st.petersburg
www.stpete.org

CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

VACATION OF RIGHT-OF-WAY
PUBLIC HEARING

According to Planning & 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, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **February 6, 2019 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	18-33000012	PLAT SHEET:	M-16
REQUEST:	Approval of a vacation of an 11.5-foot by 130-foot portion of 28th Avenue North adjacent to the North Lot Line of the parcel located at 5034 28th Avenue North		
OWNER:	Shayegan 28th Avenue Property Trust Sharokh and Dawna Shayegan 2299 65th Place North Saint Petersburg, Florida 33702		
ADDRESS:	5034 28th Avenue North		
PARCEL ID NO.:	09-31-16-31032-000-0040		
LEGAL DESCRIPTION:	On File – See Legal Description and Sketch attached (Exhibit "A")		
ZONING:	Neighborhood Suburban Single-Family (NS-1)		

VACATION DISCUSSION:

Request. The request is to vacate a 130-foot by 11.5-foot portion of the street right-of-way of 58th Avenue North, adjacent to the north boundary of Lot 4, located at 5034 28th Avenue North.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Sketch and Legal Description (Exhibit "A"). The boundary survey of the subject property is included as Attachment C. The applicant's goal is to vacate this portion of the right-of-way in order to retain the existing fence and enhance the security of the property.

Please note that this case was originally noticed as a vacation of right-of-way with a variance to the required right-of-way width. It has since been determined that no variance process is applicable.

The subject property consists of one large lot with a large lake on the eastern portion of the subject property. Based on the survey the area proposed for vacation is partially flat (approximately 6.5-feet) and partially sloping down to the lake bed (top of bank is shown at approximately 5-feet into the existing right-of-way).

The applicant desires to vacate this portion of the right-of-way in order to retain an existing fence and continue the fence to the eastern boundary of the subject property. The subject property is a large parcel which contains a lake on more than half of the property The owner, seeking a vacation, has indicated their concerns with securing the lake bank which now projects into the right-of-way. The subdivision regulations in Section 16.49.140.4.1 Streets, classify this as an Urban Local Street which would require a right-of-way width of 50-feet. In this case the north half of the right-of-way (30-feet) was dedicated in the Summit Grove Subdivision in 1925 (Plat Book 10 Page 66). The subject south half of the right-of-way was dedicated in the Glen Echo Subdivision (Plat Book 15 Page 38), so there is 10-feet of right-of-way beyond what is required.

The applicant is requesting a vacation of 11.5-feet of right-of-way width in order to maintain their existing fence. There is an active Codes Compliance case 18-00010770 for a zoning violation for a 6-foot fence in the right-of-way initiated on May 3, 2018, see Attachment D.

The lake bank appears to have encroached into the right-of-way for some time and the 4-foot chain link fence that was on the property previously and remains on the eastern portion of the frontage requested for vacation, was already in the right-of-way. Per the survey provided by the applicant the chain link fence was located approximately at the top of bank and was encroaching approximately 5-feet into the right-of-way.

The application for the subject property was reviewed by the City's Engineering staff and they had the following findings:

> The Engineering Department offers the following technical considerations to assist staff and DRC in determining the level of support for the proposed right of way vacation.
>
> 1. The survey indicates that the fence encroaches 11.5' into the 60-foot wide right of way, leaving approximately 9.8-feetof parkway south of the southern curb line of 28th Ave North.
>
> 2. The north 30-feet of the right of way of 28th Ave N was dedicated on PB 10, PG 66, Summit Grove Subdivision. The south 30-feet of the right of way of 28th Avenue North was dedicated on PB 15, PG 38, Glen Echo Subdivision. To

maintain the minimum 50-foot wide right of way width required for a local street by current City Land Development Code Section16.40.140.4.1(E), each of these subdivisions would only be required to dedicate25-feet of right of way, rather than 30-feet. Vacation of the southern 11.5-feet of the right of way of 28th Avenue North for a distance as necessary to accommodate the fence, will result in an overall right of way width of only 48.5-feet. The right of way boundary will no longer be consistent in the block nor will it be symmetrical (there will be 30-feet of right of way north of the roadway centerline but only 18.5-feet of right of way south of the roadway centerline). If supported by staff, Zoning will need to determine if this vacation would also require a variance to the right of way requirements of the Land Development Code.

3. Per the survey, a fence installed at the top of the existing lake bank would encroach only 5-feet into the southern right of way of 28th Avenue North. Shifting the fence alignment of the entire fence to encroach only 5-feet into the southern right of way of 28th Avenue North would be reasonable since the remaining 25-feet of the right of way would maintain the standard local street right of way width for the southern half of the right of way per the requirements of the City's Code. If the lake bank is uneven or unstable in this location, it may be necessary for the property owner to construct some type of low retaining wall outside the public right of way adjacent to the lake on which the fence could be mounted.

4. The survey indicates that the top of bank of the privately-owned lake is now encroaching into the public right of way of 28th Avenue North. Based on the survey elevations, the lake bank slope approaches 1:1. The fence may help to secure the area for protection of the public.

5. City Utility maps do not indicate the existence of any City owned public infrastructure in the southern parkway of 28th Avenue North in the area of the proposed vacation.

6. The NS zoning district does not require sidewalk construction on the south side of 28th Avenue North.

In regard to fencing height allowed, City Code Section 16.40.040.3. allows 6-feet for a decorative fence or wall which is landscaped and which is on a property with more than 150 lineal feet of street frontage for residential uses in the front yard. The subject property is 160-feet in length. A decorative fence is defined as a fence that is made of PVC fence material, wrought iron, or aluminum pickets, or is a painted or stained shadow-box or board-on-board type fence. A 4-foot fence or wall of any style and a 5-foot hedge are allowed.

In regard to design, City Code Section 16.40.040.3. requires that fences and walls shall be comprised of no more than three materials for panels, posts, rails, columns, and other elements within all yards of any property. Fences and walls in side, rear, and waterfront yards may be comprised of a different material(s) than that used in the front yard. Fences and walls greater than 100 feet in length shall be articulated by columns or other visual breaks measuring at least two feet in width and spaced no more than 24 feet apart. Landscaping shall be provided in accordance with the landscaping and irrigation section. This design standard shall apply for any portion of a qualifying fence or wall facing a right-of-way.

City Code does not specify the type of landscaping required for a fence of 130-feet on residential property but has a requirement for in Section 16.40.060.2.1.2. for fences over 150-feet that they shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.

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 E) **does** provide background or analysis supporting a conclusion that vacating **a portion of** the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

Staff is recommending a vacation of a maximum of 10-feet of right-of-way which would accomplish several things. The first is to maintain the required right-of-way width. Secondly this could allow the applicant to place a fence at 8-feet (three-feet from top-of-bank to allow maintenance) and provide two feet for the required landscape buffer.

Staff shared this information with the applicant prior to formulating this report. The applicant had previously been noticed that the variance application could not be processed. The applicant elected to proceed with the request with the understanding that Staff would recommend denial of a portion of their request.

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. Frontier Communications and Duke Energy have indicated that they will require an easement for their facilities. Bright House has not yet responded to the City's request for comment.

   This proposed vacation is located on the south side of the right-of-way in the NS-1 zoning district. In the NS-1 zoning district sidewalks are only required on the north and west sides of the street.

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.*

The vacation of this portion of right-of-way will not deny access to any lot of record.

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 vacation of this portion of the street right-of-way will not create a dead-end, or alter current travel patterns. This is not an historically dedicated landmark or neighborhood.

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.*

   There may be a potential need for future street widening as there is currently a substandard pavement width. It has been noted by one of the neighbors that they have fought City plans to widen the pavement in the past. It has also been noted by one of the neighbors that there is a concern with the width of the roadway as the shoulder is constrained by the curbs in front of the subject address.

   Standard pavement width requires 20-feet of paving plus the required curb width of 2-feet on each side if valley curb or 6" on each side if a 6" X 16" standard raised curb. A standard road with valley curb would be 24-feet wide back of curb to back of curb. So this 24-feet of paving could fit within the remaining right-of-way.

   Some utility providers run their services to both ends of the subject property but do not cross the area to be vacated, there could be future potential need for connectivity of these services. The remaining approximately 9.8-feet between the back of curb and the proposed vacation could potentially accommodate those electric, gas and cable services. An easement will be required for Frontier Communications, Duke Energy and potentially for Bright House Communications, this is included as a condition of approval at the end of this report.

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

   It has been the practice of the City's Engineering Department to not recommend vacate right-of-way when this would result in a "sawtooth" or uneven right-of-way widths. The proposed project would not be consistent with the traditional development along this block face. Adjacent properties have not sought vacation of right-of-way along this corridor and have not requested a variance to right-of-way width. The abutting property at 4950 28th Avenue North shares the same lake and has the same relationship to the right-of-way.

   The site contains a portion of a large lake, the top of bank per the survey provided by the applicant, extends into a portion of the right-of-way proposed for vacation, approximately 5-feet. The reduction of right-of-way width below the required 50-feet is not necessary in order to fence and secure the property, which is the applicant's stated goal. According to the survey provided by the applicant the top of bank extends approximately 5 feet into the right-of-way. The applicant could have placed the fence at 8-feet which is closer to the top

of bank and would still allow maintenance, and would still require vacation of a portion of the right-of-way.

There has been a strong response from the public in response to the mailed notice. One of the common concerns has been the precedent set by the vacating of portions of right-of-way and the question of would this result in others seeking the same thing.

B. Comprehensive Plan

There are policies in the City's Comprehensive Plan which apply to vacation of right-of-way in specific areas of the City, none of these policies apply to this request.

C. Adopted Neighborhood or Special Area Plans

There are no Special Area Plans which affect the subject property. The subject right-of-way is within the boundaries of the Disston Heights Neighborhood Association. The Disston Heights Neighborhood Association does not have a Neighborhood plan.

PUBLIC COMMENTS: The subject property is within the boundaries of the Disston Heights Neighborhood Association. The Neighborhood Association was notified prior to submittal of the case and the applicant's attended a neighborhood meeting on January 8, 2019.

Staff has received numerous phone calls in response to the required public notice. One person indicated that they were not opposed to the vacation but were opposed to the 6-foot fence of this style with no landscaping. The other eight indicated their concerns and objection to the proposed vacation, which included;

- That there is no justification for the vacation;
- That this sets a precedent which would allow others to vacate sections of right-of-way;
- Concern about safety when narrowing the right-of-way;
- That they could maintain the fence location that they have;
- The fence does not protect the public;
- The neighbors are not aware of any safety concerns;
- That the fence is a blight on the neighborhood.

RECOMMENDATION: Staff recommends **DENIAL** of the proposed 11.5-foot partial street right-of-way vacation and **APPROVAL** of a maximum of 10-foot right-of-way vacation. If the DRC is inclined to support the vacation, Staff recommends the following conditions of approval:

1. Prior to the hearing before City Council, provide a corrected Description and Sketch to match the Development Review Commission approved limits and with the corrections requested by the City Surveyor, this Description and Sketch to be reviewed and approved by the City Surveyor.

2. Prior to recording the vacation Ordinance, either relocate utilities, provide a public utility easement, or provide private easements to Frontier Communications, Duke Energy and Bright House. In any case, a letter of no objection from each affected utility is required.

3. Prior to recording the vacation ordinance, the applicant shall remove the board on board fence located 11.5-feet from their property line.

4. If the applicant wishes to fence within the vacated right-of-way with a 6-foot fence, the applicant shall provide a decorative fence as defined in City Code Section 16.40.040.2. and they shall landscape the area adjacent to the 6-foot fence with a minimum of one shrub for every three linear feet and one under-story tree for every 24 linear feet. Understory trees and shrubs are as defined in Section 16.40.060.2.1.6 attached. The 6-foot fence shall be set back a minimum of 2-feet from the property line in order to provide the required landscaping. Existing oak trees in the right-of-way located within 8-feet of the face of the fence may be included in the trees required. This landscaping will be in lieu of decorative columns required under City Code Section 16.40.040.3

5. Any trees listed on the attached list of Prohibited Trees from Section 16.40.060.2.1.6 shall be removed from the area of the right-of-way being vacated.

6. As required by City Code Section 16.70.050.1.1 F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the commission designated in the Decisions and Appeals Table or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one year. The vacation ordinance shall be recorded after any conditions precedent have been compiled with.

REPORT PREPARED BY:

1/29/19

Kathryn Younkin, AICP, LEED AP BD+C, Subdivision Coordinator — DATE
Development Review Services Division
Planning & Development Services Department

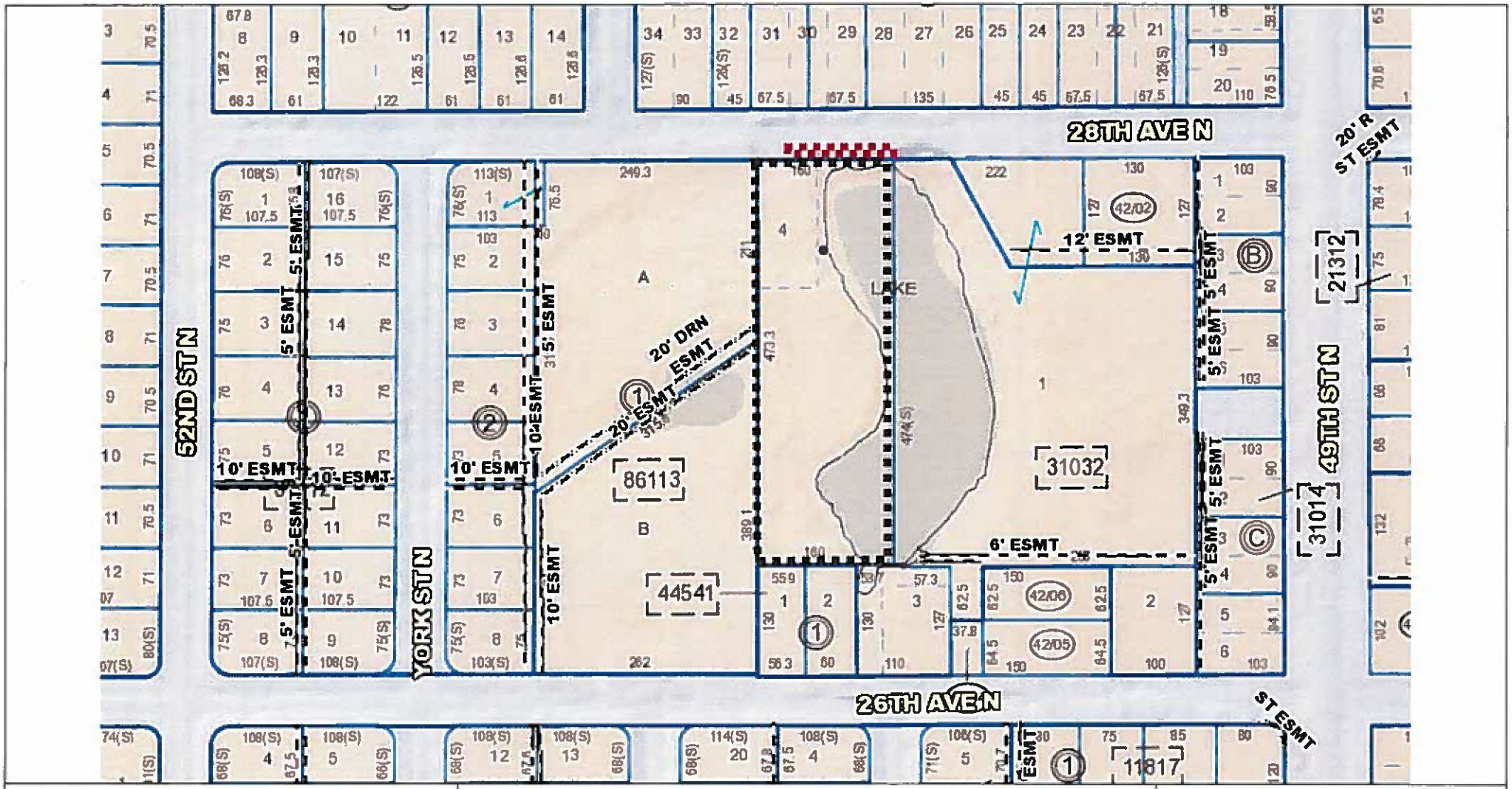
REPORT APPROVED BY:

1.30.19

Jennifer C. Bryla, AICP, Zoning Official (POD) — DATE
Planning and Development Services Department
Development Review Services Division

Attachments: A – Parcel Map, B – Aerial Map, C – Boundary Survey, D - Codes Compliance Case 18-00010770, F – Applicant's Narrative and Signatures of Support, Neighborhood Participation Report, G – Photographs, H – Engineering Memorandum dated January 24, 2019, I – Emails from the Public, J – Section 16.40.060.2.1.6, Exhibit "A" – Description and Sketch

A – Parcel Map



st.petersburg
www.stpete.org

Attachment A
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 18-33000012
Address: 5034 28th Avenue North

N
(nts)

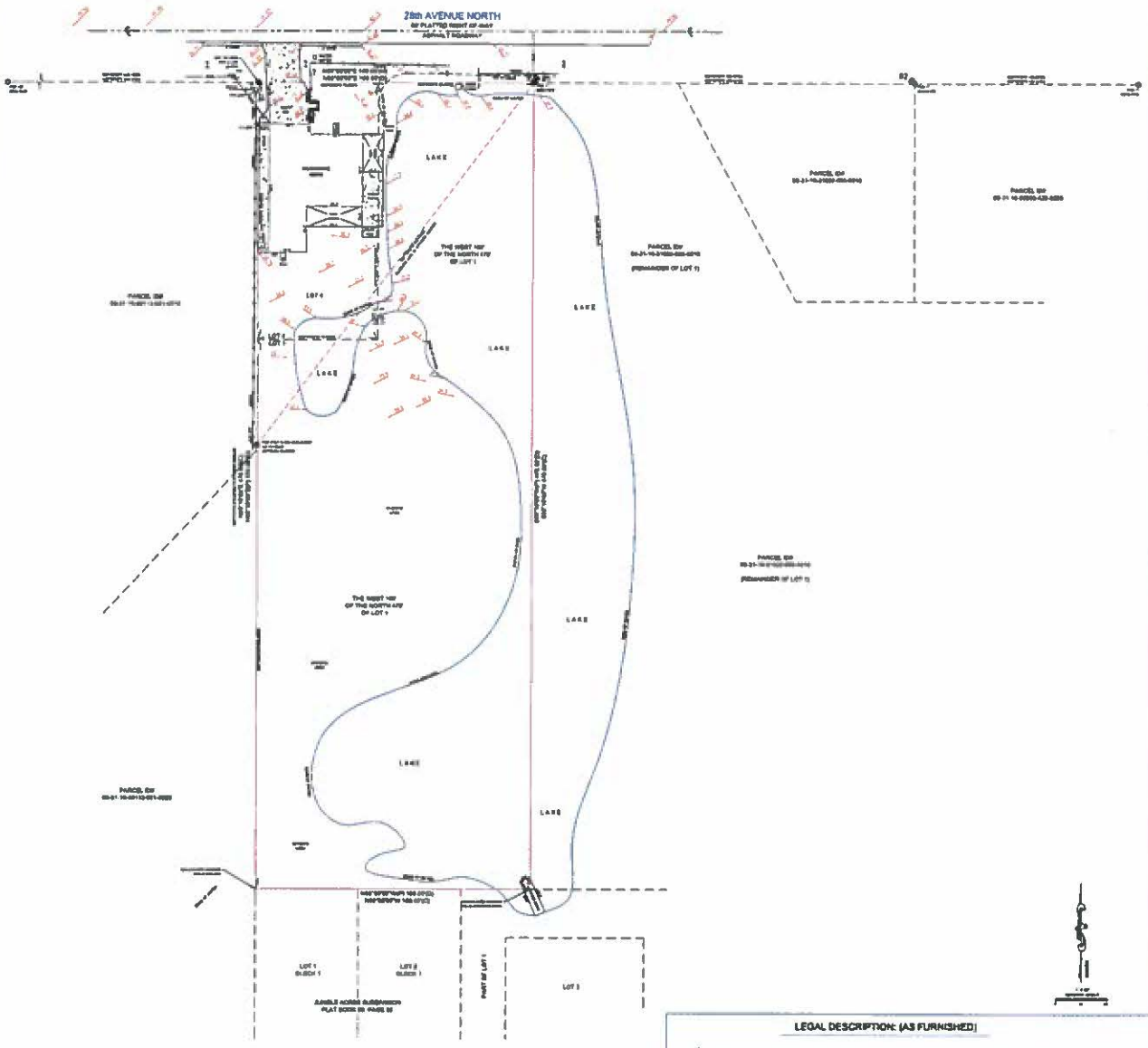
B – Aerial Map

st.petersburg
www.stpete.org

Attachment B
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 18-33000012
Address: 5034 28th Avenue North

N↑
(nts)

C – Boundary Survey



LEGAL DESCRIPTION: (AS FURNISHED)

LOT 4 AND THE WEST 160 FEET OF THE NORTH 470 FEET (S) OF LOT 1, GLEN ECHO EXT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 31, IN THE OFFICIAL PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LIST OF POSSIBLE ENCROACHMENTS: NONE EXCEPT ON SE CORNER PARCEL AS SHOWN

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH 660 FOOT LINE OF 28TH AVENUE NORTH, BEING N 89°59'00" E PER PLAT

CERTIFIED TO: (AS FURNISHED)

SHAFFRAN 28TH AVE PROPERTY TRUST
SHAFFRAN SHAFFRAN
SAMIR SHAFFRAN

FLOOD ZONE INFORMATION

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12-[illegible] DATED LAST REVISION DATE [illegible]

NOTES

1. Existing improvements have not been documented for such attributes and/or items
2. Is encroachment (Y,N,U): [illegible]
3. Dimensions are not to be assumed from scaling this survey, unless otherwise noted
4. This survey should not be used for construction purposes
5. Any water area or wetland depicted (if found) are approximate
6. Property lines are approximate unless were physically located on field survey
7. Improvements found or not on sheet
8. Corrected lines and information are noted in red
9. Some objects of note and or data not found are shown in red
10. Accuracy obtained in this survey are greater than [illegible] ft and proportional 1 in 10,000
11. Prior to survey, information concerning any encumbrances, easements or deed restrictions affecting the subject site, should be obtained and reviewed. If applicable
12. If only a digital survey map is required, a survey signed will be placed in file. The digital survey is not and shall not be considered a signed survey

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.

