

**CASE #17-5400086**

ADDITIONAL CORRESPONDENCE

## Scot K. Bolyard

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**From:** Robert Melsom <robert@melsomgroup.com>  
**Sent:** Thursday, March 15, 2018 11:42 AM  
**To:** Scot K. Bolyard  
**Cc:** 'Ken Amato'; francine@domainhomes.com; nathan@domainhomes.com; Kathryn Younkin; Elizabeth Abernethy; 'Josh Bono'; 'Mark Helmling'; jim.mccarthy1317@gmail.com  
**Subject:** Comments for 4301 5th Ave N - Variance Case 17-54000086  
**Attachments:** C-15432WEST COMPASS 11 X 17 (1).pdf; Ibis Model.pdf; IBIS PLAN DOMAIN HOMES. - Elevations.pdf; COPA - Sign In - 3-7-18 - Copy.pdf; Sanderling Elevations.pdf  
Scot:

**Importance:** High  
Please note the following to constitute your submittal of additional information relative to the above referenced Variance Case pursuant to the outcome of the Development Review Committee Meeting on February 7<sup>th</sup>, 2018 whereby the DRC voted to defer any decision regarding the case for up to sixty (60) days. As such it is my Clients desire to continue the hearing of this case at the April 4<sup>th</sup>, Development Review Committee Meeting. Please note the following in consideration for my Clients proposal.

**Public Participation:** Prior to submitting the application, we prepared and sent letters to all of the adjacent property owners notifying them of the application, providing contact information relative to questions and a pre-stamped return envelope to memorialize any concerns that an adjacent property owner may have. Likewise we contacted the President of the Central Oak Park Neighborhood Association twice. As such we did not receive a response from either the adjacent neighbors or the President of the Central Oak Park Neighborhood Association. Likewise, Letters were also sent via the City's Variance procedure and well as a sign was posted. Again we did not receive responses from any interested party. At 11:00 AM the day of the DRC Meeting we were forwarded the results of an email survey. Thirty Eight (38) of the respondents noted that they opposed the request without any specific comments as to why they opposed the request. Twelve (12) respondents supported the request. Another thirty three (33) respondents opposed the request providing comments. The majority of these comments we believe were the result of not understanding specifically the type of homes that were proposed for the two (2) lots. Based upon generally accepted surveying practices we believe the methodology and results of the survey are somewhat questionable. We believe as will be further discussed below that this could have been addressed if we were afforded the opportunity to meet with the Neighborhood Association as previously requested prior to the DRC meeting.

Approximately Five (5) neighbors did attend the DRC meeting and shared their opinion regarding the project. The Major concern seemed to be fact that my client proposed two (2) story homes (that meet and exceed all aspects of the current NT-2 Zoning requirements, including height, except for lot width and area). The Committee requested that the application be deferred affording an opportunity for the applicant to meet with the Neighborhood Association to discuss.

As such, after the DRC Meeting we had a conversation with the COPA Board Members and requested a meeting with the Neighborhood Association. The Board Agreed and they held a Special Meeting to review and discuss the current proposal on Wednesday, March 7<sup>th</sup> at the Mirror Lake Library. As noted on the attached eight (8) members of COPA attended. To summarize the meeting it seemed that the major issue was relative to the construction of two (2) two (2) story homes. James McCarthy (Domain Homes – VP of Land Acquisition and Ken Amato, Director for St. Petersburg Market, and the undersigned were also in attendance). We believe that we reached a consensus with neighbors. After some discussion Domain Homes agreed to the following.

sensu ith t ei

**Robert G. Melsom**  
**President**  
**The Melsom Group**  
[robert@melsomgroup.com](mailto:robert@melsomgroup.com)

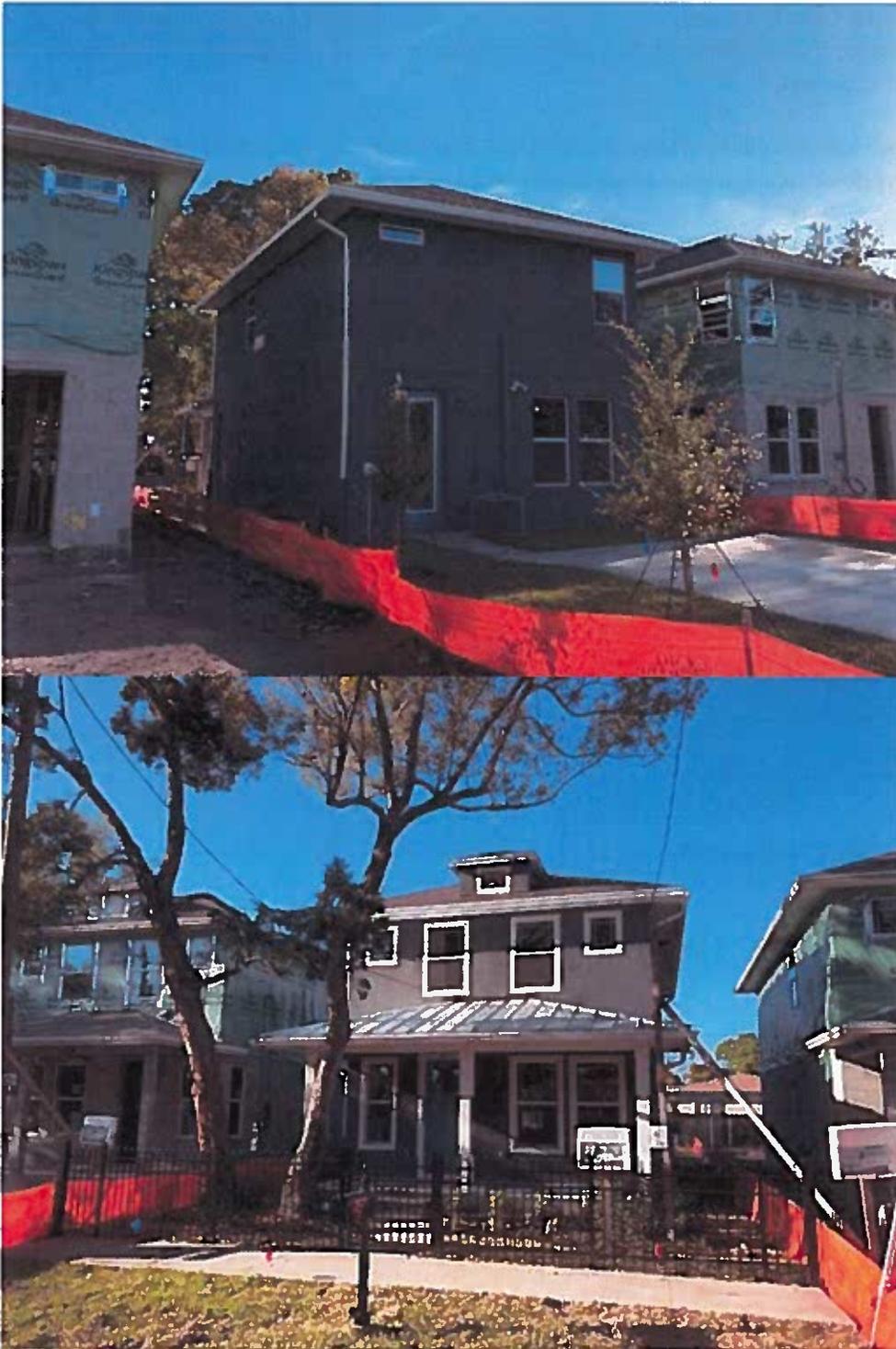
***Innovative Real Estate and Development Solutions***

[www.melsomgroup.com](http://www.melsomgroup.com)

**1100 16th Street North**  
**St. Petersburg, Florida 33705**

**Direct line: 727-504-6789**





**From:** Scot K. Bolyard [mailto:Scot.Bolyard@stpete.org]  
**Sent:** Friday, February 09, 2018 11:36 AM  
**To:** Robert Melsom <robert@melsomgroup.com>  
**Cc:** Kathryn Younkin <Kathryn.Younkin@stpete.org>  
**Subject:** RE: Comments for 4301 5th Ave N - Variance Case 17-5400086

Good morning Robert,

Scot Bolyard, AICP  
City Planner I, Planning & Economic Development  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701  
Phone: 727-892-5395 / Fax: 727-892-5557  
[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

**From:** Robert Melsom [<mailto:robert@melsomgroup.com>]  
**Sent:** Thursday, February 08, 2018 9:39 AM  
**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>  
**Subject:** RE: Comments for 4301 5th Ave N - Variance Case 17-54000086

Thank You, Scot.

See you at 4:00 PM today.

Best

Robert

**From:** Scot K. Bolyard [<mailto:Scot.Bolyard@stpete.org>]  
**Sent:** Wednesday, February 07, 2018 11:08 AM  
**To:** Robert Melsom <[robert@melsomgroup.com](mailto:robert@melsomgroup.com)>  
**Subject:** Comments for 4301 5th Ave N - Variance Case 17-54000086

Good morning Robert,

Please find attached the comments we have received so far for your case. Let me know if you cannot open them. I will also provide you with a hard-copy at the meeting.

Best regards,

Scot Bolyard, AICP  
City Planner I, Planning & Economic Development  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701  
Phone: 727-892-5395 / Fax: 727-892-5557  
[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

[Your Sunshine City](#)

Meetings / Central Oak Park - Neighborhood Assoc.  
Mirror Lake Library - February, 7th, 2018 - 6:00 PM.

