses. This application meets the criteria to allow for bonuses to the F.A.R. and would allow a structure with an F.A.R. of 0.80. However, staff is recommending an F.A.R. limit of 0.65 in accordance with the pending code amendment. This is discussed in additional detail below in the section regarding F.A.R. bonuses.

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

   The proposed structures are compliant with the applicable building height regulations for single-family homes in the NT-2 district and for redevelopment projects as noted above. Roof slopes are appropriate and no dormers are proposed. The project features a mix of roofs forms in an effort to break up the appearance of the mass and the height of the building.

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

   This criterion is not applicable to this case.

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

   This criterion is not applicable to this case.

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

   This criterion is not applicable to this case.

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

    This criterion is not applicable to this case.

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

    This criterion is not applicable to this case.

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

Background: The criteria for F.A.R. bonuses were crafted in response to development trends during the pre-2007 development boom, where applicants routinely requested approval to demolish a building containing several one-bedroom apartments and redevelop the site with the same number of units within the form of a larger, building containing two- or three-bedroom condominium or townhouse units. Of the projects that were built prior to the code change in 2007, some have been deemed to be somewhat incompatible with the surrounding context of what are often single-family neighborhoods. The F.A.R. bonus criteria were an attempt to encourage better design in exchange for the desire for larger unit size.

As part of the Residential LDR update, staff analyzed redevelopment projects constructed since 2007, to determine if modifications to the code were warranted, to improve compatibility. Staff found that some of the redevelopment projects were more compatible than others, and has recommended a decrease in the allowable bonuses in the pending ordinance change. Staff determined that a maximum F.A.R. of 0.85 is not appropriate and consistent with the surrounding scale and mass of completed redevelopment projects in the neighborhoods where redevelopment projects have been constructed. As shown in Table 1 below, the average FAR for redevelopment projects from 2007-2017 was 0.58. Exhibit 6 provides photographs and renderings of these projects.

Table 1 – Redevelopment Projects 2007-2017

Year Approved	Address	Ex Units	Proposed Units	Type	Ex FAR	Proposed FAR	Status
2009	1524 41st Ave N.	2	2	Reconstruct one detached unit	0.34	0.33	Complete
2011	320 12th Ave NE	2	2	Convert duplex to SFR and construct one Accessory Dwelling Unit	0.46	0.50	Conversion Completed/ADU Construction Pending
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2016	820 7th St N	5	3	Townhomes	0.22	0.65	Approved, Construction Pending
Average FAR					**0.38**	**0.58**	

Proposed Plan: The proposed redevelopment plan is compliant to the following options to gain approval of F.A.R. bonus for the construction of a larger building, however, staff is recommending a slight reduction in the overall size of the proposed structure to improve compatibility and in order to be consistent with the pending ordinance changes.

(a) An F.A.R. bonus of 0.20 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Land development Regulations.

The applicant is requesting a F.A.R. bonus of 0.20 for utilizing a traditional style of architecture. The applicant is proposing a West Indies building style, with gable parapet wall structures, bracketed rood awnings, heavy timber porch posts. Staff supports the request for this architectural style, however, at a lower F.A.R. bonus of 0.10, consistent with the pending ordinance change.

(b) An F.A.R. bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development.

The applicant is not requesting this bonus. There is not a proposed change to this bonus criteria in the pending ordinance.

(c) An F.A.R. bonus of 0.10 shall be granted when structures contain a front porch for each unit. The porch shall be minimum of 60 square feet and have a minimum functional depth of 6 feet.

The proposed project features a continuous open front porch that serves each unit, which qualifies for the 0.10 bonus. In the pending ordinance, staff has recommend elimination of this bonus, as front porches are a required element in the traditional zoning district, where the majority of redevelopment applications are processed.

In consideration of the above, Staff has determined that the proposed project meets the criteria set forth to obtain an F.A.R. bonus of 0.20 and 0.10 for a total of 0.30. With the F.A.R. bonuses, the allowable F.A.R. is 0.80. The proposed project has an F.A.R. of 0.69. However, in consideration of the pending ordinance change to the Land Development Regulations, staff is recommending a special condition of approval to require that the building be reduced in size to meet the 0.65 F.A.R. and a maximum building coverage of 0.50. This will reduce the size of the proposed units by 255 square feet, from 2,074 square feet to 1,819 square feet, each. The ordinance is scheduled for DRC action concurrent with this application, and the ordinance is scheduled for City Council first reading on July 13th and second reading and public hearing on July 20th.

Neighborhood Comments: Prior to submittal the applicant reached out to the Crescent Heights Neighborhood Association. The applicant submitted a Neighborhood Worksheet with signatures of support from eight of the surrounding property owners, attached as Exhibit 7. As of the date of this report, Staff has not received any comments from the association or from any surrounding neighbors.

STAFF RECOMMENDATION: Based on a review of the redevelopment application according to the stringent evaluation criteria contained within the City Code, the Development Services Department Staff recommends **APPROVAL** of the requested redevelopment plan with front yard setback reductions and F.A.R. bonuses subject to the special conditions below.

CONDITIONS OF COMMISSION ACTION: If the application 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 conditions:

1. The plans submitted for permitting shall be revised to meet the 0.65 F.A.R. limit and the 0.50 maximum building coverage limit in the pending ordinance, the 0.65 maximum impervious surface requirement, and shall otherwise substantially resemble the plans attached to this report. Significant modifications to the plans shall require a new application and public hearing.

2. There shall be no further paving or impervious surface is allowed on the townhouse lots, including pools and spas.
3. If the units are to be separately conveyed, the applicant shall submit an application for a Lot Split.
4. The site plan submitted for permitting shall depict all proposed ancillary equipment, such as garbage cans, air conditioning and irrigation equipment. These items shall be provided within rear or interior yards and shall be screened with finished walls and/or perimeter landscaping.
5. The plans submitted for permitting shall include all necessary information to demonstrate compliance with the landscaping and irrigation requirements set forth under Section 16.40.060.2.1.3. of the City Code.
6. This approval shall be valid through June 7, 2020. The applicant may request up to two two-year extensions from the POD prior to the expiration. The application shall be revised to comply with any code amendments that were adopted after the original approval, unless a variance is granted. After the original approval and any approved extension have expired without substantial construction commencing, the approval shall be void, and a new application shall be required.

Report Prepared By:

Elizabeth Abernethy 5-31-17

Elizabeth Abernethy, AICP
Zoning Official
Development Review Services Division
Planning & Economic Development Dept.

Date

List of Exhibits:
Exhibit 1: Aerial location map
Exhibit 2: Property Card Interpretation
Exhibit 3: Survey, site plan, floor plans, elevations
Exhibit 4: Photographs
Exhibit 5: Project narrative, Data Sheets, Financial Plan
Exhibit 6: Redevelopment Analysis Exhibits
Exhibit 7: Neighborhood Worksheet

Exhibit 1

Case #17-51000002

Aerial Location Map

st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Development Review Services
Case No.: 17-51000002
Address: 616 24th Avenue North

N↑
(nts)

Exhibit 2

Case #17-51000002

Property Card Interpretation

City of St. Petersburg

Post Office Box 2842
St. Petersburg, Florida 33731-2842
Channel 35 WSPF-TV
Telephone: 727 893-7171

March 29, 2016

William Z. Gaddy, III and Barbara B. Gaddy
5119 28TH Avenue South
Gulfport, FL, 33707-5423

RE: PROPERTY CARD INTERPRETATION: 16-41000004

Property Generally Located At:	616 24TH AVE N
Legally Described As:	Crescent Park Heights Block B, Lot 23
Parcel ID#:	07/31/17/18936/002/0230/

Dear Mr. and Mrs. Gaddy,

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

LEGAL NUMBER OF DWELLING UNITS

1. The property is zoned NT-2 and the lot area is 6,365 square feet m.o.l. (based on the platted lot dimensions of 50-feet by 127.3 feet), which allows one single-family home on the subject property and an accessory dwelling unit in compliance with the land development regulations. The City will recognize more than one (1) principal dwelling unit and one (1) accessory dwelling unit on the property if the units were legally constructed.
2. According to the City's property card records, a Property Card Interpretation (PCI) was provided for the subject parcel on June 7, 1994, determining that there was one legal dwelling unit. An appeal to this determination was heard before the Board of Adjustment on August 19, 1994. The Board made the determination that there were three (3) legal dwelling units, two in the principal structure and one in the rear structure. A certificate of occupancy (CO) was subsequently issued on 10/28/94 for three rental units, see attached Property Record Card.
3. At no time since the certificate of occupancy for three units was issued on 10/28/94 has the City's land development regulations allowed for additional units to be legally added to the property and there have been no building permits issued for additional units. The zoning at the time of the PCI and CO issuance was RS-75, which limited the use to one single-family home. The zoning was changed in 2007 to NT-2, allowing one principal dwelling unit and one accessory dwelling unit.
4. Accordingly, based on these previous actions, there are **three (3) dwelling units** legally recognized on the property, two in the principal structure and one in the accessory structure.

LEGAL STATUS OF DWELLING UNITS

1. When there are more units on the property than permitted by the current zoning, the additional units are considered grandfathered dwelling units. In this case, there is one (1) grandfathered unit.
2. Dwelling units may lose their grandfathered status and become abandoned for the following reasons:

   (a) Not occupied due to violations of building, nuisance, or other public health, welfare, and safety codes for a continuous period of one year or for intermittent periods amounting to one year or more within any two year period.

(b) Not occupied for a continuous period of two years. For residential units and uses, such occupancy must be as a tenant or owner and may not be incidental to the occupant's employment as caretaker or security person for the property.

(c) No business tax certificate issued for the property or the units that are subject to abandonment for a continuous period of two years or for intermittent periods amounting to two years or more within any three-year period.

3. For the subject property, there has not been an active business tax certificate for the rental of two (2) units on the property for more than two (2) years. The last business tax certificate expired 09/30/11.

4. Therefore, **one (1) of the dwelling units has lost its grandfathered status and is abandoned.**

Code Violation: Property owners who rent abandoned dwelling units are in violation of the City's Municipal Code. Violations can result in fines and liens against the property. Therefore, it is *very important* that you take action to correct this violation as soon as possible.

Reinstatement: The Development Review Commission may, at its discretion and subject to specific review criteria, reinstate or re-establish an abandoned grandfathered dwelling unit(s). An application for reinstatement may be found via the department's website: http://www.stpete.org/development/applications_and_forms/docs/Reinstatement.pdf. Please be advised that applicants seeking reinstatement are routinely required to bring their properties into compliance with current codes, including paved parking, landscaping, irrigation, building improvements, and improvements to correct other deficiencies that may be present on the property.

Appeal: If you have evidence that the findings of this interpretation are incorrect, you may submit a reconsideration request within 15 days of the receipt of this letter. An appeal must be filed within 10 days following delivery of the subsequent reconsideration. Appeals are heard before the Development Review Commission. An appeal is a statement on your part that you do not believe that the findings of this determination are correct and that you have evidence to refute the finding. For a reconsideration or appeal, you must submit a cover letter and whatever evidence is referenced in your letter.

This determination is effective as of the date of this letter and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety Codes. If you have questions about the reconsideration, appeal, reinstatement application, or the Development Review Commission, please feel free to contact me at (727) 892-5344.

Sincerely,

Elizabeth Abernethy

Elizabeth Abernethy, AICP, Zoning Official

Attachments: Property Card

cc: Elizabeth C. Barnes, Esq.
James Corbett, Codes Compliance Operations Manager

SUBDIVISION CRESCENT PARK HEIGHTS LOT 23 BLOCK B

CARD # 3 FL. ZONE: FILM BOX # ZONE: SEC. 07 TWN. 31 RGE. 17 PLAT PAGE: F-14

BUILDING BUILDING BUILDING

LOCATION: 616 24th Avenue North

SE 94-08-008

B OF A MEETING OF AUGUST 19, 1994
REQUEST TO APPEAL THE PLANNING DIRECTOR'S DECISION AS TO THE NUMBER OF LEGAL DWELLING UNITS ON SITE AND TO ESTABLISH A GRANDFATHER STATUS UNDER THE ABANDONMENT SECTION OF THE CITY CODE-PLANNING DIR.-ONE (1) DWELLING UNIT, APPLICANT-FOUR (4) DWELLING UNITS.BOARD DECISION: THREE (3) LEGAL DWELLING UNITS ON SITE-TWO (2) UNITS IN THE MAIN STRUCTURE (ONE (1) UNIT ON EACH FLOOR)- ONE (1) UNIT ON EACH FLOOR)- ONE (1) UNIT IN THE REAR STRUCTURE-THREE (3) PARKING SPACES SHALL BE REQUIRED ON SITE-PARKING AND LANDSCAPING SHALL BE INSTALLED AS PER PLANNING DEPT. APPROVAL - APPROVAL SUBJECT TO STAFF RECOMMENDATIONS-30 DAYS TO APPLY FOR C.O. AND OCC. LIC.-180 DAYS TO COMPLETE C.O., OCC. LIC., LANDSCAPING AND PARKING-BOARD DETERMINED PROPERTY HAS NOT BEEN ABANDONED DUE TO LACK OF OCCUPATIONAL LICENSE--BOARD DETERMINED PROPERTY HAS NOT BEEN ABANDONED DUE TO LACK OF OCCUPATIONAL LICENSE-BOARD REMOVED RESTRICTIONS PLACED ON THE PROPERTY BY THE BOARD IN 1985 ALLOWING TENANTS OTHER THAN FAMILY MEMBERS -ALL DWELLING UNITS SHALL MEET ALL CURRENT HEALTH, SAFETY CODES AND MINIMUM HOUSING STANDARDS OR BE ELIMINATED. September 12, 1994 /dah

A CERTIFICATE OF OCCUPANCY WAS ISSUED
NEW C.O. ☐ WAIVER ☒ TO BUSINESS
NAME Marjorie F. MacNeil
LOCATED AT 616 24th Ave. N.
TYPE OF BUSINESS 3 rental units

C.O. # 94-0906 DATE 10/28/94

SUBDIVISION CRESCENT PARK HEIGHTS LOT 23 BLOCK B

BUILDING	BUILDING ~~ELECTRICAL~~ RS-75	7-31-17 PLUMBING F-14
Location: 616 24 Ave. North B/A Case #85-5-031, 5/17/85 Request permission to appeal the building Officials' decision that only one (1) dwelling unit exists on this site. Building Officials' decision - one (1) unit on site, Applicant - Three (3) units on site. GRANTED WITH STIPULATION Overruled Building Officials' decision-Ruled there are 3 units on site, but CANNOT BE USED FOR RENTAL PURPOSES OR COMMERCIAL PURPOSES. PROPERTY CARD INTERPRITATION Marjorie McNeil- owner- 616-74th Ave No. One dwelling unit Lot 23 no facts to support more than one(1) (85-0131)(DMM-YW)7-2-85 M. McNeil - owner by owner PERMIT #R604872 remodel roof - no plans req. ISSUED Roll roofing 3-25-86	PROPERTY CARD INTERPRETATION 616 24TH AVENUE NORTH IH-94-0185 ONE (1) LEGAL DWELLING UNIT LAWFULLY EXISTS ON SITE. ONE (1) DWELLING UNIT WAS CONSTRUCTED ON SITE BY WAY OF PERMITS. JUNE 07, 1994 SW/DAH	

PERMIT NO. 8117 DATE 1-26-39

OWNER O. M. Blanc

CONTRACTOR Owner

ARCHITECT

KIND BLDG 4rm rec & 1cr ROOMS gar.

SIZE 26x20x14

CU. FT. RATE PER CU. FT.

COST $2000.00

OCCUPANCY

FOUNDATION ROOF

FLOORS PARTITIONS

#52378. 6/13/41. $200.00
E.L.Queen. I car concrete block garage on present foundation. 12'x20'

#55891. 9/11/45. $500.00
E.L.Queen.Erect frame roof over present concr,and cover with asbestos shgles.

#55491-D - 11/3/59 - $75
Owner Mrs. E. L. Queen - Repair roof (Type V)

SE — SPR — DA 8-5-031
5-12-60

SIGN PERMIT NO. DATE

PLUMBING PERMIT NO. 9068 DATE 2/6/39

OWNER O. M. Blanc

CONTRACTOR Owner

FIXTURES 6c-6sW-10pl-3ws-1Cert.
#6287-OK10/2/39

FIXTURE PER. NO. DATE

OWNER

CONTRACTOR

CERTIFICATE NO. DATE

ISSUED TO

PLUMBING PERMIT NO.

OWNER O. M. Blanc

CONTRACTOR O'Hare & McNulty

FIXTURES 1 clst-1 lav-1 sink-
1 shower-O.K.2-7-39-

O. K. DATE

GAS PERMIT NO. 9215 DATE 2-7-39

OWNER O. M. Blanc-

CONTRACTOR O'Hare & McNulty

FIXTURES O.K.2-7-39-Cent.#5512
#964 - 8/30/56 - E.L.Queen -
Cont. - Perry - replace w-htr.
#9817B-9-21-59-Mrs. Queen
C.L.Perry-outlet-range

CERTIFICATE NO. DATE

ISSUED TO

SEWER PERMIT NO. 6025 DATE 2-7-39

OWNER O. M. Blanc

CONTRACTOR O'Hare & McNulty

O. K. DATE 3-30-39

SEPTIC TANK PERMIT NO. DATE

OWNER

CONTRACTOR

O. K. DATE

Law Office of
Elizabeth C. Barnes
Esq., LLC

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MAR 02 2016
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16-41000004

March 2, 2016

City of St Petersburg
Development Review Services Division
One 4th Street N
St. Petersburg, FL 33731

Re: PROPERTY CARD INTERPRETATION (PCI) 616 24th Ave N 07-31-17-18936-002-0230

Dear Development Review Services Division,

Please find attached the request for a Property Card interpretation for the property at 616 24th Ave N., St. Petersburg, FL 33704. Mr. & Mrs. Gaddy purchased the property on October 30, 2015. Mrs. Gaddy is a professional realtor and landlord. They bought the property with the intention of renovating the property and renting out the existing units. According to the Pinellas County Property Appraiser's website the property is designated as a multi-family use and the previous owner rented the units out.