LEGEND

A/C	- Air Conditioner	P	- Plat		- Handicap Parking
C	- Calculated	P B	- Plat Book		- Metal Light Pole
C	- Centerline	PC	- Point of Curvature		- Well
CB	- Concrete Block	PI	- Point of Intersection		- Gas Meter
CM	- Concrete Monument	P O B	- Point of Beginning		- Cleanout
CONC	- Concrete	P O C	- Point of Commencement		- Fire Hydrant
COV	- Covered	PP	- Power Pole		- Water Valve
D	- Description	PRC	- Point of Reverse Curvature		- Sewer Manhole Cover
DE	- Drainage Easement	PRM	- Permanent Reference Monument		- Storm Drain Inlet
DUE	- Drainage & Utility Easm't	R	- Radius		- Wood Power Pole
D/W	- Driveway	RAD	- Radial		- Overhead Utility Line
EBMT	- Easement	R&C	- Rebar & Cap		
FFE	- Finished Floor Elevation	RPC	- Rebar		
FND	- Found	UE	- Utility Easement		
IP	- Iron Pipe	WM	- Water Meter		
L	- Length (Arc)	Δ	- Delta (Central Angle)		
M	- Measured		- Wood/PVC Fence		
NAD	- Nail & Disk		- Chain Link Fence		
N.R.	- Non-Radial				
OHU	- Overhead Utility Line				
DRB	- Official Records Book				

- ASPHALT
- BRICK
- CONCRETE
- WOOD
- GRAVEL

-Site Benchmark Information-

#1
Found 1" Iron Pipe on NE Corner of Subject Property.
Elevation 46.02'

#2
Found 1" Iron Pipe on NE Corner of Adjacent Property East.
Elevation 45.94'

-Benchmark Information-

Pinellas County Datum: Elevation 44.02'
Found County Benchmark Designated AB 7340 Stamped P Reset.
(Elevations are based upon NAVD 88 Datum)

JOB NO:	10-09-0160
FIELD DATE:	10/06/10
SCALE:	1"=30'
DRAWN BY:	DJC
FIELD CREW:	DT
APPROVED BY:	SHH
OPERATING UNDER	LB#9121

DLS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 10/19/10

NOT VALID WITHOUT AN ORIGINAL OR DIGITALLY SIGNATURE AND SEAL

NOT AUTHORIZED FOR CERTIFICATE DATE

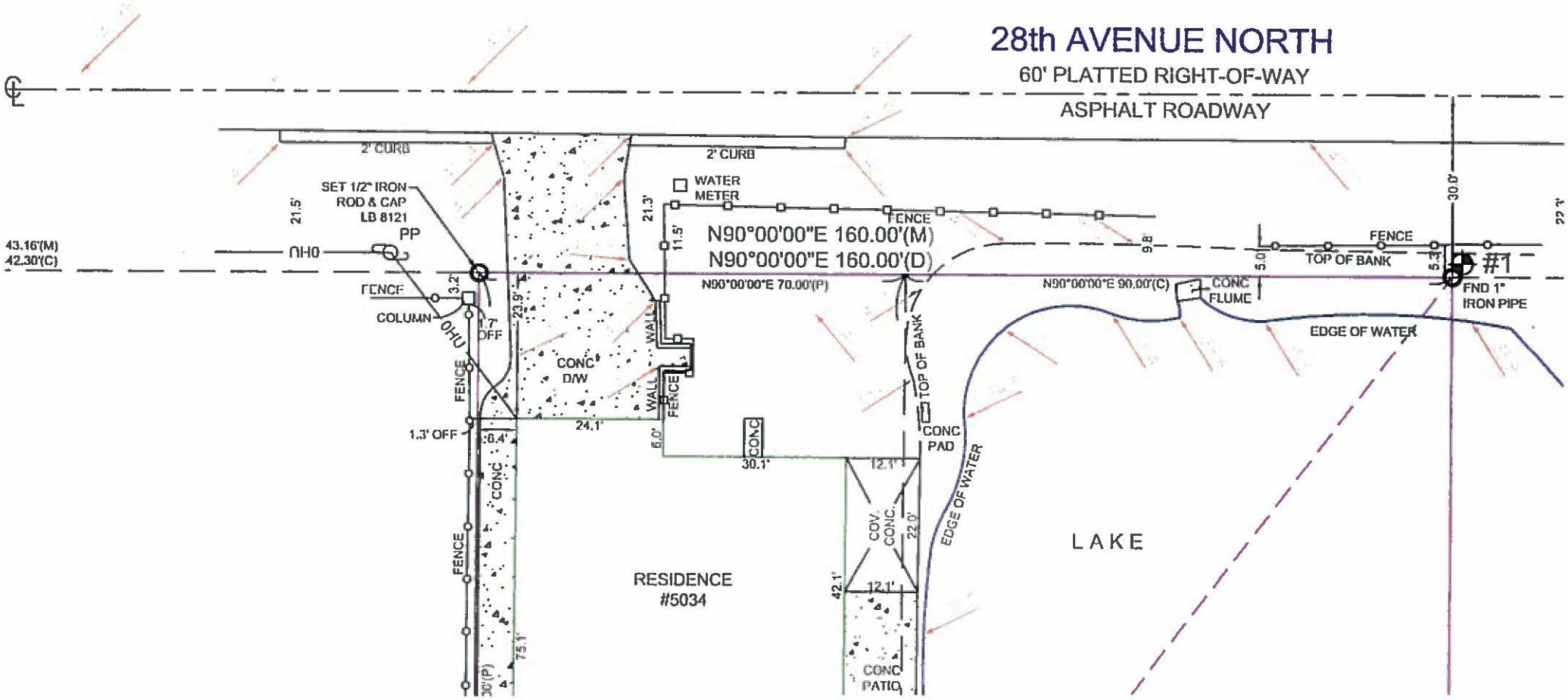
NO.	DATE	REVISIONS

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

OF

5034 28th AVENUE NORTH
ST. PETERSBURG, FLORIDA 33710

SHEET 1 OF 1


28th AVENUE NORTH
60' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY
2' CURB
2' CURB
SET 1/2" IRON ROD & CAP LB 8121
WATER METER
FENCE
N90°00'00"E 160.00'(M)
N90°00'00"E 160.00'(D)
43.16'(M)
42.30'(C)
OHO
PP
FENCE
COLUMN
OHU
1.7' OFF
CONC D/W
WALL
WALL
FENCE
N90°00'00"E 70.00'(P)
N90°00'00"E 90.00'(C)
CONC FLUME
TOP OF BANK
TOP OF BANK
FENCE
#1
FND 1" IRON PIPE
EDGE OF WATER
EDGE OF WATER
1.3' OFF
FENCE
CONC
CONC
CONC PAD
COV. CONC.
CONC PATIO
RESIDENCE #5034
LAKE
21.5'
21.3'
11.5'
9.8'
5.0'
5.3'
30.0'
3.2'
23.9'
24.1'
6.0'
30.1'
12.1'
22.0'
42.1'
12.1'
75.1'
30'(P)

D - Codes Compliance Case 18-00010770

Property Information

Address:	5034 28TH AVE N SAINT PETERSBURG, FL 337102744
Location ID:	30155
Parcel Identification Nbr:	09/31/16/31032/000/0040/
Old account number:	59707510
Zoning:	
Subdivision:	DISSTON HEIGHTS CIVIC ASSN

Case General Information

Case status:	AC ACTIVE
Status date:	5/03/2018
Case type:	ZONE ZONING VIOLATIONS
Reported date:	5/03/2018
Origination:	SC SEE CLICK FIX
Default inspector:	MW MONIQUE WADLEY 892-5538
Credit balance:	.00
Disposition:	Public
Pin number:	834720

Owner Information

Owner name:	SHAYEGAN 28TH AVE PROPERTY TRU
Address:	2299 65TH PL N
City:	SAINT PETERSBURG, FL 337026361
Phone:	0
Notice:	Y
Flip:	

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
STRUCTURE ON RIGHT-OF-WAY	AC		1	5/17/2018	

Case Data

Description	Data
TYPE USE	SINGLE FAMILY
PLAT SHEET	M-16
OFFICIAL RECORDS BOOK/PA	/
CEB AGENDA ITEM NUMBER	159
CEB ORDER DAYS	90
CEB ORDER FINE AMOUNT/DA	50.00
CEB ORDER COMPLIANCE DAT	12/25/2018
CEB ORDER MAILED DATE	10/02/2018
SPEC MAGISTRATE SCHED DA	01/23/2019
SPEC MAGISTRATE AGENDA N	C88
SPEC MAG LAST CERT LIEN	
SPEC MAG TOTAL CERT LIEN	
SPEC MAG ORDER MAILED DA	
CEB MEETING DATE	09/26/2018
SPEC MAGISTRATE MEETING	01/23/2019

Active Inspections

(Continued)

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type	Text	Date
Case narrative		
	scf# 4400298-Front of Yard Home, and Front of Property Along	5/03/2018
	Street within 12' of curb line, are currently being enclosed	5/03/2018
	by 6' Wooden Fence...	5/03/2018
		5/03/2018
	May 3, 2018 8:54:09 AM knsmith.	5/03/2018
Violation comments		
STRUCTURE ON RIGHT-OF-WAY -		
	6ft Wood Fence in the front is located on the right of way.	5/17/2018
Inspection comments		
001 - INITIAL INSPECTION		
Results status INSPECTI		
	May 4, 2018 11:31:15 AM mmwadley.	5/04/2018
	Photos taken at 845a. Research required.	5/04/2018
002 - REINSPECTION		
Request status		
		5/04/2018
Results status INSPECTI		
	May 7, 2018 1:57:34 PM MMWADLEY.	5/07/2018
	Measured wood fence from middle of right of way. It appears	5/07/2018
	to be encroaching the front yard by 5 ft. Mr. Shayegan drove	5/07/2018
	up while I was at the property and we discussed fence	5/07/2018
	complaint. Per Supervisor Mike Vold, via telephone call, he	5/07/2018
	suggested Mr. Shayegan speak with Engineering re: unique	5/07/2018
	circumstances of his property with lake that they want to	5/07/2018
	fence off. Discussed with him that maybe Engineering will	5/07/2018
	work with them on obtaining a fence variance.	5/07/2018
003 - REINSPECTION		
Results status INSPECTI		
	May 17, 2018 3:52:58 PM mmwadley.	5/17/2018
	Wood Fence remains in the right of way.	5/17/2018
004 - REINSPECTION		
Results status INSPECTI		
	June 18, 2018 2:25:02 PM MMWADLEY.	9/13/2018
	Wood Fence remains on right of way.	9/13/2018
005 - REINSPECTION		
Results status INSPECTI		
	August 8, 2018 8:23:53 AM mmwadley.	8/08/2018
	Wood fence remains on right of way.	8/08/2018
006 - REINSPECTION		
Results status INSPECTI		
	September 5, 2018 8:43:56 AM MMWADLEY.	9/05/2018
	vn remains at 1140a.	9/05/2018
007 - REINSPECTION		
Results status INSPECTI		
	September 12, 2018 3:58:02 PM mmwadley.	9/12/2018

Type	Text	Date
(Continued)		
	Vn remains.	9/12/2018
008 - REINSPECTION		
Results status INSPECTI		
	September 25, 2018 2:27:47 PM MMWADLEY.	9/25/2018
	6 ft wood fence remains in right of way.	9/25/2018
009 - REINSPECTION		
Results status INSPECTI		
	November 27, 2018 9:06:05 AM MMWADLEY.	11/27/2018
	6ft wood fence remains on right of way.	11/27/2018
Board meeting comments		
Other action comments		
001 - MISCELLANEOUS INFORMA		
	May 17, 2018 3:51:30 PM mmwadley.	5/17/2018
	Met with Peter Fritch with Engineering dept. and discussed	5/17/2018
	fence issue.	5/17/2018
002 - TELEPHONE CONVERSATIO		
	May 22, 2018 12:54:12 PM mmwadley.	5/22/2018
	Voice mail message received from Mrs. Shayegan requesting to	5/22/2018
	speak with supervisor in regards to the violation notice	5/22/2018
	received.	5/22/2018
003 - ELECTRONIC MAIL		
	May 22, 2018 12:55:54 PM mmwadley.	5/22/2018
	to Supervisor: Michael Vold <michael.vold@stpete.org>	5/22/2018
	at: Tue 5/22/2018 12:53 PM	5/22/2018
	Good Afternoon Mike,	5/22/2018
		5/22/2018
	I received a voice mail message from Dawna Shayegan (phone	5/22/2018
	number provided) owner of 5034 28th Ave N Fence Case,	5/22/2018
	requesting to speak with you in regards to violation of	5/22/2018
	fence notice received.	5/22/2018
		5/22/2018
	Monique	5/22/2018
004 - TELEPHONE CONVERSATIO		
	May 29, 2018 2:34:05 PM mrvold.	5/29/2018
	Supervisor Vold spoke with Ms. Shayegan 727-527-7886,	5/29/2018
	regarding her fence and the property in general. She stated	5/29/2018
	issues with the neighbors and that this house was her	5/29/2018
	mothers and is trying to get it fixed up to sell. Her	5/29/2018
	daughter and boyfriend are staying there. She stated that	5/29/2018
	John Norris with the city put in the storm drains to help	5/29/2018
	with the drainage problem. Set up a time to meet for Friday	5/29/2018
	6/1/18 at 11 am, to look at the circumstances with the fence	5/29/2018
	location with the lake and right of way.	5/29/2018
005 - MEETING		
	June 4, 2018 1:15:20 PM mrvold.	6/04/2018
	Supervisor Vold and Investigator Wadley met with owners to	6/04/2018
	discuss the 6 foot wood fence location in the front of the	6/04/2018
	house. After measuring the City right of way and finding	6/04/2018
	that the fence is encroaching into the city right of way,	6/04/2018
	explained to the owners that it is not allowed at this	6/04/2018

Type	Text	Date
(Continued)		
	location as the Engineering Department states they will not	6/04/2018
	give a variance or permit for the fence in the right of way.	6/04/2018
	The owner stated they spoke with Zoning and that Cathryn	6/04/2018
	stated they could have a six foot fence and I explained that	6/04/2018
	they could for the length of their lot, but not in the right	6/04/2018
	of way. She stated that they could not put a fence where	6/04/2018
	their property lies as the lake/pond bank slopes to much and	6/04/2018
	too much tree roots.	6/04/2018
006 - TAKE PHOTOGRAPHS		
	June 4, 2018 3:05:40 PM MMWADLEY.	6/04/2018
	Photos taken of wood fence.	6/04/2018
007 - ELECTRONIC MAIL		
	June 14, 2018 9:58:57 AM mrvold.	6/14/2018
	Supervisor Vold received an email from owner's a pictures of	6/14/2018
	their survey. Will attach it to the case.	6/14/2018
008 - TELEPHONE CONVERSATIO		
	June 14, 2018 10:01:00 AM mrvold.	6/14/2018
	Supervisor Vold left a message for Peter Fritsch ext. 7397	6/14/2018
	with Engineering regarding the concern of the city right of	6/14/2018
	way that is part of this pond/lake at this property and the	6/14/2018
	steep slope/drop off into the pond/lake as this is why the	6/14/2018
	owners were wanting to put a fence up in the city right of	6/14/2018
	way.	6/14/2018
009 - ELECTRONIC MAIL		
	July 27, 2018 8:33:03 AM mmwadley.	7/27/2018
	Hi Dawna,	7/27/2018
		7/27/2018
	Thanks, it was a good vacation. Sorry that your fence	7/27/2018
	situation continues. My suggestion is that you have a	7/27/2018
	survey done to locate your property line and then install	7/27/2018
	the new fence on your private property. We can only assume	7/27/2018
	that the old fence was on private property so to say that	7/27/2018
	you can put the new fence where the old one was might put it	7/27/2018
	in the public right-of-way. You really need a survey from a	7/27/2018
	licensed surveyor to include having the property corner	7/27/2018
	stakes located or reset. Hope that this email helps at	7/27/2018
	least a little.	7/27/2018
		7/27/2018
	Sincerely,	7/27/2018
		7/27/2018
	Peter H. Fritsch	7/27/2018
	Engineering and Capital Improvements Department	7/27/2018
	City of St. Petersburg	7/27/2018
	One Fourth Street North, 7th Floor Engineering Dept.	7/27/2018
	St. Petersburg, FL 33701-2842	7/27/2018
	Office Phone: 727-893-7397	7/27/2018
	Fax: 727-892-5476	7/27/2018
	Email: Peter.Fritsch@stpete.org	7/27/2018
		7/27/2018
	Please note all emails are subject to public records	7/27/2018

Type	Text	Date
	(Continued)	
	law.	7/27/2018
		7/27/2018
	From: dawna@dawnaavon.com [mailto:dawna@dawnaavon.com]	7/27/2018
	Sent: Sunday, July 22, 2018 7:32 PM	7/27/2018
	To: Peter H. Fritsch	7/27/2018
	Subject: 5034-28th Avenue North, St. Petersburg, FL 33710	7/27/2018
		7/27/2018
	Dear Mr. Fritsch,	7/27/2018
		7/27/2018
	We hope you had a great vacation! We are e-mailing you today	7/27/2018
	because we wanted to get your help regarding our fence once	7/27/2018
	again. We requested that Code Enforcement look at the fence	7/27/2018
	and Mr. Vold and Monique Wadley came out to the property on	7/27/2018
	June 1, 2018, and looked at the fence. Mr. Vold said he	7/27/2018
	would be contacting you and he e-mailed to let us know he	7/27/2018
	would be back in touch with us. Five and a half weeks went	7/27/2018
	by with no response. We then received a notice in the Codes	7/27/2018
	Compliance website stating that a CEB Hearing was being	7/27/2018
	sent, so we called Mr. Vold. He stated that he did not know	7/27/2018
	he was to contact us and there was nothing he could do. We	7/27/2018
	mentioned your voice-mail and our meeting with you stating	7/27/2018
	that we could only put the fence back where the original	7/27/2018
	was, butting up to and going between each tree. He stated	7/27/2018
	if you could put in writing that we can put the new fence	7/27/2018
	back where the old fence was, the CEB Hearing would be	7/27/2018
	cancelled.	7/27/2018
		7/27/2018
	Is there any way you could put in writing for Code	7/27/2018
	Compliance that we can put our new fence where the old fence	7/27/2018
	was? This would be exactly where the old fence existed for	7/27/2018
	over fifty years, at the edge of the lake property. We are	7/27/2018
	desperate to complete this project for safety and security.	7/27/2018
		7/27/2018
	Your help would be most appreciated again.	7/27/2018
		7/27/2018
	Sincerely,	7/27/2018
		7/27/2018
	Sharokh and Dawna Shayegan	7/27/2018
	727-527-7886	7/27/2018
		7/27/2018
	P.S. Our hearing is scheduled for August 22, 2018. With a	7/27/2018
	letter it would be cancelled.	7/27/2018
010 - POSTING		
	August 8, 2018 8:24:33 AM mmwadley.	8/08/2018
	Posted B1 notice to the property for CEB on wed 8/22/18.	8/08/2018
011 - RETURN RECEIPT REC'D		
	RETURN RECEIPT RECEIVED FOR THE CODE ENFORCEMENT BOARD	8/09/2018
	NOTICE OF HEARING ADDRESSED TO: SHAYEGAN 28TH AVE PROPERTY	8/09/2018
	SIGNED BY: DS	8/09/2018
	DATED: 7/17/18	8/09/2018

Type	Text	Date
(Continued)		
	AUGUST AGENDA ITEM #87	8/09/2018
	August 9, 2018 10:26:16 AM ltgreene.	8/09/2018
012 - MEETING		
	August 9, 2018 3:40:57 PM mmwadley.	8/09/2018
	Director James Corbett and Operations Manager, Joe Waugh met	8/09/2018
	with Mr. & Mrs. Shayegan. They are granting them an	8/09/2018
	extension of time and will be removing this case from the	8/09/2018
	August 22, 2018 hearing and has advised them of same. Code	8/09/2018
	Enforcement Board hearing on this case will be scheduled for	8/09/2018
	the September 2018 hearing.	8/09/2018
013 - CASE REMOVED FROM CEB		
	August 9, 2018 3:43:58 PM mmwadley.	8/09/2018
	Director James Corbett and Operations Manager, Joe Waugh met	8/09/2018
	with Mr. & Mrs. Shayegan. They are granting them an	8/09/2018
	extension of time and will be removing this case from the	8/09/2018
	August 22, 2018 hearing and has advised them of same. Code	8/09/2018
	Enforcement Board hearing on this case will be scheduled for	8/09/2018
	the September 2018 hearing.	8/09/2018
014 - OWNER NOTIFIED		
	August 9, 2018 3:44:20 PM mmwadley.	8/09/2018
	owners notified case removed from the august 22, 2018 ceb	8/09/2018
	hearing and rescheduled for the sept 2018 hearing to allow	8/09/2018
	them time to remedy the fence violation.	8/09/2018
015 - RETURN RECEIPT REC'D		
	RETURN RECEIPT RECEIVED FOR THE CODE ENFORCEMENT BOARD	8/30/2018
	NOTICE OF HEARING ADDRESSED TO: SHAYEGAN 28TH AVE PROPERTY	8/30/2018
	SIGNED BY:NOT LEGIBLE DATED: N/A SEPTEMBER AGENDA ITEM #	8/30/2018
	159	8/30/2018
	August 30, 2018 11:04:10 AM lljones.	8/30/2018
016 - POSTING		
	September 5, 2018 8:44:28 AM MMWADLEY.	9/05/2018
	Posted B1 for 9/26/18 hearing to the property at 1140a.	9/05/2018
017 - TAKE PHOTOGRAPHS		
	September 12, 2018 3:58:32 PM mmwadley.	9/12/2018
	Photos taken for sept 2018 CEB	9/12/2018
018 - RECORD CHECK		
	September 25, 2018 2:28:35 PM MMWADLEY.	9/25/2018
	pa: SHAYEGAN 28TH AVE PROPERTY TRUST	9/25/2018
	SHAYEGAN, SHAROKH TRE	9/25/2018
	SHAYEGAN, DAWNA L TRE	9/25/2018
	2299 65TH PL N	9/25/2018
	ST PETERSBURG FL 33702-6361	9/25/2018
019 - ELECTRONIC MAIL		
	September 25, 2018 2:30:03 PM MMWADLEY.	9/25/2018
	From: Sam Shayegan [mailto:samfinancial@gmail.com]	9/25/2018
	Sent: Monday, September 24, 2018 1:54 PM	9/25/2018
	To: Jennifer C. Bryla <Jennifer.Bryla@stpete.org>	9/25/2018
	Cc: Michael Vold <Michael.Vold@stpete.org>;	9/25/2018
	catherine.younkin@stpete.org; Scot K. Bolyard	9/25/2018
	<Scot.Bolyard@stpete.org>	9/25/2018