Jim - MCCARTHY - Domain Homes

Robert Melson - Consultant DHI

Ken Amato - Domain Homes

GERRY FZRO - COPNA committee

ELAINE Hartin - COPNA Board

William Johnson - CopNA Board

Michelle Anderson - COPNA Board

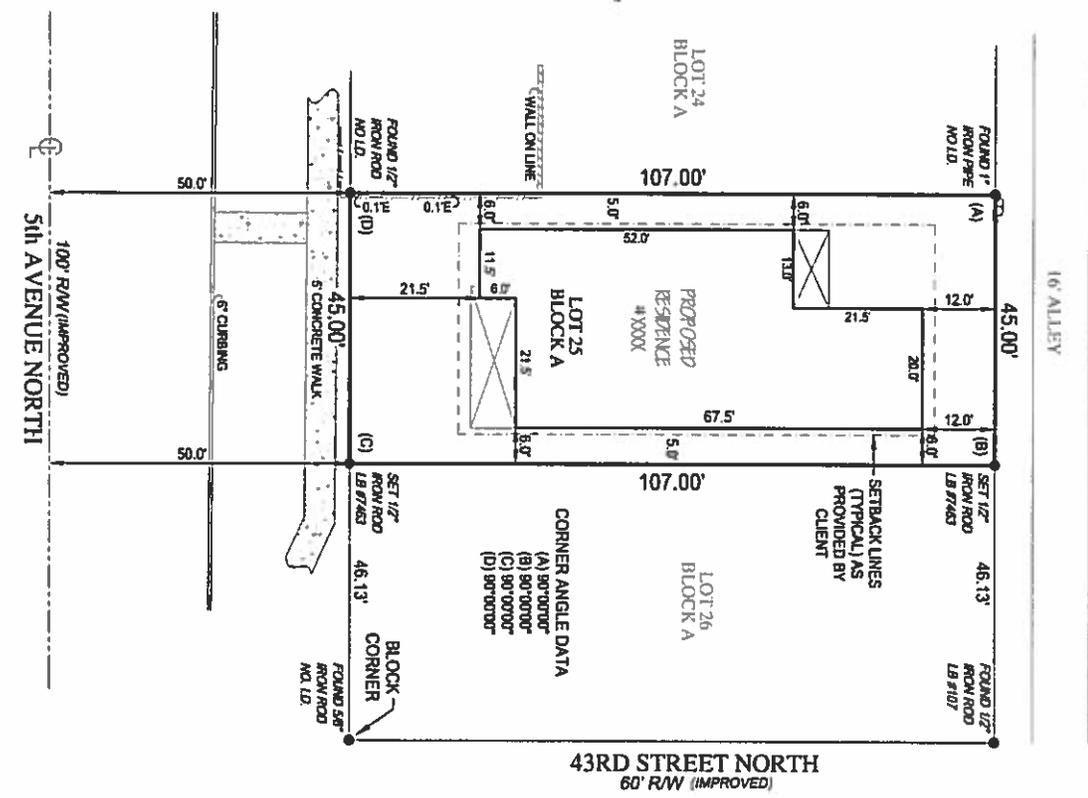
PHILIP BAKER - COPNA BOARD

Mike Cochran

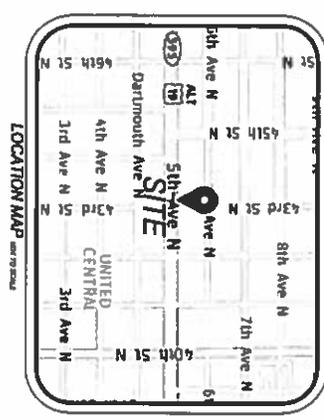
Lynn Kenchel

Dustin Craver

DM



- NOTES**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
  - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
  - NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
  - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED



**LEGAL DESCRIPTION**

LOT 25, BLOCK A, KENILWORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE: X  
 COMMUNITY NUMBER: 125148  
 PANEL: 0124  
 SURFIX: G

**APPROXIMATION DESCRIPTION:**

- CL CENTERLINE
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR MAPPER
- RW RIGHT OF WAY

**REVISION:**  
 1. ADDRESS CLIENT'S COMMENTS ... 12-06-2017  
 2. ADD NEW SITE PLAN ... 03-01-2018

Kenneth J. Osborne PSM #6415  
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 www.compassurveying.net

**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Approved  
 C15132 W  
 Date: 12-04-2017  
 T = 20"

1"=1'

SPECIFIC PURPOSE SURVEY - "SITE PLAN"

4301 5th AVENUE NORTH  
 ST. PETERSBURG, FL 33713

PREPARED FOR  
 WALTER DONO

# DOMAIN HOMES



• Building value from the ground up •

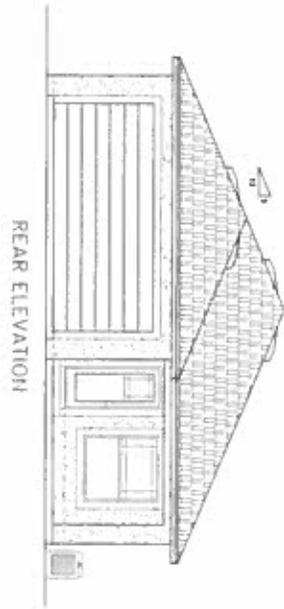
THE IBIS

1586 Square Feet

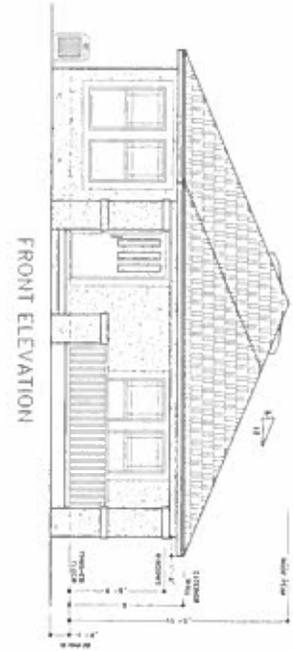


Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. See agent for details. 11-25-15

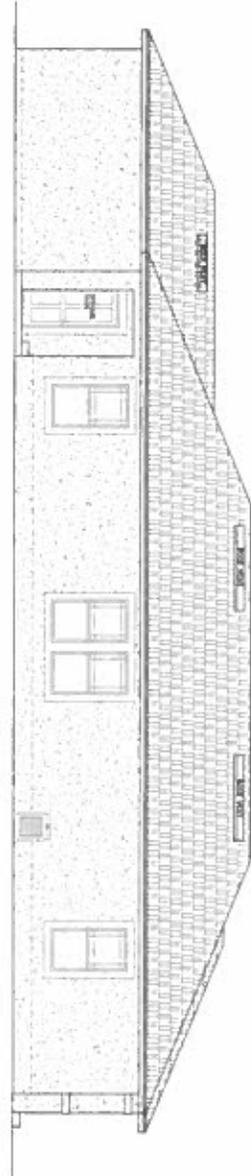
DomainHomes.com



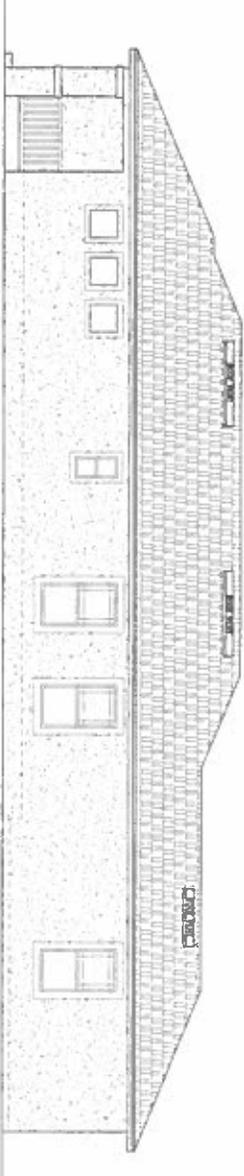
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

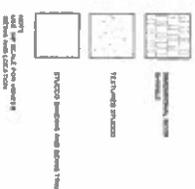


RIGHT ELEVATION

**TRINITY DRAFTING LLC**  
 1515 S. 10th Ave.  
 Suite 100  
 Phoenix, AZ 85042  
 Phone: 602.998.1111  
 Fax: 602.998.1112

DATE: 07.25.18  
 DRAWN BY: ST.PETE  
 CHECKED BY: ST.PETE  
 APPROVED BY: ST.PETE

ALL DIMENSIONS SHOWN MAY VARY SLIGHTLY  
 DUE TO MATERIAL SIZES AND THICKNESS  
 OF STEPS REQUIRED  
 STEP SIZES: TYPICAL 11" WIDE, 1" HIGH  
 11" WIDE, 1" HIGH  
 11" WIDE, 1" HIGH



PERMITTED STRUCTURE ONLY

|      |   |                              |            |  |  |
|------|---|------------------------------|------------|--|--|
| A2.1 | DATE: 07.25.18<br>IBIS OF<br>ST. PETE<br>W/0011.0001<br>VENTS | CUSTOMER:<br>DOMAIN<br>HOMES | ELEVATIONS |  | 1515 S. 10th Ave.<br>Suite 100<br>Phoenix, AZ 85042<br>Phone: 602.998.1111<br>Fax: 602.998.1112<br>Email: info@domainhomes.com |
|      |   | SCALE: 1"=4'<br>1/4"         | SEAL       |  |  |





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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**VACATION OF RIGHT-OF-WAY  
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 **April 4, 2018, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

**CASE NO.:** 18-33000004 **PLAT SHEET:** H-7

**REQUEST:** Approval of a vacation of all easements and right of ways within the block bounded by 13<sup>th</sup> Avenue South and 14<sup>th</sup> Avenue between Preston Street South and 19<sup>th</sup> Street South, excluding the area of Mansfield Heights Block 4, Lots 1-9.

**OWNERS:** Pinellas Board of Pub Inst  
PO Box 2942  
Largo, FL 33779-2942  
  
Colored Women's Club  
2517 37<sup>th</sup> Street South  
Saint Petersburg, FL 33711-3512

**AGENT:** George F. Young, Inc.  
Catherine Bosco  
299 Dr. Martin Luther King Jr. Street North  
Saint Petersburg, FL 33701

**ADDRESSES  
and PARCEL ID NOS.:** 1824 13<sup>th</sup> Avenue South; 25-31-16-28944-000-0010  
1812 13<sup>th</sup> Avenue South; 25-31-16-28944-000-0050  
1818 13<sup>th</sup> Avenue South; 25-31-16-28944-000-0070  
1810 13<sup>th</sup> Avenue South; 25-31-16-28944-000-0090  
1800 13<sup>th</sup> Avenue South; 25-31-16-28944-000-0110  
1752 13<sup>th</sup> Avenue South; 25-31-16-28944-000-0130  
1320 19<sup>th</sup> Street South; 25-31-16-53604-000-0010

1326 19<sup>th</sup> Street South; 25-31-16-53604-000-0020  
1334 19<sup>th</sup> Street South; 25-31-16-53604-000-0030  
1336 19<sup>th</sup> Street South; 25-31-16-53604-000-0040  
1340 19<sup>th</sup> Street South; 25-31-16-53604-000-0050  
1801 Melrose Avenue South; 25-31-16-53604-000-0071

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional (NT-1)

### **DISCUSSION AND RECOMMENDATION:**

**Request.** The request is to all easements and right of ways within the block bounded by 13<sup>th</sup> Avenue South and 14<sup>th</sup> Avenue between Preston Street South and 19<sup>th</sup> Street South, excluding the area of Mansfield Heights Block 4, Lots 1-9 which is the eastern side of the block. The applicant has agreed to dedicate, by the replat currently in process, easements or rights-of-way to serve the needs of access or utilities. Some of these right-of ways were previously approved for vacation in 2011, but that vacation was allowed to lapse. Last month the DRC approved a site plan for the Melrose Elementary campus with variances to setbacks, green yards and impervious surface ratios.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments A and B) and Exhibit "A" - Sketch and Legal Description. The applicant's goal is to consolidate the property for redevelopment of the site for Melrose Elementary School. There is one parcel in the center of the site proposed for vacation which belongs to the Colored Womens Club, located at 1801 Melrose Avenue South. The School Board has indicated their interest in obtaining that property.