Mrs. Gaddy went down to the city to get a permit to split the electric meter and was told that the unit is a single family home. Upon her review of the property card it would appear that the property was designated as a multi-unit property in 1994.

Mr. & Mrs. Gaddy have already made substantial improvements to the property since purchasing the unit in October 2015. They have a history of being responsible landlords and property owners in Pinellas County. The property clearly has five units – five kitchens, five bathrooms, five entrances. They bought the property with the intention of using the units as rental property. They are taking all of the necessary steps with the city to make sure that the property is appropriately permitted, that adequate off-street parking is available and that the neighbors and neighborhood are served by the project.

146 2nd Street North, Suite 310
St. Petersburg, FL 33701
(727) 201-7403
elizabeth@barneslawfl.com
www.barneslawfl.com

We understand that the Property Card Interpretation may only be the first step in the process of getting the property at 616 24th Ave N legally permitted for use as a rental property with multiple units. Your help and guidance as we move forward in this process are greatly appreciated.

Sincerely,

Elizabeth C. Barnes, Esq

(727) 201-7403

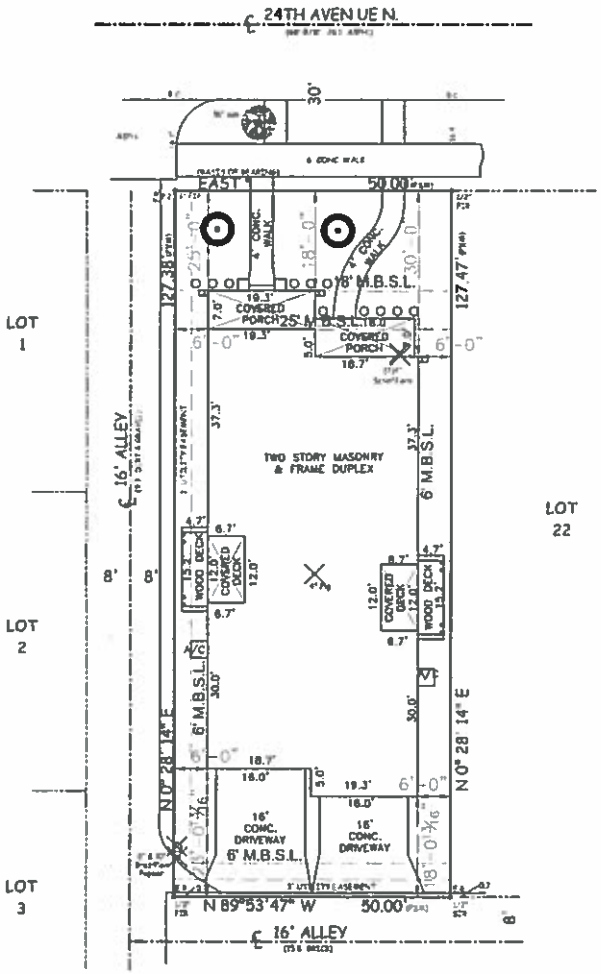
Exhibit 3

Case #17-51000002

Survey, site plan, floor plans, elevations

NOT TO SCALE

SECTION 7, TOWNSHIP 31S, RANGE 17E



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

LEGAL DESCRIPTION

Lot 23, Block B, CRESCENT PARK HEIGHTS, as recorded in Plat Book 5, Page 75 of the Public Records of Pinellas County, Florida.

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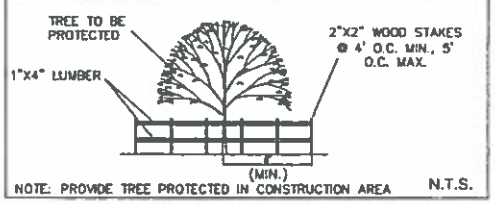
Landscaping Legend & Specifications
PROPOSED TREE: SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) 8' MIN. HEIGHT, FLORIDA GRADE NO. 1 OR BETTER - PLANTING LOCATION SHOWN THUS:
PROPOSED IXORA (IXORA COCCINEA) SHRUB 18" MIN. HEIGHT, - PLANTING LOCATION SHOWN THUS:
IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND, MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL.
SOD: SODDED AREAS SHALL BE ST AUGUSTINE TURF (NO MORE THAN 50% OF PERMIABLE AREA OF LOT TO BE SODDED) - SOD GROUND IN RIGHT-OF-WAY IN FRONT OF LOT.

Site Data Table

DESCRIPTION:	AREA:
LOT AREA:	6370 SF
FRONT YARD IMPERVIOUS AREA:	29% (358SF)
FRONT YARD PERVIOUS AREA:	71% (892SF)
PROPOSED TOTAL IMPERVIOUS AREA:	64% (4048SF)
PROPOSED TOTAL PERVIOUS AREA:	36% (2322SF)
PROPOSED BUILDING COVERAGE AREA:	51% (3279SF)

Tree Barricade Detail



Plan Legend

EXISTING TREES SHOWN THUS: = OAK TREE

EXISTING TREES TO BE REMOVED SHOWN THUS:

ROOF LINES SHOWN THUS:

ROOF SLOPE SHOWN THUS:

GRADE SLOPE SHOWN THUS:

TREE PROTECTION BARRICADE SHOWN THUS:

EXISTING GRADE ELEVATION SHOWN THUS: x 7.54'

PROPOSED GRADE ELEVATION SHOWN THUS: 00.00

Project No. APC-1663 - Scale:

Date Issued: 02-14-17

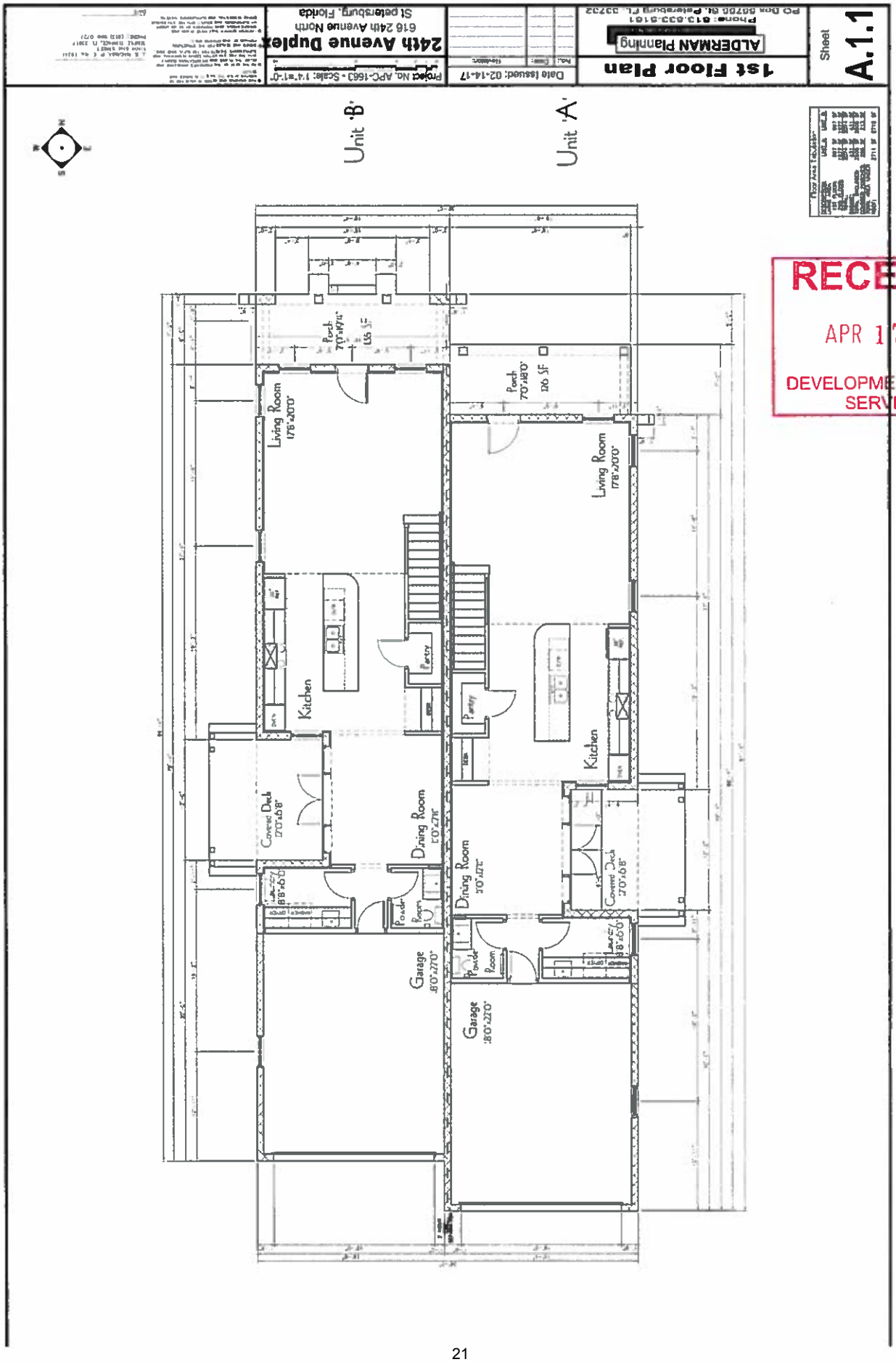
Rev.: Date: Revision:

24th Avenue Duplex
616 24th Avenue North
St petersburg, Florida

Site & Landscape Plan

ALDERMAN Planning
Phone: 813.633.6161
PO Box 65785 St. Petersburg FL. 33732

Sheet
A.0.1


Sheet
A.1.1
1st Floor Plan
ALDERMAN Planning
Phone: 813.633.6161
PO Box 53700 St. Petersburg FL 33732
Date Issued: 02-14-17
Project No. APC-1663 - Scale: 1/4"=1'-0"
24th Avenue Duplex
616 24th Avenue North
St Petersburg, Florida
Unit 'B'
Unit 'A'
Porch 70'x8'0" 126 SF
Porch 70'x8'0" 126 SF
Living Room 17'8"x20'0"
Living Room 17'8"x20'0"
Kitchen
Kitchen
Pantry
Pantry
Covered Deck 20'0"x8'0"
Covered Deck 20'0"x8'0"
Dining Room 10'0"x7'0"
Dining Room 10'0"x7'0"
Powder Room
Powder Room
Laundry 8'0"x6'0"
Laundry 8'0"x6'0"
Garage 18'0"x27'0"
Garage 18'0"x27'0"
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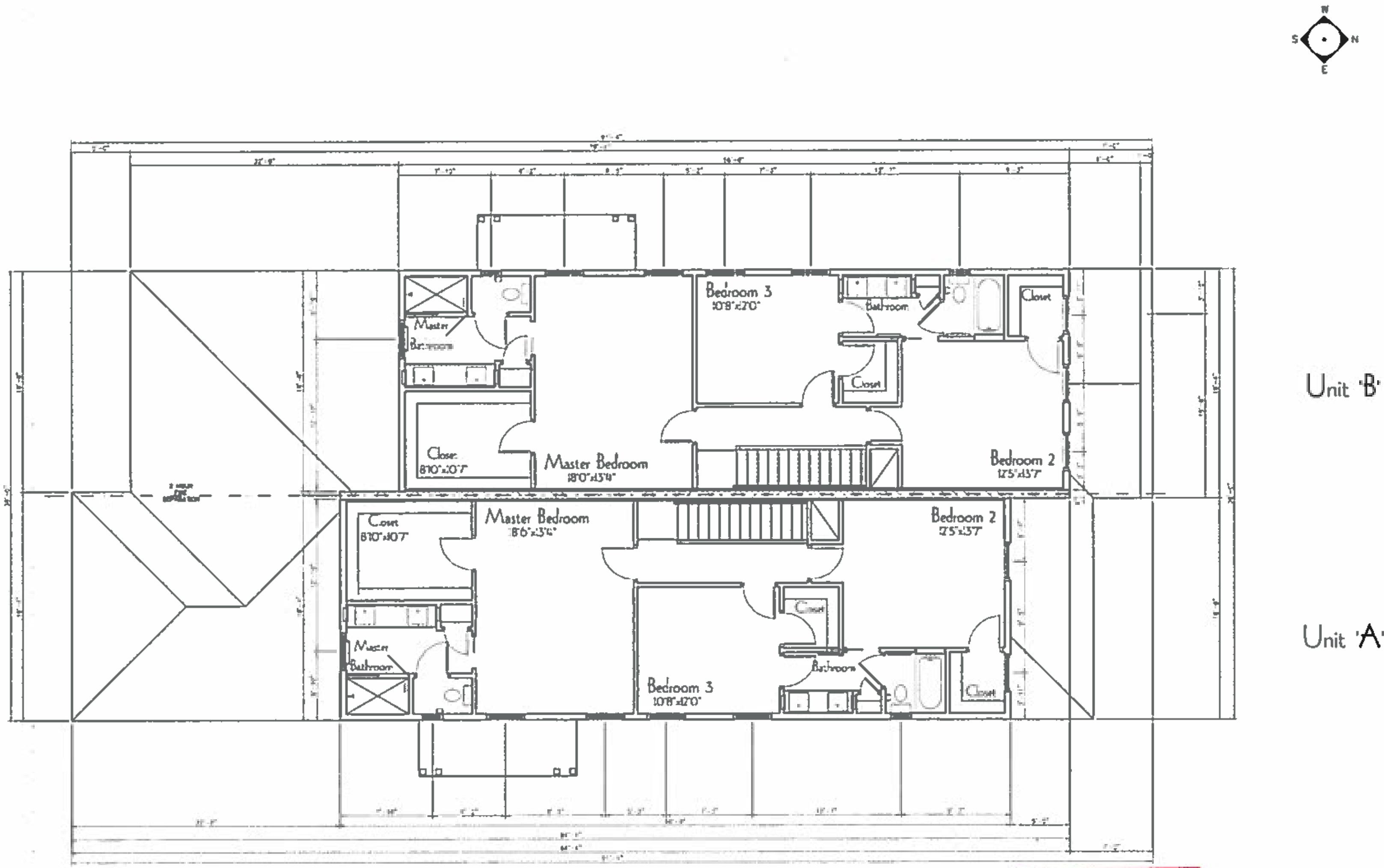
APR 17 2017
DEVELOPMENT REVIEW SERVICES



Project No. APC-1663 - Scale: 1/4"=1'-0"

24th Avenue Duplex

616 24th Avenue North
St petersburg, Florida

Date Issued: 02-14-17

No. | Date: | Revision:

2nd Floor Plan

ALDERMAN Planning

Phone: 813.833.5161
PO Box 56706 St. Petersburg FL. 33732

Sheet

A.1.2

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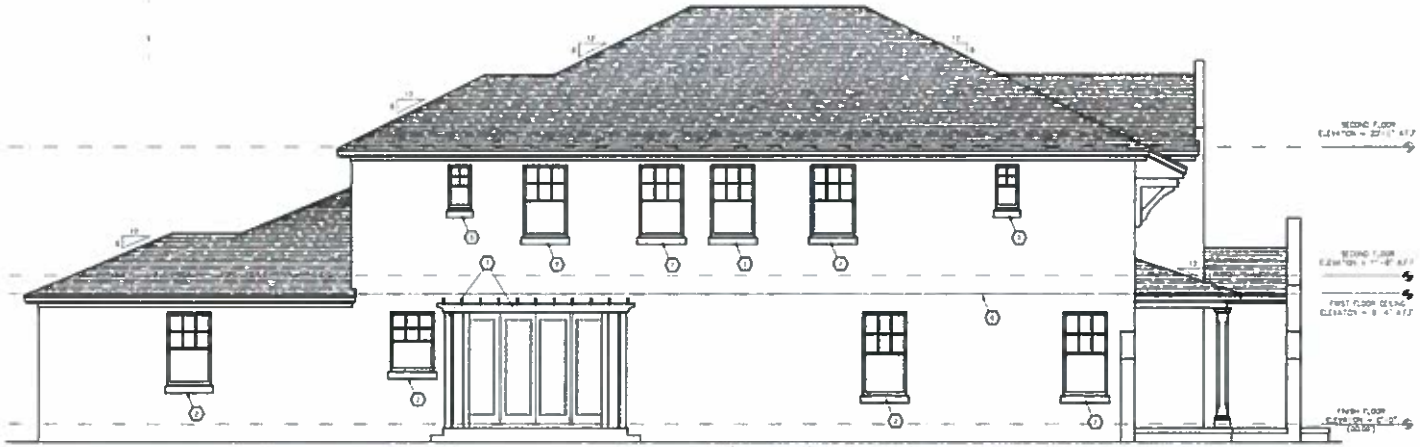
Unit 'A' Unit 'B'

Front (Northerly) Elevation



Unit 'A'

Left Side (Easterly) Elevation

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Exterior Specifications

WALLS: PAINTED CEMENTITIOUS COATING.

WINDOWS: WHITE, LOW-E INSULATED GLASS.

ROOF: TERRA COTTA BARREL TILE ATTACHED & 5:12 INCLINE.

DETAILS & WALLS: BUILT-UP STUCCO.

FACIA: ALUMINUM WRAPPED CONC. 24 P.S.