Type	Text	Date
(Continued)		
	Subject: 5034 28th Ave North St. Petersburg	9/25/2018
		9/25/2018
	Dear Jennifer,	9/25/2018
		9/25/2018
	We enjoyed meeting with you today to discuss the process of	9/25/2018
	filing a Partial Vacation of Right-of-Way. Please find	9/25/2018
	attached the Specific Purpose Survey that we discussed. We	9/25/2018
	hope this will provide enough information to go forward with	9/25/2018
	filing the application.	9/25/2018
		9/25/2018
	Please contact us at 727-527-7886 if you have any further	9/25/2018
	questions or information for us.	9/25/2018
		9/25/2018
	Sincerely,	9/25/2018
		9/25/2018
		9/25/2018
		9/25/2018
	Sharokh and Dawna Shayegan	9/25/2018
020 - CODES ENFORCEMENT MEE		
	COMPLIANCE DATE 12/25/2018. FINE $50.00/DAY.	9/28/2018
	*****	9/28/2018
	OWNER/REP PRESENT. BOARD GAVE 90 DAYS.	9/28/2018
021 - CODES ENFORCEMENT MEE		
	CERTIFIED LIENS TOTAL $0.00. POTENTIAL LIENS NOT CERTIFIED	9/28/2018
	$1,450.00 (12/26/2018 01/23/2019).	9/28/2018
022 - CEB ORDER MAILED		
023 - RETURN RECEIPT REC'D/		
	RETURN RECEIPT RECEIVED FOR THE ORDER OF THE BOARD ADDRESSED	10/22/2018
	TO: SHAYEGAN 28TH AVE PROPERTY TRU	10/22/2018
	SIGNED BY: SIGNATURE NOT LEGIBLE	10/22/2018
	DATED: NOT DATED	10/22/2018
	SEPTEMBER AGENDA ITEM #159	10/22/2018
	October 22, 2018 1:56:55 PM ltgreene.	10/22/2018
024 - RECORD CHECK		
	November 27, 2018 9:06:39 AM MMWADLEY.	11/27/2018
	No variance info found per rc.	11/27/2018
025 - POSTING		
	November 27, 2018 9:07:34 AM MMWADLEY.	11/27/2018
	posted m9 notice to the property from item 159 with lien	11/27/2018
	hearing to take place on 1/23/19.	11/27/2018
026 - MISCELLANEOUS INFORMA		
	December 20, 2018 2:53:37 PM mmwadley.	12/20/2018
	Case to be deferred from hearings until outcome from	12/20/2018
	application owner's submitted to zoning for partial vacation	12/20/2018
	of right of way.	12/20/2018

Land Management information
Legal description

GLEN ECHO EXT
LOT 4 AND W 160FT OF N

Type	Text	Date
	(Continued) 470FT (S) OF LOT 1	
Lien information		

F – Applicant's Narrative and Signatures of Support, Neighborhood Participation Report

st.petersburg
www.stpete.org

RECEIVED
DEC 13 2018
DEVELOPMENT REVIEW SERVICES

SUBDIVISION DECISION Application

Application No. 18-33000012

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 4th Street North.

Application Type:
Per: 16.40.140 & 16.70.050

- [ ] Lot Line Adjustment
- [ ] Lot Split
- [ ] Lot Refacing
- [ ] Street Name Change
- [ ] Street Closing
- [X] Vacating – Street Right-of-Way
- [ ] Vacating – Alley Right-of-Way
- [ ] Vacating – Walkway Right-of-Way
- [ ] Vacating – Easement
- [ ] Vacating – Air Rights

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	
Street Address: 5034 28th Ave N	
City, State, Zip: St. Petersburg, FL 33710	
Telephone No: (727) 527-7886	Email Address: Dawna@dawnaavon.com
NAME of AGENT or REPRESENTATIVE:	
Street Address: Same As Above	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 5034 28th Ave N St. Petersburg, FL 33710	
Parcel ID#(s): 09-31-16-86113-001-0010	
DESCRIPTION OF REQUEST: Partial Vacation Right-Of-Way	
PRE-APPLICATION DATE:	**PLANNER:**

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	$200.00	Vacating Streets & Alleys	$1,000.00
Lot Line & Lot Split Adjustment Commission Review	$300.00	Vacating Walkway	$400.00
Lot Refacing Administrative Review	$300.00	Vacating Easements	$500.00
Lot Refacing Commission Review	$500.00	Vacating Air Rights	$1,000.00
Variance with any of the above	$200.00	Street Name Change	$1,000.00
		Street Closing	$1,000.00

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

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

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

Signature of Owner/Agent: _____ Date: 12/13/2018
*Affidavit to Authorize Agent required if signed by Agent

Typed name of Signatory: Sharokh And Dawna Shayegan

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: 5034 28th Ave No St. Pete, FL 33710 **Case No.:**

Detailed Description of Project and Request:

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 line encompasses a steep embankment down into a lake just a few feet from 28th Avenue where pedestrians with children and pets walk daily. This will allow a fence to protect the public.

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.

Absolutely none.

3. How is the requested variance not the result of actions of the applicant?

No other options are available for a protective fence barrier due to the steep slope into the lake.

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?

A minimum depth of 1.5 feet and a minimum width of 130 feet to secure the lake edge of the property for security.

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

There are none available. The natural layout of the land does not permit any other alternatives.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

There will be a security fence that is beautiful to look at as well as protect the public and animals from the body of water.

PRE-APP NOTES

Kathryn Younkin

From:	Kathryn Younkin
Sent:	Thursday, October 25, 2018 1:54 PM
To:	'dawna@dawnaavon.com'
Cc:	Scot K. Bolyard; Jennifer C. Bryla; Nancy Davis
Subject:	FW: Partial Right of Way Vacation to Accommodate Fence_5034 28th Ave No 33710
Attachments:	5034 28th Ave N Model (2).pdf; Subdivision Decision 07-25-17.pdf; Vacation of Public ROW GUIDELINES.pdf; DRC Schedule 2018 05-25-18.pdf; Variance Narrative FORM.pdf

Mr. and Mrs. Shayegan,

City Engineering has completed their review of the special purpose survey, please see the notes below. So based on the below, city staff could support your request for vacation of a 11.5 foot portion of 28th Avenue North right-of-way (ROW) adjacent to your north property line. Please keep in mind that the ultimate decision is made by the City Council, with a recommendation from the Development Review Commission (DRC). The DRC schedule is attached, and the case would go the City Council typically on the third Thursday of the following month.

This would go through the process of a Vacation of Right-of-Way, please see attached guidelines for more information on the process. I have also attached the application, Subdivision Decision. This application requires a Description and Sketch of the portion of ROW to be vacated, as well as notification of the Neighborhood Association prior to submittal. The fee is $1000. Neighborhood Association contact information:

Disston Heights	Jennifer Joern	727-692-4312	jennifer.joern@yahoo.com; rmcda@yahoo.com	P.O. Box 41592	33732-1592	2nd Tue @ 7 p.m. (No July or August Meetings)	St. Petersburg Community Church - 4501 30th Ave N

We also ask that you reach out to your neighbors for signatures on the Neighborhood Worksheet.

This would also require a variance to our subdivision regulations which would require that 28th Avenue North be maintained as a 50 foot ROW. Please see 16.40.140.4.1. - Streets. At this link: 16.40.140 - SUBDIVISIONS We would process this variance with your vacation hearing at the DRC hearing. The narrative for this is attached. The fee for the variance portion of your application is $300.

You may have other utility providers such as Duke Energy and multiple cable companies within the ROW you are proposing to vacate. During the vacation process we route your application to them for comment. If they have facilities you will be required to provide an easement to each of the providers or pay for relocation of their facilities. An alternative would be a public utility easement over the entire area to be vacated, there is an $800 city fee to cover the costs for this which would be prepared by the City's Real Estate Department and recorded at the same time as the vacation.

This email can serve as our required pre-application meeting (please attach a copy of this email with your application). Please also attach a to scale copy of the Special Purpose survey with your application for our records. Please let me know if you have any questions or would prefer to meet in person.

Thank you,

Kathryn A. Younkin, AICP, LEED AP BD+C
Subdivision Coordinator
City of St. Petersburg, Planning and Development Services
1 Fourth Street North, St. Petersburg, FL 33701
727-892-5958 / Fax: 727-892-5557
Kathryn.Younkin@stpete.org

Please note all emails are subject to public records law.

From: Nancy Davis
Sent: Wednesday, October 17, 2018 4:36 PM
To: Kathryn Younkin <Kathryn.Younkin@stpete.org>
Cc: Mark Riedmueller <Mark.Riedmueller@stpete.org>; Peter H. Fritsch <Peter.Fritsch@stpete.org>; Jennifer C. Bryla <Jennifer.Bryla@stpete.org>; Mike Ryle <Mike.Ryle@stpete.org>
Subject: Partial Right of Way Vacation to Accommodate Fence_5034 28th Ave No 33710

Kathryn,

The special purpose survey should be adequate to allow the applicant to accurately define the limits necessary for partial right of way vacation as necessary to accommodate the existing fence. Engineering has reviewed the survey to provide the following technical considerations to assist zoning staff in determining the level of staff support for the proposed right of way vacation:

1. The survey indicates that the fence encroaches 11.5' into the 60-foot wide right of way, leaving approximately 9.8-feet of parkway south of the southern curb line of 28th Ave North.

2. City Utility maps do not indicate the existence of any City owned public infrastructure in the southern parkway of 28th Avenue North in the area of the proposed vacation.

3. The NS zoning district does not require sidewalk construction on the south side of 28th Avenue North.

4. The north 30-feet of the right of way of 28th Ave N appears to have been dedicated on PB 10, PG 66, Summit Grove Subdivision. The south 30-feet of the right of way of 28th Avenue North appears to have been dedicated on PB 15, PG 38, Glen Echo Subdivision. To maintain the minimum 50-foot wide right of way width required for a local street by current City Land Development Code Section 16.40.140.4.1(E), each of these subdivisions would only be required to dedicate 25-feet of right of way, rather than 30-feet.

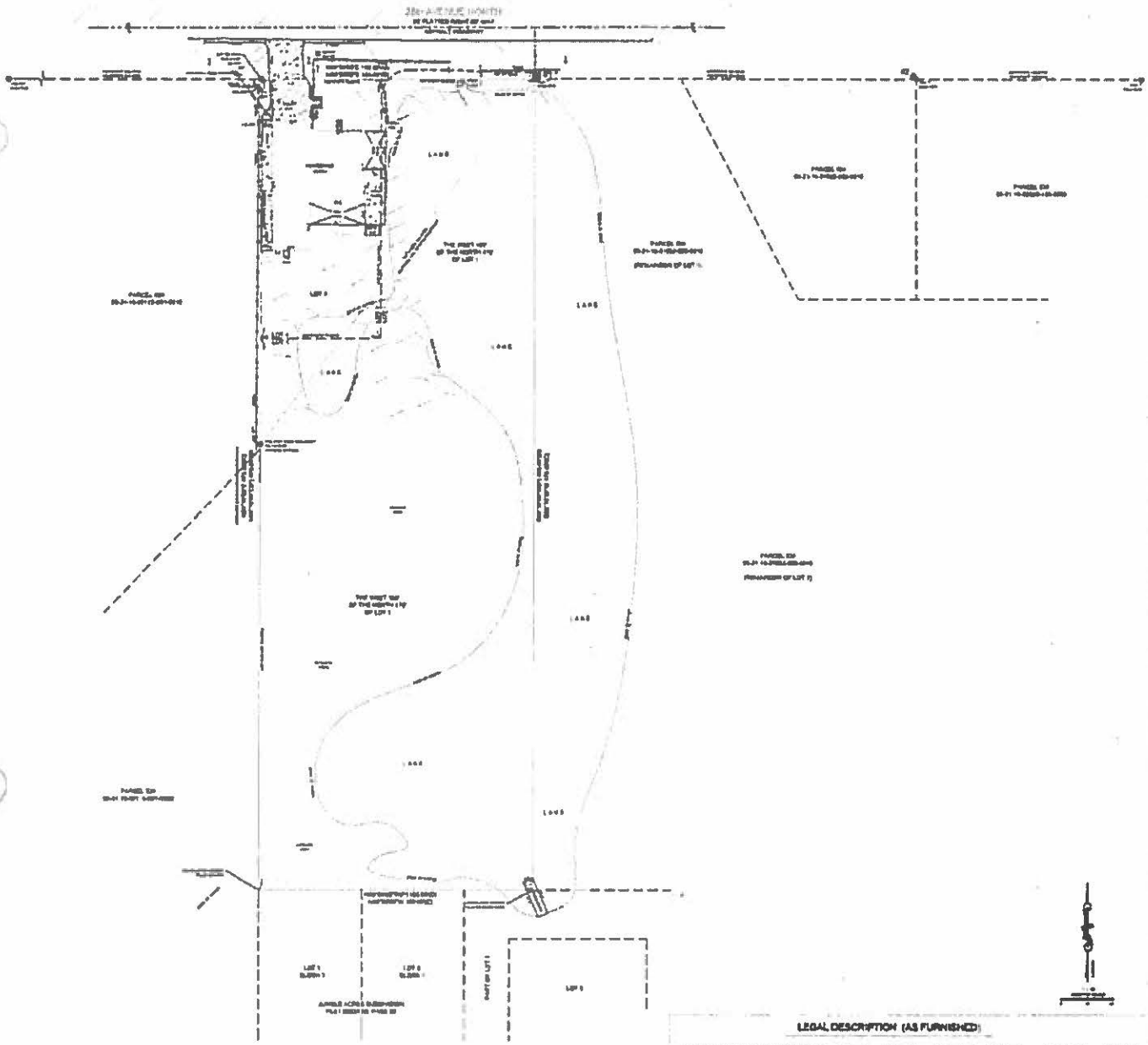
Vacation of the southern 11.5-feet of the right of way of 28th Avenue North for a distance as necessary to accommodate the fence, will result in an overall right of way width of only 48.5-feet. The right of way boundary will no longer be consistent in the block nor will it be symmetrical (there will be 30-feet of right of way north of the roadway centerline but only 18.5-feet of right of way south of the roadway centerline). If supported by staff, Zoning will need to determine if this vacation would also require a variance to the right of way requirements of the Land Development Code.

5. The survey indicates that the top of bank of the privately owned lake is now encroaching into the public right of way of 28th Ave N. Based on the survey elevations, the lake bank slope approaches 1:1. The fence may help to secure the area for protection of the public.

Sincerely,
Nancy E. Davis
Engineering Plan Review Supervisor

Engineering and Capital Improvements Department

City of St. Petersburg
One Fourth Street North, 7th Floor Engineering Dept.
St. Petersburg, FL 33701-2842
Email: Nancy.Davis@stpete.org
Please note all emails are subject to public records law.



LEGAL DESCRIPTION (AS FURNISHED)

LOT 4 AND THE WEST 160 FEET OF THE NORTH 470 FEET (S) OF LOT 1, GLEN ECHO EXT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 31 IN THE OFFICIAL PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGEND

A/C	Air Conditioner
C	Centerline
C	Concrete
CB	Concrete Block
CM	Concrete Monument
CONC	Concrete
COV	Covered
D	Description
DE	Drainage Easement
D.U.E	Drainage & Utility Easement
DWY	Driveway
E.SMT	Easement
FFE	Finished Floor Elevation
FND	Found
G	Gas Pipe
L	Length (Arc)
M	Measured
MHD	Mail & Post
N.R.	Non-Radial
OHU	Overhead Utility Line
ORB	Official Records Book
P	Plat
P.B.	Plat Book
PC	Point of Curvature
PI	Point of Intersection
P.O.B	Point of Beginning
P.O.C.	Point of Commencement
PP	Power Pole
PRC	Point of Reverse Curvature
PRM	Permanent Reference Monument
R	Radius
RAD	Radial
R.A.C	Radial & Cap
RPS	Rebar
UE	Utility Easement
WM	Water Meter
Δ	Delta (Central Angle)
	Wood/PVC Fence
	Chain Link Fence
	Handicap Parking
	Metal Light Pole
	Well
	Gas Meter
	Signpost
	Fire Hydrant
	Water Valve
	Sanitary Manhole Cover
	Storm Drain Inlet
	Wood Power Pole
	Overhead Utility Line

Site Benchmark Information:

BM 01
Found 5" Iron Pipe on NE Corner of Subject Property
Elevation 15.54'

BM 02
Found 5" Iron Pipe on NE Corner of Adjacent Property East
Elevation 15.54'

Benchmark Information:

Pinellas County Benchmark Designation NG 1240 Stamped P Reset
(Elevations are based upon NAVD 88 Datum)

CERTIFIED TO: (AS FURNISHED)

FLOOD ZONE INFORMATION

NOTES

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

JOB NO.	19-09-016
FIELD DATE	10/08/19
SCALE	1"= 30'
DRAWN BY	DJC
FIELD CREW	ST
APPROVED BY	DHH
OPERATING LICENSE	LB6121

DLS

SURVEYOR'S CERTIFICATE

NO.	DATE	REVISIONS

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

OF

5034 28th AVENUE NORTH

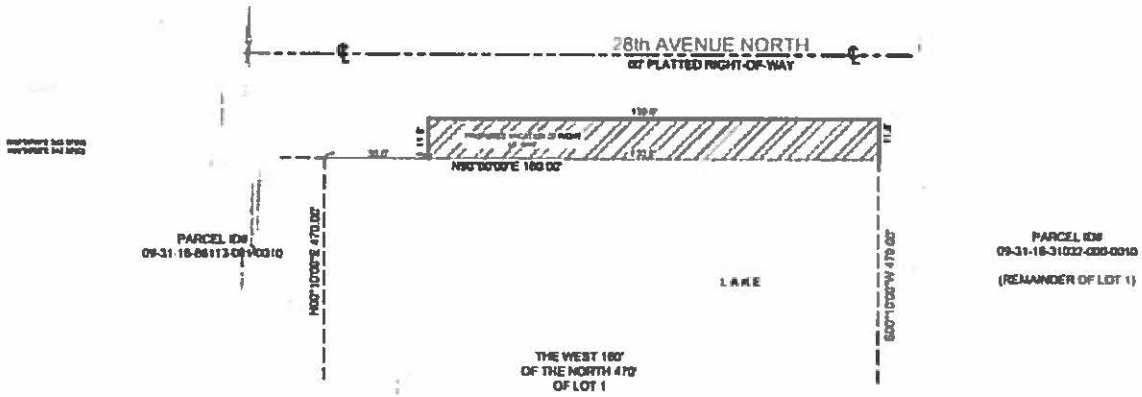
ST. PETERSBURG, FLORIDA 33710

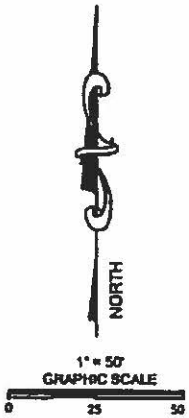
SHEET 1 OF 1

LEGAL & SKETCH

NOT A SURVEY

AREA TO BE VACATED:
THE SOUTH 11.50 FEET OF 28TH AVENUE NORTH RIGHT OF WAY, LESS THE WEST 30 FEET,CONTIGUOUS TO THE WEST 160 FEET OF THE NORTH 470 FEET (S) OF LOT 1, GLEN ECHO EXT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 31, IN THE OFFICIAL PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.





PROVIDED FOR
SHAYEGAN 28TH AVE PROPERTY TRUST
SHAROKH SHAYEGAN
DAWNA SHAYEGAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

NOT A SURVEY

DATE SIGNED: 12/3/18

SURVEYOR'S NAME: BILL H. HYATT LS4836

DEAL LAND SURVEYING, LLC LB 8121

FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

st.petersburg
www.stpete.org

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: 5034-28 AVENUE ND **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: 5043 28th Ave ND
   Owner Name (print): Michael Lafaurche
   Owner Signature:
2. Affected Property Address: 5021 28th Avenue
   Owner Name (print): Clifford Hunter
   Owner Signature:
3. Affected Property Address: 5035 28th Ave N.
   Owner Name (print): Lindsay Dorthitt
   Owner Signature:
4. Affected Property Address: 4950 28th Ave N St Pete FL 33710
   Owner Name (print): Theo Lawless
   Owner Signature:
5. Affected Property Address: 4950 28th Av N St Pete
   Owner Name (print): M. Lawless
   Owner Signature:
6. Affected Property Address:
   Owner Name (print):
   Owner Signature:
7. Affected Property Address:
   Owner Name (print):
   Owner Signature:
8. Affected Property Address:
   Owner Name (print):
   Owner Signature:

st.petersburg
www.stpete.org

NEIGHBORHOOD WORKSHEET

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: 5034-28 AVENUE NO | **Case No.:**
Description of Request: VACATION OF PORTION OF RIGHT OF WAY 11.5 FEET

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: 5021 28th Ave N Suite
   Owner Name (print): Clifford G Hunter III
   Owner Signature:
2. Affected Property Address: 5035th 28th Ave N.
   Owner Name (print): Lindsay Deitchitt
   Owner Signature:
3. Affected Property Address: 4950 28th Ave N
   Owner Name (print): Michael J Lawless
   Owner Signature:
4. Affected Property Address: 5001 28th AVE N
   Owner Name (print): Scott PECK
   Owner Signature:
5. Affected Property Address: 5045 28th Ave No
   Owner Name (print): Michael Lafferel
   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:

Subject: Re: 5034 28th Ave No St.Petersburg, FL 33710
From: Jennifer Joern <jennifer.joern@yahoo.com>
Date: 12/10/2018 12:25 PM
To: Kathryn Younkin <Kathryn.Younkin@stpete.org>, "dawna@dawnaavon.com" <dawna@dawnaavon.com>, Pamela Huff <pehuff@yahoo.com>

Thank you, Dawna, for the update.