**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 **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.*

This application was routed to the standard list of City Departments and outside utility providers. The City's Engineering and Water Resources Departments have requested an

easement for their facilities. Brighthouse and Frontier Communications indicate that they have facilities within the area proposed for vacation. The applicant has agreed to provide public and private utility easements as requested if the facilities are not to be relocated.

- 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.*

This is one parcel inside the boundaries of the School Board property which belongs to the Colored Womens Club. This houses the local chapter of the Federation of Colored Womens Clubs and is a local historic landmark. It is staff's understanding that the School Board is beginning negotiations to purchase this property.

The City's Transportation Division has requested that a private ingress/egress easement be dedicated by the replat if that parcel is to remain in ownership than that of the School Board. Per the City's Subdivision requirements, this access would need to be by right-of-way, as no lot without frontage may be created. The City's Fire Department has noted that the vacation would be approvable if the entire site is one parcel, otherwise they will require access to the lot at 1801 Melrose Avenue South. A suggested condition of approval has been added that a right-of-way access be maintained if this lot remains in separate ownership, to address this requirement. The replat which would show the access, which is currently in process, is a condition of approval of this vacation.

- 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.*

The redevelopment proposal is for the entire area proposed for vacation, and so access would be to three sides of this parcel by the existing platted streets, 13th Avenue South, 14th Avenue South and 19th Street South. This vacation would not alter utilized travel patterns as this site already primarily functions as one large parcel with the exception of the Colored Womens Club Parcel. Access for that parcel is addressed in the paragraph above.

- 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.*

This application has been reviewed by the City's Transportation Planning Department and it has been determined that there is no future need for vehicular traffic other than for access to the Colored Womens Club. The applicant has agreed to provide any required access to that parcel and utility easements to address the concerns of utility providers.

- 5. The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

## B. Comprehensive Plan

*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 and security on the Melrose Elementary Campus. This vacation does not support the preservation of the historical street grid pattern.

## C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the Melrose Mercy Neighborhood Association. The Melrose Mercy Neighborhood Association has a neighborhood plan, there are no policies in this plan which address vacation of right-of-way. It is noted in the plan that one of the primary north south streets which connect the neighborhood is 19th Street South, which is not included in this vacation request.

**Comments from Agencies and the Public.** This application was routed to the standard list of City and private utility providers. The applicant has agreed to provide the requested transportation and utility easements.

Four calls were received from the public in response to the written notice. Three indicated no concerns with the vacation. Curtis Sykes indicated a concern with stormwater and flooding created by redevelopment of the site. 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 easement and right-of-way 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 private or public utility easements as requested, relocating City and private utilities at the applicant's expense or obtain a letter of no objection from the utility provider. In either case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, that the facilities have been relocated, or that there is no conflict.
2. Prior to the recording of the vacation ordinance, the vacated of right-of-ways along with the abutting properties shall be re-platted.
3. If the parcel of the Colored Women's Club, Parcel ID 25-31-16-53604-000-0071 located at 1801 Melrose Avenue South, remains in separate ownership and is not replatted into one lot with the School Board owned property, a right-of-way shall be dedicated by the plat to provide access to this parcel. This right-of-way shall be sufficient in width to allow Fire Department access.
4. Prior to the recording of the vacation ordinance, comply with the Conditions of Approval in the Engineering Memorandum dated March 16 2018.

- 5. As required per 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.

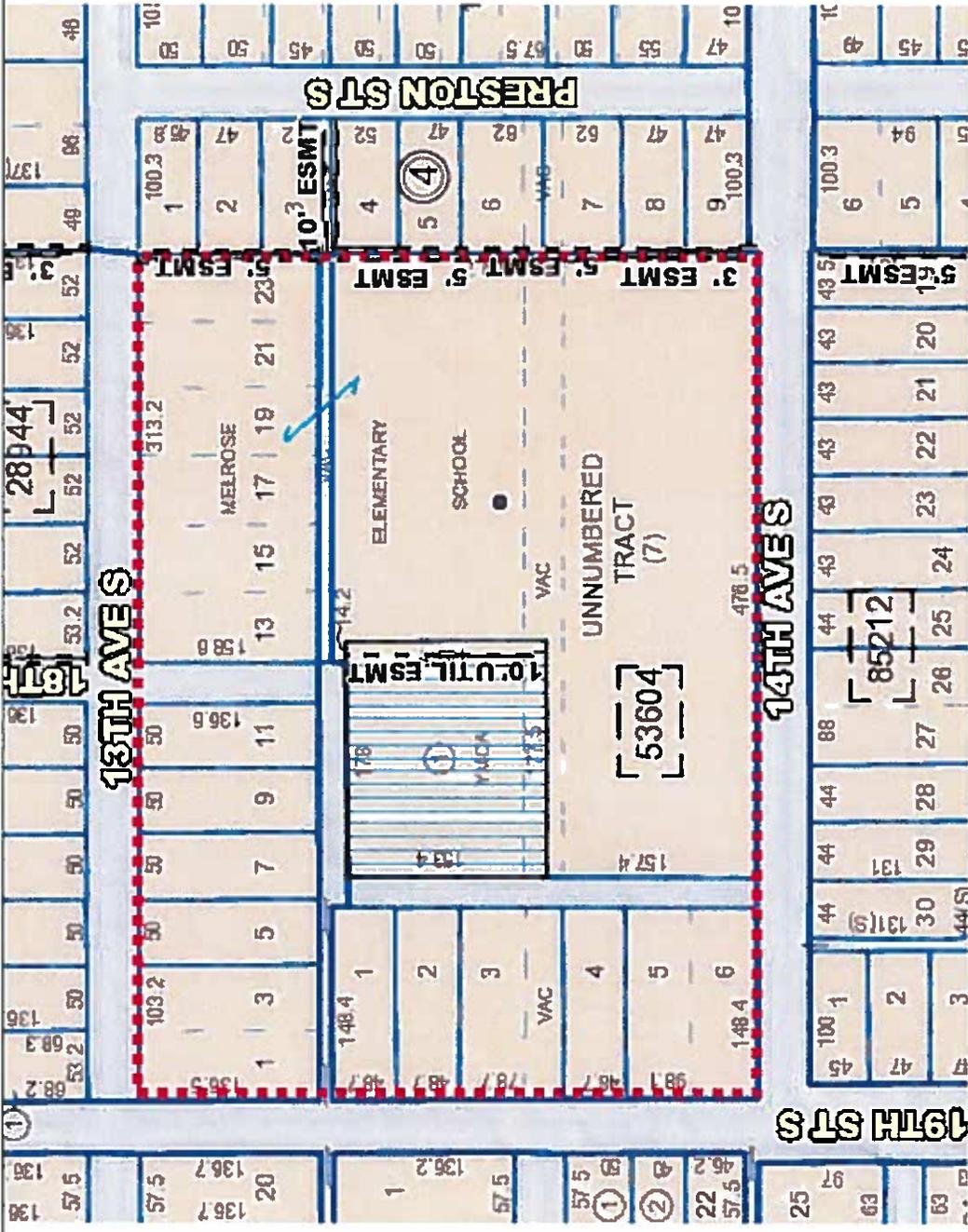
**REPORT PREPARED BY:**

  
\_\_\_\_\_  
KATHRYN A. YOUNKIN, AICP, LEED AP BD + C, Deputy Zoning Official      3-28-18  
Development Review Services Division      DATE  
Planning & Economic Development Department

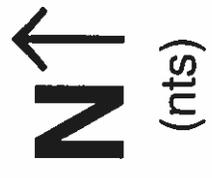
**REPORT APPROVED BY:**

  
\_\_\_\_\_  
ELIZABETH ABERNETHY, AICP, Zoning Official (POD)      3-28-18  
Planning and Economic Development      DATE  
Development Review Services Division

Attachments: A – Parcel Map, B – Aerial Map, Attachment C – Engineering Narrative dated March 16, 2018, Exhibit “A” – Sketch and Description of area where easement and right-of-way segments are to be vacated (2 pages)



Attachment A  
 City of St. Petersburg, Florida  
 Planning and Economic Development  
 Department  
 Case No: 18-33000004  
 Address: 1752 13th Avenue South et al





Attachment B  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No: 18-33000004  
Address: 1752 13th Avenue South et al



**Attachment C**  
**2 pages**

CITY OF ST. PETERSBURG  
ENGINEERING DEPARTMENT

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**TO:** Iris Winn, Administrative Clerk, Development Services  
**FROM:** Nancy Davis, Engineering Plan Review Supervisor  
**DATE:** March 16, 2018  
**SUBJECT:** Easement - Vacation  
**FILE:** 18-33000004

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**LOCATION AND PIN:** 1824 13<sup>th</sup> Avenue South; 25/31/16/28944/000/0010  
1812 13<sup>th</sup> Avenue South; 25/31/16/28944/000/0050  
1818 13<sup>th</sup> Avenue South; 25/31/16/28944/000/0070  
1810 13<sup>th</sup> Avenue South; 25/31/16/28944/000/0090  
1800 13<sup>th</sup> Avenue South; 25/31/16/28944/000/0110  
1752 13<sup>th</sup> Avenue South; 25/31/16/28944/000/0130  
1320 19<sup>th</sup> Street South; 25/31/16/53604/000/0010  
1326 19<sup>th</sup> Street South; 25/31/16/53604/000/0020  
1334 19<sup>th</sup> Street South; 25/31/16/53604/000/0030  
1336 19<sup>th</sup> Street South; 25/31/16/53604/000/0040  
1340 19<sup>th</sup> Street South; 25/31/16/53604/000/0050  
1801 Melrose Avenue South; 25/31/16/53604/000/0071

**ATLAS:** H-7  
**PROJECT:** Easement - Vacation  
**REQUEST:** Approval of a vacation of all easements and right of ways within the block bounded by 13<sup>th</sup> Avenue South and 14<sup>th</sup> Avenue South between Preston Street South and 19<sup>th</sup> Street South, excluding the area of Mansfield Heights Block 4, Lots 1-9.