A.F.F. = ABOVE FINISH FLOOR

F.F.E. = FINISH FLOOR ELEVATION

FRAME PARAPET: COAT TOP OF PARAPET WITH REFLECTIVE SHEED SEALANT

Elevations Key

1. 60 LB/FRAME SHINGLE CAPPED FLASHING
2. 6" BUILT-UP SHEED SILL (TYP.)
3. CONC. FLAMTER VENT
4. FRAME WITH PAINTED CEMENTITIOUS SIDING OVER WIRE MESH OVER TYVEK SUBSTRATE OVER TYVEK HOME WRAP ONE 1/2" PLYWOOD SHEATHING
5. BASEMENT PARAPET
6. CONC. STUCCO EXPANSION JOINT
7. CAST STONE COLUMN, COLUMN

Elevations

ALDERMAN Planning

Phone: 813 833 5161
PO Box 55755 St. Petersburg FL. 33732

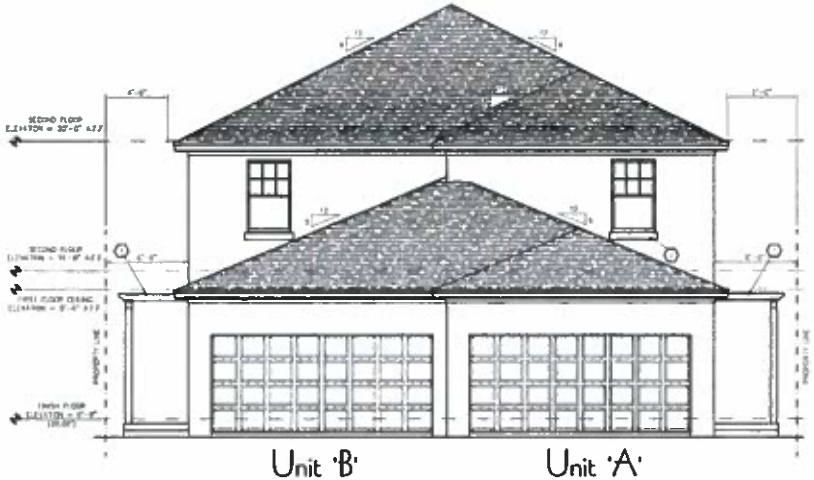
No.	Date:	Revision:

Date Issued: 02-14-17

Project No. APC-1663 - Scale: 1:4"=1'-0"

24th Avenue Duplex
616 24th Avenue North
St petersburg, Florida

Sheet
A.2.1



Unit 'B' Unit 'A'

Rear (Southerly) Elevation

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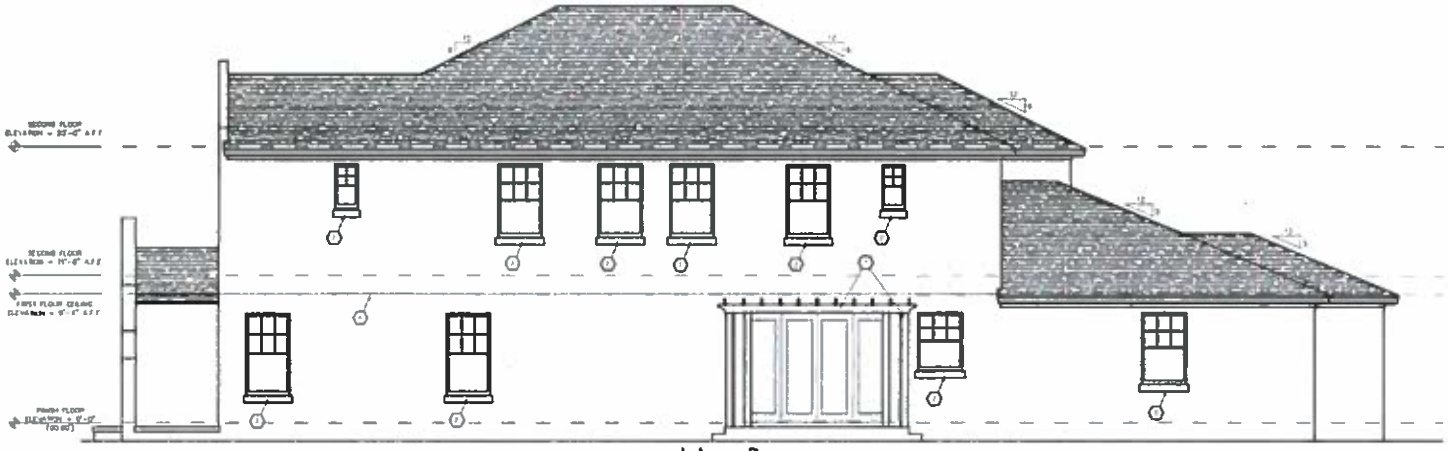
DEVELOPMENT REVIEW SERVICES



Unit 'B'

Right Side (Westerly) Elevation

Exterior Specifications

WALLS: PAINTED CEMENTITIOUS COATING.

WINDOWS: WHITE, LOW-E INSULATED GLASS.

ROOF: TERRA COTTA BARREL TILE 4:12 & 3:12 PITCHES.

DETAILS & TRIM: BUILT-UP STUCCO.

FACIA: ALUMINUM WRAPPED (BAR 24 P.I.

L.F.F. = ABOVE FINISH FLOOR

F.F.E. = FINISH FLOOR ELEVATION

FRAME PARAPET: COAT TOP OF PARAPET WITH PETROLEUM BASED SEALANT

Elevations Key

1. DECORATIVE CLAYBOARD CAPPED BY PERGOLA
2. 6" BLOCK UP STUCCO SILL (TYP.)
3. DRAIN, FLUMBER MAN
4. FRAME ARCH PAINTED CEMENTITIOUS COATING OVER WIRE MESH OVER TYVEK STUCCOWRAP OVER TYVEK HOME WRAP OVER 1/2" PLYWOOD SHEATHING
5. FRAME PARAPET PAINTED CEMENTITIOUS COATING OVER WIRE MESH OVER TYVEK STUCCOWRAP OVER TYVEK HOME WRAP OVER 1/2" PLYWOOD SHEATHING
6. DRAIN, STUCCO EXPANSION JOINT

Project No. APC-1663 - Scale: 1/4"=1'-0"

Date Issued: 02-14-17

No.	Date:	Revision:

24th Avenue Duplex
616 24th Avenue North
St petersburg, Florida

Elevations

ALDERMAN Planning
Phone: 813 633 5161
PO Box 50755 St. Petersburg FL. 33732

Sheet
A.2.2

Exhibit 4

Case #17-51000002

Photographs

616 24TH AVE N.

616 24TH AVE N.

608 24TH AVE. N.
608

601 & 603 24TH AVE. N.

605 + 607 24th
AVE N.

602
602 24TH AVE N.

609 24TH AVE N.

629 24TH AVE N.

Exhibit 5

Case #17-51000002

Project narrative, Data Sheets,

Financial Plan

st.petersburg
www.stpete.org

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APR 17 2017
DEVELOPMENT REVIEW SERVICES

REDEVELOPMENT

NARRATIVE (PAGE 1)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses by typed. Illegible handwritten responses will not be accepted. A separate letter addressing each of the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 616 24th Avenue North, St Petersburg, Florida | **Case No.:**

Detailed Description of Project and Request:

Redevelop property into a two story duplex - each unit having a two car garage facing the rear alley, driveway pads with two parking spaces, and covered front porches

1. **Building Type.** Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.

Because of the eclectic mix of residential building types preredominate on the subject block and the block face across the street, the proposed duplex will match. There are one and two story structures mixed on both sides of the street, there is a multi-building boarding house across the street, two duplexes to the northeast, a duplex across the alley to the west - the remainder of the buildings appear to be single family. Our proposed duplex is designed to look like a single family home which is the predominate building type on our side of the street

2. **Building Setbacks.** Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street.

The proposed setbacks for the proposed duplex are simlar to an average of the existing setbacks of the surrounding structures

3. **Building Type.** Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.

The surrounding structures are of various scales, the proposed duplex is two stories but is designed to complement the one story residence adjacent to east by providing an extensive one story porch with a similar roof configuration & scale to the roof lines of the neighboring one story residence.

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REDEVELOPMENT

NARRATIVE (PAGE 2)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses by typed. Illegible handwritten responses will not be accepted.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

4. **Site Development and Orientation.** Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.

The majority of the surrounding structures face the street and have rear (alley) access for the garage, this is the same configuration utilized in the design of the proposed duplex.

5. **Floor area Ratio Bonuses.** FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:

   a. FAR Bonus of 0.20 – An FAR bonus of 0.20 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.

The proposed dupex has a West Indies building style and includes these correct/principal architectural components: gable parapet wall structures, bracketed roof awnings, heavy timper porch posts, stucco exterior and porch structures.

REDEVELOPMENT

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NARRATIVE (PAGE 3)

All applications for a redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses by typed. Illegible handwritten responses will not be accepted.

APPLICANT NARRATIVE
5. **Floor Area Ratio Bonuses** (continued): b. **FAR Bonus of 0.05** – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.
The West Indies facade typically has a smooth cementitious exterior - this bonus does not apply
5. **Floor area Ratio Bonuses** (continued): c. FAR Bonus of 0.10 – Describe whether the proposed building includes a front porch for each unit and identify the minimum dimensions including the total square feet and depth. Each porch shall be a minimum 60 square feet and have a minimum functional depth of six (6) feet.
Each proposed unit has a 7 feet deep front porch: the west unit porch is 135 SF and the east unit porch is 126 SF

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REDEVELOPMENT

DATA SHEET

DATA TABLE (continued page 2)						
11.	**Paving Coverage** (including sidewalks within boundary of the subject property; do not include building footprint(s))					
	Existing:		Sq. ft.	872 SF	% of site 14%	
	Proposed:		Sq. ft.	923 SF	% of site 14%	
12.	**Impervious Surface Coverage** (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:		Sq. ft.	3493 SF	% of site 55%	
	Proposed:		Sq. ft.	4048 SF	% of site 64%	
	Permitted:		Sq. ft.	4141 SF	% of site 65%	
13.	**Density** (units per "x")					
	Sq. Ft. or Acre(s)		*No. of Employees*		*No. of Clients (C.R. / Home)*	
	Existing:	20 units/Acre	Existing:	N/A	Existing:	N/A
	Proposed:	13.3 units/acre	Proposed:	N/A	Proposed:	N/A
	Permitted:	15 units/acre				
14 a.	**Parking (Vehicle) Spaces**					
	Existing:	1	includes		disabled parking spaces	
	Proposed:	8	includes		disabled parking spaces	
	Permitted:	N/A	includes		disabled parking spaces	
14 b.	**Parking (Bicycle) Spaces**					
	Existing:	0	Spaces		% of vehicular parking	
	Proposed:	0	Spaces		% of vehicular parking	
	Permitted:	N/A	Spaces		% of vehicular parking	
15.	**Building Height**					
	Existing:		Feet	Unknown	Stories 2	
	Proposed:		Feet	31.2'	Stories 2	
	Permitted:		Feet	35'	Stories N/A	
16.	**Construction Value**					
	What is the estimate of the total value of the project upon completion? $ 950,000.00					
	Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage					
	Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your					
	earliest convenience. The DRC must approve all Drainage Ordinance variances.					

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Financial Plan:

616 24th Ave N – Redevelopment

To whom it may concern:

This is a newly proposed redevelopment project located at 616 24th Ave N. We are proposing a new Duplex / 2 Townhome Project. The project will be financed via cash. The project from start to finish once permit is in hand will be approximately 6 months in total.

For any further information regarding this project, please call Jason Sanchez, owner at 727-580-5550 or via email at Jmsgroupcontracting@gmail.com or our representative Dillon Alderman at 813-833-5161 – aldermanplanning@gmail.com

Thank you,

Jason Sanchez

Member, 35th Ave NE LLC

Exhibit 6

Case #17-51000002

Redevelopment Analysis Exhibits

Redevelopment Plans 2007 – 2017

- 25 Applications
  - 21 approved
  - 3 withdrawn
  - 1 denied

- 7 built or under construction as of May 2017, (28%)

Redevelopments – Completed/In Process

Year Approved	Address	Ex Units	Proposed Units	Type	Ex FAR	Proposed FAR	Status
2009	1524 41st Ave N.	2	2	Reconstruct one detached unit	0.34	0.33	Complete
2011	320 12th Ave NE	2	2	Convert duplex to SFR and construct one Accessory Dwelling Unit	0.46	0.50	Conversion Completed/ADU Construction Pending
2013	1304 21st Ave N	2	2	Townhomes	0.30	0.62	Complete
2014	2321 7th ST N	2	2	Townhomes	0.38	0.62	Complete
2015	726 Grove St N	4	3	Single-family with two Accessory Dwelling Units	0.33	0.35	Complete
2015	224 13th Ave N	3	3	Two Single-family homes and one Accessory Dwelling Unit	0.43	0.49	Demo complete, Construction Pending
2015	426 11th Ave NE	8	8	Townhomes	0.34	0.75	Complete
2015	227 7th Ave NE	11	3	Three Single-family homes	0.52	0.81	Complete
2016	105 14th Ave NE	2	2	Single-family home with one Accessory Dwelling Unit	0.51	0.68	Approved, Construction pending
2016	820 7th St N	5	3	Townhomes	0.22	0.65	Approved, Construction Pending
Average FAR					**0.38**	**0.58**	

1528 41st Avenue North
No neighborhood association
Previously Existing F.A.R. = .34
New F.A.R. = .33
Previously existing units = 2
Rebuild 1 unit = Total of 2 units

June 2016
(View from alley)

1304 21st Avenue North
Euclid-St Paul Neighborhood
Previously Existing F.A.R. = .30
Previously Existing Units = 3

July 2009

2321 7th Street North
Crescent Heights Neighborhood
Previously Existing F.A.R. = .38
New F.A.R. = .62
Previously Existing Units = 2
Units after Redevelopment = 2/ Townhomes

June 2016

1304 21st Avenue North
Euclid-St Paul Neighborhood
Previously Existing F.A.R. = .30
New F.A.R. = .62
Previously Existing Units = 3
Units after Redevelopment = 2/ Townhomes

June 2016

726 Grove Street North
Historic Uptown Neighborhood
Previously existing F.A.R. = .33
New F.A.R. = .35
Previously existing units = 4
Units after redevelopment = 3/ Single-family home with two accessory dwelling units in rear

June 2016

227 7th Ave NE
Historic Old Northeast
Neighborhood
Previously existing F.A.R. = .52
Previously existing units = 11

May 2009

227 7th Ave NE
Historic Old Northeast Neighborhood
Previously existing F.A.R. = .52
New F.A.R. = .81
Previously existing units = 11
Units after redevelopment = 3/ Townhomes

Proposed Rendering 2015

HARRELL & CO
ARCHITECTS
2241 EAST TAMIAMI TRAIL SUITE 4
NAPLES FL USA 34112 AA 0002700
239 435 1250 F 239 732 7048

STREETSCAPE - SOUTH ELEVATION
227 SEVENTH AVE NE ST PETERSBURG FL

United Rentals

426 11th Ave NE
Historic Old Northeast
Neighborhood
Previously existing F.A.R. = .34
Previously existing units = 8

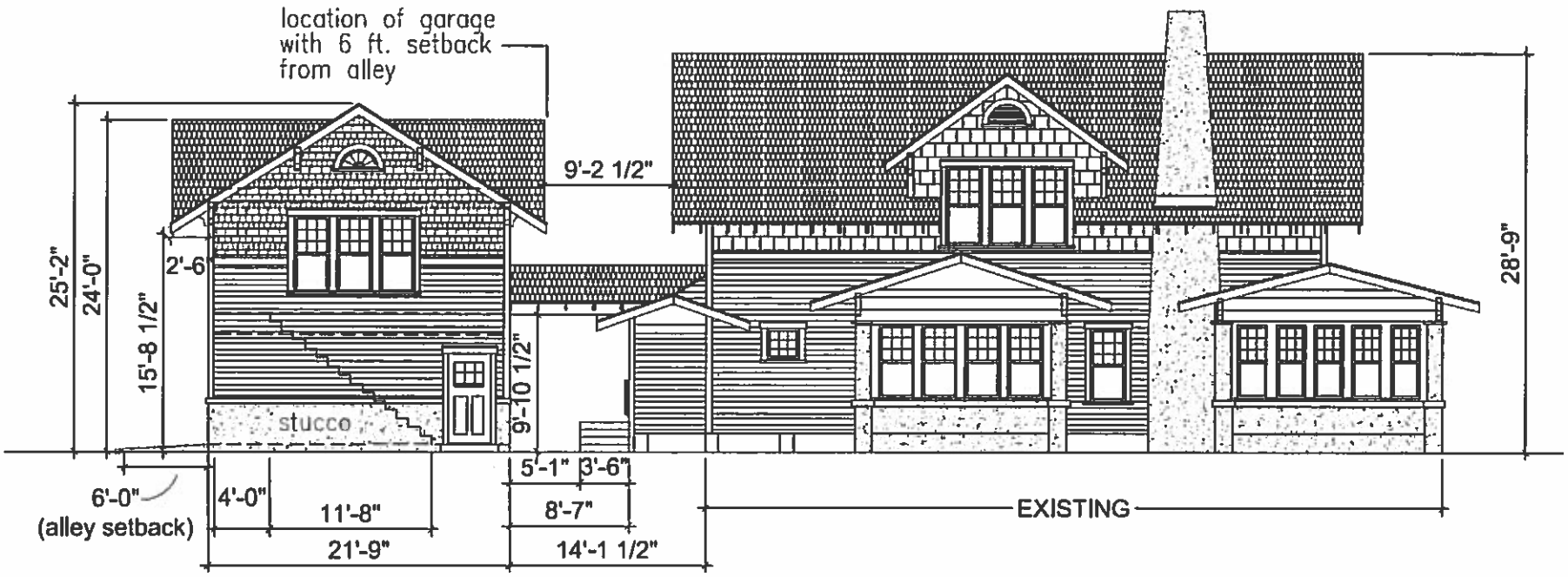
March 2015

426 11th Ave NE
Historic Old Northeast Neighborhood
Previously existing F.A.R. = .34
New F.A.R. = .75
Previously existing units = 8
Units after redevelopment = 8 / Townhomes

NORTH BAY
VILLA
APARTMENTS

105 14th Ave NE
Historic Old Northeast Neighborhood
Previously existing F.A.R. = .51
New F.A.R. = .68
Previously existing units = 2
Units after redevelopment = 2
Rebuild garage apartment

(section thru brezeway roof)
EXISTING EAST HOUSE ELEV. W/ NEW ATTACHED BREEZEWAY
1/4" = 1'-0"



820 7th St N
Historic Uptown Neighborhood
Previously existing F.A.R. = .22
New F.A.R. = .65
Previously existing units = 5
Units after redevelopment = 3/Townhomes