I am including DHCA's new President, Pam Huff (effective January 1, 2019), on this note as she will be your point of contact moving forward regarding your notification to DHCA.

Enjoy the holiday season - Jennifer

Jennifer A. Joern
Disston Heights Civic Association, President
c: 727-692-4312

On Monday, December 10, 2018, 9:42:19 AM EST, dawna@dawnaavon.com <dawna@dawnaavon.com> wrote:

December 10, 2018

Re: 5034 28th Avenue North

Dear Jennifer,

We met with Kathryn Younkin and we were informed that we are required to apply for a variance as well as the partial vacation of right-of- way. We are emailing to inform you at this time as we proceed with the application process.

Sincerely,

Sharokh and Dawna Shayegan
cc: Kathryn Younkin

Subject: RE: 5034-28th Avenue North - Re: Partial Vacation Of Right Of Way
From: Kathryn Younkin <Kathryn.Younkin@stpete.org>
Date: 12/4/2018 4:46 PM
To: Jennifer Joern <jennifer.joern@yahoo.com>, "dawna@dawnaavon.com" <dawna@dawnaavon.com>
CC: Pamela Huff <pehuff@yahoo.com>

I just wanted to clarify that if the application is received by December 10th at 2 pm, then this would be heard at the February 6th DRC or if received between December 10th and January 7th would be heard at the March 6th DRC.

Thank you,

Kathryn A. Younkin, AICP, LEED AP BD+C
Subdivision Coordinator
City of St. Petersburg, Planning and Development Services
1 Fourth Street North, St. Petersburg, FL 33701
727-892-5958 / Fax: 727-892-5557
Kathryn.Younkin@stpete.org

Please note all emails are subject to public records law.

From: Jennifer Joern [mailto:jennifer.joern@yahoo.com]
Sent: Tuesday, November 20, 2018 11:18 AM
To: dawna@dawnaavon.com
Cc: Kathryn Younkin <Kathryn.Younkin@stpete.org>; Pamela Huff <pehuff@yahoo.com>
Subject: 5034-28th Avenue North - Re: Partial Vacation Of Right Of Way

Thank you for your phone call and follow up e-mail, Mrs. Shayegan.

The following notes summarizes last night's discussion:

1 - You have not presented, nor will you have the opportunity to present, your case to partially vacate the ROW located at 5034 28th Avenue N to the Disston Heights Civic Association (DHCA) due to the date of your hearing with the city (late December).
2 - DHCA does not host an official Membership Meeting in December.
3 - The next scheduled DHCA Membership Meeting is January 8, 2019.
4 - DHCA has ***no opinion*** as it pertains to the Public Participation Report required for your Partial Vacation of the ROW application as it was not, nor will do you have plans to, present it to DHCA membership. ***Kathryn, please take note. Thank you!***
5 - DHCA will not sign off of the Public Participation Report required for your Partial Vacation of the ROW application as it was not, nor will do you have plans

to, present it to DHCA membership. ***Kathryn, please take note. Thank you!***
6 - Effective January 1, 2019, the President of DHCA is Pam Huff (on copy)

Have a good morning - Jennifer

Jennifer A. Joern

Disston Heights Civic Association, President
c: 727-692-4312

On Monday, November 19, 2018, 6:37:35 PM EST, dawna@dawnaavon.com <dawna@dawnaavon.com> wrote:

November 18, 2018

Re: Partial Vacation of Right of Way
5034-28th Avenue North

Jennifer Joern,

We were just informed on November 13, 2018 that we were approved to start the process for the application with the city. Your contact information was given to us at that time. We will be contacting Zoning tomorrow, November 19, 2018 to let them know that we were able to reach you but are unable to meet until after January 2019.

Thank you for your assistance in this matter.

Sincerely,

Mr. & Mrs. Shayegan
727-527-7886

Your Sunshine City

Attachments:

DRC Schedule 2018-2019_11-08-18.pdf 34.7 KB

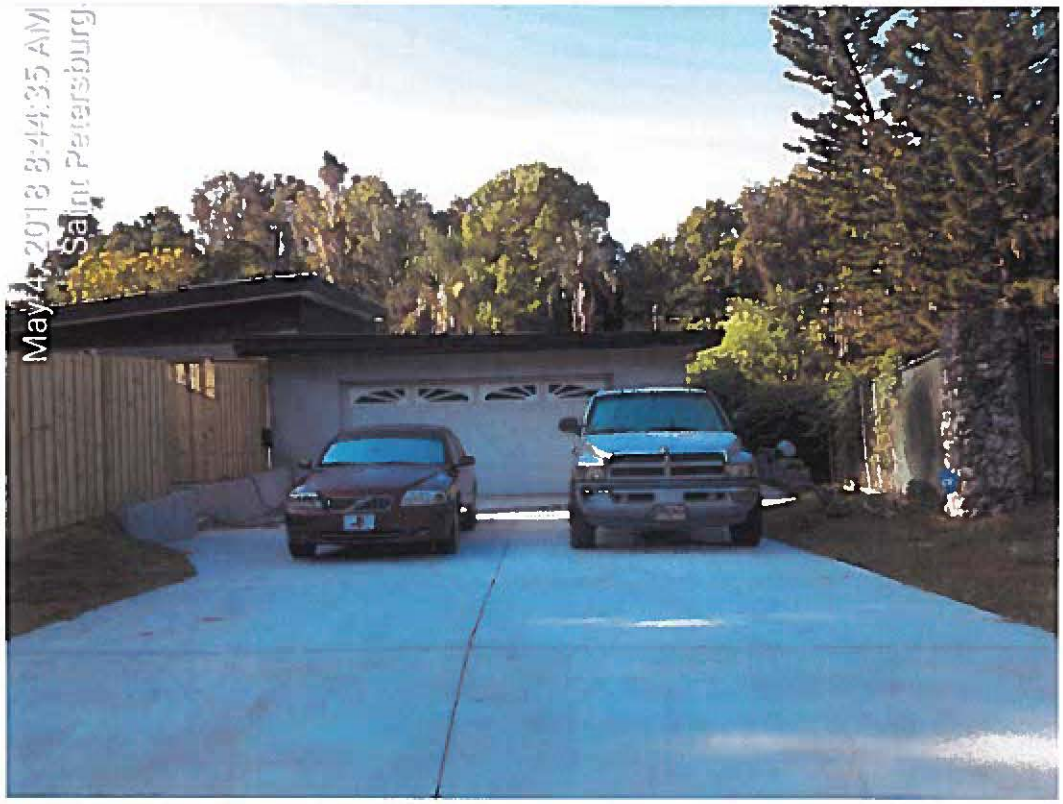
G – Photographs

Google 2011

May 2018

May 4, 2018 8:19:55 AM
Saint Petersburg

May 4, 2018 8:44:15 AM
Saint Petersburg


May 4, 2018 8:44:35 AM
Saint Petersburg

May 4, 2018 8:47:09 AM
Saint Petersburg

May 7, 2018 9:35:39 AM

May 7, 2018 9:35:54 AM

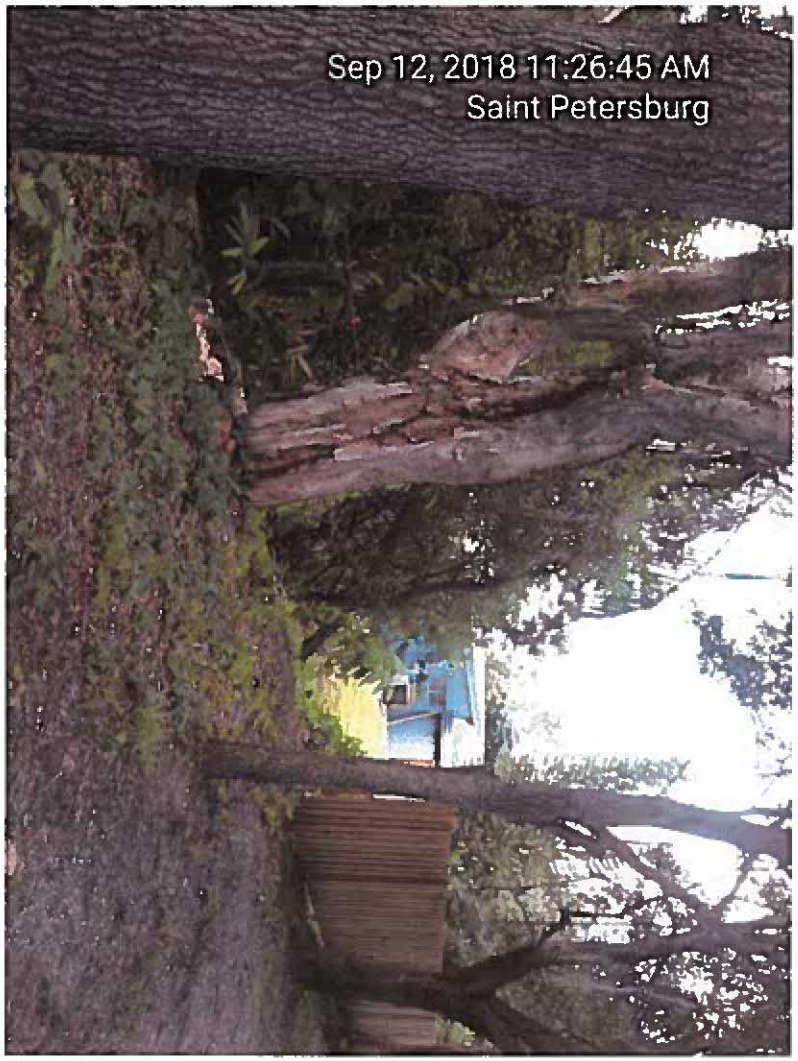
May 7, 2018 9:36:31 AM
Saint Petersburg

May 7, 2018 9:35:59 AM

May 7, 2018 9:36:38 AM
Saint Petersburg

May 4, 2018 7:43:28 AM
Saint Petersburg

Sept 2018


Sep 12, 2018 11:26:45 AM
Saint Petersburg

Sep 12, 2018 11:26:20 AM
Saint Petersburg

Sep 12, 2018 11:27:01 AM
Saint Petersburg

H – Engineering Memorandum dated January 24, 2019

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Services
Jennifer Bryla, Zoning Official, Development Review Services
Kathryn Younkin, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: January 24, 2019

SUBJECT: Vacation with Variance

FILE: 18-33000012 R1

LOCATION AND PIN: 5034 28th Avenue North; 09/31/16/31032/000/0040
ATLAS: M-16
PROJECT: Vacation with Variance
REQUEST: Approval of a vacation of an 11.5-foot by 130-foot portion of 28th Avenue North adjacent to the North Lot Line of the parcel located at 5034 28th Avenue North, with a variance to the right-of-way, width required from 50.0-feet to 48.5-feet.

COMMENTS: The Engineering Depatment offers the following technical considerations to assist staff and DRC in determing the level of support for the proposed right of way vacation.

1. The survey indicates that the fence encroaches 11.5' into the 60-foot wide right of way, leaving approximately 9.8-feet of parkway south of the southern curb line of 28th Ave North.

2. The north 30-feet of the right of way of 28th Ave N was dedicated on PB 10, PG 66, Summit Grove Subdivision. The south 30-feet of the right of way of 28th Avenue North was dedicated on PB 15, PG 38, Glen Echo Subdivision. To maintain the minimum 50-foot wide right of way width required for a local street by current City Land Development Code Section 16.40.140.4.1(E), each of these subdivisions would only be required to dedicate 25-feet of right of way, rather than 30-feet. Vacation of the southern 11.5-feet of the right of way of 28th Avenue North for a distance as necessary to accommodate the fence, will result in an overall right of way width of only 48.5-feet. The right of way boundary will no longer be consistent in the block nor will it be symmetrical (there will be 30-feet of right of way north of the roadway centerline but only 18.5-feet of right of way south of the roadway centerline). If supported by staff, Zoning will need to determine if this vacation would also require a variance to the right of way requirements of the Land Development Code.

3. Per the survey, a fence installed at the top of the existing lake bank would encroach only 5-feet into the southern right of way of 28th Avenue North. Shifting the fence alignment of the entire fence to encroach only 5-feet into the southern right of way of 28th Avenue North would be reasonable since the remaining 25-feet of the right of way would maintain the standard local street right of way width for the southern half of the right of way per the requirements of the City's Code. If the lake bank is uneven or unstable in this location, it may be necessary for the property owner to construct some type of low retaining walk outside the public right of way adjacent to the lake on which the fence could be mounted.

4. The survey indicates that the top of bank of the privately owned lake is now encroaching into the public right of way of 28th Ave N. Based on the survey elevations, the lake bank slope approaches 1:1. The fence may help to secure the area for protection of the public.

5. City Utility maps do not indicate the existence of any City owned public infrastructure in the southern parkway of 28th Avenue North in the area of the proposed vacation.

6. The NS zoning district does not require sidewalk construction on the south side of 28th Avenue North.

NED/MJR/meh

pc: Kelly Donnelly
Correspondence File

Exhibit “A” – Description and Sketch

I – Emails Received

Kathryn Younkin

From: Mike Mathews <mmathews5100@gmail.com>
Sent: Monday, January 07, 2019 7:09 PM
To: Kathryn Younkin
Subject: Re: Case 18-33000012 - 5034 28th Ave N - Vacation of ROW and Variance to ROW width from 50 feet required to 48.5 feet

Hi Kathryn

I noticed that the neighbor has cited this being a safety issue with the lake I just want you to know that I have been here 21 years and there's never been an issue with the fence and the lake and as far back as 45 years there's been no reports of any safety issues with the fence just an FYI thank you Mike Mathews

Sent from my iPhone

> On Jan 7, 2019, at 4:24 PM, Mike Mathews <mmathews5100@gmail.com> wrote:
>
> Hi Kathryn,
> My name is Mike Mathews I live at 5100 28 Ave. N. I oppose this variance that my neighbor is requesting, as it does not benefit the neighborhood at all, the road is narrow enough we have no room to get by as it is, I am not opposed for him to put back his 4 foot chain-link fence like it was and stay with in the variance lines like we all have in the neighborhood if he gets this variance than all the other neighbors will what too and what would that look like? Please feel free to reach out to me.
>
> Mike Mathews
> Sent from my iPhone

Kathryn Younkin

From: Clifford Hunter <chuntergiii@gmail.com>
Sent: Tuesday, January 08, 2019 8:00 AM
To: Kathryn Younkin
Subject: 5034 28th Ave N Case #18-33000012

Good Day Kathryn,
I am Clifford G Hunter III, am the homeowner at 5021 28th Ave N, across the street from 5034 28th ave N, aka your case # 18-33000012. I have no objection to a variance as it pertains "solely to the location of the fence along the property line". The bank is very steep on the waterfront side lot portion of this property, so it makes sense to allow the homeowner to place a fence, "that meets all city code requirements," on as level a ground as possible.
I do however, and have voiced our opposition to the city, and the homeowner, object to the current placement and use of a 6 foot tall wooden "non-decorative, non-landscaped" stockade fence placed across the front of this residential home and property. Per city fence guidelines 4' tall is the maximum height permitted beyond the sidewalls and across the front of a residential home. A 4' tall chain link was in place across the home, and side lot lake front, for many years, which was removed by the homeowner and replaced by a 6' tall wooden stockade fence, (which, even if allowed, wooden stockade fence is neither "decorative nor landscaped" as would be required by city code).
Per City Residential Requirements: Section 16.40.040.1
Both Descriptions and Diagrams within this code 16.40.040.1 clearly state, and demonstrate, that the use of a fence taller than 4 feet is prohibited across the front this residential property.
I appreciate your time and attention in this matter.
Sincerely,
Clifford G Hunter III
chuntergiii@gmail.com

J – Section 16.40.060.2.1.6 Landscape Specifications

16.40.060.2.1.6. - Landscape specifications.

A. Unless otherwise specified, all landscape materials shall meet the following specifications:

TREES: SHADE								
All required shade trees shall measure a minimum of ten ft. in height and two inches diameter at breast height (dbh) at the time of planting. All shade trees shall be rated Florida Grade No. 1 and selected from the following list.								
Common	**Scientific**	**Native**	**Light requirements**			**Water requirements**		
			sun	*mix*	*shade*	*low*	*med*	*high*
Cypress, Bald	*Taxodium distichum*	X	X	X		X	X	X
Elm, Chinese (Drake)	*Ulmus parvifolia*			X		X		
Elm, florida	*Ulmus Americana, var. spp. floridana*	X		X		X	X	
Elm, Winged	*Ulmus Alata*	X	X				X	
Loblolly Bay	*Gordonia lasianthus*	X		X				X
Magnolia, Southern*	*Magnolia grandiflora*	X	X				X	X

Magnolia, Sweetbay*	*Magnolia virginiana*	X		X				X
Maple, Florida	*Acer saccharum,* "Floridanum"	X		X			X	
Maple, Red	*Acer rubrum*	X		X				X
Mulberry, Red*	*Morus rubra*	X	X				X	
Oak, Live	*Quercus virginiana*	X	X			X	X	
Pine, Long-Leaf	*Pinus palustris*	X	X			X		
Pine, Slash	*Pinus elliottii*	X	X			X		
Sugarberry*	*Celtis laevigata*	X	X				X	
Sweetgum*	*Liquidambar styraciflua*	X	X				X	
Sycamore	*Platanus occidentalis*	X	X				X	X

*Tree produces berries or seed pods, which make it an unsuitable choice for locations near parking or sidewalk spaces.
Other shade trees identified as Florida Friendly by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered (http://fyn.ifas.ufl.edu /pdf/FYN_Plant_Selection_Guide_v090110.pdf).

TREES: UNDERSTORY								
All required understory trees shall measure a minimum of eight ft. in height and 1.5 inches diameter at breast height (dbh) at the time of planting. All understory trees shall be rated Florida Grade No. 1 and selected from the following list.								
Common	**Scientific**	**Native**	**Light requirements**			**Water requirements**		
			sun	*mix*	*shade*	*low*	*med*	*high*
Bay, Red	*Persea borbonia*	X		X		X		
Bay, Silk	*Persea humilis*	X	X			X		
Bay, Swamp	*Persea palustris*	X		X			X	
Buttonwood, Green	*Conocarpus erectus*	X	X				X	
Buttonwood, Silver	*Conocarpus erectus* "sericeus"	X	X				X	
Cedar, Southern Red	*Juniperus virginiana*	X	X			X		
Crape Myrtle,	*Lagerstroemia indica* and any disease resistant varieties		X			X	X	

Hawthorn, Summer	*Crataegus flava*	X		X			X	
Holly, American	*Ilex opaca*	X		X		X		
Holly, Dahoon	*Ilex cassine*	X		X			X	X
Holly, East Palatka	*Ilex attenuata* "East Palatka"	X	X			X	X	
Holly, Weeping Yaupon	*Ilex vomitoria* "Pendula"	X		X			X	
Holly, Yaupon	*Ilex vomitoria*	X		X		X		
Ligustrum	*Ligustrum japonicum*		X			X		
Magnolia	*Magnolia grandiflora*, and other dwarf varieties that have a maximum height of fifteen feet			X			X	X
Oak, Sand Live	*Quercus virginiana* "Geminata"	X	X			X		

Plum, Flatwoods	*Prunus umbellata*	X		X			X	
Plum, Pigeon	*Coccoloba diversifolia*	X	X			X		
Plum, Saffron	*Bumelia celastrina*	X		X			X	
Podocarpus (tree form)	*Podocarpus macrophyllus*			X			X	
Seagrape (tree form)	*Coccoloba uvifera*	X	X			X		
Sweet Acacia	*Acacia farnesiana*	X	X			X		
Wild Olive	*Cordia boissieri*		X				X	
Other understory trees identified as Florida Friendly by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered.								

TREES: PALMS

All required palm trees shall measure a minimum height of eight feet of clear trunk. Palm trees identified with an * may be substituted on a one for one basis with shade tree planting requirements. Palm trees identified with a + may be substituted on a three for one basis with shade tree planting requirements. No more than 50% of required shade trees may be substituted for palms in vehicular use areas. All palm trees shall be credited on a one for one basis towards understory tree planting requirements. All palms trees shall be rated Florida Grade No. 1 and selected from the following list.

Common	Scientific	Native	Light requirements			Water requirements		
			sun	*mix*	*shade*	*low*	*med*	*high*
Bismarck Palm*	*Bismarckia nobilis*		X				X	
Cabbage Palm+	*Sabal palmetto*	X	X			X	X	
Date Palm, Medjool*	*Phoenix dactylifera*							
Date Palm, Pygmy	*Phoenix roebelenii*							
Date Palm, Silver	*Phoenix sylvestris*							
Fan Palm, Ribbon	*Livistona decipiens*		X				X	

Foxtail Palm	*Wodyetia bifurcata*		X				X	
Paurotis Palm	*Acoelorrhaphe wrightii*	X	X				X	
Pindo Palm	*Butia odorata*			X			X	
Royal Palm, Cuba*	*Roystonea regia*			X			X	
Royal Palm, Florida*	*Roystonea elata*	X		X			X	
Thatch Palm, Florida	*Thrinax radiata*	X	X			X		
Triangle Palm	*Neodypsis decaryi*		X				X	
Windmill Palm	*Trachycarpus fortunei*			X		X		
Other palm trees identified as Florida Friendly by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered.								