**COMMENTS:** The Engineering Department has no objection to the vacation request provided the following are conditions of approval;

1. A 23-foot wide ***Public Utility Easement*** must be dedicated along the entire eastern plat boundary to provide maintenance access along the length of the existing north/south public sanitary sewer main. This north/south easement generally aligns with the proposed bus driveway and shall extend from 13<sup>th</sup> Avenue to 14<sup>th</sup> Avenue South right of way boundaries.
2. The school board must dedicate private easement over all portions of the sanitary sewer & potable water service which bisects the school board site to service the Women's club. This must be dedicated as ***Private Utility Easement*** to the benefit of the Women's Club property to assure that the Women's club has legal access to the public sanitary sewer main if the property remains in differing ownership at the time the vacation is finalized.
3. The school board must provide private ingress/egress easement to the benefit of the Women's Club

property to maintain a legal access to the property if it remains of differing ownership at the time the final plat is recorded.

4. Public easement must be dedicated over the City owned water/fire meter assemblies which located within the boundary of the private property. Coordinate the location and size of any necessary easement through the City Water Resources Department (contact Kelly Donnelly, phone 727-892-5614, or email [Kelly.Donnelly@stpete.org](mailto:Kelly.Donnelly@stpete.org) ).

5. Subsequent to the replat, it is the intent that the City will only maintain the north/south sanitary sewer main contained within the *23-foot wide Public Utility Easement* (to be dedicated along the eastern plat boundary) and any water/fire meter assemblies contained within Public Easement (as may be required by the City's Water Resources Department). All other utilities within the boundaries of the plat shall remain privately owned and maintained.

NED/MJR/mch

pc: Kelly Donnelly  
Correspondence File

## LEGAL DESCRIPTION

All easements and rights of way lying within the following described parcel:

From the Northwest corner of Lot 1, NELLIE M. DAVIS FORREST HILL SUBDIVISION, as recorded in Plat Book 3, Page 35, Public Records of Pinellas County, Florida as the Point of Beginning; thence along the East right of way of 19th Street South (a 40 foot right of way), S00° 09' 33" W, 457.81 feet to a point on the North right of way of 14th Avenue South (a 40 foot right of way), said right of way being the North line of the South 12 feet of lands platted as G. B. McDANIEL'S SUBDIVISION, as recorded in Plat Book 3, Page 47 of the Public Records of Pinellas County, Florida; thence along said North right of way, S 89° 51' 35" E, 641.91 feet to a point on the West line of lands platted as MANSFIELD HEIGHTS SUB, as recorded in Plat Book 15, Page 66, Public Records of Pinellas County, Florida; thence along said West line, N00° 00' 00"W, 458.61 feet to a point on the South right of way of 13th Avenue South (a 40 foot right of way); thence along said South right of way, N89° 55' 54" W, 640.64 feet to the Point of Beginning.

St Petersburg, Florida

Exhibit "A" - Page 1 of 2

## 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: N89°55'54"W along the South right of way of 13th Avenue South.
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" = 100'.
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.

## LEGEND

LB Licensed Business

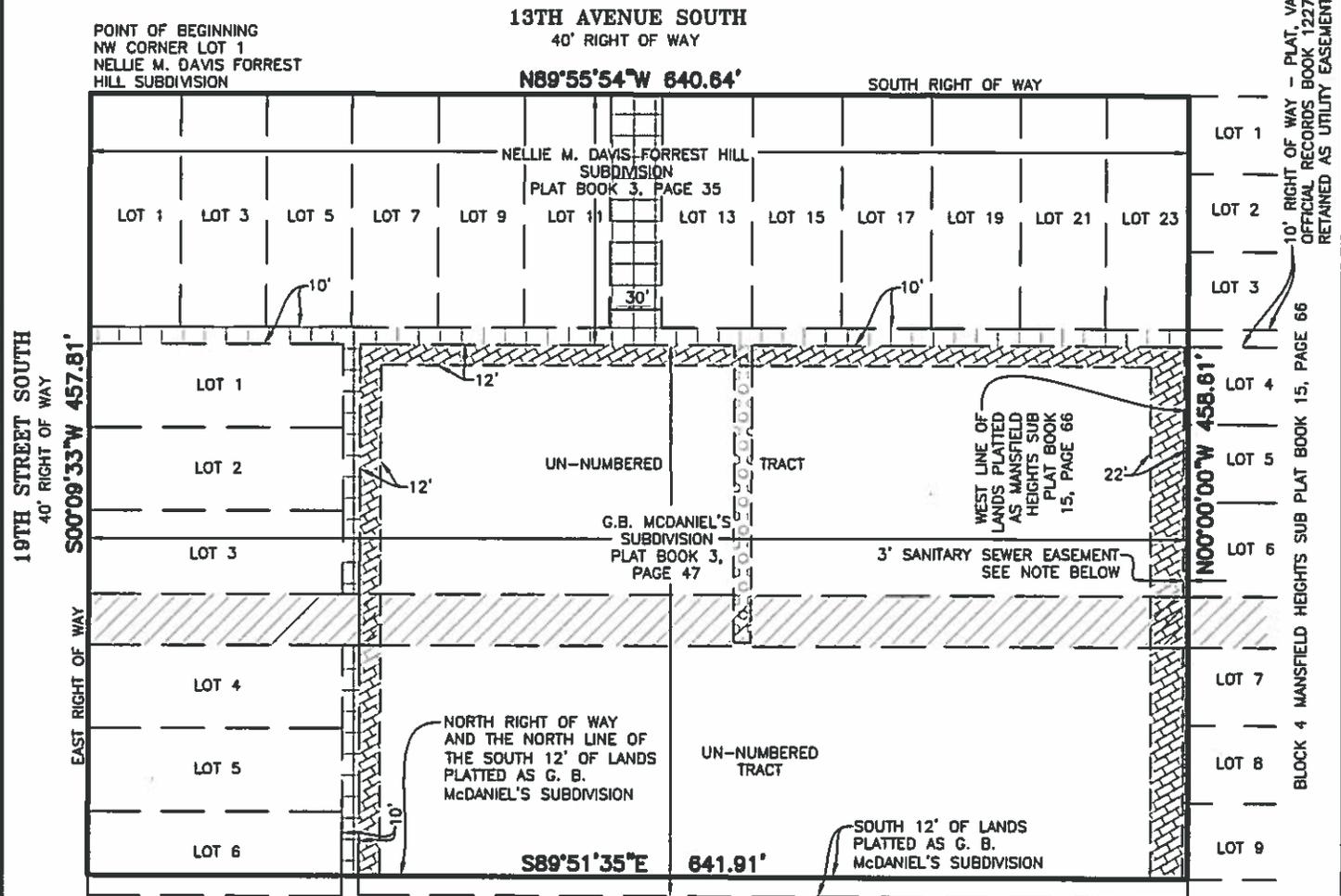
PSM Professional Surveyor and Mapper

LS Licensed Surveyor

|   |  |  |  |         |    |      |             |           |            |
|---|--|--|--|---------|----|------|-------------|-----------|------------|
| PREPARED FOR:<br>THE SCHOOL BOARD<br>OF PINELLAS COUNTY |  | <b>DESCRIPTION AND SKETCH</b><br>SECTION 25, TOWNSHIP 31S., RANGE 16E. |  | REVISED | BY | DATE | DESCRIPTION |           |            |
| CREW CHIEF  | INITIALS   | DATE   |  <div style="text-align: center;"> <b>George F. Young, Inc.</b><br/>                     299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701<br/>                     PHONE (727) 822-4317 FAX (727) 822-2919<br/>                     BUSINESS ENTITY LB21<br/>                     CIVIL &amp; TRANSPORTATION ENGINEERING   GIS   LANDSCAPE ARCHITECTURE<br/>                     PLANNING   SURVEYING   SUBSURFACE UTILITY ENGINEERING<br/>                     GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA                 </div> |         |    |      |             | JOB NO.   | 16024300SC |
| DRAWN   | J.S.   | 1/29/18  |  |         |    |      |             | SHEET NO. | 1 OF 2     |
| CHECKED   | CAB  | 1/30/18  |  |         |    |      |             |           |            |
| FIELD BOOK  | CATHERINE A. BOSCO PSM LS 6257<br>JANUARY 29, 2018 |  |  |         |    |      |             |           |            |
| FIELD DATE  | DATE   |  |  |         |    |      |             |           |            |

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 LOGIN: Smith, Jeno  
 PLOTTED: 2/15/2018 10:44 AM

# Exhibit "A" - Page 2 of 2



- PLATTED RIGHT OF WAY
- 30' RIGHT OF WAY VACATED PER RESOLUTION  
DEED BOOK 1358, PAGE 475, RETAINED AS  
30' UTILITY EASEMENT
- 10' UTILITY EASEMENT  
OFFICIAL RECORDS BOOK 1226, PAGE 722
- 3' SANITARY SEWER EASEMENT  
DEED BOOK 494, PAGE 107
- DEED TO CITY FOR STREETS  
DEED BOOK 1940, PAGE 431

PREPARED FOR:  
**THE SCHOOL BOARD  
OF PINELLAS COUNTY**

**DESCRIPTION AND SKETCH**  
SECTION 25, TOWNSHIP 31S., RANGE 16E.

| REVISED | BY | DATE | DESCRIPTION |
|---------|----|------|-------------|
|         |    |      |             |

| CREW CHIEF | INITIALS | DATE    |
|------------|----------|---------|
|            |          |         |
| DRAWN      | J.S.     | 1/29/18 |
| CHECKED    | CAB      | 1/30/18 |
| FIELD BOOK |          |         |
| FIELD DATE |          |         |

**SEE SHEET ONE OF  
TWO FOR SIGNATURE,  
SEAL, DESCRIPTION,  
LEGEND AND NOTES**



**George F. Young, Inc.**  
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701  
PHONE (727) 822-4317 FAX (727) 822-2919  
BUSINESS ENTITY LB21  
CIVIL & TRANSPORTATION ENGINEERING | GEOLOGY | GIS | LANDSCAPE ARCHITECTURE  
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING  
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.  
**16024300SC**  
SHEET NO.  
**2 OF 2**



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**LOT LINE ADJUSTMENT  
PUBLIC HEARING**

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

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, for Public Hearing and Executive Action on April 4, 2018 at 2:00 P.M. in Council Chambers, City Hall , 175 Fifth Street North, St. Petersburg, Florida.**

**CASE NO.:** 18-11000005 **PLAT SHEET:** S-18

**REQUEST:** Approval of a lot line adjustment with a variance to lot width from 75-feet required to 60-feet and 66-feet for lots in common ownership to allow construction of two (2) new single family homes.