Summaries

- Unit count is sometimes decreased, making properties more conforming to current zoning district.
- Process allows for conditions of approval and input from citizens, City Staff and Development Review Commission to accomplish compatibility with existing development pattern and address parking concerns.
- Varied unit styles have resulted:
  - Single-family residences
  - Single-family residence and accessory dwelling unit(s)
  - Townhomes of varying numbers
- FARs range from 0.33 to 0.81, with an average 0.58

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No neighborhood association
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ARCHITECTS
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STREETSCAPE - SOUTH ELEVATION
227 SEVENTH AVE NE ST PETERSBURG FL

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Historic Old Northeast
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Previously existing units = 8

March 2015

426 11th Ave NE
Historic Old Northeast Neighborhood
Previously existing F.A.R. = .34
New F.A.R. = .75
Previously existing units = 8
Units after redevelopment = 8 / Townhomes

NORTH BAY
VILLA
APARTMENTS

105 14th Ave NE
Historic Old Northeast Neighborhood
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New F.A.R. = .68
Previously existing units = 2
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Rebuild garage apartment

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EXISTING EAST HOUSE ELEV. W/ NEW ATTACHED BREEZEWAY
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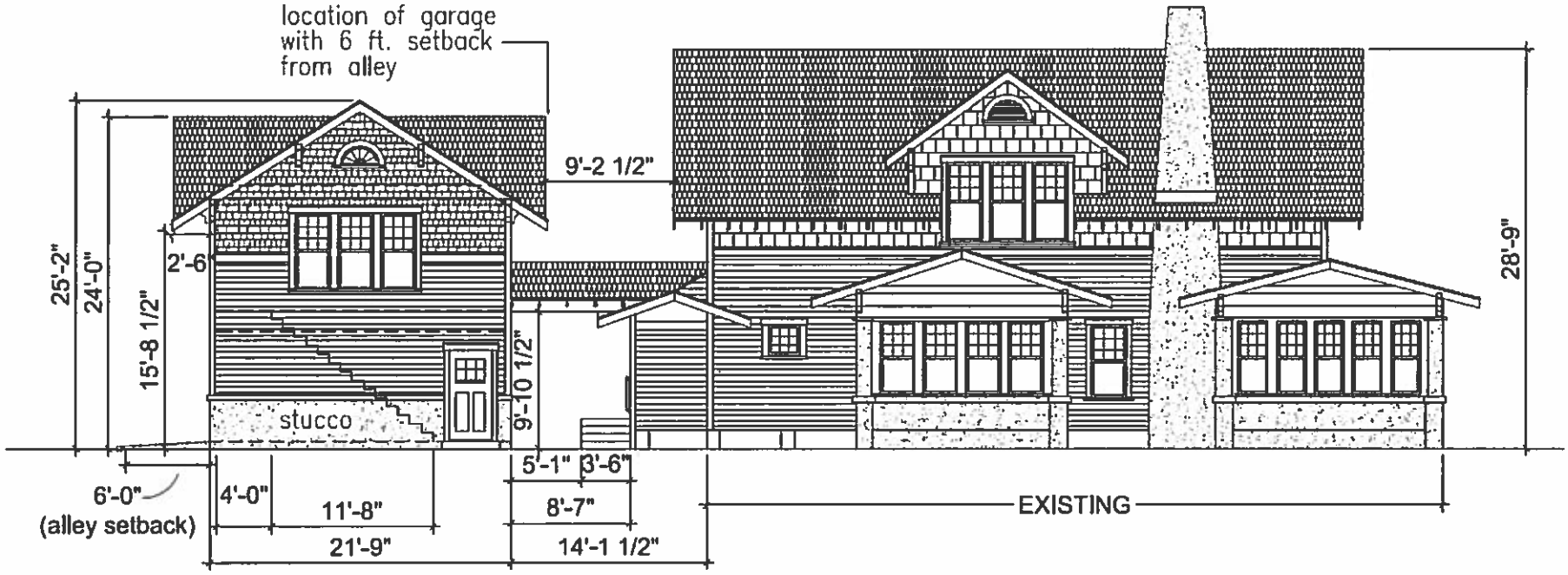

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Previously existing units = 5
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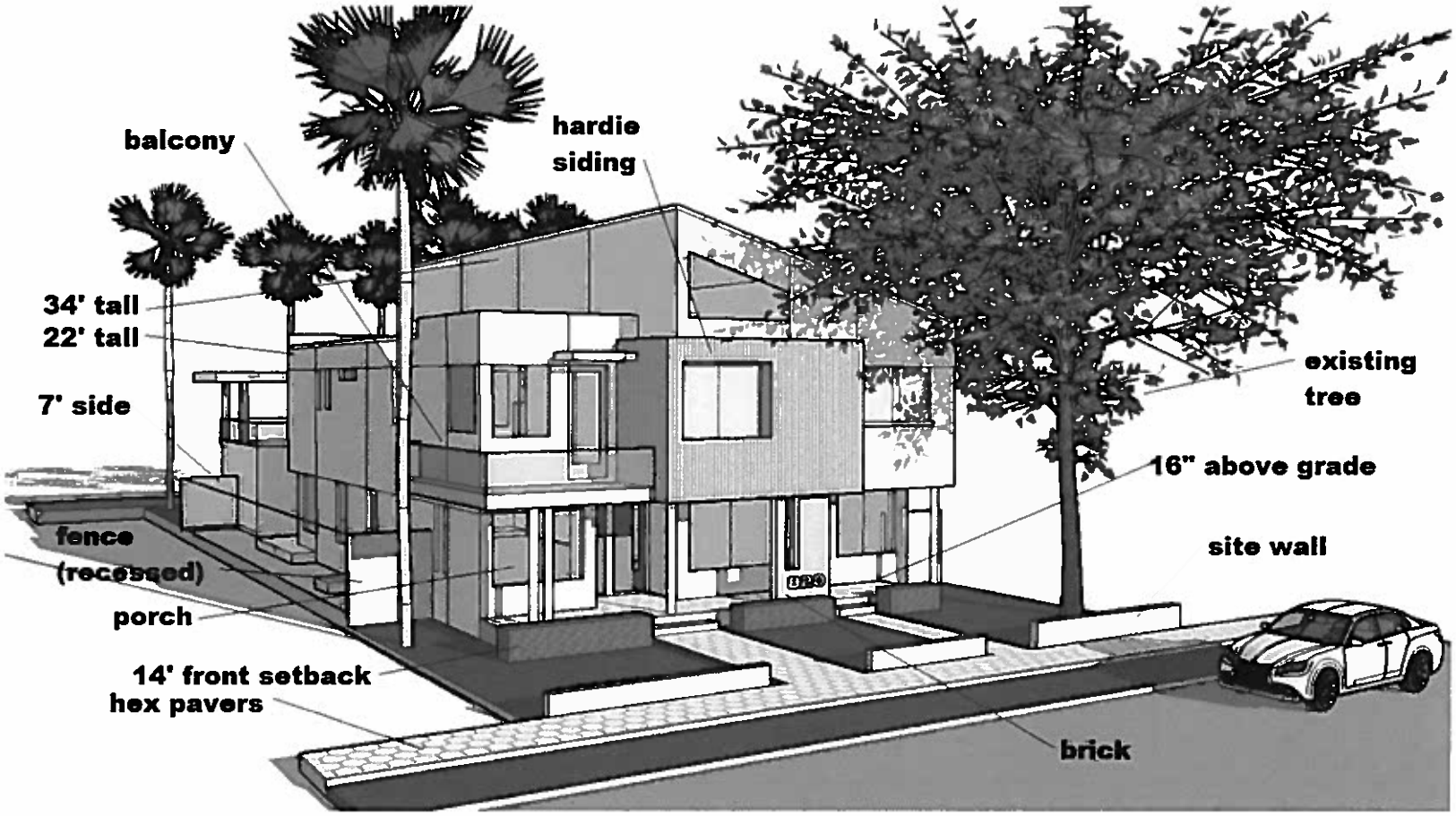

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- FARs range from 0.33 to 0.81, with an average 0.58

Exhibit 7

Case #17-51000002

Correspondence

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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: 616 24th Ave N | **Case No.:**

Description of Request:

We are proposing to demo the existing structure and replace w/ 2 new townhomes / Duplex. The current property is a legal Triplex.

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: 2310 7TH ST N
   Owner Name (print): TAMMY YOUNG
   Owner Signature: Tammy Young

2. Affected Property Address: 520 29TH AVE N
   Owner Name (print): PETER & TEYKA STEH
   Owner Signature: [illegible]

3. Affected Property Address: Lisa Willemsen 2319 7th St N.
   Owner Name (print): 2319 7th St N. Lisa Willemsen
   Owner Signature: [illegible]

4. Affected Property Address: 2315 7th St N
   Owner Name (print): Theodore Long
   Owner Signature: [illegible]

5. Affected Property Address: 2321 7TH ST. N.
   Owner Name (print): Richard & Annette Shook
   Owner Signature: [illegible]

6. Affected Property Address: 603 24th Ave N
   Owner Name (print): Gena Fedorun
   Owner Signature: [illegible]

7. Affected Property Address: 621 23rd AVE N
   Owner Name (print): Anthony Gallo
   Owner Signature: [illegible]

8. Affected Property Address: 605 28th Ave N
   Owner Name (print): John Sullivan - former CHNA Board Member
   Owner Signature: [illegible]

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

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 **June 7, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	17-32000008	PLAT SHEET:	J-6
REQUEST:	Approval of a Special Exception and related Site Plan to convert an existing single-family residence into a Bed & Breakfast.		
OWNERS:	Jayson & Reymond Lazaro 2801 7th Avenue North Saint Petersburg, Florida 33713		
ARCHITECT:	Alvaro Rodriguez 3603 West Flora Street #101 Tampa, Florida 33614		
ADDRESS:	2801 7th Avenue North		
PARCEL ID NO.:	14-31-16-46332-006-0040		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional-2 (NT-2)		
SITE AREA TOTAL:	12,720 square feet or 0.29 acres		
GROSS FLOOR AREA:			
Existing:	4,504 square feet	0.10 F.A.R.	
Proposed:	4,504 square feet	0.10 F.A.R.	
Permitted:	6,360 square feet	0.50 F.A.R.	

BUILDING COVERAGE:

Existing:	3,075 square feet	24% of Site MOL
Proposed:	3,075 square feet	24% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	4953 square feet	39% of Site MOL
Proposed:	5,775 square feet	45% of Site MOL
Permitted:	6,996 square feet	55% of Site MOL

OPEN GREEN SPACE:

Existing:	7,767 square feet	61% of Site MOL
Proposed:	6,945 square feet	55% of Site MOL

PAVING COVERAGE:

Existing:	1,878 square feet	15% of Site MOL
Proposed:	2,700 square feet	21% of Site MOL

PARKING:

Existing:	2; including 0 handicapped spaces
Proposed:	7; including 1 handicapped spaces
Required	7; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	34 feet
Proposed:	34 feet
Permitted:	36 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 bed and breakfast which is a Special Exception use within the NT-2 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:
The applicant seeks approval of a Special Exception and relate site plan to convert an existing single-family residence into a Bed and Breakfast. The subject property is located in the Historic Kenwood Neighborhood at the northwest corner of 7th Avenue North and 28th Street North. The existing single-family residence was moved to the subject property in the mid-1930s.

Current Proposal:
The proposed Bed and Breakfast will have five-rental rooms, two on the first floor and three on the second floor. Each rental room will have its own bathroom. The third floor of the residence will be used by the owner/manager of the Bed and Breakfast. The applicant is proposing to live on-site and manage the Bed and Breakfast. Indoor and outdoor areas will be accessible to guests staying at the Bed and Breakfast. Daily breakfast will be provided to guests. The owner/manager will continue to park in the two-car garage that is accessible from 7th Avenue

North. Five-guest parking spaces will be provided along the west side of the property, accessible from the existing north-south alley.

Special Exception:
The proposed Bed and Breakfast is a Special Exception use in the NT-2 zoning district. The DRC is required to review the project for any possible adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility.

The subject property is located along 28th Street North, which is a major street as defined by the Comprehensive Plan. The use will be compatible with the surrounding uses, which includes: residential, commercial and institutional uses. The project will be compliant with the parking standards. Section 16.50.040 of the City Code requires a Bed and Breakfast use to meet certain use specific development standards in regards to on-site management and allowances for special functions.

Public Comments:
The applicant provided multiple signatures of support from surrounding properties and from the Historic Kenwood Neighborhood Association. Staff received an email from the President of the Historic Kenwood Neighborhood Association expressing support of the proposed Bed and Breakfast.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Special Exception and related site plan to convert an existing single-family residence into a Bed and Breakfast, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. **The applicant shall comply with Section 16.50.040 Bed and Breakfast, including limitations on Special Functions.**
2. **One of the proposed parking spaces shall be modified to an ADA parking space.**
3. **Plans submitted for permitting shall comply with Section 16.40.070 Lighting.**
4. **The applicant shall coordinate with the City's Sanitation Department to determine the method of trash pick-up. If a commercial container is required, it shall be placed on private property and located in an opaque enclosure.**
5. **This Special Exception/Site Plan approval shall be valid through June 7, 2020. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed 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 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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 Redevelopment Residential**

The land uses of the surrounding properties are:

North:	**Planned Redevelopment Residential**
South:	**Planned Redevelopment Residential**
East	**Planned Redevelopment Residential**
West:	**Planned Redevelopment Residential**

REPORT PREPARED BY:

Corey Malyszka 5/24/17

COREY MALYSZKA, Urban Design & Development Coordinator DATE

REPORT APPROVED BY:

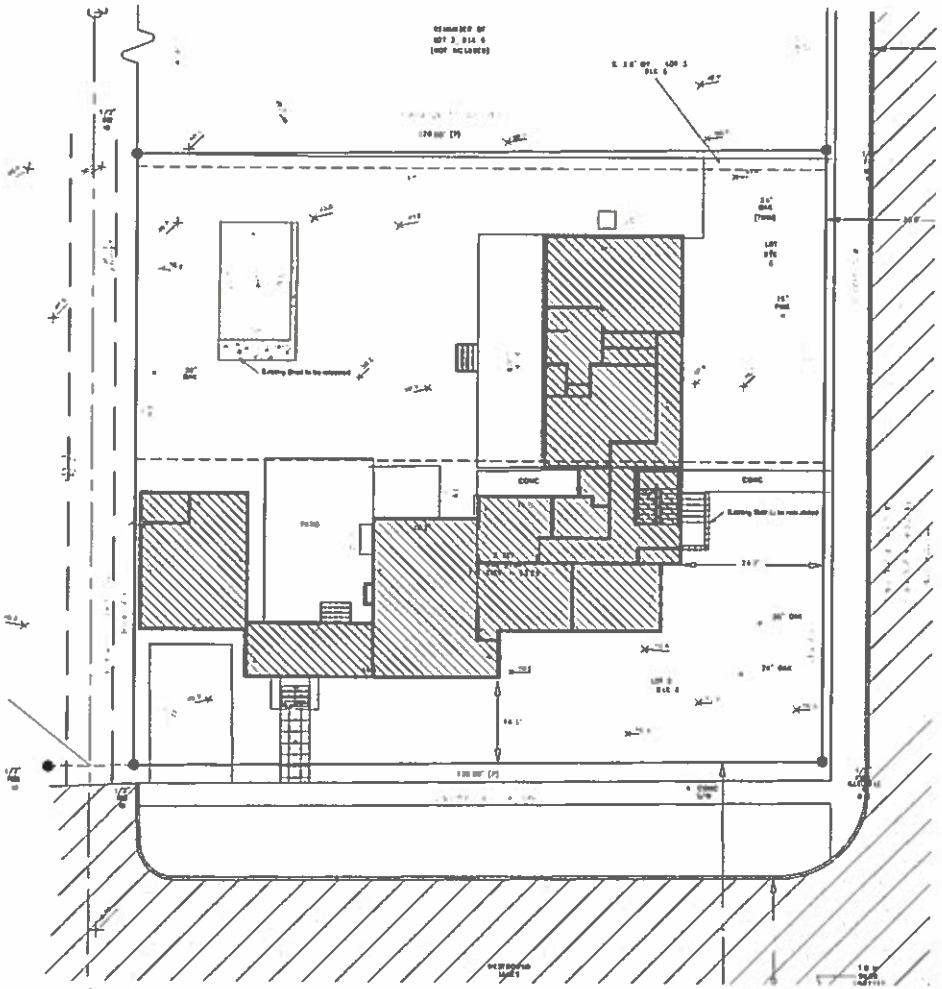
Elizabeth Abernethy 5-24-17

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

st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Development Review Services
Case No.: 17-32000008
Address: 2801 7th Avenue North

N↑
(nts)



N

① Existing Site Plan (Demolition)
1" = 10'-0"

LEGEND

Existing house to remain

Legend
1/4" = 1'-0"

Actual Data Area Lot		
Number	Name	Area
1	House Area	3,875 SF
2	Concrete Slab	77 SF
3	Wood Deck	478 SF
4	Concrete Driveway	334 SF
5	Patio	525 SF
6	Concrete Slab	91 SF
7	Exterior Stairs	52 SF
8	Shed	318 SF
9	Green Area	5,218 SF
10	Pavers	105 SF
11	Green Area	2,475 SF
		12,754 SF

Note
The project consist of an existing house to be converted to a bed and breakfast house.
The existing house area will remain.
Only interior work is proposed. Some of the bathrooms and interior non-bearing wall will be relocated.
Non structural work is proposed.