SHRUBS

All required shrubs shall measure a minimum of 24 inches in height at the time of planting. Shrubs required to create a hedge shall be planted not more than 30 inches on center. Shrubs shall be rated Florida Grade No. 1 and selected from the following list.

Common	Scientific	Native	Light requirements			Water requirements		
			sun	*mix*	*shade*	*low*	*med*	*high*
Anise, Yellow	*Illicium parviflorum*	X		X			X	
Buttonwood, Green	*Conocarpus erectus*	X	X			X		
Buttonwood, Silver	*Conocarpus erectus 'sericeus'*	X	X			X		
Cocoplum, Redtip	*Chrysobalanus icaco*	X		X		X		
Firebush	*Hamelia patens*	X		X		X	X	
Gallberry	*Ilex glabra*	X		X			X	
Hibiscus	*Hibiscus rosa-sinensis*		X				X	
Holly, Dwarf Yaupon	*Ilex vomitoria "Schilling Dwarf" Dwarf caltivars or varieties*	X		X		X		

Ixora	*Ixora coccinea*		X				X	
Podocarpus	*Podocarpus macrophyllus*			X		X	X	
Privet, Florida	*Forestiera segregata*	X	X			X		
Seagrape	*Coccoloba uvifera*	X	X			X		
Simpson Stopper	*Myrcianthes fragrans*	X		X			X	
Viburnum, Awabuki	*Viburnum odoratissum* "Awabuki"			X			X	
Viburnum, Sandankwa	*Viburnum suspensum*			X		X	X	
Viburnum, Sweet	*Viburnum odoratissimum*			X			X	
Viburnum, Walters	*Viburnum obovatum*	X		X		X	X	
Other shrubs identified as Florida Friendly by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered.								

ACCENT (AND MASSING) PLANTS

All required foundation plants and accent plants shall be a minimum of one gallon nursery specification at the time of planting. Plants shall be rated Florida Grade No. 1 and selected from the following list.

Common	Scientific	Native	*Light requirements*			Water requirements		
			sun	*mix*	*shade*	*low*	*med*	*high*
Allamanda	*Allamanda cathartica*		X			X		
Allamanda	*Allamanda neriifolia*		X			X		
American Beautyberry	*Callicarpa americana spp.*	X		X			X	
Azalea, Florida Flame	*Rhododendron austrinum*	X			X		X	
Azalea, Pinxter or Piedmont	*Rhododendron canescens*	X			X		X	
Florida Bamboo, clumping varieties only	*Bambusa spp.*		X	X			X	
Azalea	*Rhododendron spp.*				X		X	

Bird of Paradise	*Strelitzia reginae*		X				X	
Bougainvillea	*Bougainvillea glabra*		X			X		
Butterfly Weed	*Asclepias tuberosa*	X	X			X		
Cardboard Plant	*Zamia furfuracea*			X		X		
Cast-Iron Plant	*Aspidistra elatior*				X	X		
Christmasberry	*Lycium carolinianum*	X		X		X		
Coontie	*Zamia floridana*	X		X		X		
Copperleaf	*Acalypha wilkesiana*		X				X	
Crinum Lily	*Crinum spp.*		X				X	
Croton	*Codiaeum variegatum*			X			X	
Firespike	*Odontonema cuspidata*		X			X	X	
Ginger, Shell	*Alpinia zerumbet*			X			X	X
Golden Dewdrop	*Duranta erecta*			X			X	

Hawthorn, Indian, disease resistant cvs.	*Raphiolepsis spp.*		X	X			X	
Hibiscus, Red	*Hhibiscus coccineus*	X		X				X
Iris, African	*Dietes spp.*		X			X		
Lady Palm	*Rhapis excelsa*				X	X	X	
Mimosa, Sunshine	*Mimosa strigillosa*	X	X			X	X	
Milkweed, Scarlet	*Asclepias curassavica*		X			X		
Needle Palm	*Rhapidophyllum hystrix*	X			X		X	
Philodendron	*Philodendron spp.*			X		X	X	
Plumbago	*Plumbago auriculata*		X				X	
Palmetto, Saw	*Serenoa repens*	X		X		X		
Shrimp Plant	*Justicia brandegeana*			X			X	
Snowberry	*Chiococca alba*	X	X				X	
Snow Bush	*Breynia disticha*			X		X	X	

Thryallis	*Galphimia gracilis*		X				X	
Turks-Cap	*Malvaviscus arboreus*		X			X		
Varnish Leaf	*Dodonaea viscosa*	X		X		X		
White Indigoberry	*Randia aculeata*	X		X		X		
Wild Coffee	*Psychotria nervosa*	X		X	X	X	X	
Yellow Necklace Pod	*Sophora tomentosa* "Truncata"	X	X			X		
Other accent plants identified as Florida Friendly by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered.								

ORNAMENTAL GRASSES				
All required foundation plants and ornamental grasses shall be a minimum of one gallon nursery specification at the time of planting. Plants shall be rated Florida Grade No. 1 and selected from the following list.				
Common	**Scientific**	**Native**	**Light requirements**	**Water requirements**

			sun	*mix*	*shade*	*low*	*med*	*high*
Fakahatchee Grass	*Tripsacum dactyloids*	X		X		X	X	
Fakahatchee Grass, Dwarf	*Tripsacum floridanum*	X		X		X	X	
Gulf Muhly Grass	*Muhlenbergia capillaris*	X	X			X		
Sand Cordgrass	*Spartina bakeri*	X	X			X	X	X
Salt Marsh Cordgrass	*Spartina patens*	X	X			X	X	X
Other ornamental grasses identified as "Florida Friendly" by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered.								

GROUND COVER				
All required foundation plants and ornamental grasses shall be a minimum of one gallon nursery specification at the time of planting. Plants shall be rated Florida Grade No. 1 and selected from the following list.				
Common	**Scientific**	**Native**	**Light requirements**	**Water requirements**

			sun	*mix*	*shade*	*low*	*med*	*high*
Aztec Grass	*Ophiopogon spp.*			X		X		
Beach Sunflower	*Helianthus debilis*	X	X			X		
Beach Morning Glory	*Ipomoea imperati*	X	X			X		
Blue Daze	*Evolvulus glomerata*		X				X	
Coral Honeysuckle	*Lonicera sempervirens*	X		X		X	X	
Jasmine, Asiatic (Minima) and other low growing varieties	*Trachelospernum asiaticum*			X		X	X	
Jasmine, Downy	*Jasminum multiflorum*			X		X	X	
Juniper, Parson	*Juniperus davurica*		X			X	X	
Juniper, Shore	*Juniperus conferta*		X			X	X	

Lantana, Trailing	*Lantana montevidensis*		X			X		
Liriope, Evergreen Giant	Liriope "Evergreen Giant"			X		X		
Mimosa, Sunshine	*Mimosa strigillosa*	X	X			X	X	
Porterweed	*Strachytarpheta jamaicensis*	X	X				X	X
Railroad Vine	*Ipomoea pescaprae*	X	X			X		
Sage, Tropical	*Salvia coccinea*	X	X			X	X	
Sea Oxeye Daisy	*Borrichia frutescens*	X	X				X	
Sea Purslane	*Sesuvium portulacastrum*	X	X			X		
Twinflower	*Dyschoriste oblongifolia*	X	X			X		
Other foundation plants identified as Florida Friendly by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered.								

B. *Plant selection criteria.* The species of required landscape materials shall be site appropriate and shall be selected based on the existing and neighboring vegetative communities, sun exposure, soil types, proposed function of the materials, cold tolerance, water use, fertilizer needs, existence of utilities or overhead power lines, and aesthetics.

C. *Unprotected trees.* Due to their status as non-native species or invasive species, any unprotected or prohibited trees may be removed from private property and the abutting right-of-way without a permit unless they are part of an approved landscape plan, or otherwise required by this section, and shall not be used to meet the vegetation required by this section:

UNPROTECTED TREES		
Common	**Scientific**	**Place of Origin**
Avocado	*Persea americana*	Central America
Cherry laurel	*Prunus caroliniana*	North America
Citrus	All species.	Eastern Asia
Ear	*Enterolobium cyclocarpum*	Central America
Eucalyptus	*Eucalyptus spp.* except silver dollar variety	Australia
Ficus [1]	*Ficus spp.*	South America
Italian cypress	*Cupressus sempervirens*	South Europe
Jacaranda [1]	*Jacaranda acutifolia*	Brazil
Jerusalem thorn	*Parkinsonia aculeata*	Central America

Kapok [1]	*Ceiba pentandra*	South America
Loquat	*Eriobotrya japonica*	China
Mango	*Mangifera indica*	India
Monkey puzzle tree	*Araucaria araucana*	Australia
Norfolk Island pine	*Araucaria excelsa*	Norfolk Island
Orchid Tree	*Bauhinia spp.* , except *Bauhinia variegata*	Eastern Asia (India, China)
Royal Poinciana [1]	*Delonix regia*	Madagascar
Silk oak	*Grevillia robusta*	Australia
Toog	*Bischofia javanica*	Tropical Asia, Pacific Islands
Woman's tongue	*Albizia spp.*	Tropical Asia, Northern Australia

[1] Note: Jacaranda and Royal Poinciana Trees over eight inches DBH and Banyan and Kapok over 30 inches DBH are signature trees and therefore may be required to obtain a permit before removing.

D. *Prohibited trees.* It is unlawful to plant or cause to be planted, or to sell or offer for sale, within the City limits the following exotic and nuisance plant species. Any development or redevelopment which is required to obtain a landscaping permit or file a landscape plan shall remove all prohibited trees on the property and

abutting right-of-way and shall include a plan to prevent re-growth prior to approval of a certificate of occupancy.

PROHIBITED TREES		
Common	**Scientific**	**Place of Origin**
Acacia, earleaf	Acacia auriculiformis	Australia, New Guinea, Indonesia
Australian pines, all	Casuarina spp.	South Pacific, SE Asia (Australia)
Brazilian pepper	Schnius terebinthifolius	Brazil, Argentina, Paraguay
Carrotwood	Cupaniopsis anacardioides	Australia
Chinaberry	Melia azederach	Asia
Chinese tallow	Triadica sebifera	China, Japan
Lead tree	Leucaena leucocephala	Central America
Punk	Melaleuca quinquenervia	Australia, New Guinea, Solomon Isle
Strangler fig	Ficus aurea	North America

(Code 1992, § 16.40.060.2.1.6; Ord. No. 195-H, § 1, 9-17-2015)

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION
APPEAL OF A STOP WORK ORDER

For **Public Hearing** and **Executive Action** on **February 6, 2019,** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & 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.

Case No.:	18-53000001	PLAT SHEET:	S-5
Address:	1151 79th Street South		
Parcel ID No.:	25-31-15-84132-005-0400		
Owner:	Neil and Margaret Reynolds 1304 Somerset Court Colleyville, Texas 76034		
Appellant:	David Wells Wells Design Contracting, Inc. 333 North Falkenburg Road, Suite B-212 Tampa, Florida 33619		
Agent:	Michelle D. Robinson, Esq. Deeb Law Group 6677 13th Avenue North, Suite 3A Saint Petersburg, Florida 33710		
Zoning:	Neighborhood Suburban Single-Family-2 (NS-2)		
Request:	Appeal of a decision to a Stop Work Order issued to the residential renovation project (Permit Number 17-10000627), for exceeding the scope of work indicated on the construction documents per FBC 2014 Section 115, and City Ordinance 16.40.050.8.3.		

INTRODUCTION:

The Building Contractor, Wells Design Contracting, Inc., for the subject property was issued a Stop Work Order for exceeding the scope of work authorized by the building permit for a single-family home renovation project located within a flood hazard area on 8/3/2018. The contractor was also issued a Notice of Violation of the City Flood Prevention Ordinance for substantially improving a property in a flood hazard area that is not in compliance with the City code or FEMA regulations. A copy of the SWO, Exhibit 2 and Notice of Violation, Exhibit 3 are attached.

The applicable code sections:

8-36(3)(c). Stop work notice.

Whenever any building, structure, electrical, gas, mechanical, plumbing or other construction related work is being done contrary to the provisions of this Florida Building Code, or other laws or ordinances implemented through the enforcement of this Florida Building Code, or contrary to the condition of a permit, or in a dangerous or unsafe manner, the Building Official shall require the work stopped by posting a written notice in a conspicuous place on the site or served on any persons engaged in the doing or causing such work to be done. Such persons shall immediately cease and desist the identified work until authorized by the issuance of a new permit, issuance of a revised permit, or when authorized in writing by the Building Official to proceed with the work. Such notice shall be posted on the site or given either to the owner of the property, or to his agent, or to the person doing the work. Where an emergency exists, the Building Official may provide verbal notice and shall not be required to give written notice prior to stopping the work but shall provide such written notice within a reasonable time after stopping the work. Failure to cease work after receipt of either the verbal or written notice provided herein shall be a violation of this section. Stop work notices may be issued for all or a portion of the work performed on a site or pursuant to a permit.

• 16.40.050.3.4. - Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Building Official shall:

1. Require the applicant to obtain an appraisal of the current market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;

2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and

4. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this section is required.

For the purpose of making this determination, the cost to perform the improvements and the cost to perform the repairs shall not be cumulative from project to project. Costs of improvements and costs of repairs shall include all costs attributed to a project and shall be determined:

1. By submission of a detailed cost estimate by a licensed contractor, provided such estimate includes all work required to complete the work described in the permit application;

2. By submission of a summation of the prevailing market cost for all materials and labor including all expenses normally charged or incurred if the work were performed by a contractor (e.g., construction supervision and management, insurance, overhead and profit, demolition, etc.); or

3. By the Building Official if the applicant's submission and supporting data do not, in the opinion of the Building Official, reasonably reflect the actual project cost; alternatively, the Building Official may require submission of another estimate. If determined by the Building Official, the Building Official may use (a) the most recent (at the start of construction) square foot valuation data for this area published by the International Code Council; or (b) the replacement cost (at the start of construction) identified by a qualified independent appraiser.
(Ord. No. 98-H, § 1, 12-5-2013)

•16.40.050.8.3. - Authority.

For development that is not within the scope of the Florida Building Code but that is regulated by this section and that is determined to be a violation, the Building Official is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.
(Ord. No. 98-H, § 1, 12-5-2013)

•16.40.050.7.1. - General.

The Development Review Commission (hereinafter referred to as the "Commission") shall hear and decide on requests for appeals and requests for variances from the strict application of this section. Pursuant to F.S. § 553.73(5), the Commission shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code.
(Ord. No. 98-H, § 1, 12-5-2013)

DISCUSSION:
Permit History:

The subject property is located on a waterfront lot in Causeway Isles. The existing single-family residence was originally constructed in 1965 and the current property owners, Neil and Margaret Reynolds, purchased the home on August 5, 2016. The residence is a one-story, masonry structure, with a slab on grade foundation. The property is located in FEMA Flood Zone AE-12, see Exhibit 1, FEMA map.

February 15, 2018, Building Permit No. 17-10000627 was issued to Wells Design Contracting, Inc. to remodel the existing residence. The proposed work included remodeling the interior, replacing the existing roof system, and adding two covered patios. The proposed scope of work,

as represented in the construction documents, met FEMA requirements with the fair cost of labor and materials for the work shown valued less than 50% of the accepted depreciated value of the structure. The existing structure value $414,610 was based on an appraisal dated 5/6/2017, completed by John Huston, Cert Res RD-6006. Using this value, the 50% maximum allowable improvement for this permit is $207,305. Per the Substantial Improvements Package, the job cost totaled $202,452.98, including an $8,435.54 contingency. The fair cost of labor of materials, as determined by the City, is based on the *International Code Council, Building Valuation Data* (ICC BVD) and the Construction Service's memorandum *Policy Statement Concerning Construction Values*, by Scott Crawford, effective 10/1/2015. At the time of plan review (October 2017), the ICC BVD values from February 2017, were used to calculate the job costs. These values are as follows:

- $106/sf new masonry construction - habitable space
- $53/sf renovation of masonry structure - habitable space
- $53/sf new masonry construction - lanai, porches, patios
- $53/sf + $9/sf replacing roof system without a knee wall (includes renovation cost of habitable space under roof)
- $102/sf – replacing a roof system with a knee wall (includes renovation cost of habitable space under roof)

August 2, 2018, the Planning and Development Services Department received an anonymous complaint letter and photographs regarding ongoing work at the subject property in violation of FEMA regulations. The undated photos show the existing structure demolished with only the original slab and part of a garage wall remaining. See Exhibit 4.

August 3, 2018, a Stop Work Order was issued on the property for exceeding the scope of work indicated on the construction documents per FBC 2014, Section 115 and City Ordinance 16.40.050.8.3.

August 6, 2018, A site inspection was conducted by Donald Tyre, Building Official; Thomas Jimpie, Inspection Supervisor; and Angela Phillips, Plan Review Coordinator. The exterior block walls were fully constructed, windows and doors installed, and the roof structure was complete and dried in. The interior was partially framed and roughed in with mechanical, electrical and plumbing work. Very few original walls remained in the final exterior layout. A knee wall had been constructed on the original wall that remained at the garage location. The scope of work, per the construction documents, was to replace the roof system on the original exterior walls, see construction drawing sheet A3, Exhibit 5. The as-built condition of the house exceeds the approved scope or work indicated on the construction drawings.

August 20, 2018, David Wells emailed Angela Phillips a revised cost breakdown (Substantial Improvements Package, Pages 6-11) and invoices for the subject property. The Cost Breakdown total of $205,466.53 including an $8,561 contingency. The invoices and estimates are from various subcontractors and manufacturers, see Exhibit 6.

October 17, 2018, A Notice of Violation of the Floodplain Management Ordinance, FBC 2014, and ASEC 24 was mailed to the contractor. After a staff review of the permit drawings and a review of the construction cost analysis using the calculated method allowed per City Ordinance 16.40.050.3.4 based on the *ICC BVD* construction value cost per square foot, the as-built condition of the residence was determined to be in violation of the Floodplain Management Ordinance 16.40.050.3.4 and classified as a substantially improved structure.

The calculated method using the *ICC BVD* construction value of $351,149.00 exceeds the $207,305.00 allowable FEMA 50% improvement value by 69% ($143,844.00). See Exhibit 7.

Appeal:

November 28, 2018, Attorney Michelle Robinson of Deeb Law Group on behalf of her client David Wells, contractor for the subject property filed an Appeal of the Building Official's decision to issue the Stop Work Order and Notice of Violation. The citation indicated that the subject property was substantially improved and exceeded the 50% depreciated value of the existing residence in violation of the City's Floodplain Management Ordinance. The appellant's grounds for the appeal presents an argument that the actual cost of the construction is $205,466.00 as documented by a detail cost breakdown, copies of bids and sub-contractor contracts and is less than the 50% maximum allowable FEMA improvement value $207,305.00 established by the depreciated appraised value of the residence.

If the appeal is granted, and the Building Official's decision is overturned, the Stop Work Order and Notice of Violation for the subject property will be revoked, and the permit will be reinstated so the contractor can continue work on the subject property. The contractor will be allowed to file a drawing revision to include the scope of work for the as-built condition of the residence. The revised substantial improvement cost breakdown package would be accepted as the actual cost of construction based on the DRC approval of the appeal following the due process outlined in the City's Floodplain Management Ordinance 16.40.050.7.1.

Staff Response:

The City's Floodplain Management Ordinance regulates construction improvements for all structures located in a flood hazard area. One of the principle requirements is to mitigate flood damage and property loss by limiting improvements to existing structures to 50% of the existing depreciated value. Currently the City maintains a FEMA (CRS) Community Rating System Grade of 5 based on enforcement of the Floodplain Management Ordinance. Maintaining this score provides every property owner located in a Flood Hazard area within the City a 25% discount on flood insurance.

The building permit would not have been issued if the construction plans indicated that the existing residence would be demolished down to the slab and reconstructed at the current slab finish floor elevation. The new residence has a total under roof area of 4126sf. The house consists of 2619sf climate controlled area and 1507sf of open porches and garage area. The contractors proposed actual cost of improvements $205,466.00 equates to $49.79 per sf under roof, or $78.45 per sf if only using the climate controlled area. The dollar per square foot valuation of the renovation is substantially below the ICC BVD national average cost of construction. The *ICC Building Valuation Data* for constructing a residence is $106 per sf, this average cost of construction has already been reduced by 15% to account for soft cost and a regional area adjustment. In my opinion, the ICC BVD cost of $106 per sf is a conservative average cost of construction. The Building Department policy using the ICC BVD dollar per square foot calculated method to establish a fair construction project cost has been in effect from a Policy Memorandum dating back to 12/14/2001.

As the City Building Official, it is my determination that the contractor's cost submission ($205.466.00) for the subject property does not reasonably reflect the project construction cost.

City staff calculated the project cost of construction at $351,149.00 using the calculated method per the Department Policy Memorandum as allowed per City Ordinance 16.40.050.3.4. The calculated construction value of $351,149.00 exceeds the allowable FEMA improvement value for the property $207,305.00 by 69%. The subject property has been confirmed to be in violation of the Floodplain Management Ordinance as a substantially improved structure.

If the appeal is denied, and the Building Official's decision is upheld, the subject property will need to comply with the Floodplain Management Ordinance, all regulations of the Florida Building Code and ASCE 24 (Flood Resistant Design Standard). The finish floor elevation of the residence will need to be elevated to 14ft MSL or the home redesigned as a two-story structure with the first floor limited to garage and storage use. All as-built construction conditions that will not comply with FEMA regulations as a substantially improved structure built in a flood hazard area would have to be demolished or mitigated to comply with the flood design standards.