**OWNER:** Mary Heatwole  
8026 27th Avenue North  
Saint Petersburg, Florida 33710-2802

**AGENT:** Max Schwartz  
4830 West Kennedy Blvd Suite 600  
Tampa, FL 33609

**ADDRESS:** 3201 Boca Ciega Drive North

**PARCEL ID NO.:** 12-31-15-44928-031-0100

**LEGAL DESCRIPTION:** On File

**ZONING:** NS-1

**The Request:** The applicant is requesting approval of a Lot Line Adjustment with a variance to lot width from 75-feet required to 60-feet and 66-feet for lots in common ownership to allow construction of two new single family homes.

**Background:** The subject property is located on Boca Ciega Drive North in the Jungle Terrace neighborhood, and is zoned NS-1 (Neighborhood Suburban Single Family). The minimum lot width required in the NS-1 zoning district is 75-feet, and the minimum lot area is 5,800 square

feet. Of the proposed two lots Parcel A, is proposed with a lot width of 66-feet and a lot area of approximately 7,263 square feet. Parcel B will have a lot width of 60-feet and a lot area of approximately 6,928 square feet, both of which will meet the area required but not the width. The subject lots were developed together with the existing single family residence centered between the two lots in 1953.

**LOT LINE ADJUSTMENT CONSISTENCY REVIEW COMMENTS** Standards for review. In reviewing an application, the POD, Development Review Commission, or City Council, shall consider the following criteria:

1. *Easements for public utilities including stormwater drainage shall be provided as required. The applicant shall pay any costs of utility adjustments, extensions, relocations, and connections.*

There are existing utility easements situated on the north and east property lines.

2. *Any unpaid outstanding liens and assessments owed to the City shall be satisfied as condition of lot line adjustment.*

This is included as a condition of approval at the end of this report.

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.*

The platted lot lines within the subject block vary from 50-feet to 76.8-feet in width per the data from Pinellas County Property Appraiser. For the six blocks which were analyzed (see details in the variance analysis below) the lots vary from 50-feet to 126.5-feet in width. The lots proposed are close to the average width of 64.21-feet. As a result of the Lot Line Adjustment the properties will have lot widths of 60-feet and 66-feet. The Lot Line Adjustment requested is therefore consistent with the development pattern.

4. *All lots must be owned by the same entity or have the written consent of the property owner.*

The two whole lots and one partial lot that are the subject of this application are all owned by the applicant.

5. *Lot line adjustments and lot splits shall not create more than two additional buildable lots.*

The Lot Line Adjustment will not create more than two buildable lots.

6. *For lot line adjustments, all lots shall meet the minimum lot size of the zoning district, unless one or more of the original lots do not meet the minimum lot size, then no lot having less area than the smallest of the lots included in the application shall be created.*

---

The Lot Line Adjustment is for two lots within the NS-1 zoning district that will be conforming to lot area, and are requesting variances to lot width.

**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 proposed Lot Line Adjustment will allow for two new single family homes to be constructed, by allowing the existing parcel to be divided into two buildable lots.

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 application consists of two non-conforming lots and a portion of another lot.

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.*

A field inspection of the parcels noted the presence of numerous large trees, and therefore is subject to section 16.40.060.5.4. A condition of approval has been included to address tree preservation.

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 proposal is consistent with the prevailing development pattern of the block face, see attached Neighborhood Pattern Exhibit. An analysis of the lots for the subject block and abutting blocks which are also zoned NS-1, determined that the prevailing pattern for the NS-1 zoned lots are also substandard with regards to width. As shown in Table 1 below,

77% of the lots in the subject block are substandard to minimum lot width, and 79% in the six blocks analyzed.

| <b>Average Width Analysis</b> |                  |                         |                          |                      |
|-------------------------------|------------------|-------------------------|--------------------------|----------------------|
| <b>Block</b>                  | <b>Location</b>  | <b>Conforming Width</b> | <b>Substandard Width</b> | <b>% Substandard</b> |
| <b>Subject Block</b>          |                  | 3                       | 10                       | 76.92%               |
| <b>Adjacent Block</b>         | South            | 2                       | 8                        | 80.00%               |
| <b>Block 3</b>                | North of Subject | 4                       | 12                       | 75.00%               |
| <b>Block 4</b>                | Northwest        | 1                       | 14                       | 93.33%               |
| <b>Block 5</b>                | West             | 2                       | 16                       | 88.89%               |
| <b>Block 6</b>                | Southwest        | 7                       | 10                       | 58.82%               |
| <b>Average</b>                |                  |                         |                          | <b>78.83%</b>        |

As shown in Table 2 below, the overall average lot width for the subject block is 57.02-feet, and the average for the six subject blocks for this analysis 60.27-feet. The proposed lots will be approximately 60-feet and 66-feet in width, which are therefore considered to be consistent with the development pattern.

**Table 2: Average Lot Width**

|                | <b>Subject Block</b> | <b>Adjacent Block</b> | <b>Block 3</b> | <b>Block 4</b> | <b>Block 5</b> | <b>Block 6</b> | <b>Combined Average</b> |
|----------------|----------------------|-----------------------|----------------|----------------|----------------|----------------|-------------------------|
| <b>Average</b> | 57.02                | 62.78                 | 64.65          | 54.7           | 53.45          | 69.05          | 60.27                   |

In analyzing one house per platted lot, 58 of 89 lots were developed on a singularly platted lot. The applicant is requesting to take two platted lots plus a portion of another to create two buildable parcels.

- 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 parcels along Boca Ciega Drive North in the subject area are generally narrow in width and smaller in area. Lots that comply with the district required width are lots that consist of one platted lot and a portion or portions of other platted lots. The proposed lot areas exceeds the minimum required area by more than 1,000 square feet, allowing for reasonable accommodation of two new family single homes.

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

The applicant has the ability to continue the use of the property as a single family home, however, not allowing the division of the property which is consistent with the surrounding pattern of development may be deemed to be 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;*

As noted above, the approximately 14,910 square foot parcel can continue to be used as a single-family home.

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 division of the property for the development of two single-family homes, which is a reasonable use for this 14,910 square foot parcel of land.

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.

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 proposed for the two subject lots, as depicted in the attached Neighborhood Pattern Exhibit and in accordance with the analysis provided in this report.

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.

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:** No comments or concerns were expressed to staff the time this report was prepared.

**AGENCY COMMENTS:** The request was routed to City Departments and private utility providers for review and comments. The City's Engineering and Surveying Department has noted that "each newly created lot should have their own Description and Sketch, one for Parcel A and one for

Parcel B". There have been no other objections posed by the remaining City Departments or private utility providers.

**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 lot exhibits and legal descriptions submitted with this application, the Planning and Economic Development Department Staff recommends that the approval shall be subject to the following:

**RECOMMENDATION:**

Staff recommends **APPROVAL** of the applicant's request for a lot split with a variance to minimum lot width subject to the following conditions:

1. Any outstanding public liens, assessments or property taxes shall be paid.
2. Provide the City with an approved sketch and legal of the two lots to be created, per survey comments dated March 2, 2018.
3. A copy of the recorded deed(s) indicating the legal exchange of property has taken place shall be submitted to Development Services after the recording of the Lot Line Adjustment approval.
4. A new parcel I.D. must be obtained before zoning approval for development on the two lots.
5. Site plans for any future development must show the location of all protected and grand trees. Any application to remove the trees shall comply with Section 16.40.060.5.4 as at time of permitting, including submittal of any necessary reports.
6. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations and the proposed home will comply with all standards of the NS-1 zoning district.
7. Development shall comply with the Engineering Department's memorandum dated March 2, 2018.
8. This variance approval shall be valid through April 4, 2021. Substantial construction shall commence prior to this expiration date or parcels shall be conveyed into separate ownership, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

REPORT PREPARED BY: Shervon Chambliss 3/29/18  
Shervon Chambliss, Planner I DATE  
Development Review Services Division  
Planning and Economic Development Department

Elizabeth Abernethy 3-29-18  
Elizabeth Abernethy AICP, Zoning Official (POD) DATE  
Development Review Services Division  
Planning and Economic Development Department

Attachments: Aerial location map, Site photos, Neighborhood Pattern Exhibit (Average Lot Width), One House per Platted Lot Analysis Exhibit, Application and narrative, Lot exhibits and descriptions, Engineering Department Memorandum dated March 2, 2018



Project Location Map  
City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Case No.: 18-11000005  
Address: 3201 Boca Ciega Drive North



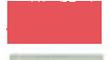


**Neighborhood Pattern Exhibit  
(Average Lot Width Analysis Exhibit)**

Per Block: Average Lot Width per Block (% of non-conformity)

Subject Block: 57.02-feet (76.92%)    Block 4: 54.70-feet (93.33%)  
 Block 2: 62.78-feet (80%)            Block 5: 53.45-feet (88.89%)  
 Block 3: 64.65-feet (75%)            Block 6: 69.05-feet (58.82%)

\*Of the lots analyzed below, 79% are width deficient.

 Subject Property  
 Non-conforming  
 Conforming



DRC Case 18-11000005  
 3201 Boca Ciega Drive North

## One House per Platted Lot Exhibit

Per Block: Number of houses per Platted Lot

- One platted lot per house
- More than one platted lot per house

|  | <u>Subject Block</u> | <u>Block 2</u> | <u>Block 3</u> | <u>Block 4</u> | <u>Block 5</u> | <u>Block 6</u> |
|--|----------------------|----------------|----------------|----------------|----------------|----------------|
| One House<br>per Platted Lot:          | 8                    | 5              | 4              | 1              | 2              | 7              |
| More the One<br>House per Platted Lot: | 5                    | 5              | 12             | 14             | 16             | 10             |



DRC Case 18-1100005  
3201 Boca Ciega Drive North

Mary Jane Heatwole  
8026 27 Ave North  
St Petersburg, Florida 33710

January 29, 2018

City of St Petersburg

Dear City of St Petersburg;

I am applying for a variance on my property located at 3201 Boca Ciega Ave N., St Petersburg, FL 33710. My lot is a large size and last year at this time it could qualify for rezoning to divide the lot into two lots. However, I did not have the money to apply for those changes at that time. I have been paying taxes every year for two plus lots. Other lots of similar size in the area have been divided into two lots and improved the neighborhood.