REVISIONS

DATE	No.	DESCRIPTION

PROPOSED PROJECT FOR:

BED AND BREAKFAST

2801 7TH AVE N. ST PETERSBURG FL. 33713

ALVARO RODRIGUEZ ARCHITECT

SEAL

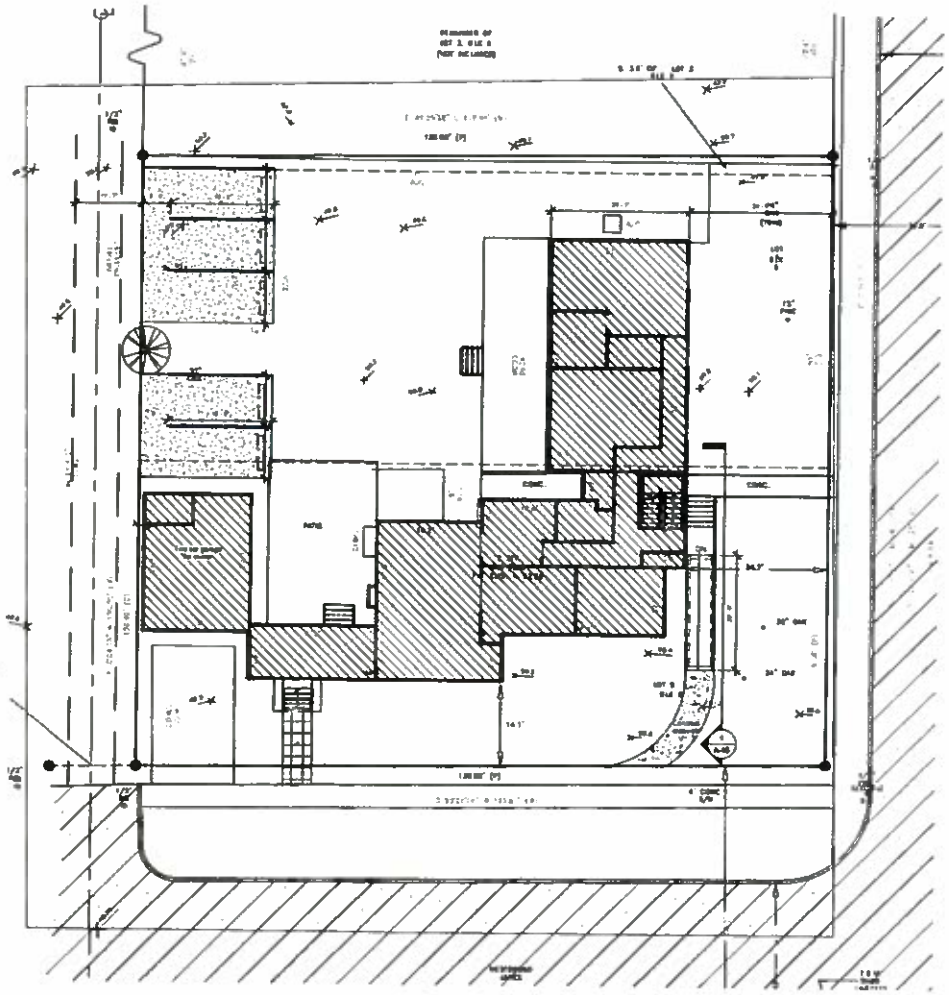
ALVARO RODRIGUEZ
ARCHITECT AR95835

DATE: DATE

JOB #: PROJECT NUMBER

EXISTING SITE (DEMOLISTION)

SHEET: A-1



Actual Data Area Lot		
Number	Name	Area
1	House Area	3,075 SF
2	Concrete Slab	77 SF
3	Wood Deck	478 SF
4	Concrete Driveway	334 SF
5	Patio	538 SF
6	Concrete Slab	91 SF
7	Exterior Stairs	52 SF
8	Shed	318 SF
9	Green Area	5,219 SF
10	Ramp	165 SF
11	Green Area	2,475 SF
		12,754 SF

N

① Site Plan
1" = 10'-0"

LEGEND

Existing house to demolish

Legend
1/4" = 1'-0"

REVISIONS

DATE	No.	DESCRIPTION

PROPOSED PROJECT FOR:

BED AND BREAKFAST

2801 7TH AVE N. ST PETERSBURG FL. 33713

ALVARO RODRIGUEZ
ARCHITECT

3 3rd Street Suite 103 Tampa Florida 336 4
director 813 289 2802 Fax 813 2 1831
email alvaro@arcprojects.net
www.arcprojects.net

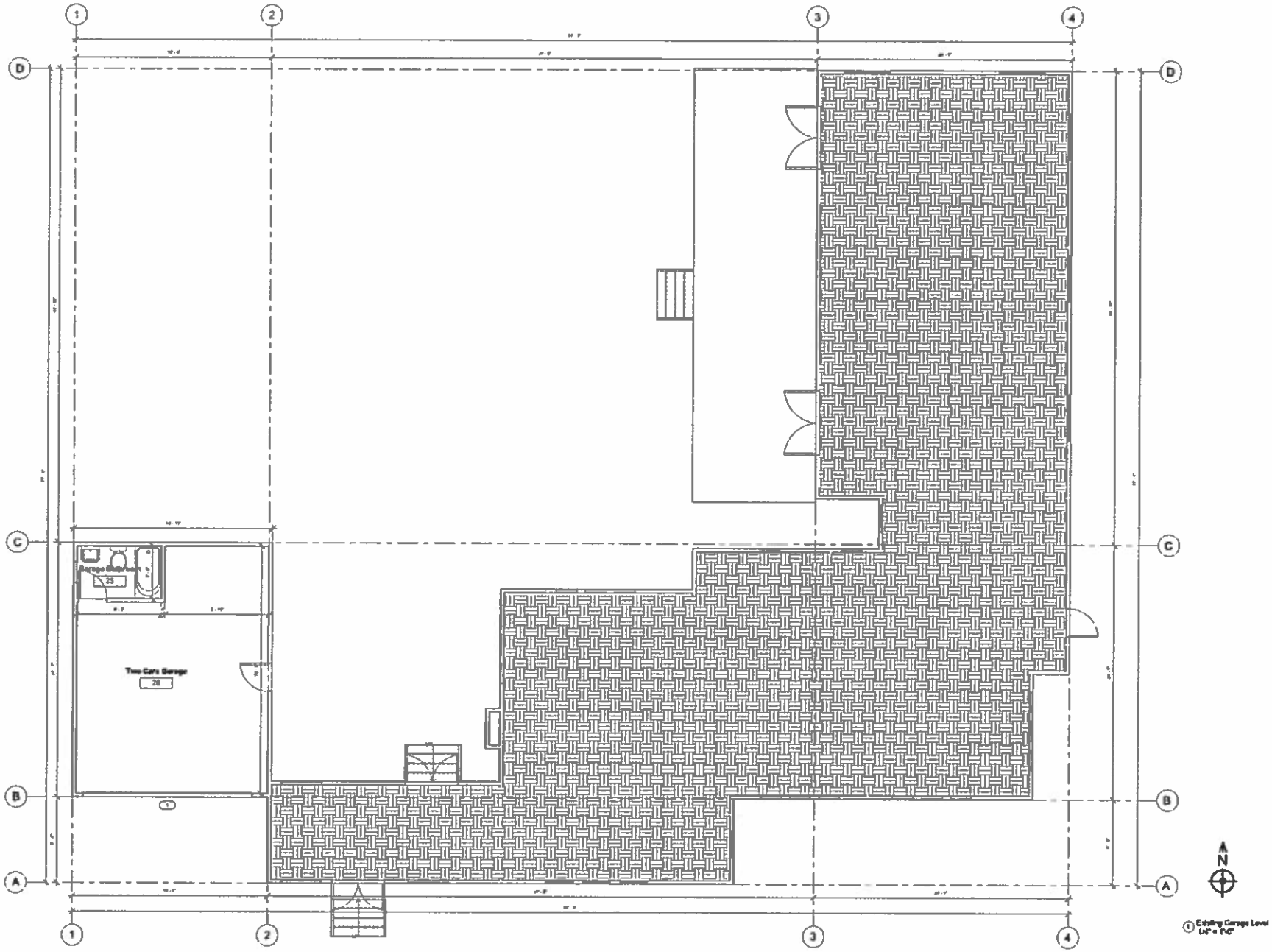
SEAL

ALVARO RODRIGUEZ
ARCHITECT AR95635
[illegible] FLORIDA STREET SUITE 101
TAMPA FLORIDA 33604
TELEPHONE (813) 289 2802

DATE: DATE
JOB #: PROJECT NUMBER

SITE PLAN

SHEET:
A-2



1 Existing Garage Level
1/4" = 1'-0"

REVISIONS		
DATE	No.	DESCRIPTION

PROPOSED PROJECT FOR:

BED AND BREAKFAST

2801 7TH AVE N. ST PETERSBURG FL 33713

ALVARO RODRIGUEZ
ARCHITECT
7803 W Flora Street Suite 101 Tampa Florida 33614
Telephone 813 289 2082 Fax 813 324 8110
email alvaro@arrarchitects.net
www.arrarchitects.net

SEAL

ALVARO RODRIGUEZ
ARCHITECT AR95435

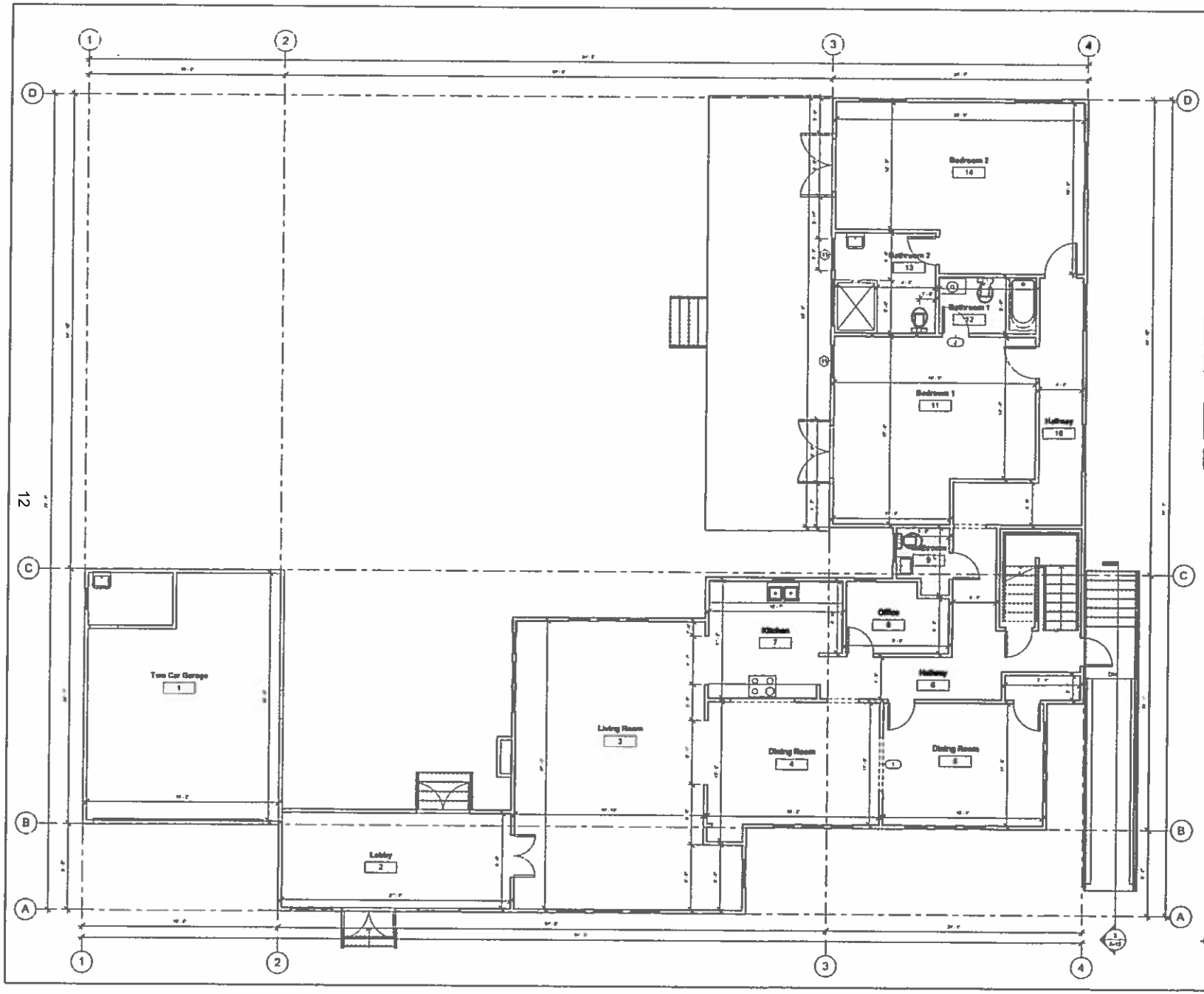
DATE: DATE

JOB #: PROJECT NUMBER

EXISTING GARAGE PLAN

SHEET:

A-4



Room Schedule First Floor		
Number	Name	Area
1	Two Car Garage	381 SF
2	Lobby	184 SF
3	Living Room	510 SF
4	Dining Room	182 SF
5	Dining Room	173 SF
6	Hallway	219 SF
7	Kitchen	133 SF
8	Office	61 SF
9	Bathroom	28 SF
10	Hallway	127 SF
11	Bedroom 1	391 SF
12	Bathroom 1	45 SF
13	Bathroom 2	60 SF
14	Bedroom 2	336 SF

Door Schedule First Floor		
MARK	WIDTH	HEIGHT
1	9' - 0"	9' - 0"
2	2' - 6"	6' - 8"

Window Schedule			
Type Mark	Nominal Size	Width	Height
15	3/0 x 4/0	3' - 0"	4' - 0"
15	3/0 x 4/0	3' - 0"	4' - 0"

REVISIONS

DATE	No.	DESCRIPTION

PROPOSED PROJECT FOR:

BED AND BREAKFAST

2801 7TH AVE N. ST PETERSBURG FL. 33713

ALVARO RODRIGUEZ ARCHITECT
3623 W. First Street, Suite 101 Tampa Florida 336 | email: alvaro@architampa.net
Telephone 813 289 8382 Fax 813 314 8113 www.arch-tampa.net

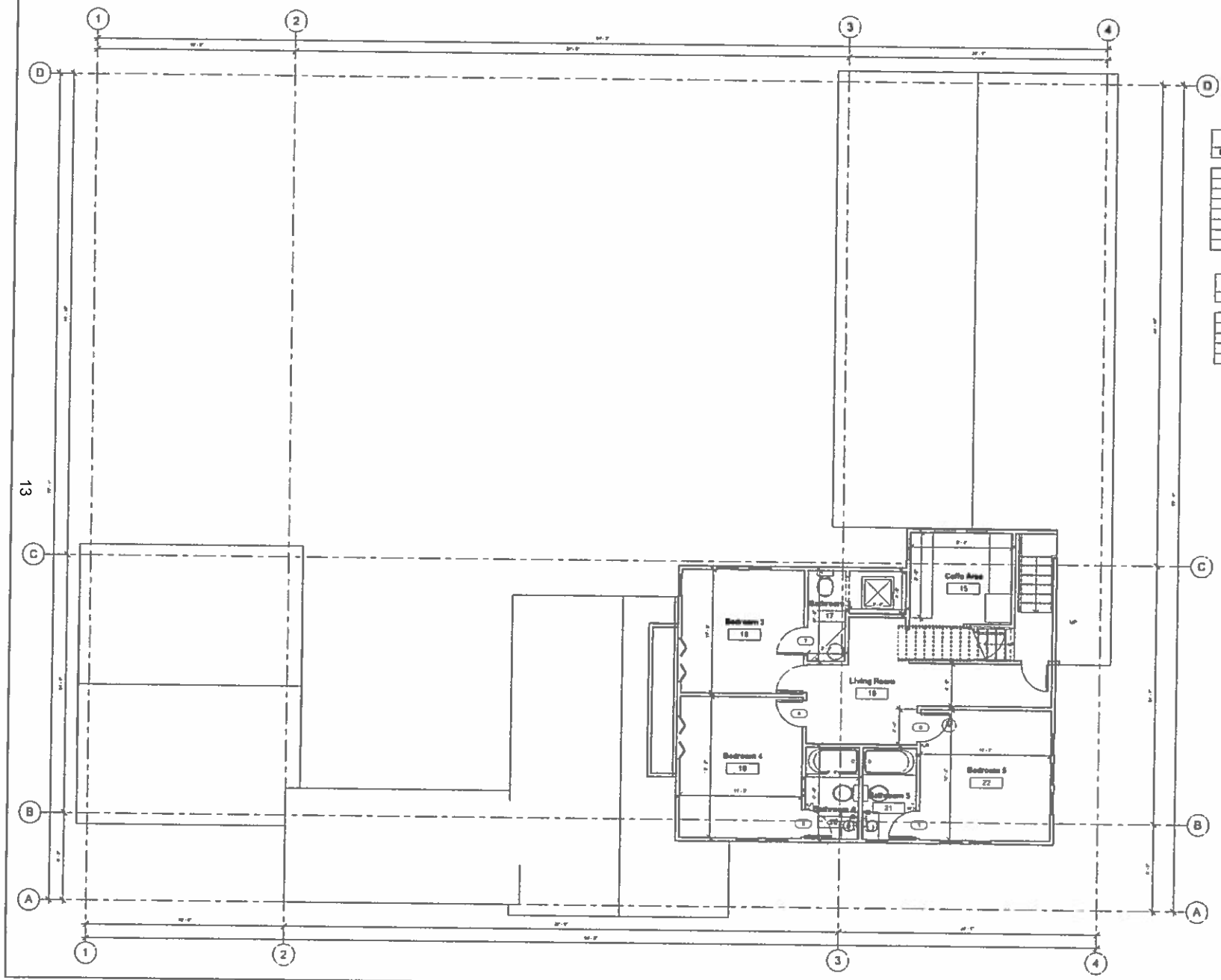
SEAL

ALVARO RODRIGUEZ
ARCHITECT AR94635

DATE: DATE
JOB #: PROJECT NUMBER

FIRST FLOOR PLAN

SHEET: A-11



Room Schedule Second Floor		
Number	Name	Area
15	Coffe Area	101 SF
16	Living Room	151 SF
17	Bathroom 3	29 SF
18	Bedroom 3	131 SF
19	Bedroom 4	150 SF
20	Bathroom 4	43 SF
21	Bathroom 5	43 SF
22	Bedroom 5	148 SF

Door Schedule Second Floor		
MARK	WIDTH	HEIGHT
3	2' - 6"	6' - 8"
4	2' - 6"	6' - 8"
5	2' - 6"	6' - 8"
6	2' - 6"	6' - 8"
7	2' - 6"	6' - 8"