Public Comments:
None

Staff Recommendation:
The Planning and Development Services staff recommends denial of the appeal, thereby upholding the Building Official's decision that the subject property has been substantially improved. The residence will need to comply with the Floodplain Management Ordinance and the Florida Building Code as a substantially improved structure.

Report Prepared By:

Donald L. Tyre,
Building Official

12-13-18
Date

List of Exhibits:

Exhibit 1: FEMA Map
Exhibit 2: Stop Work Order
Exhibit 3: Notice of Violation
Exhibit 4: Undated Anonymous Photos and Complaint
Exhibit 5: Construction Drawing Sheet A3
Exhibit 6: Appellant's Construction Costs
Exhibit 7: Staff Calculated Construction Analysis using ICC BVD
Exhibit 8: Photo Documents for Subject Property

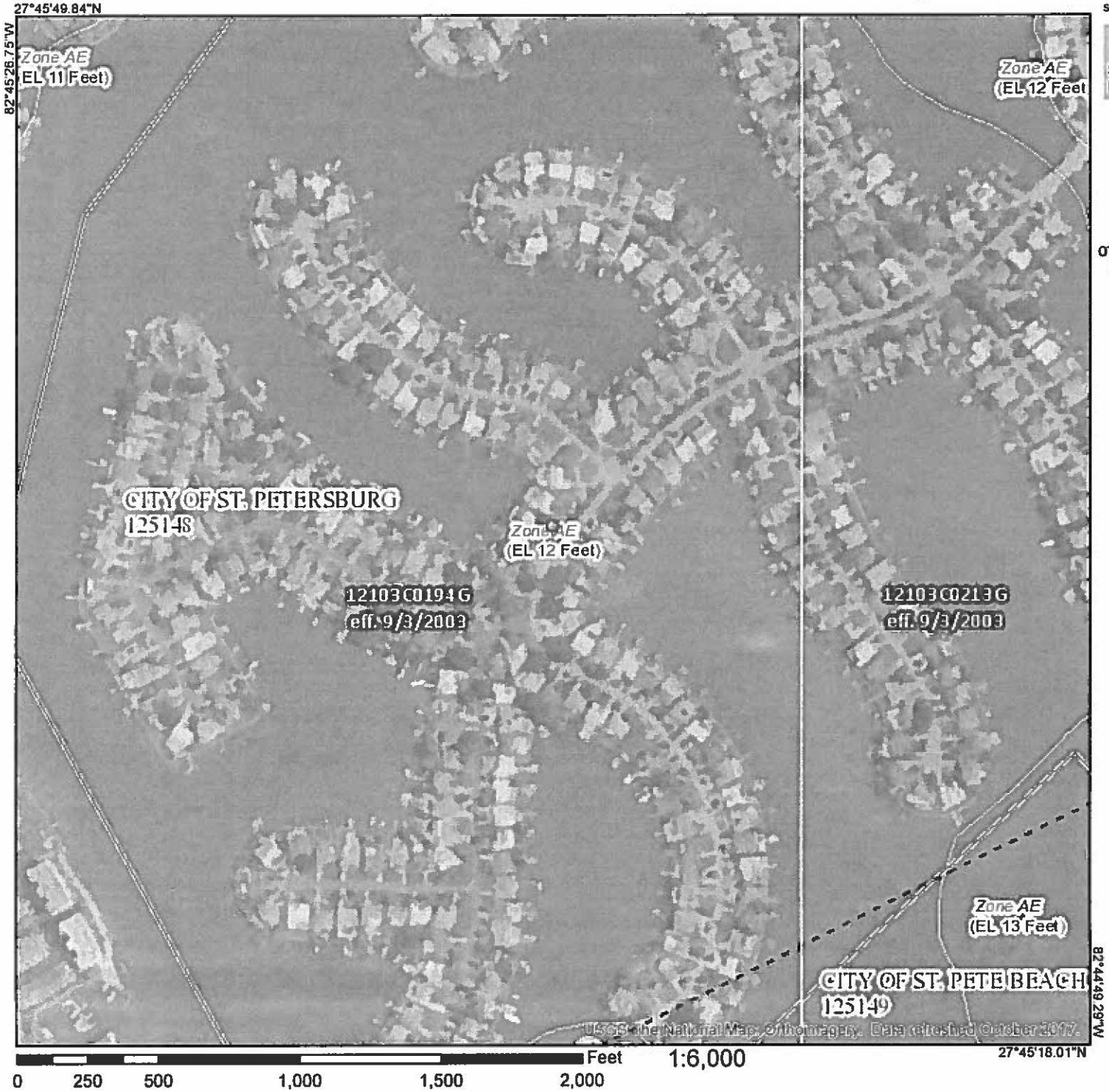
EXHIBIT 1

CASE NO. 18-53000001

FEMA MAP

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/12/2018 at 9:07:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 2

CASE NO. 18-53000001

STOP WORK ORDER

(SWO)

CITY OF ST. PETERSBURG
DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF VIOLATION / NOTICE OF NON-COMPLIANCE

THIS NOTICE SERVES AS A CEASE AND DESIST ORDER REQUIRING YOU TO STOP WORK AND OBTAIN APPROVAL OR PERMITS FOR THE DESCRIBED VIOLATION(S) AS SPECIFIED HEREIN.

ADDRESS OF VIOLATION: 1151 79 ST S.

NAME OF RECIPIENT OF THIS NOTICE (if any): _____

PERMIT NUMBER (if applicable): _____ VIOLATION(S) OBSERVED ON: 8-3-18

VIOLATION(S): EXCEEDING 50% RULE OF FEMA REGULATIONS AND SCOPE OF WORK ON PERMIT

PERMITS REQUIRED: Bldg _____ Elect _____ Mech _____ Plbg _____ Fire _____ Gas _____ Other _____

THE VIOLATION(S) CITED ABOVE MUST BE CORRECTED BY CLOSE OF BUSINESS ON: 8-6-18
A PENALTY OF _____ THE PERMIT FEE WILL BE ASSESSED AT TIME OF PERMIT ISSUANCE.

ANY PERSON WHO SHALL CONTINUE ANY WORK AFTER HAVING BEEN SERVED WITH THIS VIOLATION NOTICE, EXCEPT SUCH WORK AS THAT PERSON IS DIRECTED TO PERFORM TO REMOVE A VIOLATION OR UNSAFE CONDITION, SHALL BE SUBJECT TO PENALTIES AS PRESCRIBED BY LAW. **FAILURE TO RESOLVE THIS NOTICE AS INDICATED WILL RESULT IN LEGAL ACTION AS PROVIDED IN AMENDED SECTIONS 1-7, 8-33, 8-211, 8-303 AND 12-8 OF THE ST. PETERSBURG MUNICIPAL CODE. (See back of page)**

Inspector's Printed Name: Tom Simac Inspector's Signature: Tom S

Received By, Signature of Recipient: _____, or Posted at Site (check here): ✓

Receipt of this notice does not imply admission of guilt or concurrence with any findings of the inspector.

CONTACT 727-892-5498 FOR QUESTIONS REGARDING THIS NOTICE

EXHIBIT 3

CASE NO. 18-53000001

NOTICE OF VIOLATION

st.petersburg
www.stpete.org

October 17, 2018

Mr. David Wells
President
Wells Design Contracting, Inc.
333 N. Falkenburg Road, Suite B-212
Tampa, FL 33619

Mr. Wells,

The Stop Work Order that was issued to the residential renovation project located at 1151 79th Street South, Permit Number 17-10000627, is still in effect for this project. The Stop Work Order was issued for exceeding the scope of work indicated on the construction documents per FBC 2014 Section 115 and City Ordinance 16.40.050.8.3. The permit documents indicate that all existing exterior walls would remain at a height of 10 feet and 12 feet with modified window and door openings. A site visit on August 8, 2018 revealed that most of the exterior masonry walls of the house were demolished and rebuilt for the new floor plan. Only three small partial exterior wall segments at the garage remain in existence. The height of the existing walls on site were 8 feet in height and not the 10 feet or 12 feet indicated on the plans. The house was demolished down to the existing slab and reconstructed at the current site slab elevation.

The project is therefore deemed to be in violation of the City's Floodplain Management Ordinance as a substantially improved structure per Section 16.40.050.3.4. The depreciated appraised value of the house was $414,610 per the appraisal that was submitted for permit. The maximum allowed improvement value cannot exceed 50% of the depreciated appraised value, which is $207,305.

The contractor submitted a revised project cost break down with additional bids, subcontractor contracts and supporting information for review. The contractor's total project cost per the documents submitted is $205,466.53. This equates to $78.45 per square foot for the 2,619 square foot climate controlled square foot area and $49.79 per square foot for the under roof area. The International Code Council ("ICC") building valuation data used for Type IIIB residential construction is $125.87 per square foot adjusted down 15% to $106 per square foot for an area adjustment, soft cost, and architectural design fees. The contractor's proposed total construction cost per square foot at $78.45 is 26% below the ICC average cost, not including the garage, porches, and covered entry. The total under roof cost from the contractor is $49.79 per square

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

foot, which is 53% below the ICC average cost per square foot. As the City Building Official, it is my determination that the contractor's cost submission does not reasonably reflect the actual project cost. Therefore, the project has been confirmed to be in violation of Section 16.40.050.3.4 of the City's Floodplain Management Ordinance as a substantially improved structure based on the review of the project cost comparison to the ICC building valuation data that is allowed per Section 16.40.050.3.4 of the City Code.

The staff review of the project cost per square foot analysis per the department's standard procedure is attached to this notice as Exhibit A. The total project cost for the renovated structure is $351,149.00, which exceeds the maximum allowed FEMA threshold of improvement value of $207,305 by (69%) $144,000.

The following three options would allow the stop work order to be rescinded.

Option 1:

The scope of work and construction documents for the project must be revised to include all work and indicate that the structure will comply with the FBC Residential Section 322, ASCE 24, and the City's Flood Prevention Ordinance as a new structure or as a substantially improved structure.

Option 2:

You can request a variance per City Ordinance 16.40.050.7.1. Submit an application to the Development Review Commission (DRC). If a violation exists, a declaration of violation to be removed from the Flood Insurance Program Section 1316 of the National Flood Insurance Act of 1968 may be submitted for review by City Council. The property would then then be subject to all rules and regulations of a 1316 structure.

Option 3:

You can appeal this Notice of Violation and the Building Official's interpretation of the FBC, ASCE 24 and City Ordinance with the (DRC) per Section 16.40.050.7.1.

Regards,

Donald L. Tyre
Building Official, BU1995
Planning & Development Services

DLT/mm

Attachments: Exhibit A

cc: Mr. Neil J. Reynolds
1304 Somerset Ct.
Colleyville, TX 76034

Exhibit A

1151 79TH St S
Permit # **17-10000627** (ARES)
FEMA Flood Zone **AE-11**

SUBMITTAL DOCUMENTS:

- Permit Application (dated 10/10/17) *page #2 job cost $149,013*
- Construction Drawings (11 sheets) - signed and sealed 12/12/17 by William Roberts FL PE #42712
- Appraisal (copy of original appraisal emailed 8/6/18) *rcd value is $414,610*
- Substantial Improvement / Damage Review Package (dated 8/27/17) *$202,452.98, including $8,435.54 contingency*
- Substantial Improvement / Damage Review Package (*revised costs only* emailed 8/20/18) with invoices, contacts, and quotes *$205,466.53, including $8,561.10 contingency*

PLAN REVIEW REFERENCE DOCUMENTS:
2014 FBC series; 2014 NEC
February 2017 ICC BVD (III-B: $106/sf NEW; $53/sf REMODEL)
Memorandum RE: Policy Statement Concerning Construction Values (latest effective date of 10/01/15)

Unclear scope per plans, but if proposed scope includes the existing roof being removed and a new truss system being installed on existing 10' high masonry walls (however, pictures in appraisal show otherwise), the minimum fair value of labor and materials for that scope of work is:

DEMO	front porch	108sf @ $ /sf ($4,500 for all demolition, per SI/DR)	
DEMO	rear porch	198sf @ $ /sf	
DEMO	part of living room	236sf @ $ /sf	
REMODEL	habitable space, including roof replacement		
	without a knee wall	2520sf @ $62/sf =	$156,240
CONSTRUCT	habitable space (laundry room /foyer)		
		99sf @ $106/sf =	$ 10,494
CONSTRUCT	front porch	763sf @ $53/sf =	$ 40,439
CONSTRUCT	entry	72sf @ $53/sf =	$ 3,816
CONSTRUCT	lanai	168sf @ $53/sf =	$ 8,904
		subtotal	$219,893
			$ 4,500 demo
		TOTAL	***$224,393***

If proposed scope is to remove the existing roof and construct a knee wall on the existing masonry wall, the minimum fair value of labor and materials for that scope of work is:

DEMO	front porch	108sf @ $ /sf ($4,500 for all demolition, per SI/DR)	
DEMO	rear porch	198sf @ $ /sf	
DEMO	part of living room	236sf @ $ /sf	
REMODEL	habitable space, including roof replacement		
	with a knee wall	2520sf @ $106/sf =	$267,210
REMODEL	garage roof replacement with a knee wall		
		504sf @ $31.50/sf =	$ 15,876
CONSTRUCT	habitable space (laundry room /foyer)		
		99sf @ $106/sf =	$ 10,494
CONSTRUCT	front porch	763sf @ $53/sf =	$ 40,439
CONSTRUCT	entry	72sf @ $53/sf =	$ 3,816
CONSTRUCT	lanai	168sf @ $53/sf =	$ 8,904
		subtotal	$346,649
			$ 4,500 demo
		TOTAL	***$351,149***

Numbers above represent the fair value of labor and materials determined using the modified ICC BVD valuations. However, in the past the POD allowed alternative cost data when supported by invoices, contracts, and receipts for a specific project. The contractor of record for this project has submitted these records for our review that bring it in well under the projected costs using our valuations. While below our estimates, the contractor's valuations for labor and material are very similar to an acceptable job cost breakdown submitted April 2018 for work in the same neighborhood.

It is evident from appraisal photos and site inspection (8/08/18) that a 2' knee wall was added to existing masonry walls at the structure's perimeter, the interior was gutted for a new layout, and the exterior windows and doors were resized and relocated so that a small percentage of original walls remain (mostly at garage and west wall). If this scope was clear in plan review, the project would not have been approved due to exceeding FEMA 50% ($351,149 exceeds 50% of appraised RCD $414,610).

EXHIBIT 4

CASE NO. 18-53000001

UNDATED ANONYMOUS PHOTOS

AND COMPLAINT

To: City of St. Petersburg Building officials

Re: 1151 79th St. St. Petersburg

How do you allow such a total disregard of the 50% Federal Flood Rules?

This is wrong to those of us who follow the rules.

All but portions of 2 walls remain standing

All New windows, doors, plumbing, electrical, HVAC, insulation, truss, framing, stucco, 10'walls added, ETC.

Everything is NEW!!!

And the approved plan does not show any of this. How did you let this happen??

When FEMA get this, you could lose you community approvals.

NOT FAIR!!!!!!

CITY OF ST. PETERSBURG
AUG 02 2018
PLANNING & ECONOMIC DEVELOPMENT

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

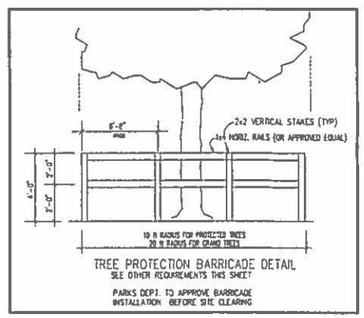
EXHIBIT 5

CASE NO. 18-53000001

CONSTRUCTION DRAWING SHEET A3

APPLICABLE CODES

FLORIDA BUILDING CODE (FBC) FIFTH EDITION (2014)
ELECTRICAL CODE (FBC) FIFTH EDITION (2014)



TREE PROTECTION BARRICADE DETAIL
SEE OTHER REQUIREMENTS THIS SHEET

PARKS DEPT. TO APPROVE BARRICADE INSTALLATION BEFORE SITE CLEARING

TREE PROTECTION

PROTECTIVE BARRIER REQUIREMENT AND SPECIFICATIONS

PROTECTIVE BARRIERS are used during land alteration and construction activities to protect trees and natural areas to be retained on a site.

PROTECTIVE BARRIERS must be erected around TREES to be retained within an area where land alteration and construction activities are to occur or will along NATURAL AREAS where such areas are adjacent to permitted land alteration or construction activities.
A PROTECTIVE BARRIER must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and sodding, but ground disturbance must occur within the barricaded area. The following represents the County's minimum protection barrier specifications.

1. TREES– To restrict access into the area within the DRIPLINE of a tree, a physical structure not less than 3 feet in height, comprised of wood or other suitable material, is placed around the tree at the DRIPLINE, except where land alteration or construction activities are conducted within the dripline.

The DRIPLINE of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground.
Fig A.

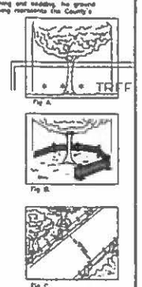
BARRIER SPECIFICATIONS FOR TREES.
FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2"X2" lumber connected by horizontal members of no less than 1"x4" lumber spaced at 4' to 5' intervals.

2. NATURAL AREAS– To restrict access into areas where land alteration and construction activities are not authorized, a physical structure not less than 3 feet in height, to pass along the perimeter of such area.

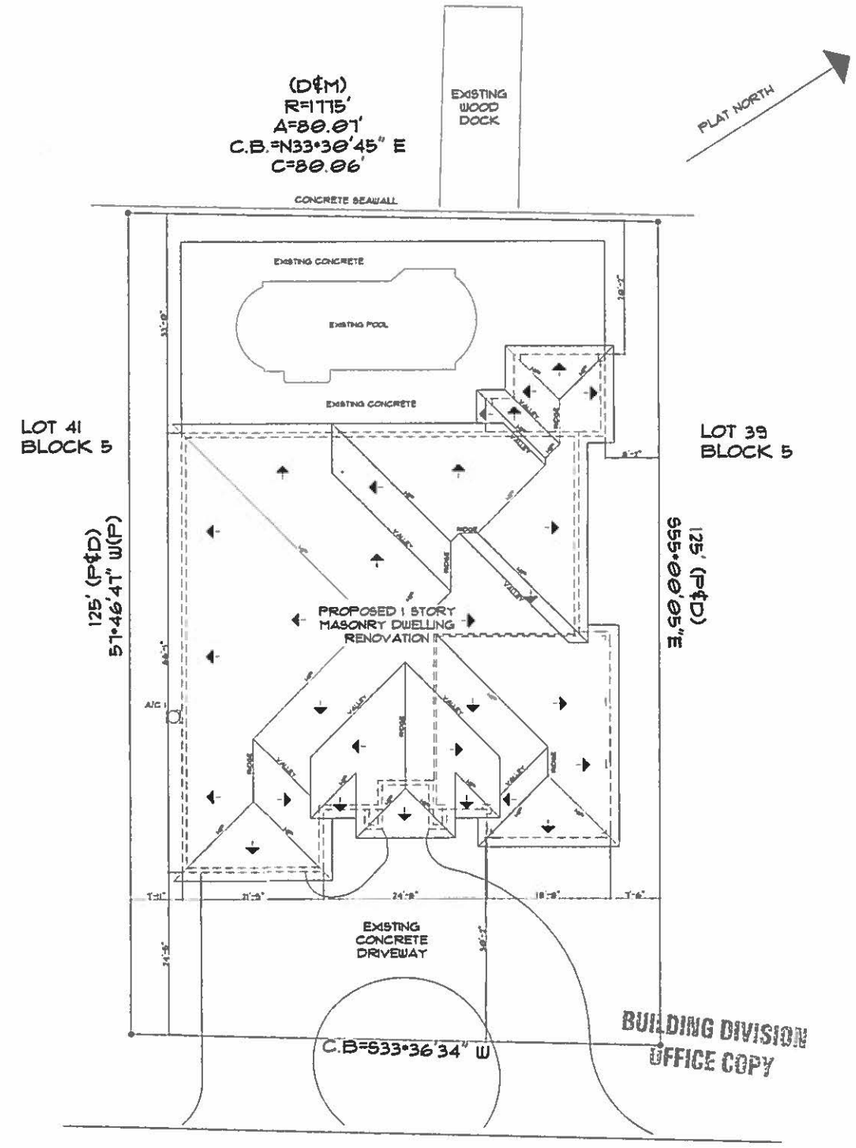
BARRIER SPECIFICATIONS FOR NATURAL AREAS
Upright stakes of no less than 2"x2" lumber spaced not more than 25 feet apart and connected by twine flagged with plastic surveying tape at regular intervals of 8'-10'
Fig C. Other methods of demarcation will be considered depending upon the characteristics of the site.

WHY A BARRIER
1. To protect all above ground portions of trees and other significant vegetation from mechanical damage.
2. To protect root systems from compaction.
3. To provide awareness of protected areas to equipment operators.

WHY IT WORKS
A tree's chance for survival is greatly enhanced if no construction materials, heavy equipment or stockpiling of soil is allowed inside the tree barrier, only hand labor.



FEMA PROJECT



79TH STREET SOUTH (100' R/W)

APPROVED DEVELOPMENT REVIEW JAN 19 2018

CITY OF ST. PETERSBURG JAN 12 2018 CONSTRUCTION SRVS.