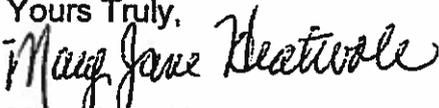
Since I purchased the property, I have been under water with finances. I had two renters that didn't pay rent and damaged the property and home. The court granted me two judgements adding up to more than \$12,000 but I cannot collect on them. I have never made a dime renting it. I am so under water with that property I need to do something with it.

In addition, the neighbors have had issues with the renters. The yard always looks like a junk yard and the neighbors complain. It is an old 50's home that needs lots of work. In fact, last month there was a serious plumbing problem in the yard. The plumber had to have the city's plumbing engineer out there. They were there for several hours and more work needs to be done.

Building two homes on the property will improve the neighborhood appeal, increase property values and we won't have another home in foreclosure.

Please grant me this variance. Several of the neighbors say they will write a letter asking to grant me the variance. They are enthused at the plan.

Yours Truly,



Mary Jane Heatwole  
Property Owner



# VARIANCE

**NARRATIVE** (PAGE 1)

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

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

| APPLICANT NARRATIVE  |                  |
|--|------------------|
| <b>Street Address:</b> 3201 Boca Ciega Dr N  | <b>Case No.:</b> |
| <b>Detailed Description of Project and Request:</b>  |                  |
| lot line adjustment with variance to width   |                  |
|  |                  |
|  |                  |
| 1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?  |                  |
| 3201 Boca Ciega, when originally platted was 2.5 lots, 104x126. It's a very large corner lot that was approved to be split with only the cooperation of the Neighborhood association on April 19th 2016 before the zoning changes. Also, the property taxes since purchased on July 12th 2006 have reflected 2.5 lots. |                  |
|  |                  |
|  |                  |
| 2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.   |                  |
| Yes, 8068 26TH AVE N, is part of what originally used to be a 150'x135 lot that was split into three buildable lots  |                  |
|  |                  |
|  |                  |
| 3. How is the requested variance not the result of actions of the applicant?   |                  |
| 3201 Boca Ciega is currently in very tough shape, it needs tremendous amount of work and financially it doesn't make sense to investment in rehabbing the property on a single lot.  |                  |
|  |                  |
|  |                  |
|  |                  |



# VARIANCE

**NARRATIVE** (PAGE 2)

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

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

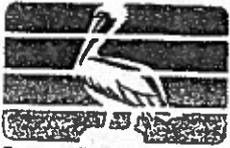
| APPLICANT NARRATIVE   |  |
|---|--|
| 4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood? | This variance will allow for two high end, new construction houses to be built, which will not only enhance Jungle Terrace property values but also bring a new refreshing curb appeal to the street.  |
| 5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?  | We have considered rehabbing the existing property but the amount of money necessary to bring the property to market value would result in a tremendous loss considering the original purchase price and the amount of work the property needs   |
| 6. In what ways will granting the requested variance enhance the character of the neighborhood?   | Jungle Terrace is a beautiful neighborhood with such potential, unfortunately there are many distressed properties 3201 Boca Ciega being one. Development is necessary to fully see the beauty in the neighborhood. Two brand new homes will be an asset for the future of Jungle Terrace. |



# 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: 3201 Boca Ciega Dr. N  | Case No.: |
| Description of Request:<br>Lot Line Adjustment w/ Variance to Width  |           |
| 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: 3218 Boca Ciega Dr N   |           |
| Owner Name (print): LYNDA WALKER   |           |
| Owner Signature: <i>[Signature]</i>  |           |
| 2. Affected Property Address: 8045 32ND AVE N  |           |
| Owner Name (print): MIKE EVERY   |           |
| Owner Signature: <i>[Signature]</i>  |           |
| 3. Affected Property Address: 5 3129 Boca Ciega Dr N   |           |
| Owner Name (print): SHAWN MEEHAN   |           |
| Owner Signature: <i>[Signature]</i>  |           |
| 4. Affected Property Address: 8010 Boca Ciega Dr N   |           |
| Owner Name (print): JUDY D FRANCIS   |           |
| Owner Signature: <i>[Signature]</i>  |           |
| 5. Affected Property Address: Judy Madella 8000 32 Ave North   |           |
| Owner Name (print): JUDY MADELLA   |           |
| Owner Signature: <i>[Signature]</i>  |           |
| 6. Affected Property Address: 8022 32 AVE N.   |           |
| Owner Name (print): SARAH BABINCHAK  |           |
| Owner Signature: <i>[Signature]</i>  |           |
| 7. Affected Property Address: JAMES & KATHY ANTHONY 8032 32ND AVE NB   |           |
| Owner Name (print): ST PETE FL 33716   |           |
| Owner Signature: <i>[Signature]</i> - KATHLEEN ANTHONY   |           |
| 8. Affected Property Address: Elizabeth Hanna 3239 Boca Ciega Dr N.  |           |
| Owner Name (print): ELIZABETH HANNA  |           |
| Owner Signature: <i>[Signature]</i>  |           |



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: 3201 Boca Ciega N  | 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: 3208 BOCA CIEGA DRIVE N  |           |
| Owner Name (print): Amanda Moore   |           |
| Owner Signature: Amanda Moore  |           |
| 2. Affected Property Address: 5119 Boca Ciega Dr. N  |           |
| Owner Name (print): Michael Cusson   |           |
| Owner Signature: [Signature]   |           |
| 3. Affected Property Address: 3138 BOCA CIEGA DR N   |           |
| Owner Name (print): ROBERT JEWELL  |           |
| Owner Signature: [Signature]   |           |
| 4. Affected Property Address: 3227 Boca Ciega Dr. N  |           |
| Owner Name (print): M. CARDY MCBRYANT  |           |
| Owner Signature: [Signature]   |           |
| 5. Affected Property Address: 8029 3rd Avenue No.  |           |
| Owner Name (print): MARY JO KERLLAS  |           |
| Owner Signature: [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:   |           |



# PUBLIC PARTICIPATION REPORT

Application No. \_\_\_\_\_

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: 3201 Boca Ciega Dr N

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

See neighborhood worksheet

(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

n/a

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

Other comment(s):

See Email from Ed

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.

**From:** Dr. Ed Carlson acegang1@aol.com  
**Subject:** Re: Proposed Lot Split 3201 Boca Ciega  
**Date:** February 6, 2018 at 11:01 AM  
**To:** max@stpetersburggeneralcontractor.com



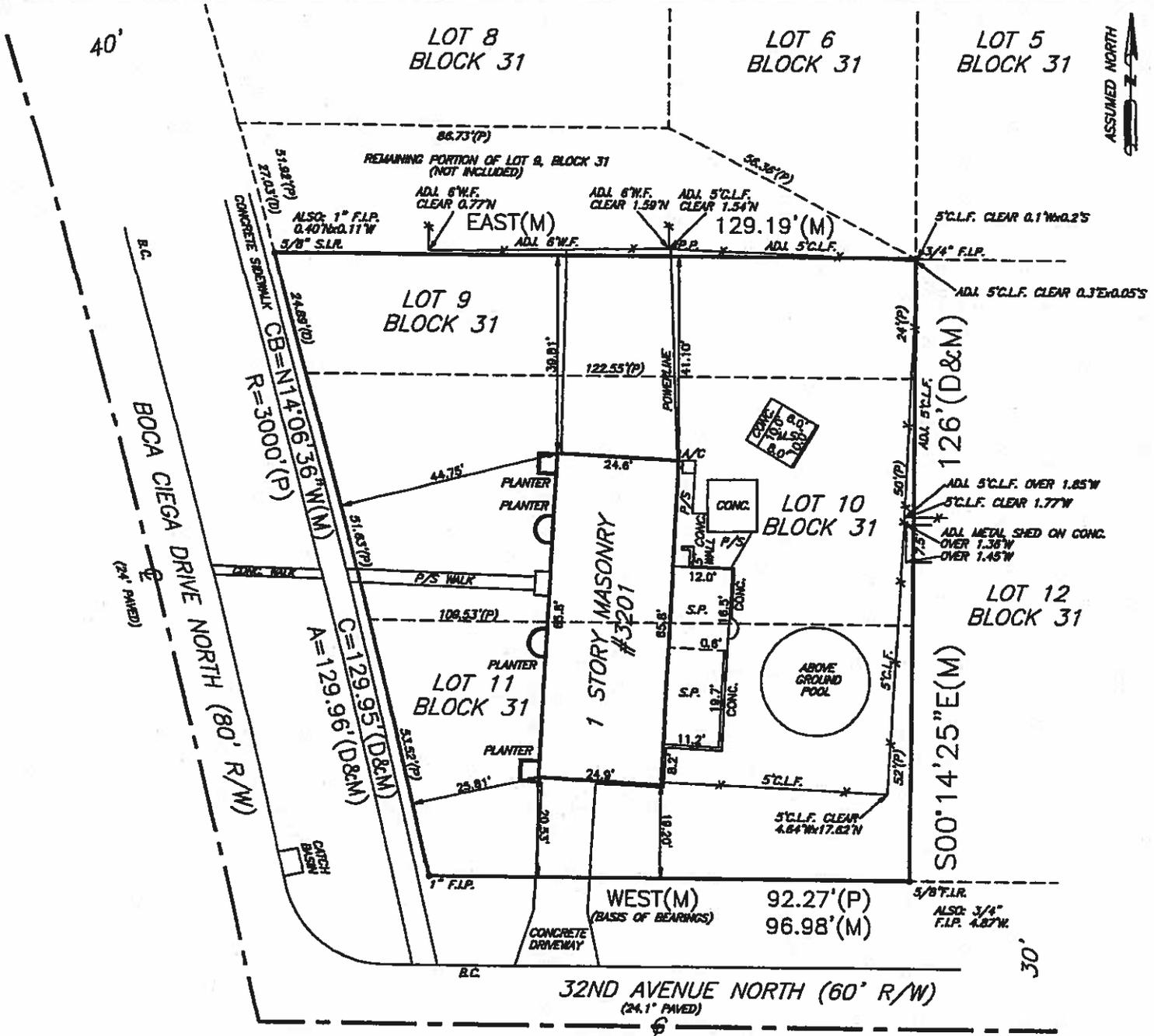
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**What I envisioned.**  
**When file application, city will provide a "Public Participation Report"**  
**for neighborhood rep to sign. We plan to approve**

In a message dated 2/6/2018 10:31:23 AM Eastern Standard Time, max@stpetersburggeneralcontractor.com writes:

Ed,

Attached is the survey and proposed lot split for your approval.