1 Second Floor
1/4" = 1'-0"

REVISIONS

DATE	No.	DESCRIPTION

PROPOSED PROJECT FOR:

BED AND BREAKFAST

2801 7TH AVE N. ST PETERSBURG FL. 33713

ALVARO RODRIGUEZ
ARCHITECT
3001 W Kenn Street, Suite 101 Tampa Florida 33614
Telephone 813.389.0202, Fax 813.374.8110
email alvaro@alvarorodriguezarchitects.net
www.alvarorodriguezarchitects.net

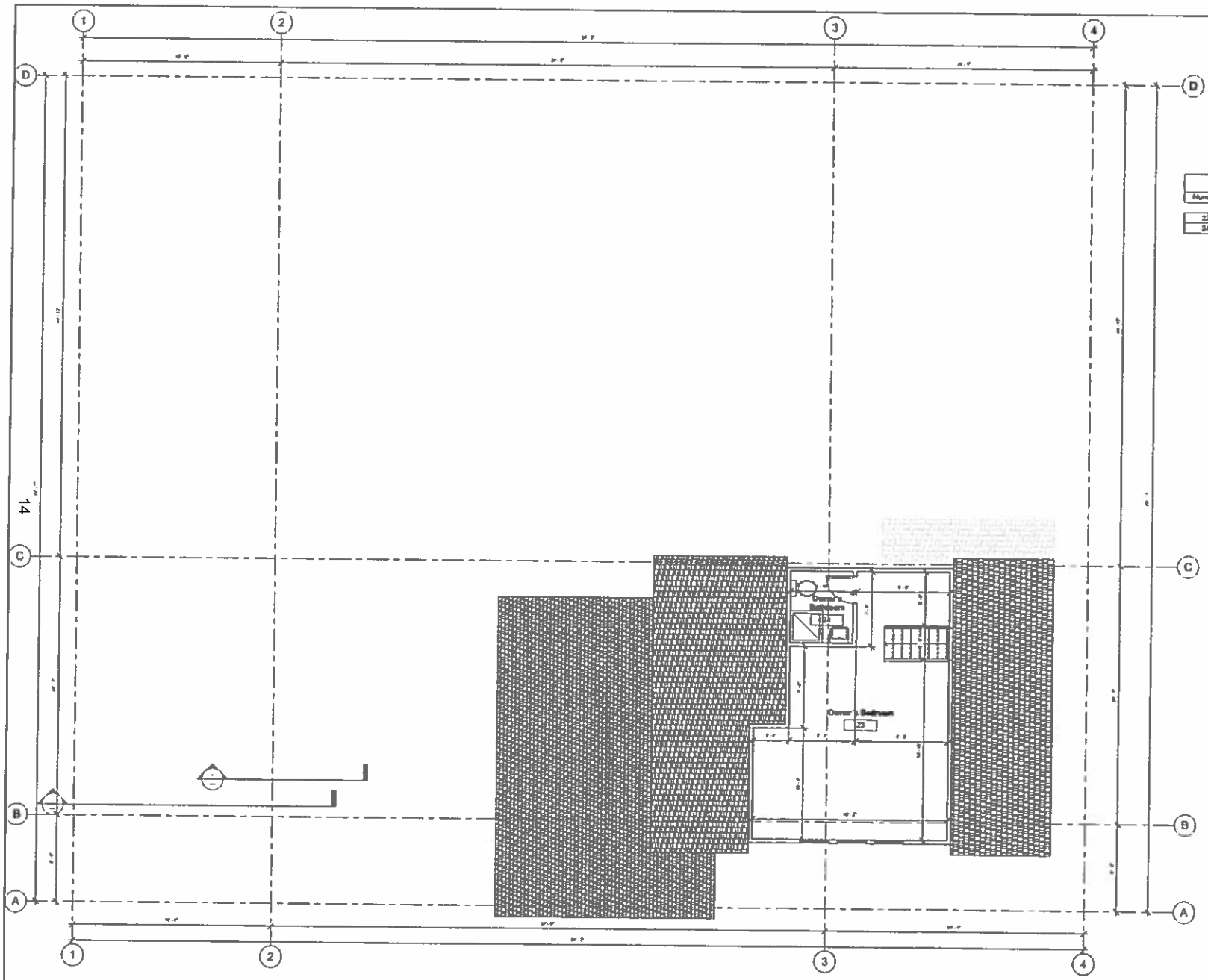
SEAL

ALVARO RODRIGUEZ
ARCHITECT AR95635
3001 W. KENN STREET SUITE 101
TAMPA FLORIDA 33614
TELEPHONE (813) 389 0202

DATE: DATE
JOB #: PROJECT NUMBER

SECOND FLOOR PLAN

SHEET: A-12



Room Schedule Third Floor		
Number	Name	Area
23	Owner's Bedroom	362 SF
24	Owner's Bedroom	35 SF

1 Third Floor
1/4" = 1'-0"

REVISIONS		
DATE	No.	DESCRIPTION

PROPOSED PROJECT FOR:

BED AND BREAKFAST

2801 7TH AVE N. ST PETERSBURG FL 33713

ALVARO RODRIGUEZ
ARCHITECT
3601 W. Bay Street, Suite 131, Tampa Florida 33614 email alvaro@alvaroarchitects.net
Telephone 813.389.3062 Fax 813.323.6510
www.alvaroarchitects.net

SEAL

ALVARO RODRIGUEZ
ARCHITECT AR94375

DATE: DATE

JOB #: PROJECT NUMBER

THIRD FLOOR

SHEET: A-13

Jayson & Reymond Lazaro
2801 7th Avenue Street North, St. Petersburg, FL 33713
Email: jlazarodesigns@gmail.com / reymondpardo1974@gmail.com

April 11, 2017

To the City of St. Petersburg,

We'd like to introduce ourselves to all of you, my name is Jayson Lazaro and my partner is Reymond Lazaro. We just moved from New York City this past December. I am a retired Men's fashion designer of 20 years and Reymond's background is in sales, hospitality, and customer service. His most lengthy career was owning & managing a boutique Bed and Breakfast in Old Havana, Cuba for almost a decade.

We left New York City to start a new chapter in our lives in sunny central Florida. Since we wanted to be close to our families, we started looking in Pinellas County and quickly fell in love with Kenwood, Central Avenue, and downtown St. Petersburg areas. We searched from bay to gulf, but kept on coming back to the Kenwood area where we fell in love with our current home. We really loved its' unique and charming Tudor/ Victorian architecture and also its' potential to establish our business. In order to accomplish our goal, we are seeking a Special Exception to open a Boutique Bed & Breakfast.

The building will have five bedrooms for rental - two on the first floor and three on the second floor. Each of these bedrooms will have their own en-suite bathroom. In addition, there will be plenty of indoor and outdoor common areas to enjoy. There will also be ample parking spaces allotted to the business within the property lines, in order to avoid disturbing our neighbors. We will be taking the third floor as our innkeeper's quarters.

We want to run this as a traditional old fashioned Boutique Bed & Breakfast by living on the premises - this will allow us to have friendly interactions with our guests. We will provide services like a delicious continental breakfast, housekeeping, and maintenance of the property in general. We want to foster a friendly, positive atmosphere for relaxation and vacation by providing detailed house rules for mutual respect between guests, ourselves, and our neighbors. In addition, we will also provide our guests with advice or suggestions regarding local restaurants, retail businesses, tourism, and events.

We believe that our business can add to the momentum of growth and prosperity that the city is already experiencing by providing essential lodging to local, state, national

and international tourists. Currently, there is not enough suitable alternatives to the motels and hotels in the area. We strongly believe that a Boutique Bed & Breakfast will offer up another option which has a much more personalized touch. In regards to the Kenwood area specifically, most historic bungalows traditionally have a layout of two bedrooms and one bathroom, this lack of space does not allow most residents to accommodate multiple guests and additional family. Our Bed & Breakfast can be a comfortable and quaint alternative that keeps guests and family members nearby. All of this added tourism can greatly impact the future of Kenwood, the Grand Central Business District, and St. Petersburg at large. Happy tourists will return and bring more friends and family to the area, and by extension this visibility will increase the city's finances, popularity, and reputation both locally, nationally, and globally.

Sincerely,

Jayson & Reymond Lazaro

st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. 17-32000008

In accordance with LDR Section 16.70.040.1.F. "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a 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

Street Address:

1. Details of techniques the applicant used to involve the public

(a)Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

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

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

Distributed letters to all neighbors and explained with each individually.

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

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

Check one:
- [ ] Proposal supported
- [ ] Do not support the Proposal
- [ ] Unable to comment on the Proposal at this time
- [x] Other comment(s): No objection to the special exception only

Historic Kenwood Neighborhood Association — Brenda Gordon, President

Association Name — 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:

Pamela Jones

From: Brenda Gordon <darbreg@aol.com>
Sent: Friday, April 21, 2017 2:08 PM
To: Pamela Jones
Cc: Corey D. Malyszka
Subject: Re: City of St. Petersburg - Incoming Application - 17-32000008 - 2801 7th Ave N

The Historic Kenwood Neighborhood Association has no objection to this request.
Thank you -
Brenda Gordon
President HKNA

Sent from my iPhone

On Apr 21, 2017, at 12:22 PM, Pamela Jones <Pamela.Jones@stpete.org> wrote:

> Good afternoon,
> The purpose of this email is to notify you of an application our office has received for a property in your neighborhood association. The applicant is seeking approval of a special exception and related site plan to convert an existing single-family residence into a bed & breakfast.
>
> Should you have any questions, please contact Corey Malyszka in our office at 727-892-5453.
>
> 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
>
> Your Sunshine City
>
> <17-32000008 application.pdf>
> <17-32000008 parcel location map.docx>
> <17-32000008 site plan.pdf>

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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: 2801 7th Avenue North | **Case No.:** 17-32000008

Description of Request: To obtain a special exception to open a Bed and Breakfast.

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: 2818 7th Ave N. St Pete, FL 33713
   Owner Name (print): Kathy Zayas
   Owner Signature: Kathy Zayas
2. Affected Property Address: 2836 7th Ave N. St. Pete, FL 33713
   Owner Name (print): John & Karen Potts
   Owner Signature: Karen S. Potts
3. Affected Property Address: 538 28th St N. St Pete 33713
   Owner Name (print): Joy Rose
   Owner Signature:
4. Affected Property Address: 4505 5th Ave N ST PETE 33713
   Owner Name (print): BRIAN LONGSTRETH
   Owner Signature: Brian Longstreth
5. Affected Property Address: 2837 7th Ave N. St. Pete, Fl. 33713
   Owner Name (print): Stuart Pollack + Stephen LeBlanc
   Owner Signature:
6. Affected Property Address: 2829 7th Ave N. St. Petersburg 33713
   Owner Name (print): Lindsay Boggess
   Owner Signature:
7. Affected Property Address: 2828 7th Ave N. St. Pete, FL 33713
   Owner Name (print): DANIEL WATSON
   Owner Signature:
8. Affected Property Address: 2925 8th Ave N. St. Pete Fl 33713
   Owner Name (print): Jim & Julie Longstreth
   Owner Signature:

RECEIVED
MAY 09 2017
DEVELOPMENT REVIEW SERVICES

CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: May 09, 2017

SUBJECT: Special Exception

FILE: 17-32000008

LOCATION: 2801 7th Avenue North
AND PIN: 14/31/16/46332/006/0040
ATLAS: J-6
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to convert an existing single-family residence into a bed and breakfast.

The Engineering Department no objection to the proposed special exception and related site plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS:
1. It is noted that the public sidewalk on the on the west side of 28th Street which abuts the road curb does not appear to meet the minimum 6-foot width recommended in Land Development Section 16.40.140.4.2. Engineering will defer to the zoning official and/or DRC to make the determination if the scope of this work will trigger sidewalk width upgrades. If sidewalk width upgrades are required we request that zoning include a special condition of approval with the specific requirements. If required, sidewalk construction shall be installed by and at the sole expense of the applicant and shall be in conformance with City Engineering Standards and Specifications.

2. Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for redevelopment on this site. Form available upon request from the City Engineering department, phone 727-893-7238.

3. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated 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.**

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.).

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.

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 and redevelopment shall be in compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. If cumulative site modifications equal to or more than 3000 sf are proposed, the applicant will be required to 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. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

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.

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.

The applicant will be required to submit to the Engineering Department copies of all applicable 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.

NED/MJR/jw

pc Kelly Donnelly
Reading File
Correspondence File
Subdivision File FULLER'S GARDEN HOMES

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

st.petersburg
www.stpete.org

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

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 **June 7, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	17-32000011	PLAT SHEET:	H-3
REQUEST:	Approval of a modification to a previously approved Special Exception and related Site Plan to construct a 1,990 sq. ft. addition to an existing house of worship. The applicant is requesting Variances for 1) building setbacks and 2) parking.		
OWNER:	House of God 1900 Fairfield Avenue South Saint Petersburg, Florida 33712-1773		
ARCHITECT:	Paul Ries aha! 6822 22nd Avenue North #334 Saint Petersburg, Florida 33710		
ADDRESS:	1900 Fairfield Avenue South		
PARCEL ID NO.:	24-31-16-59454-001-0011		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional-1 (NT-1)		
SITE AREA TOTAL:	18,226 square feet or 0.42 acres		

GROSS FLOOR AREA:

Existing:	3,918 square feet	0.21 F.A.R.
Proposed:	5,995 square feet	0.33 F.A.R.
Permitted:	9,114 square feet	0.50 F.A.R.

BUILDING COVERAGE:

Existing:	3,918 square feet	21% of Site MOL
Proposed:	5,995 square feet	33% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	4,875 square feet	27% of Site MOL
Proposed:	8,080 square feet	44% of Site MOL
Permitted:	10,025 square feet	55% of Site MOL

OPEN GREEN SPACE:

Existing:	13,351 square feet	73% of Site MOL
Proposed:	10,146 square feet	56% of Site MOL

PAVING COVERAGE:

Existing:	957 square feet	6% of Site MOL
Proposed:	2,085 square feet	11% of Site MOL

PARKING:

Existing:	0;
Proposed:	6; including 2 handicapped spaces
Required	11; including 1 handicapped spaces (for addition)

BUILDING HEIGHT:

Existing:	24.5 feet
Proposed:	24.5 feet
Permitted:	36 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 house of worship which is a Special Exception use within the NT-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:
The applicant seeks approval of a modification to a previously approved Special Exception and related site plan to construct additions totaling 2,077 square feet to an existing house of worship. The applicant is requesting variances for 1) building setbacks and 2) parking. The subject property is located at the southwest corner of Fairfield Avenue South and 19th Street South.

According to the Pinellas County Property Appraiser, the existing two church buildings located on the east side of the subject property were built in 1945. According to the City's property cards, the existing structure on the west side of the property was built as a residence in 1950.

Current Proposal:
The applicant is seeking to connect and expand the existing church buildings that are on the east side of the property, convert and expand the existing residence that is on the west side of the property into a church building and connect all the buildings on-site. The existing buildings on the subject property do not meet the required 35-foot setbacks. The proposed additions will also not meet the required 35-foot setbacks. The applicant is requesting a variance to the 35-foot setbacks. The existing property was not developed with any parking. The proposed expansion of the existing church requires eleven parking spaces. The applicant is proposing six parking spaces at the rear of the church, accessible from 19th Street South. The applicant is not providing the required eleven parking spaces; therefore, a variance for five parking spaces is required.

The proposed expansion to the existing church building will be consistent in style with the existing masonry vernacular style of the architecture. The proposed expansion to the residence will also be in keeping with the residential vernacular style.

VARIANCES:

1 Parking

Required:	**11 parking spaces**
Proposed:	**6 parking spaces**
Variance:	**5 parking spaces**

The existing church property is not developed with any parking. The expansion of the church requires eleven parking spaces. The applicant has been able to design the site to accommodate six parking spaces. The subject property is located at the intersection of two dead-end roads that were created by the construction of I-275. Currently, church patrons park along the east side of 19th Street South on the grass between the curb-line and the fence of the public school. This is not permitted by code, but the patrons of the church have the ability to park along Fairfield Avenue South and 19th Street South. Fairfield Avenue South and 19th Street South are local streets, wide enough to allow on-street parking, while maintain vehicular access to the abutting ten properties, including the church. The on-street parking will only be used by the church during services. The criteria in the City Code provides additional support for such a variance. This is a redevelopment of an existing developed site, the lot is substandard in size, the expansion is in keeping with the neighborhood character, strict application of the code will limit any expansion to the church and the granting of the variance will not be injurious to neighboring properties.

2 Building setbacks for the existing two church buildings

Front Yard (Fairfield Avenue South)

Required:	**35 feet**
Proposed:	**6.17 feet**
Variance:	**28.83 feet**

Street Side Yard (19th Street South)

Required:	**35 feet**
Proposed:	**6.25 feet**
Variance:	**28.75 feet**

Rear Yard (south property line)
Required: 35 feet
Proposed: 25 feet
Variance: 10 feet

<u>Building setbacks for expansion and conversion of existing residence</u>

Front Yard (Fairfield Avenue South)
Required: 35 feet
Proposed: 23 feet
Variance: 12 feet

Interior Yard (west property line)
Required: 35 feet
Proposed: 6.33 feet
Variance: 28.67" feet

Setbacks for Special Exception uses in the NT-1 zoning district are 35-feet. The existing church on the east side of the subject property is located 14.8 feet from Fairfield Avenue, 14.9 feet from 19th Street South and 38.67 feet from the south property line. The applicant is proposing an entry feature along Fairfield Avenue, this feature reduces the existing setback from 14.8 feet to 6.17 feet. The applicant is proposing to connect the two church buildings and add an entry feature along 19th Street South, thus reducing the existing setback from 14.9 feet to 6.25 feet. The expansion to the rear of the church building reduces the setback from 38.67 feet to 25 feet.

The existing residence is located 6.33 feet from the west property line and 30.83 feet from Fairfield Avenue. The applicant proposes to enclose the existing carport and expand the building to the north, the enclosure of the carport and expansion will be align with the west and north sides of the existing building. The applicant is also proposing an entry feature along the north side of the building, this feature reduces the setback from 30.83 feet to 23 feet.