FEB 15 2018

CONTENTS

SITE PLAN	SH. A1
DEMOLITION 1	SH. A2
FLOOR PLAN	SH. A3
ELEVATIONS 1	SH. A4
ELEVATIONS 2	SH. A5
STRUCTURAL DATA 1	SH. S1
STRUCTURAL DATA 2	SH. S2
STRUCTURAL DATA 3	SH. S3
STRUCTURAL DATA 4	SH. S4
STRUCTURAL DATA 5	SH. S5
ELECTRICAL	EC 1
PROD. APPROVAL 1	SH. PA1
PROD. APPROVAL 2	SH. PA2

MANUFACTURER	CATEGORY	PRODUCT	PROD APPR #
SIMPSON STRONG TIE	CONNECTORS	META 18	FL 11473.18
SIMPSON STRONG TIE	CONNECTORS	H5	FL 10456.15
SIMPSON STRONG TIE	HANGERS	HGUS26	FL 11468.7
MASONITE	EXT DOORS	BERN OUTSWING	FL 4984_R7
CLOPAY	GARAGE DOOR	ROLL UP	FL 8678 R3.8
MONIER LIFE TILE	ROOFING	ROOFING TILE	FL 681_R12
CERTAINTEED	SOFFIT	VINYL SOFFIT	FL 13385.1
CUSTOM WINDOW SYSTEMS	WINDOWS	VINYL HOR. SL	FL 16739.2
CUSTOM WINDOW SYSTEMS	WINDOWS	VINYL SLH	FL 16171_R1
CUSTOM WINDOW SYSTEMS	SLIDING GLASS DR.	VINYL OXXO	FL 11093.1

SHEET
A1

SITE PLAN

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate of Authorization
No 29098
1003 Alexander St. Suite #5
Plant City, Fl 33563
Phone # (813) 752-7078
Email rroberts egi@gmail.com

12/12/17
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC.
DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl. 33619

Reynolds Residence

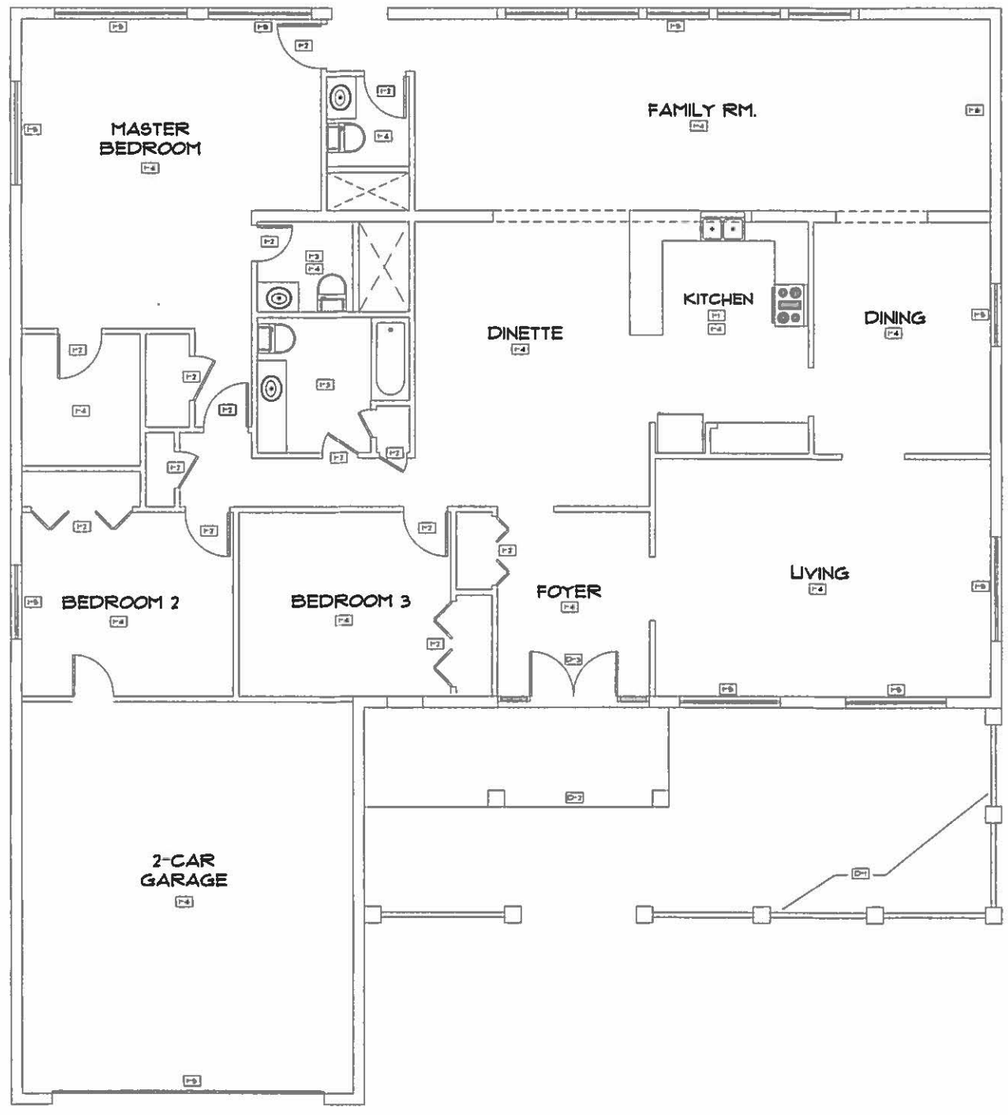
1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

SITE PLAN

SCALE: 1" = 10'-0"



EXTERIOR DEMOLITION SCHEDULE

D-1	REMOVE BRICK WALL ENCLOSURE
D-2	REMOVE ENTRY COLUMNS AND ROOF.
D-3	REMOVE ENTRY DOORS

INTERIOR DEMOLITION SCHEDULE

P-1	REMOVE KITCHEN CABINETS
P-2	REMOVE INTERIOR DOOR AND FRAME.
P-3	REMOVE PLUMBING FIXTURES
P-4	REMOVE DRYWALL AND ROOF ABOVE.
P-5	REMOVE EXISTING WINDOWS / DOORS
P-6	REMOVE EXISTING FIREPLACE AND WALLS.

WALL DESIGNATION

- 8" CMU WALL TO REMAIN
- 8" CMU WALL TO BE REMOVED.
- 4" FRAME WALL TO REMAIN
- 4" FRAME WALL TO BE REMOVED.

CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS

FEB 15 2018

SHEET
A2

DEMOLITION

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate of Authorization
No. 29098
1003 Alexander St. Suite #5
Plant City, Fl. 33563
Phone # (813) 752-7078
Email: rroberts egi@gmail.com
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC.
DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl. 33619

Reynolds Residence

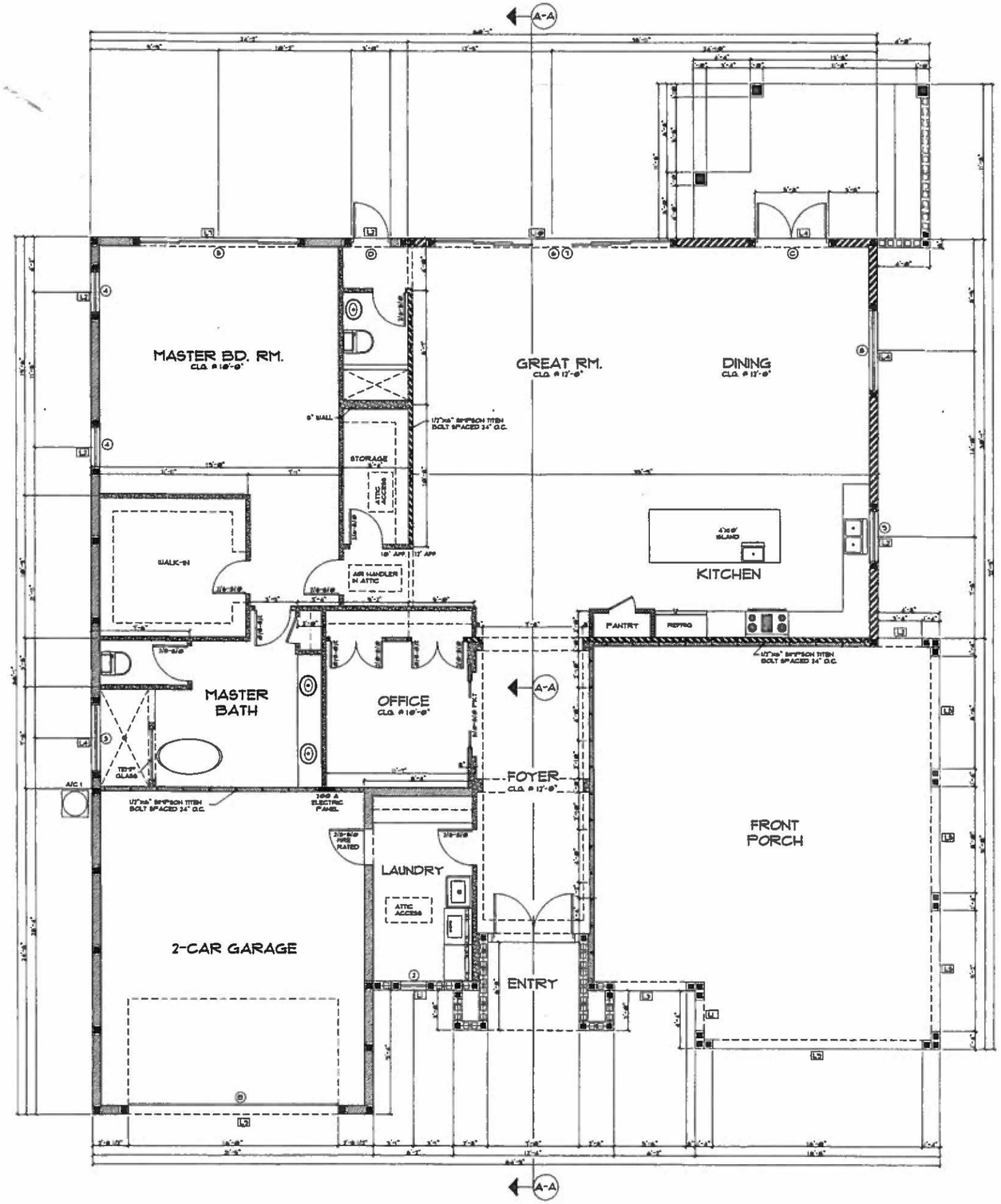
1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

DEMOLITION

SCALE: 1/4" = 1'-0"



AREA COMPUTATIONS

EXISTING LIVING AREA	2,921 SF.
2-CAR GARAGE AREA	515 SF.
EXISTING ENTRY AREA	111 SF.
FRONT PORCH AREA	168 SF.
NEW TOTAL LIVING AREA	2,370 SF.
NEW ENTRY AREA	46 SF.
NEW BACK PORCH AREA	183 SF.
NEW UNDER ROOF AREA	3,894 SF.

WINDOW SCHEDULE 1ST. FLOOR (MASONRY)

	DESCRIPTION	SIZE	LINTEL HT.	OPENING TYPE	REMARKS
(1)	DBL. SINGLE HUNG	(2) 36"x63"	8'-0"	MASONRY	1 OVER 1 VINYL 8#PACT LOW-E
(2)	ARCHITOP SINGLE HUNG	34"x72"	8'-0"	MASONRY	TOPSTONE 1 OVER 1 VINYL 8#PACT LOW-E
(3)	FIXED GLASS	60"x16"	8'-0"	MASONRY	FIXED VINYL 8#PACT LOW-E
(4)	SINGLE HUNG	34"x63"	8'-0"	MASONRY	1 OVER 1 VINYL 8#PACT LOW-E
(5)	SLIDING GLASS DOOR 4-PANEL	144"x96"	8'-0"	MASONRY	GRIDD VINYL 8#PACT LOW-E
(6)	SLIDING GLASS DOOR 6-PANEL	192"x96"	8'-0"	MASONRY	GRIDDED VINYL 8#PACT LOW-E
(7)	FIXED GLASS TRANSUM	192"x24"	18'-0"	MASONRY	3-PANEL VINYL 8#PACT LOW-E
(8)	DBL. SINGLE HUNG	(2) 36"x72"	8'-0"	MASONRY	1 OVER 1 VINYL 8#PACT LOW-E
(9)	SINGLE HUNG	36"x84"	8'-0"	MASONRY	1 OVER 1 VINYL 8#PACT LOW-E
(10)	FIXED GLASS	36"x16"	8'-0"	MASONRY	FIXED VINYL 8#PACT LOW-E

EXTERIOR DOOR SCHEDULE 1ST. FLOOR

	DESCRIPTION	SIZE	LINTEL HT.	REMARKS
(A)	(2) 3'0-8/8 WROUGHT IRON DRS.	8'-0"x96"	11'-4"	WROUGHT IRON ENTRY DRS. (SOLID)
(B)	16'0"x8'0"x4 GARAGE DR.	136"x96"	8'-0"	4-SECTION, NON-INSULATED 8#PACT
(C)	(2) 2'0-8/8 1-LITE GLASS DRS.	6'-0"x96"	8'-0"	CUT-SWING, FIBERGLASS 8#PACT DR.
(D)	2'0-8/8 PO. DR.	32"x96"	8'-0"	6-PANEL, 1-HR. FIRE RATED DR.
(E)	3'0-8/8 PO. FRENCH DR.	36"x96"	8'-0"	OUT-SWING FIBERGLASS 1-LITE 8#PACT
(F)	(2) 3'0-8/8 PO. FRENCH DR.	6'-0"x96"	8'-0"	OUT-SWING FIBERGLASS 1-LITE 8#PACT

WALL DESIGNATION

- DESIGNATED SHEAR WALL
- CMU WALL
- EXISTING 8" CMU WALL @ 18'-0"
- EXISTING MASONRY WALL @ 17'-0"
- 2"x4" BEARING WALL W/ STUDS SPACED 16" O.C. @ 18'-0"
- 2"x4" BEARING WALL W/ STUDS SPACED 16" O.C. @ 17'-0"
- 2"x4" NON-BEARING WALL W/ STUDS SPACED 16" O.C. @ 18'-0"
- 2"x4" NON-BEARING WALL W/ STUDS SPACED 16" O.C. @ 17'-0"

PRE-CAST LINTEL SCHEDULE

ITEM	LENGTH	CLEAR SPAN	DELIVERED	FILLED		16" COMPOSITE		24" COMPOSITE	
			GRAVITY (A)	GRAVITY (B)	UPLIFT	GRAVITY (C)	UPLIFT	GRAVITY (D)	UPLIFT
L1	4'-0"	2'-0"	2,873	2,646	1,818	6,873	2,832	9,864	3,648
L2	4'-0"	3'-2"	1,581	2,169	1,646	6,873	2,587	9,864	4,016
L3	8'-10"	4'-6"	572	1,493	1,372	4,144	1,336	4,451	3,864
L4	7'-0"	6'-2"	761	1,873	759	2,016	1,476	3,936	2,384
L5	9'-4"	8'-0"	573	766	591	1,818	759	3,493	1,368
L6	11'-4"	10'-0"	466	653	76	1,125	713	2,714	1,281
L7	13'-4"	12'-0"	362	485	589	1,016	313	1,866	841
L8	15'-4"	14'-0"	NR	419	228	1,259	438	2,278	671
L9	17'-4"	16'-0"	NR	319	168	759	341	1,899	561
L10	19'-4"	18'-0"	NR	249	168	759	313	1,489	459
L11	21'-4"	20'-0"	NR	183	148	519	278	1,349	433
L12	24'-0"	22'-8"	NR	139	121	419	244	1,039	389

CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS

RECEIVED
FEB 15 2018

SHEET
A3

FLOOR PLAN

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate
of Authorization
No. 29098
1003 Alexander St. Suite #5
Plant City, Fl. 33563
Phone # (813) 752-7078
Email. rroberts.egi@gmail.com

12/12/17
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC.
DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl. 33619

Reynolds Residence

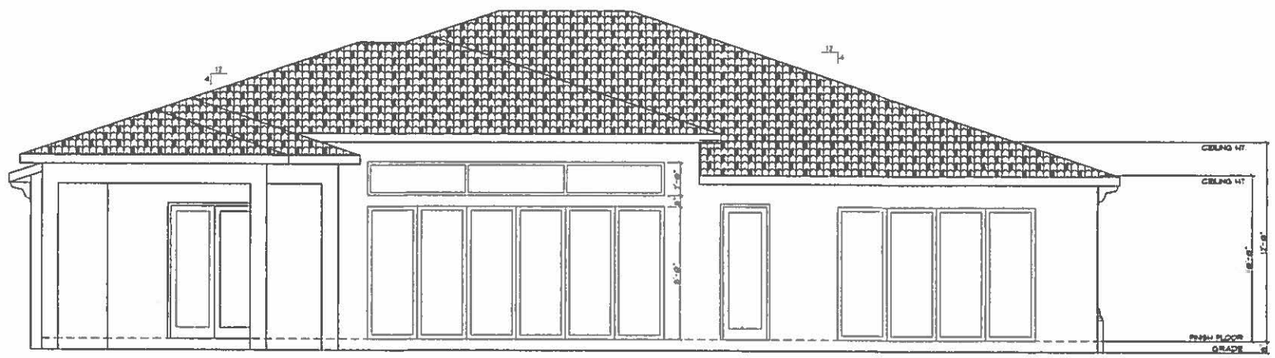
1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/28/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

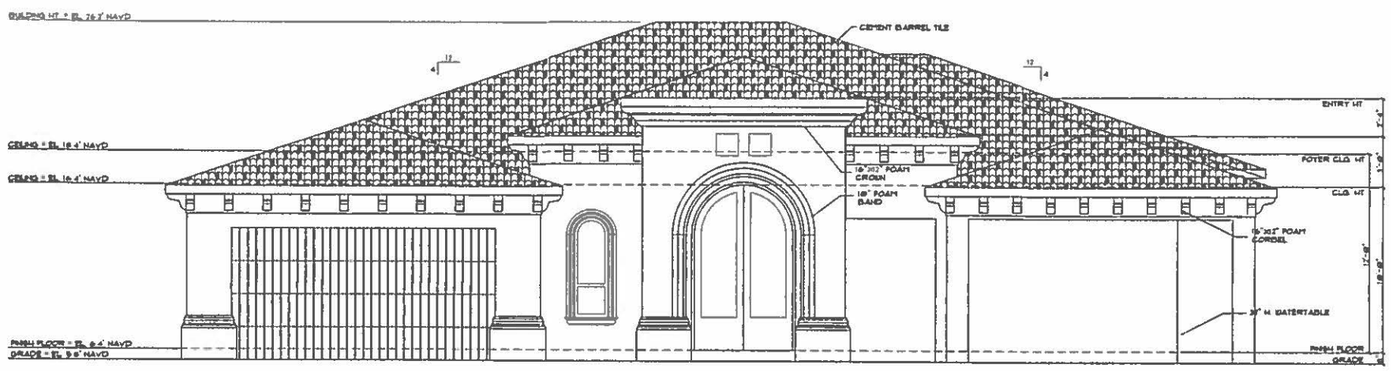
FLOOR PLAN

SCALE: 1/4" = 1'-0"



BACK VIEW

SCALE: 1/4" = 1'-0"



FRONT VIEW

SCALE: 1/4" = 1'-0"

Design
APPROVED
DEVELOPMENT REVIEW
JAN 19 2018
By

CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS.