A BOUNDARY SURVEY OF ALL OF LOTS 10 AND 11 AND THE SOUTH 24 FEET OF LOT 9, BLOCK 31, JUNGLE TERRACE SECTION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 72 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

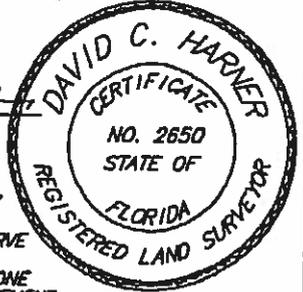
|  |   |   |
|--|---|---|
| JOB NUMBER: MMXVIII042<br>TELEPHONE: (727) 360-0636<br>DATE OF FIELD SURVEY: 1/31/18<br>SCALE: 1 INCH = 30 FEET<br>DRAWN BY: DCH | <b>DAVID C. HARNER</b><br>PROFESSIONAL LAND SURVEYOR<br>9925 GULF BOULEVARD<br>TREASURE ISLAND, FL. 33706<br>SECTION 12 TOWNSHIP 31 SOUTH RANGE 15 EAST | FLOOD ZONE: "X"<br>FLOOD MAP DATE: 8/18/09<br>COMMUNITY NUMBER: 125148<br>PANEL NUMBER: 0192 G<br>CHECKED BY: DCH |
|--|---|---|

CERTIFIED TO: MARY JANE HEATWOLE

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE 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.

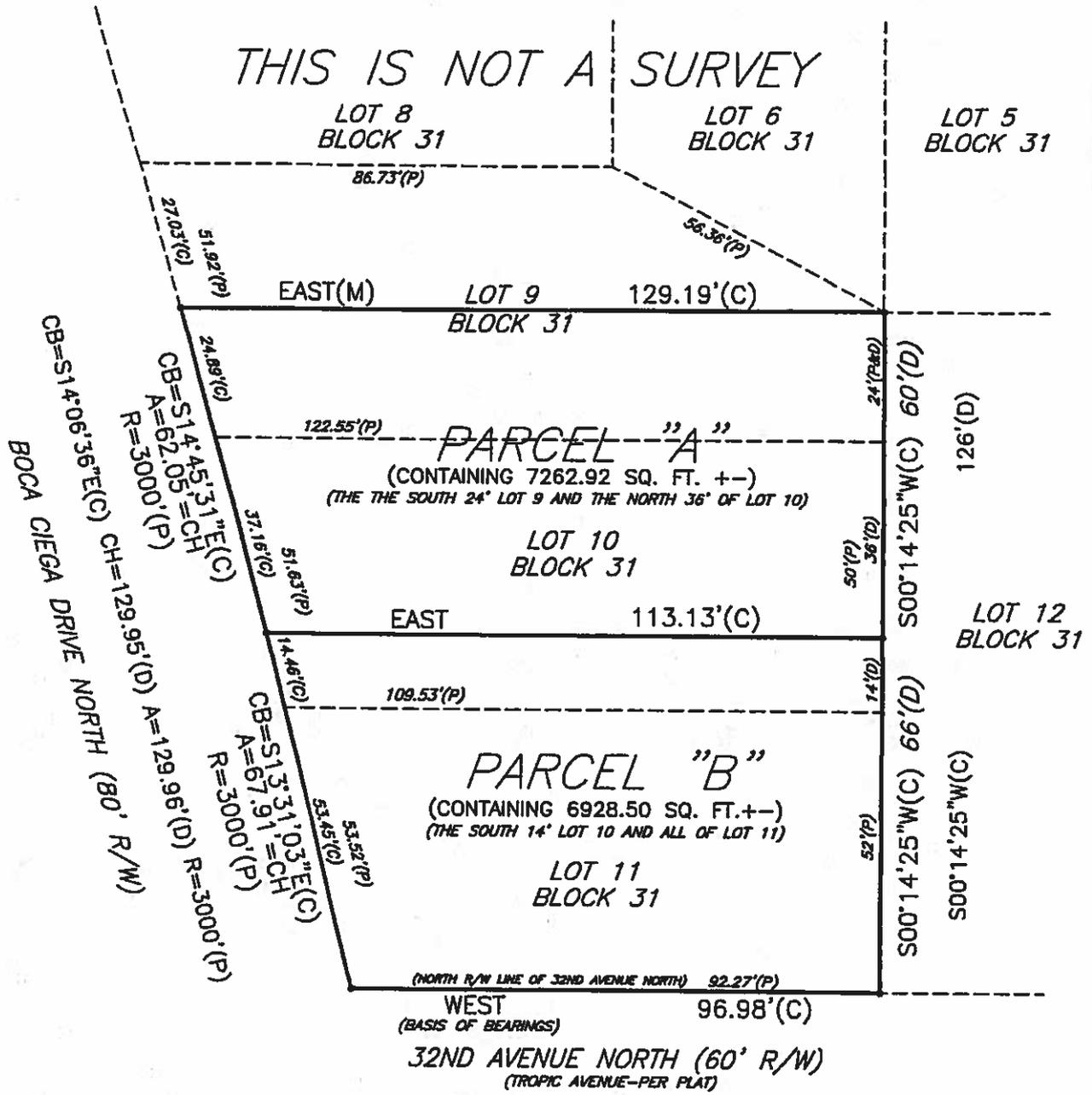
NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

2/05/18 *DCH*  
DAVID C. HARNER P.L.S.  
REGISTRATION NUMBER 2650



LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988. B.F.E.=BASE FLOOD ELEVATION. A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE EL=ELEVATION F/F=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 PC=POINT OF CURVE F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE=EASEMENT P/S=PAVERSTONE B.M.=BENCHMARK P.L.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"



**SKETCH AND LEGAL DESCRIPTION OF EXISTING PARCEL:**

ALL OF LOTS 10 AND 11 AND THE SOUTH 24 FEET OF LOT 9, BLOCK 31, JUNGLE TERRACE SECTION "C", AS RECORDED IN PLAT BOOK 6, PAGE 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

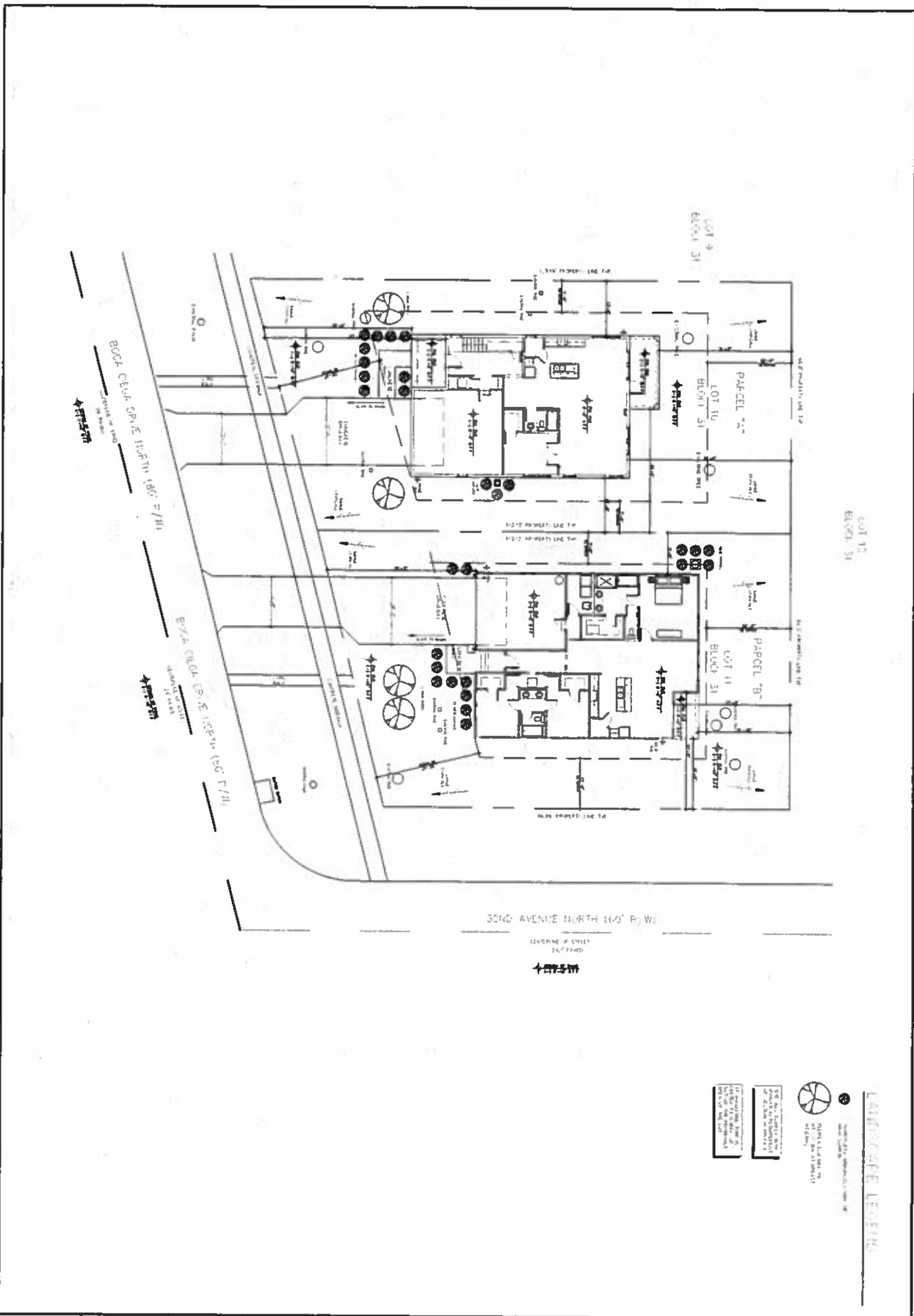
**SKETCH AND LEGAL DESCRIPTION OF PARCEL "A":**

THE SOUTH 24 FEET OF LOT 9 AND THE NORTH 36 FEET OF LOT 10, BLOCK 31, JUNGLE TERRACE SECTION "C", AS RECORDED IN PLAT BOOK 6, PAGE 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