The existing church was developed on one lot measuring 62.5 feet wide with a lot area of 9,114 square feet. The acquisition of the adjacent property doubled the lot width and lot area to 125 feet and 18,227 square feet, respectively. City code requires a lot width of 180 feet and a lot area of 22,860 for non-residential uses. The acquisition of the additional lot decreased the existing non-conformity. The proposed project will allow the existing church to expand. The applicant has kept the residential style of the western structure, mitigating potential impacts to the abutting residences. The existing structure and addition is only one story and the abutting property is two stories. The proposed side yard setback is consistent with the required setback for a residential structure. The reduction in the front yard setback along Fairfield is mitigated by the existing 40-foot wide right-of-way, the proposed addition will be for a one story building and two, one story entry features. The buildings on the north side of Fairfield Avenue South are two stories. The encroachment along 19th Street South is mitigated by the existing 50 foot wide right-of-way and a public school that is located on the east side of 19th Street South. The proposed addition to the rear of the church is again only one story. The existing residence to the south is two stories. The proposed setback is 25 feet, the code will permit a two story residence within 10 feet of the property line. Due to the nature of the expansion, the building has been designed to fit into the existing residential neighborhood, is mitigated by taller residential structures, an existing public school and abutting public rights-of-way. The criteria in

the City Code provides additional support for such a variance. This is a redevelopment of an existing developed site, the lot is substandard in size, the expansion is in keeping with the neighborhood character, strict application of the code will limit any expansion to the church and the granting of the variance will not be injurious to neighboring properties.

Public Comments:
No comments or concerns were expressed to the author at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. **Variance to parking;**
2. **Variance to building setbacks; and**
3. **The modification to a previously approved Special Exception and related site plan, subject to the Special Conditions of Approval.**

B. SPECIAL CONDITIONS OF APPROVAL:

1. **The plans shall be modified to comply with Section 16.40.060 Landscaping and Irrigation.**
2. **The plans shall be modified to comply with Section 16.40.070 Lighting.**
3. **The plans shall be modified to comply with Section 16.40.090.4.1 Bicycle Parking.**
4. **A six foot high opaque fence shall be installed along the south and west sides of the proposed parking lot.**
5. **The final design of the building shall be consistent with the elevations submitted with this application.**
6. **This Special Exception/Site Plan approval shall be valid through June 7, 2020. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.**
7. **The site plan submitted for permitting shall be modified as necessary to comply with the memorandum from the City's Engineering Department that is dated May 9, 2017, and 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 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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 Redevelopment Residential**

The land uses of the surrounding properties are:

North:	**Planned Redevelopment Residential**
South:	**Planned Redevelopment Residential**
East	**Institutional**
West:	**Planned Redevelopment Residential**

REPORT PREPARED BY:

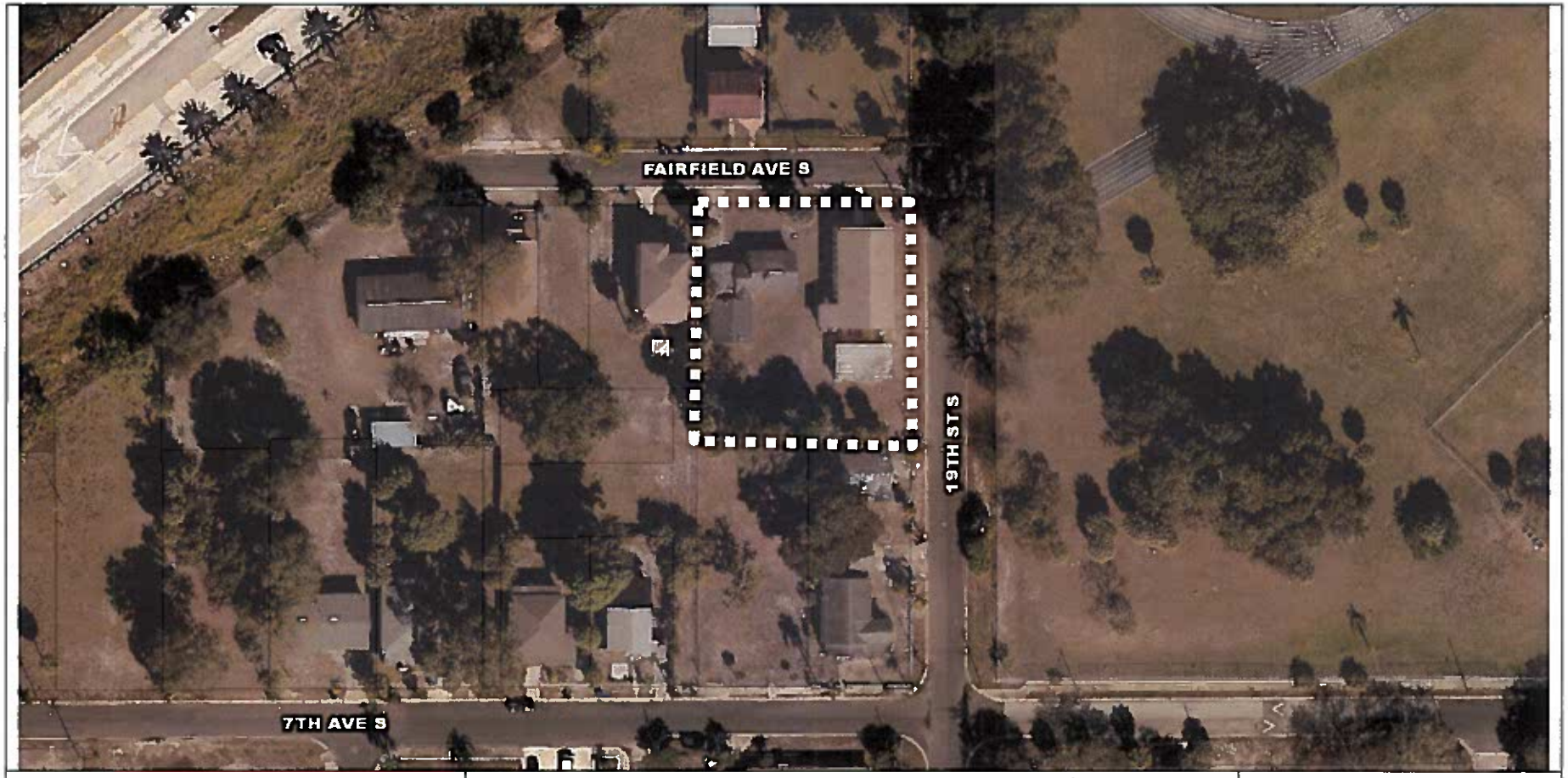
Corey Malyszka 5/24/17

COREY MALYSZKA, Urban Design and Development Coordinator DATE

REPORT APPROVED BY:

Elizabeth Abernethy 5-24-17

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



st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Development Review Services
Case No.: 17-32000011
Address: 1900 Fairfield Avenue South

N↑
(nts)

DONATION LIST.

MATERIALS

- CONCRETE BLOCK (CMU)
- REINFORCING STEEL
- WOOD CONCRETE FORMS
- CRUSHED ROCK
- CLEAN SAND FILL

- LUMBER
- NAILS AND SIMPSON CONNECTORS
- TRUSSES
- ROOFING AND UNDERLAYMENT
- GUTTERS AND DOWNSPOUTS

- DOORS
- WINDOWS

- WOOD FLOORING
- CARPET
- PAINT

- LIGHT FIXTURES
- PLUMBING FIXTURES
- HVAC EQUIPMENT
- KITCHEN APPLIANCES AND EQUIPMENT

- PEWS
- CHAIRS AND TABLES

- ASPHALT
- LANDSCAPE (TREES, SHRUBS AND GROUNDCOVER)
- IRRIGATION
- WHEEL STOPS
- SIGNAGE

CONSTRUCTION SERVICES

- DEMOLITION
- CONCRETE WORK
- SETTING THE CMU

- CARPENTRY

- PAINTING

- PLUMBING ROUGH IN AND TRIM
- ELECTRICAL ROUGH IN AND TRIM
- MECHANICAL DUCT ROUGH IN AND TRIM

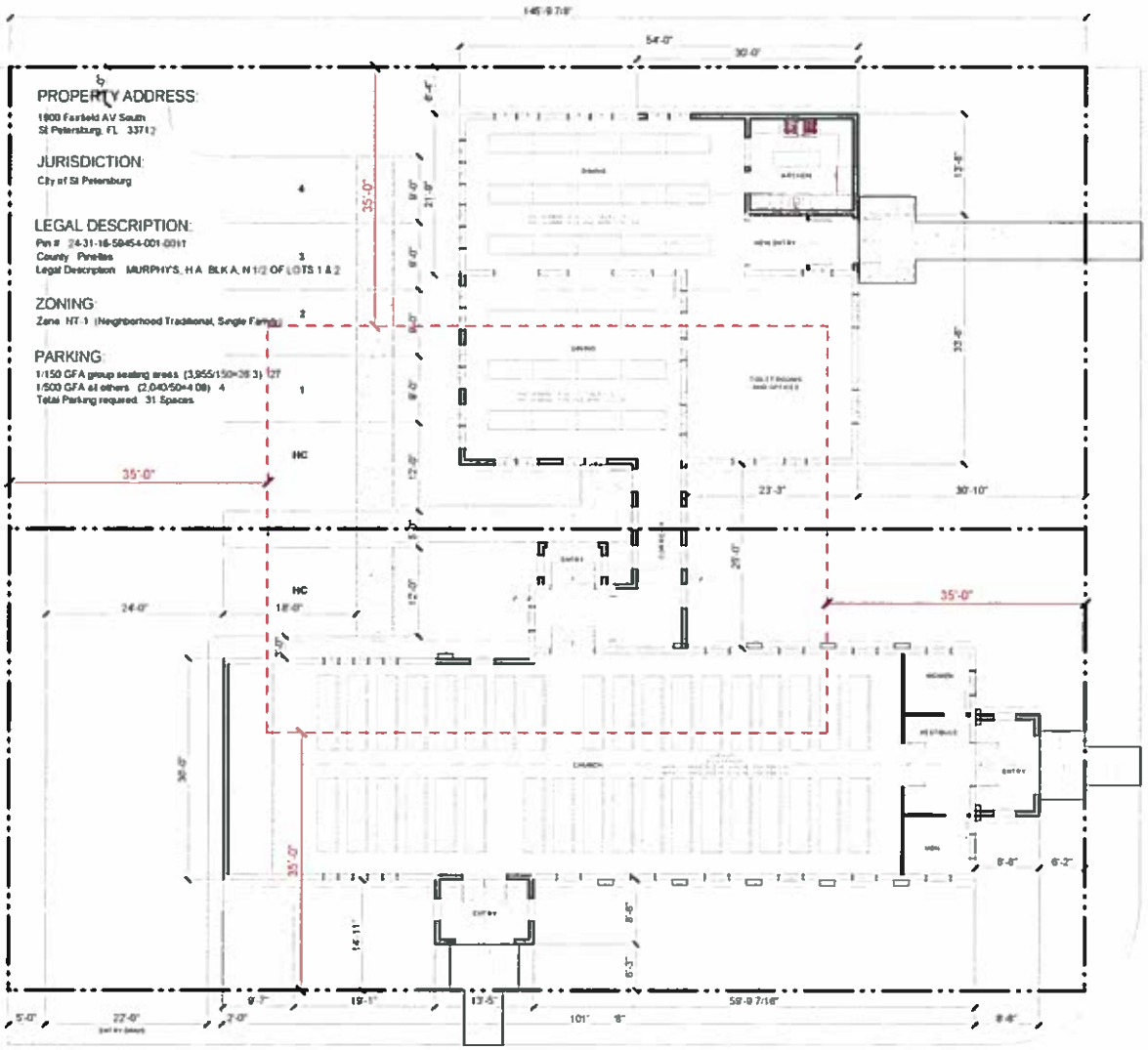
- INSTALLING THE IRRIGATION
- PLANTING THE LANDSCAPE

- CLEANING THE JOBSITE ON A DAILY BASIS
- CLEANING THE JOBSITE AFTER CONSTRUCTION
- MOVE IN

PRELIMINARY CONSTRUCTION COST
(see Areas, Sheet 2)

RENOVATED PORTIONS OF EXISTING
Church, Community Room and House 3 825 @ $60/sf = $229,500

NEW CONSTRUCTION
Conditioned Space 2,170 @ $80/sf = $173,600
Non-Conditioned Space 370 @ $40/sf = $14,800



1 Proposed Site Plan
Scale 1/16" = 1'-0"

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6022 22nd AV N #324
St Petersburg FL 33710
TEL 727 324 1384
FAX 866 936 1339
www.ahaarchitecture.com

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Arch Licensee
Paul Bier AR94610

PRELIMINARY!
NOT YET FOR
CONSTRUCTION.

the Community
Church

ISSUE DATE: May 9, 2017

NO	DATE	TYPE

DESIGNED BY
DRAWN BY
CHECKED BY

FL 16005

1

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SITE AREA 18,226 sf

FAR
Allowed 0.5
Existing (3,918/18,226) 0.21
Proposed (5,995/18,226) 0.33

IMPERVIOUS AREA
Allowed 0.55
Existing (4,875/18,226) 0.27
Proposed (5,995+2,085/18,226) 0.45

OPEN SPACE
Existing (13,351/18,226) 73.2%
Proposed (10,146/18,226) 55.6%

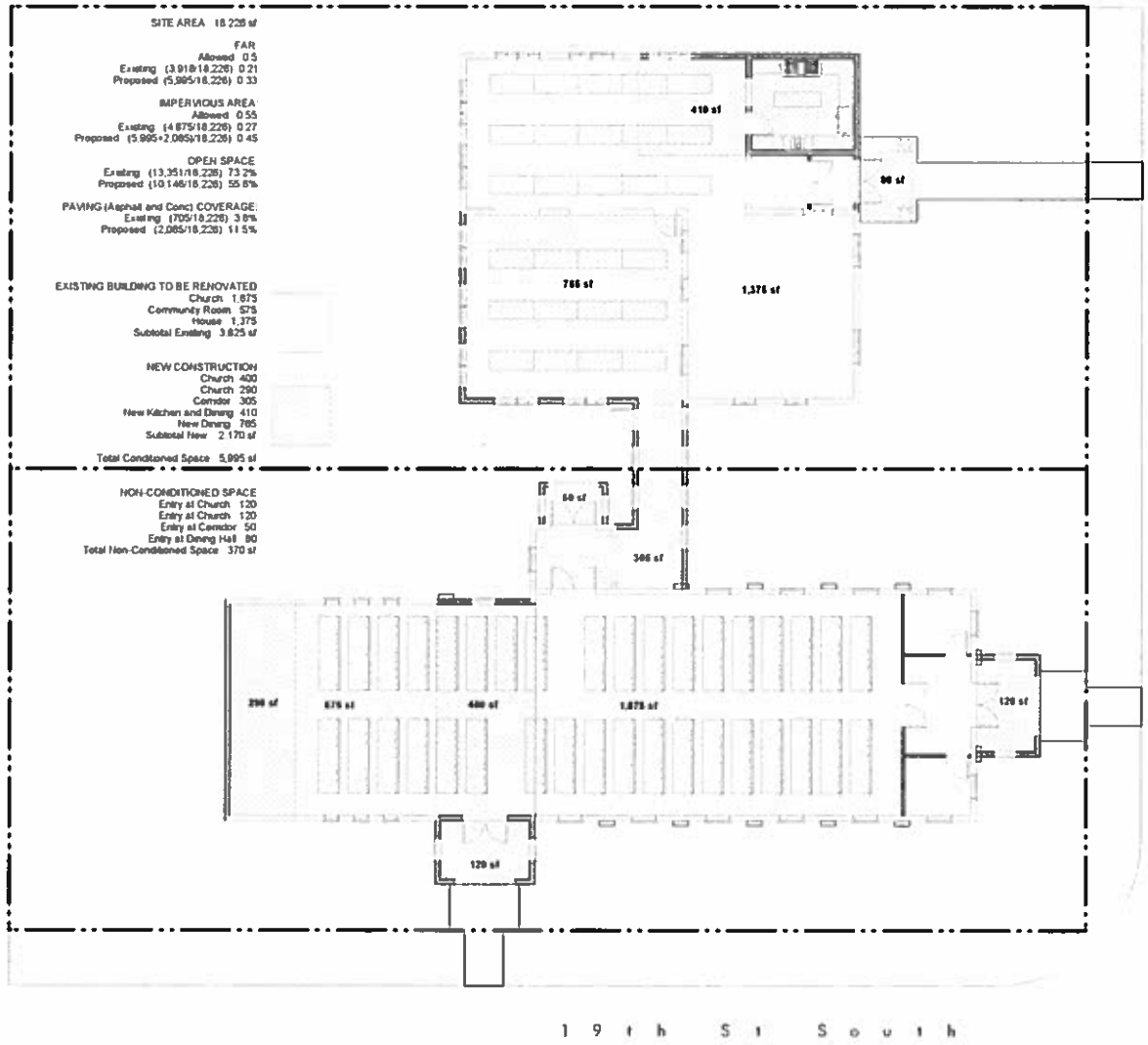
PAVING (Asphalt and Conc) COVERAGE:
Existing (705/18,226) 3.8%
Proposed (2,085/18,226) 11.5%

EXISTING BUILDING TO BE RENOVATED
Church 1,875
Community Room 575
House 1,375
Subtotal Existing 3,825 sf

NEW CONSTRUCTION
Church 400
Church 290
Corridor 305
New Kitchen and Dining 410
New Dining 785
Subtotal New 2,170 sf

Total Conditioned Space 5,995 sf

NON-CONDITIONED SPACE
Entry at Church 120
Entry at Church 120
Entry at Corridor 50
Entry at Dining Hall 80
Total Non-Conditioned Space 370 sf



1 Areas and Dimensions
Scale 1/16" = 1' - 0"

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Arch License
Paul Blue A09669

PRELIMINARY! NOT YET FOR CONSTRUCTION.

the Community Church

ISSUE DATE May 9, 2017

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FL 16005

2

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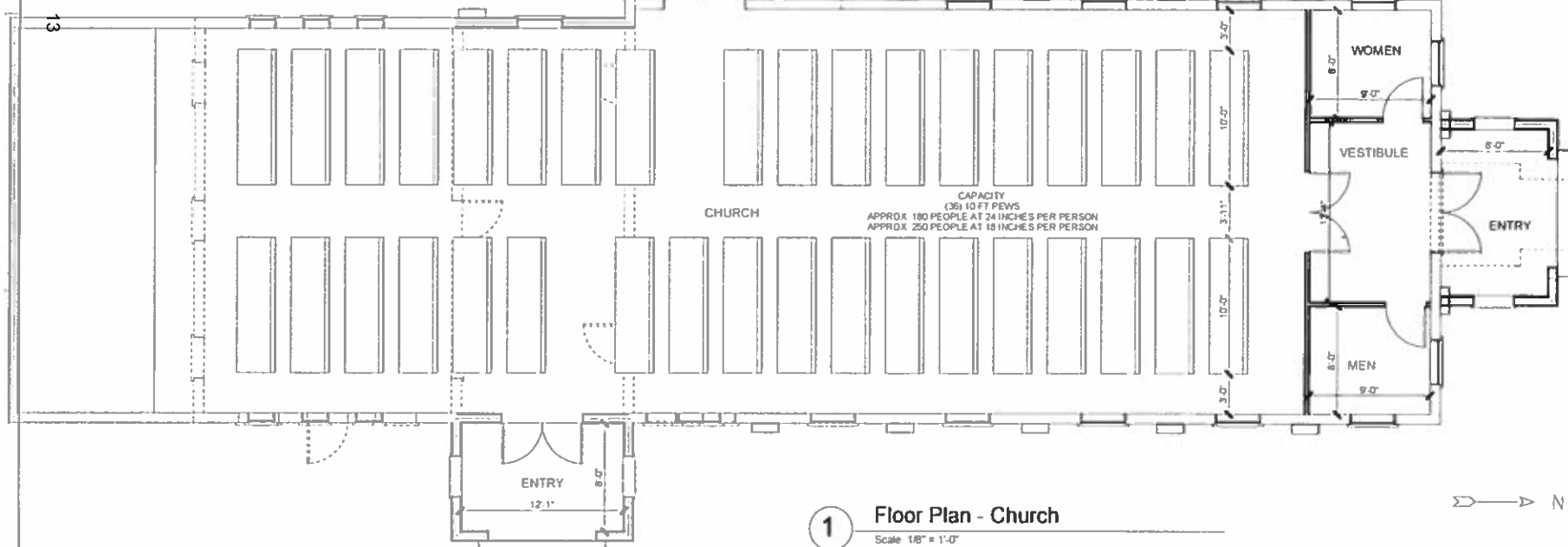

1 Floor Plan - Church

Scale 1/8" = 1'-0"

N

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ISSUE DATE March 28, 2017

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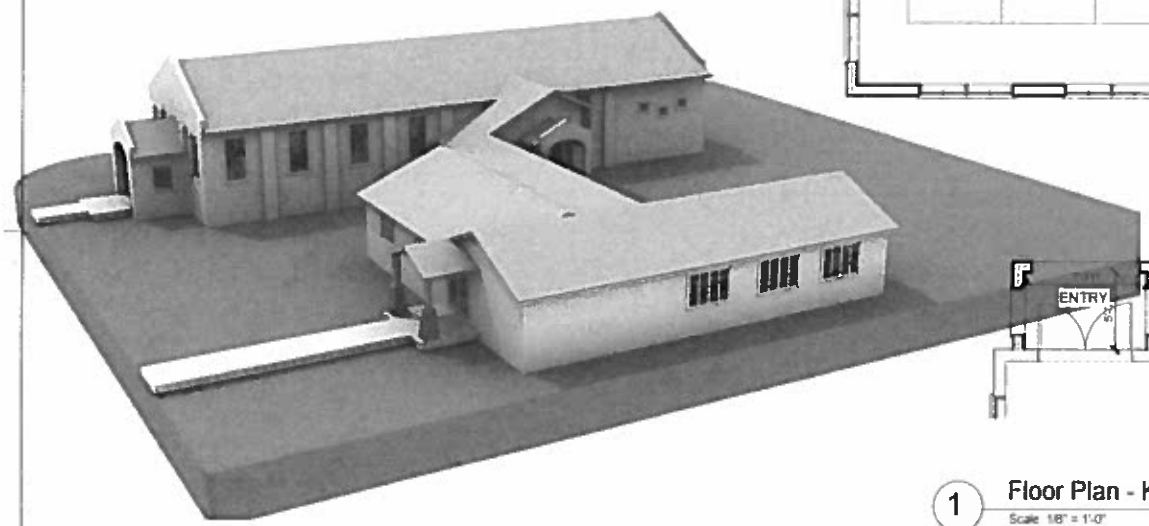

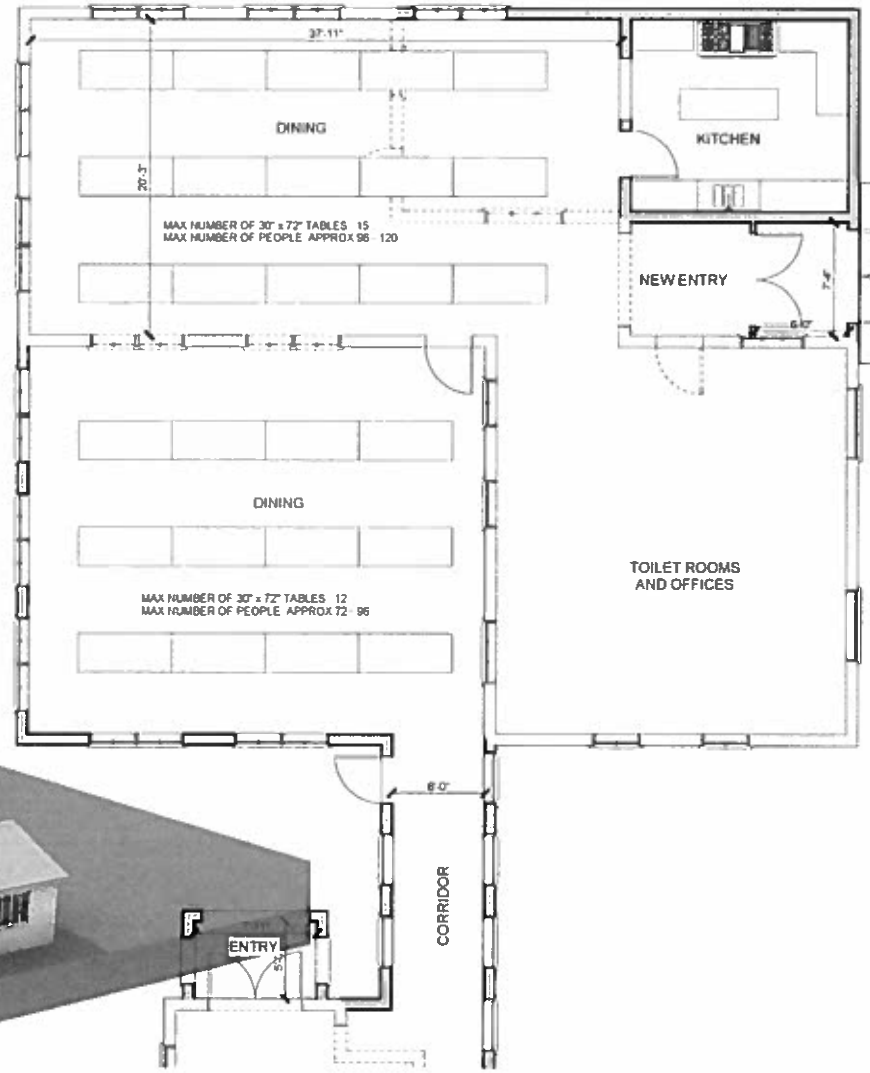

1 Floor Plan - Kitchen and Dining

Scale 1/8" = 1'-0"

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4827 77th AV N #334
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PRELIMINARY!
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CONSTRUCTION.

the Community
Church

ISSUE DATE March 28, 2017

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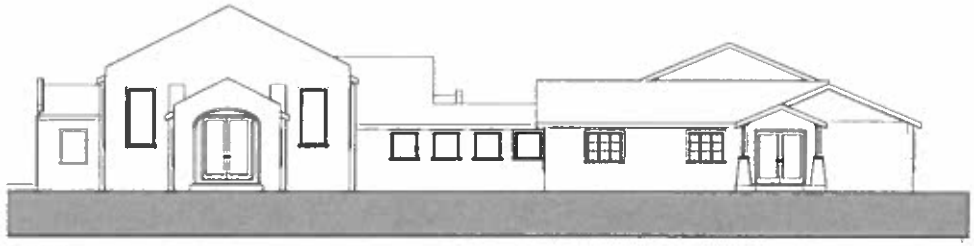
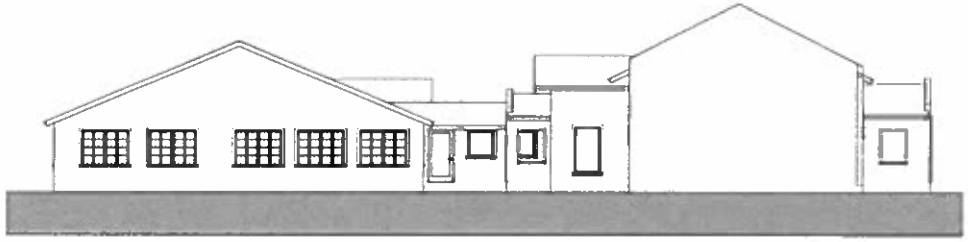
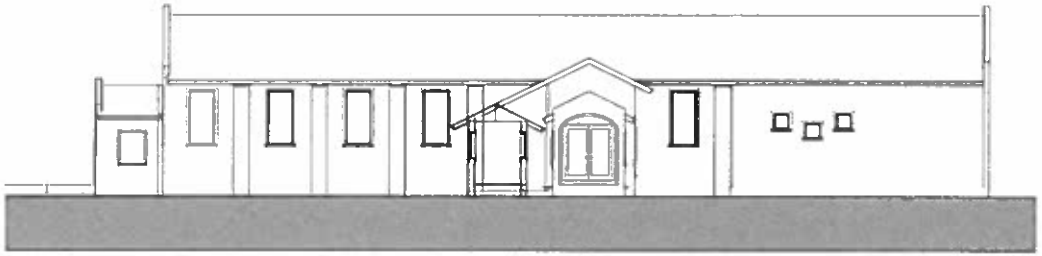
EAST



NORTH



SOUTH



WEST

1 **Exterior Elevations**

Scale 1/16" = 1'-0"

N

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the Community Church

ISSUE DATE March 28, 2017

NO	DATE	TYPE

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7

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May 3, 2017
rev May 9, 2017

Corey Malyszka
Urban Design and Development Coordinator
Planning and Economic Development – Development Review
PO Box 2842
St Petersburg, FL 33731

Re: Narrative Supporting Parking and Setback Variance Requests
1900 Fairfield AV S (House of God - Community Church)

Dear Corey,
This letter is to request a variance to the parking requirements and setbacks at the above named address.

Parking:
The parking requirements for the above named project are being satisfied via a shared parking agreement with John Hopkins Middle School, located at 701 16th St South, St Petersburg, FL 33705. This agreement has been in place for many years; see attached letter from the school. This agreement allows over 40 cars to be parked on their property without restrictions on time.

The required parking requirement for the existing church was 20 spaces. The existing site has no on-site parking. The proposed project has a parking requirement of 31 spaces, leaving us initially 11 spaces short (31-20). We propose to provide six spaces on site; 2 accessible spaces and 4 convenience spaces, ultimately leaving us 5 spaces short. We are therefore asking for a parking lot variance of 5 spaces.

If you have any questions on this parking arrangement, please call Calvin Lemon (Trustee of the church) at 727-422-8006

Setbacks:
Due to the requirement for a 35' setback on all property lines, neither the existing church, nor this proposed redevelopment can be in compliance and we are asking for a variance in the setback requirements.

a h a
an architecture and design co, llc
6822 22nd AV No, #334, St Petersburg, FL 33710
Tel 727.234.1304 x1
Fax 866.936.1119
www.aha-archstudio.com

Although we cannot meet the requirements for the 35 feet setback dimension as required due to this being considered a Special Exception (SE), the proposed project is actually in compliance with the zone's normal setbacks for the South (rear) and East (side) property lines. The projection on the East line is a minor encroachment as the building is not over 24 feet tall.

Re: the setback for the Street Side (West) lot line, we are only doing work on this side of the property to enclose the carport (the existing carport is in dangerous condition and must be demolished) of the existing single family house to serve as the kitchen for the church.

Re: the setback for the Front (North) lot line, our addition is a simple entry porch which, under the setback rules of the existing church, would also qualify as a minor encroachment. The entry porch/vestibule is needed for the church to have the proper entry sequence expected for a place of worship and it mitigates the mass of the church front by presenting a residential and human scale element to the project.

Please call me if you have any questions or need further information.

Respectfully,

Paul Ries,
aha! an architecture and design company AA26003008
Principal architect AR 94619
(727) 234-1304 x 1 (direct)

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6822 22nd AV No, #334, St Petersburg, FL 33710
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www.aha-archstudio.com

The House of God Church
Which Is The Church of The Living God
The Pillar And Ground Of The Truth
Without Controversy
Keith Dominion

Bishop R.W. Flectcher
Chiefoverseer

Bishop Willie Walker
State Bishop

Elder Georgia Lemon
Pastor

Elder Calvin Lemon
Assistant Pastor

May 4, 2017

This letter is being written to inform you of a renovation project that the above named church will be doing within the near future. We were blessed to attain the property next door to the church and will be combining the two properties into one, to enlarge the church. Our membership is growing and we need more seating capacity. Therefore, we wanted to inform you, our neighbors of the changes that we will be making. This church was built in 1945, and has been a place of refuge for many. We would like your support with our projected plans. If you have questions or concerns please feel free to contact me at 727 422-3945.

Elder Georgia Lemon

Elder Georgia Lemon

1900 Fairfield Ave. South
Saint Petersburg, Florida
33712

John Hopkins
MIDDLE SCHOOL

CENTER FOR INTERNATIONAL STUDIES IN THE ARTS
& MULTIMEDIA JOURNALISM

Principal - Barry Brown
Assistant Principals –Anthony Francois, Dr. Elizabeth Chiles and Jeff Mills

April 24, 2017

To whom it may concern,

John Hopkins Middle School has given permission to The House of God which is the Church of the Living God, the Pillar and Ground of the Truth without controversy Keith Dominion, to allow the church members to park on our property located at the back of the school outside our fence.

This was verbally approved several years ago and remains in effect.

Any questions, feel free to contact the school.

Sincerely,

Principal Barry Brown
John Hopkins Middle School
727-893-2400

st.petersburg
www.stpete.org

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: 1935 7TH Avenue South
   Owner Name (print): Specialized IBA Services
   Owner Signature: Jerodue A Bangel 'Renter' Owner out of state
2. Affected Property Address: 1940 7th Avenue South
   Owner Name (print): Creal Funeral Home
   Owner Signature: Allison P. Wilk
3. Affected Property Address: 2003 7th Avenue South
   Owner Name (print): Adrene Sherrod
   Owner Signature: Margaret Walker
4. Affected Property Address: 617 19th Street South
   Owner Name (print): Jessie Wells
   Owner Signature: Jessie Wells
5. Affected Property Address: 1917 Fairfield Avenue South
   Owner Name (print): Ronald D. Gross
   Owner Signature:
6. Affected Property Address: 1920 Fairfield Avenue South
   Owner Name (print): C2 Property Group LLC
   Owner Signature: Zhu tenant
7. Affected Property Address: 1930 Fairfield Avenue South
   Owner Name (print): Sarah Cooper
   Owner Signature: Sarah Cooper
8. Affected Property Address: 1936 Fairfield Avenue South
   Owner Name (print): Haliman W. Kencler
   Owner Signature: Haliman W. Kencler

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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: 1901 7th Avenue South
   Owner Name (print): Doron Investment LLC
   Owner Signature:

2. Affected Property Address: 701 19th Street South
   Owner Name (print): MARY Reed
   Owner Signature:

3. Affected Property Address: 1921 7th Avenue South
   Owner Name (print): Caretaker Land Trust #1921
   Owner Signature:

4. Affected Property Address: 1927 7th Avenue South
   Owner Name (print): Ervin + Nevirda Reed
   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:

RECEIVED
MAY 09 2017
DEVELOPMENT REVIEW SERVICES

CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: May 09, 2017

SUBJECT: Special Exception

FILE: 17-32000011

LOCATION: 1900 Fairfield Avenue South
AND PIN: 24/31/16/59454/001/0011
ATLAS: H-3
PROJECT: Special Exception

REQUEST: Approval of a modification to a previously approved Special Exception and related Site Plan to construct a 1,990 square foot addition to an existing house of worship. The applicant is requesting variances for 1) building setbacks and 2) parking.

The Engineering Department no objection to the proposed special exception and related site plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS:

1. Redevelopment on this site *may* trigger compliance with the Drainage and Surface Water Management Regulations found in City Code Section 16.40.030. If site modifications are made which exceed a 3000 sf cumulative threshold, the applicant will be required to 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. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

2. In the NT zoning district, public sidewalks would be required on the east side of 19th Street and on the south side of Fairfield Avenue South. Engineering will defer to the zoning official and/or DRC to make the determination if the scope of this work will trigger sidewalk construction and to include the sidewalk requirements, if any, in the DRC conditions of this special exception approval. If required, sidewalk construction shall be installed by and at the sole expense of the applicant and shall be in conformance with City Engineering Standards and Specifications.

3. The proposed site plan indicates a 25-foot entry drive at the southeast property corner. We recommend that the driveway approach be paved to meet City Engineering commercial driveway standard construction details.

4. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated 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.

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.).

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.

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.

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.

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.

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.

NED/MJR/jw

pc Kelly Donnelly
Reading File
Correspondence File
Subdivision File H A MURPHY'S SUB