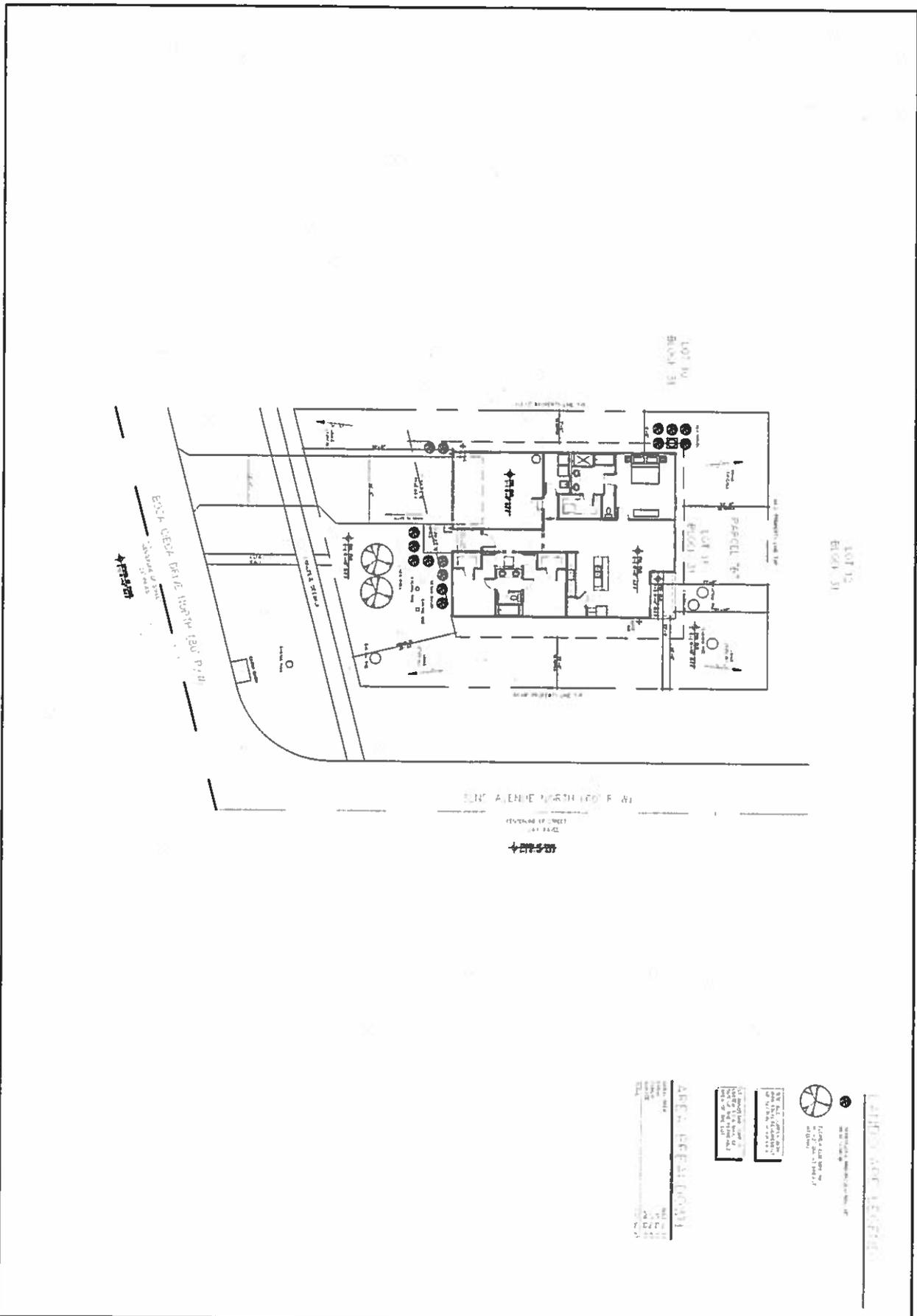
**SKETCH AND LEGAL DESCRIPTION OF PARCEL "B":**

THE SOUTH 14 FEET OF LOT 10 AND ALL OF LOT 11, BLOCK 31, JUNGLE TERRACE SECTION "C", AS RECORDED IN PLAT BOOK 6, PAGE 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

|  |  |  |
|--|--|--|
| JOB NUMBER: MMXVIII42A   | <b>DAVID C. HARNER</b>                     | PROFESSIONAL LAND SURVEYOR                             |
| TELEPHONE: (727) 360-0636  |  | 9925 GULF BOULEVARD                                    |
| SCALE: 1 INCH = 30 FEET  | SECTION 12 TOWNSHIP 31 SOUTH RANGE 15 EAST | TREASURE ISLAND, FL. 33706                             |
| CERTIFIED TO: MARY JANE HEATWOLE   |  |  |
| I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE SKETCH AND LEGAL DESCRIPTIONS REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE 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. |  |  |
| LEGEND:<br>R/W=RIGHT OF WAY (P)=PLAT (D)=DEED C=CALCULATED<br>A=ARC R=RADIUS CH=CHORD CB=CHORD BEARING   |  |  |
|  |  | 2/05/18 <u>David C. Harner</u>                         |
|  |  | DAVID C. HARNER P. S. & M.<br>REGISTRATION NUMBER 2650 |
| NOTE:<br>BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF 32ND AVENUE NORTH; AS ASSUMED WEST.  |  |  |
| NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER   |  |  |



|       |            |       |  |   |
|-------|------------|-------|--|---|
| SP1.1 | SITE PLAN  |       | 3201 BOCA CIEGA DR N<br>NEW CONSTRUCTION | Alpha Engineering<br>and Construction LLC |
|       | Project No | Phase |  |   |



**LEGEND**

- (with 'P') Parking Space
- (with 'X') Reserved Parking Space
- (with 'A') Access Point
- (with 'U') Utility
- (with 'E') Easement
- (with 'S') Sign
- (with 'L') Light
- (with 'F') Fire Hydrant
- (with 'M') Manhole
- (with 'V') Valve
- (with 'W') Well
- (with 'C') Catch Basin
- (with 'D') Driveway
- (with 'G') Garage
- (with 'B') Bus Stop
- (with 'T') Telephone
- (with 'E') Electric
- (with 'G') Gas
- (with 'W') Water
- (with 'S') Sewer
- (with 'C') Cable
- (with 'F') Fire Alarm
- (with 'M') Meter
- (with 'V') Vent
- (with 'W') Window
- (with 'D') Door
- (with 'L') Lock
- (with 'K') Keyhole
- (with 'H') Handle
- (with 'S') Switch
- (with 'C') Control
- (with 'P') Panel
- (with 'E') Enclosure
- (with 'B') Box
- (with 'C') Cabinet
- (with 'D') Deck
- (with 'P') Porch
- (with 'T') Terrace
- (with 'L') Lawn
- (with 'G') Garden
- (with 'P') Path
- (with 'D') Drive
- (with 'W') Walkway
- (with 'C') Courtyard
- (with 'P') Plaza
- (with 'L') Landscape
- (with 'S') Site
- (with 'P') Plan
- (with 'D') Diagram
- (with 'S') Section
- (with 'E') Elevation
- (with 'P') Profile
- (with 'C') Cross-section
- (with 'L') Longitudinal
- (with 'T') Transverse
- (with 'V') Vertical
- (with 'H') Horizontal
- (with 'D') Diagonal
- (with 'C') Circular
- (with 'S') Square
- (with 'R') Rectangle
- (with 'T') Triangle
- (with 'O') Oval
- (with 'E') Ellipse
- (with 'P') Parabola
- (with 'H') Hyperbola
- (with 'C') Circle
- (with 'S') Sphere
- (with 'C') Cone
- (with 'C') Cylinder
- (with 'S') Sphere
- (with 'C') Cone
- (with 'C') Cylinder

**DATE: 10/15/2013**

**PROJECT: OLYMPUS**

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

**DRAWN BY: [Name]**

**CHECKED BY: [Name]**

**DATE: 10/15/2013**

|       |             |         |                                |   |
|-------|-------------|---------|--------------------------------|---|
| SP1.3 | SITE PLAN   |         | OLYMPUS<br>1FR/2101/1603/3/2/2 | <b>Alpha Engineering and Construction LLC</b> |
|       | Project No. | [Blank] |                                |   |

MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING DEPARTMENT

---

**TO:** Iris Winn, Administrative Clerk, Development Review Services  
Elizabeth Abernethy, Zoning Official, Development Services

**FROM:** Nancy Davis, Engineering Plan Review Supervisor

**DATE:** March 2, 2018

**SUBJECT:** Lot Line Adjustment – 3201 Boca Ciega Drive North

**FILE:** 18-11000005

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**LOCATION:** 3201 Boca Ciega Drive North  
**PIN:** 12/31/15/44928/031/0102  
**ATLAS:** S-18  
**PROJECT:** Lot Line Adjustment

**REQUEST:** Approval of a lot line adjustment with a variance to lot width from 75-feet required to 60-feet and 66-feet for lots in common ownership.

**SPECIAL CONDITIONS OF APPROVAL:** The Engineering & Capital Improvements Department has no objection to the approval of a lot line adjustment, subject to the following special conditions:

**SPECIAL CONDITIONS:**

1. Upon development or redevelopment, the applicant/property owner is required to provide a sanitary sewer service lateral and connection to the public sanitary sewer main for each lot of record if not existing. Each lot must be connected to its own individual sanitary sewer service lateral (may not share a service lateral). If a service lateral is found not existing or not in compliance with current City Engineering Standards and Specifications, the applicant will be responsible to construct a new 6" service lateral to the main per current City Engineering Standards and Specifications. The cost for design, permitting, and construction of required new service lateral(s) shall be by and at the sole expense of the applicant.
2. Upon development or redevelopment, the applicant/property owner is required to provide a public sanitary sewer clean out over each existing or proposed sanitary sewer service lateral, just inside the public which exists along the eastern boundary of lots 9 and 10, Block 31, Jungle Terrace Section C. All construction shall be in conformance with current City Engineering Standards and Specifications. The cost for design, permitting, and construction of required new sanitary sewer service lateral clean out(s) shall be by and at the sole expense of the applicant.
3. Upon development or redevelopment, the applicant is required to provide potable water service to each proposed lot if not existing. The City shall install necessary potable water services (up to and including the necessary meter and backflow prevention device) as required to service the proposed lots at the sole expense of the applicant/property owner.
4. All required improvements shall be installed at the applicant/property owners expense in accordance with the City Engineering design standards and specifications. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

NED/meh

pc: Kelly Donnelly  
Correspondence File