FEB 13 2018

SHEET

A4

ELEVATIONS 1

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate
of Authorization
No. 29098
1003 Alexander St. Suite #5
Plant City, Fl. 33563
Phone # (813)752-7078
Email roberts egi@gmail.com

11/21/17
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC.
DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl. 33619

Reynolds Residence

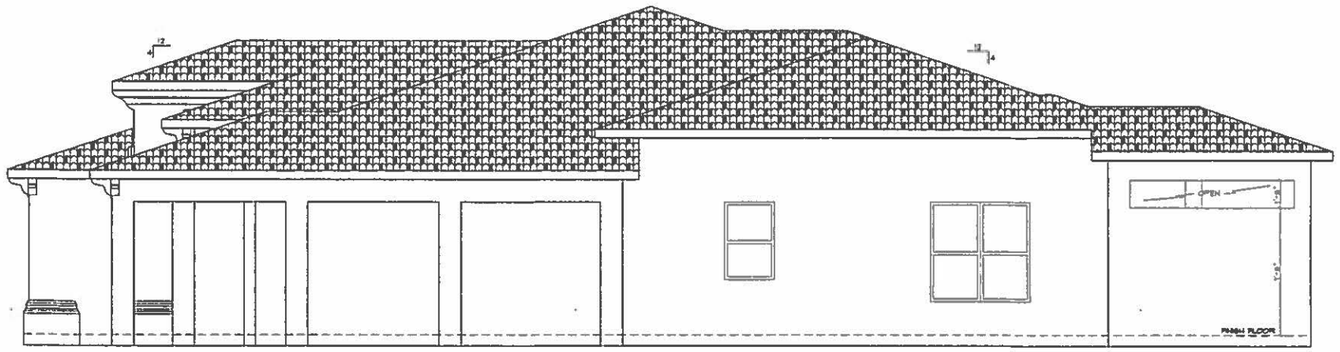
1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/21/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

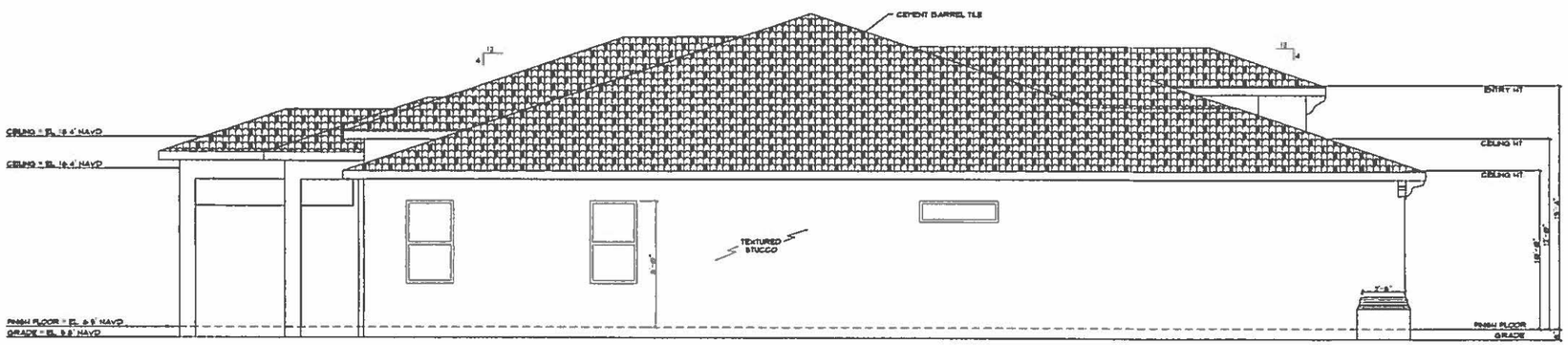
ELEVATIONS 1

SCALE: 1/4" = 1'-0"



RIGHT VIEW

SCALE: 1/4" = 1'-0"



LEFT VIEW

SCALE: 1/4" = 1'-0"

Design
APPROVED
DEVELOPMENT REVIEW
JAN 19 2018
BY

FEB 15 2018

CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS

SHEET

A5

ELEVATIONS 2

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate
of Authorization
No. 29098
1003 Alexander St, Suite #5
Plant City, Fl. 33563
Phone # (813) 752-7076
Email roberts egi@gmail.com

William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC.
DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl. 33619

Reynolds Residence

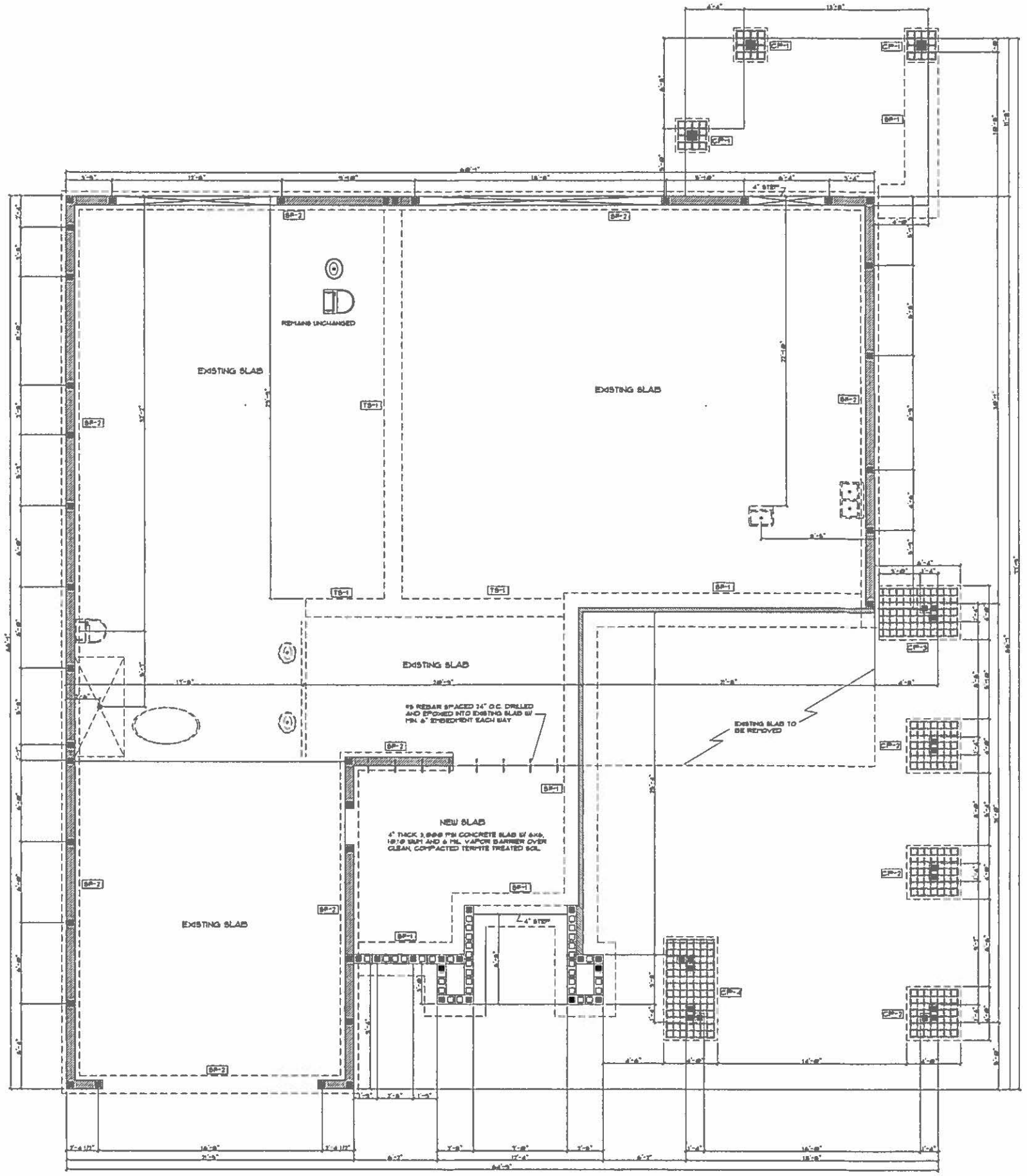
1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

ELEVATIONS 2

SCALE: 1/4" = 1'-0"



NOTES

A permanent sign which identifies the termite treatment provider and need For re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

Condensate and roof downspouts shall discharge at least 1'-0" away from the building side walls.

Irrigation/sprinkler system including all risers and spray heads shall not be installed within 1'-0" of the building's side walls.

To provide for inspection for termite infestation, between wall coverings and final earth grade shall not be less than 6 inches.

Initial treatment shall be done after all excavation and backfill is complete.

Soil disturbed after the initial treatment shall be retreated including spaces boxed or formed.

Boxed areas in concrete floors for subsequent installation of traps, etc., shall be made with permanent metal or plastic forms. Permanent forms must be of a size and depth that will eliminate the disturbance of soil after the initial treatment.

A minimum 6 mil vapor retarder must be installed to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, re-treatment is required.

Concrete overpour and mortar along the foundation perimeter must be removed before an exterior soil treatment.

Soil treatment must be applied under all exterior concrete or grade within 1'-0" of the structure sidewalls.

An exterior vertical chemical barrier must be installed after construction is complete including landscaping and irrigation. Any soil that is disturbed after the vertical barrier is applied shall be re-treated.

All buildings are required to have pre-construction treatment.

A certificate of compliance must be issued to the building department by a licensed pest control company before a certificate of occupancy will be issued. The certificate of compliance shall state, "The building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the Florida department of agriculture and consumer services."

After all work is completed, loose wood and fill must be removed from below and within 1'-0" of the building. This includes all grades stakes, tub trap boxes, forms, shoring or other cellulose containing material.

No wood, vegetation, stumps, cardboard, trash, etc., shall be buried within 15'-0" of any building or proposed building.

BP-1	36"x12" CONCRETE FOOTING W/ (3) #5 REBAR CONT.
BP-2	EXISTING 16"x8" CONCRETE FOOTING W/ (3) #5 REBAR CONT.
TS-1	16"x12" THICKENED SLAB W/ (2) #5 REBAR. (SAW-CUT EXISTING SLAB 16" WIDE)
CP-1	36"x36"x12" CONCRETE PAD W/ (1) MAT #5 REBAR SPACED 6" O.C. EACH WAY.
CP-2	48"x48"x12" CONCRETE PAD W/ (1) MAT #5 REBAR SPACED 6" O.C. EACH WAY.
CP-3	12"x48"x12" CONCRETE PAD W/ (1) MAT #5 REBAR SPACED 6" O.C. EACH WAY.
CP-4	93"x48"x12" CONCRETE PAD W/ (1) MAT #5 REBAR SPACED 6" O.C. EACH WAY.

SHALL DESIGNATIONS

RECEIVED
FEB 15 2018

CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS.

SHEET
S1

FOUNDATION

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate of Authorization
No. 29098
1003 Alexander St. Suite #5
Plant City, Fl. 33563
Phone # (813) 752-7078
Email: roberts.egi@gmail.com

1/12/17
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC.
DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl 33619

Reynolds Residence

1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/30/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

FOUNDATION

SCALE: 1/4" = 1'-0"

6. MASONRY

6.1 MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)." PUBLISHED BY THE MASONRY SOCIETY, BOULDER, COLORADO: THE AMERICAN CONCRETE INSTITUTE, FARMINGTON HILLS, MICHIGAN, AND THE AMERICAN SOCIATEY OF CIVIL ENGINEERS, RESTON, VIRGINIA, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

6.2 GENERAL SPECIFICATION FOR MASONRY STRUCTURES
- 5.2.1 TESTING OF FIELD MATERIALS FOR QUALITY CONTROL IS NOT REQUIRED BY ENGINEER FOR THIS PROJECT.
- 5.2.2 COMPRESSIVE STRENGTH REQUIREMENT IS f'm=1500 PSI
- 5.2.3 DETERMINATION OF COMPRESSIVE STRENGTH IS THE ALLOWABLE STRESS METHOD
- 5.2.4 UNIT STRENGTH METHOD IS NOT APPLICABLE
- 5.2.5 QUALITY ASSURANCE IS NOT APPLICABLE

6.3 PRODUCTS
- 5.3.1 MORTAR MATERIALS SHALL BE TYPE M OR S GRAY MORTAR
- 5.3.2 MASONRY UNIT MATERIALS SHALL BE 1900 PSI MIN. CONCRETE MASONRY UNIT.
- 5.3.3 REINFORCEMENT, PRE-STRESSED TENDONS, AND METAL ACCESSORIES SHALL BE 40 KSI REBAR (MIN.).
- 5.3.4 WELDED WIRE FABRIC TO BE INSTALLED AS SPECIFIED ON PLAN SET.
- 5.3.5 STAINLESS STEEL IS NOT APPLICABLE.
- 5.3.6 COATING FOR CORROSION PROTECTION IS NOT APPLICABLE.
- 5.3.7 CORROSION PROTECTION FOR TENDONS IS NOT APPLICABLE.
- 5.3.8 PRE-STRESSING ANCHORAGE, COUPLERS, AND END BLOCKS ARE NOT APPLICABLE.
- 5.3.9 JOINT FILLERS ARE NOT APPLICABLE.
- 5.3.10 LINTELS TO BE BY CAST-CRETE UNLESS NOTED OTHERWISE.

6.4 EXECUTION
- 5.4.1 PIPES AND CONDUITS ARE NOT APPLICABLE.
- 5.4.2 ACCESSORIES ARE NOT APPLICABLE.
- 5.4.3 EXPANSION AND CONTROL JOINTS SHALL BE AS INDICATED IN PLAN SET.

6. WOOD FRAMING

6.1 DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.

6.2 ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.

6.3 FRAMING WALLS AND COLUMNS
- 6.3.1 MINIMUM OF 3 PLY STUD COLUMNS TO BE INSTALLED AT BEAM OR GIRDER TRUSS BEARING LOCATIONS, UNLESS NOTED OTHERWISE.
- 6.3.2 S.Y.P. #2 GRADE OR BETTER FASTEN PLYS TOGETHER USING 16d COMMON NAILS 6" O.C. AS EACH MEMBER IS APPLIED U.N.O.
- 6.3.3 4 PLY OR AND LARGER STUD COLUMNS SHALL BE FASTENED TOGETHER AS STATED ABOVE PLUS CS16 COIL STRAPPING WRAPPED AROUND COLUMN WITH A 4" END CAP AT 16" O.C. OR 1/2" ø THRU BOLTS @ 24" O.C.
- 6.3.4 ALL FRAMING LUMBER SHALL BE #2 SPRUCE-PINE-FIR OR BETTER U.N.O.
- 6.3.5 INTERIOR LOAD BEARING (IF APPLICABLE) WALLS SPACED AT 16" OC AND LESS THAN 8'-0 IN HEIGHT SHALL BE STUD GRADE SPRUCE-PINE-FIR OR BETTER.
- 6.3.7 INTERIOR NON-LOAD BEARING WALLS SHALL BE UTILITY GRADE OR BETTER.
- 6.3.8 INSTALL BLOCKING IN ALL WALL STUDS OVER 8'-0 @ MID-HEIGHT; AND SHEATHING JOINT. BRACE GABLE END WALLS AT 4'-0 OC AS SHOWN IN DRAWINGS

6.4 ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR NATURAL DURABLE WOOD.

6.5 PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. 31-W-571 AND BARE THE AMERICAN WOOD PRESERVES INSTITUTE EQUALITY MARK LP-2.

6.6 A.P.A. RATED SHEATHING EXTERIOR GRADE. ALL ROOF SHEATHING TO INSTALLED WITH PLY CLIPS (MAXIMUM 24" O/C). (SEE PLANS FOR SHEATHING THICKNESS.) FOR ALL SHEATHING ATTACHMENT. SEE TYPICAL NAILING SCHEDULE
- 6.6.1 ROOF: SHINGLE, 7/16" MIN. THICK SUPPORTED OVER 24" MAX. SPAN TILE, 1/2" MIN. THICK SUPPORTED OVER 24" MAX SPAN
- 6.6.2 WALL, 7/16" MIN. THICK SUPPORTED OVER 24" MAX. SPAN
- 6.6.3 FLOOR, CARPET, VINYL, WOOD, ETC., 3/4" MIN. TONGUE AND GROOVE SUPPORTED OVER 24" MAX. SPAN CERAMIC TILE, MARBLE, ETC. SEE MANUFACTURERS RECOMENDATIONS

6.7 ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.

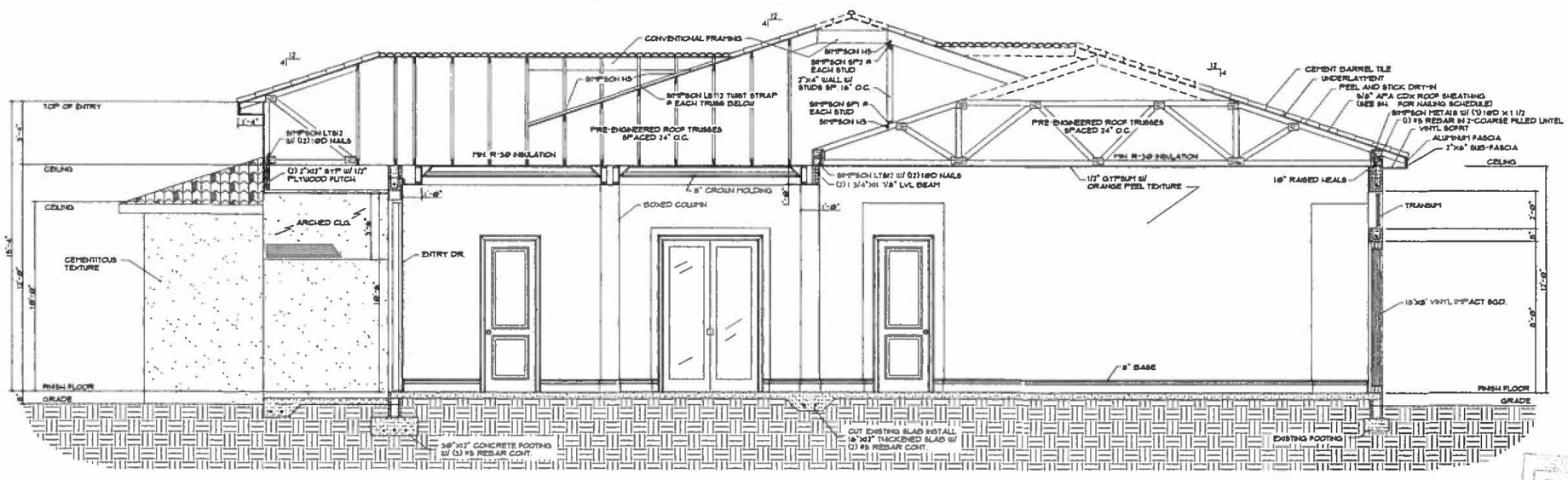
6.8 ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG TIE CO., USP, KC METAL, OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL. ALL NAIL HOLES SHALL BE FILLED OR AS PRESCRIBED BY THE MANUFACTURER.

6.9 BRACING: TEMPORARY BRACING OF THE ROOF SYSTEM SHALL BE INSTALLED PER HIB-91 RECOMMENDATIONS AND SHALL BE UTILIZED AS THE PERMANENT BRACING FOR THE ROOF SYSTEM U.N.O.

6.10 ALL WOOD FRAMING SHALL BE IN COMPLIANCE WITH THE LATEST NDS EDITION FOR WOOD CONSTRUCTION.

PRE-CAST AND PRE-STRESSED CONCRETE COMPONENTS SHALL BE USED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PRE-CAST LINTELS HAVE BEEN REVIEWED AND PLACED BASED ON DESIGN ALLOWABLE LOAD INFORMATION PROVIDED BY CAST CRETE. THEREFORE, CAST CRETE IS A DELEGATED ENGINEER FOR THIS PROJECT. ENGINEER OF RECORD MUST APPROVE IN WRITING ANY CHANGE IN LINTEL MANUFACTURER. ALL OTHER STRUCTURAL PRE-CAST COMPONENT MANUFACTURERS MUST SUBMIT DESIGN LOAD INFORMATION TO ENGINEER OF RECORD FOR APPROVAL. ENGINEER OF RECORD RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.

ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PROJECT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUFACTURER. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID COMPONENTS. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S COMPONENTS AT THIS TIME AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.



CROSS SECTION A-A

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

FEB 15 2018

CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SERVS.

SHEET
S2

CROSS SECTION

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate of Authorization
No. 29098
1003 Alexander St. Suite #5
Plant City, FL 33563
Phone # (813) 752-7038
Email: rroberts egi@gmail.com

12/12/17
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC. DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl 33619

Reynolds Residence

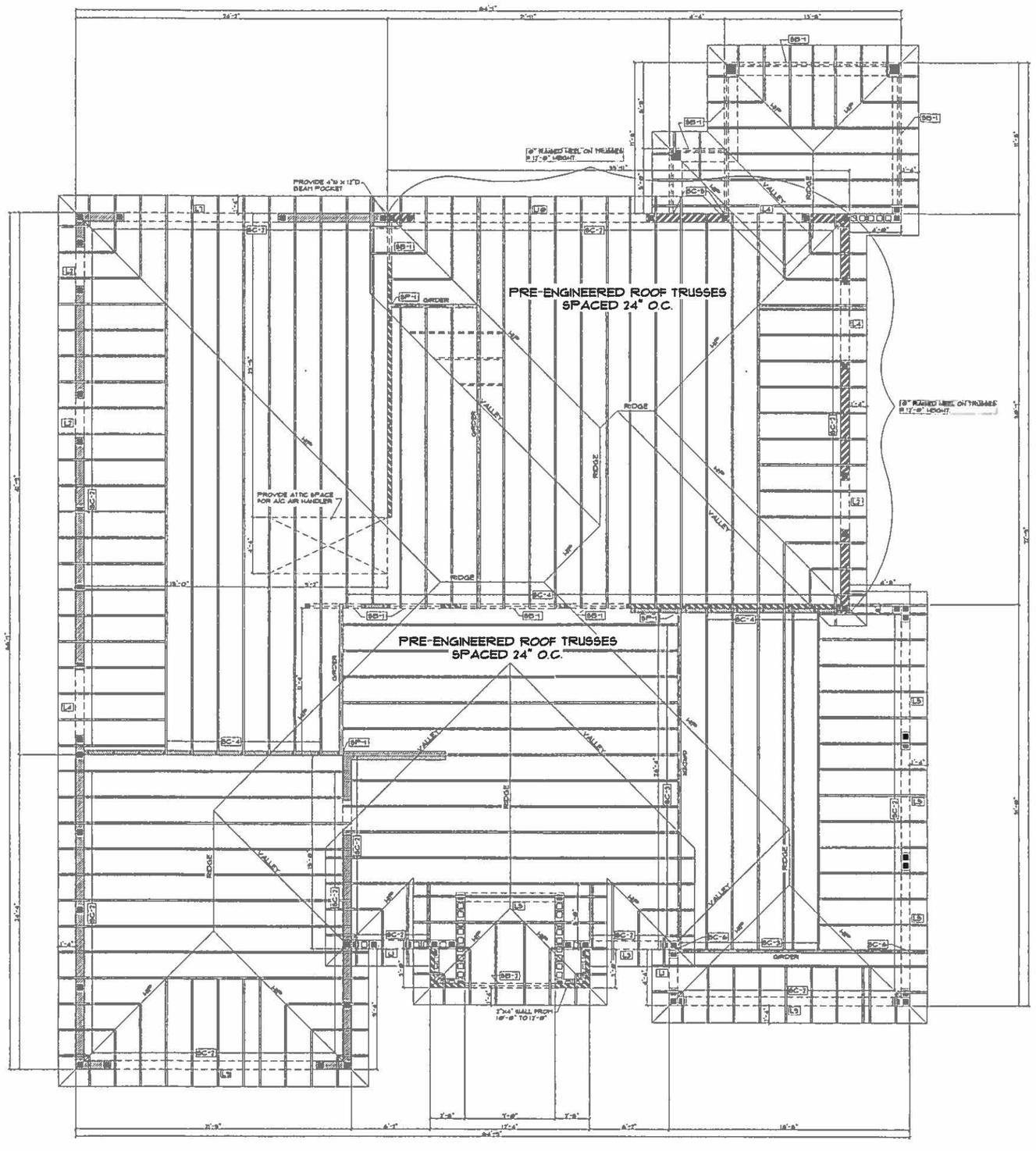
1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

CROSS SECTION

SCALE: 1/4" = 1'-0"



NOTES

BB-1	(2) 1 3/4" x 11 7/8" LVL BEAMS W/ (2) JACK STUDS @ EACH END OR META 18 STRAPS
BB-2	(2) 2"x12" SYP. HEADER W/ 1/2" PLYWOOD PITCH PLATE AND (2) JACK STUDS @ EACH END.
BB-3	SYP 2"x4" ATTACHED TO EXISTING DECKING W/ SIMPSON LTS12 STRAPS. ATTACH SIMPSON H5 FROM 2"x4" TO RAFTER.
SP-1	(4) 2"x4" SYP STUDS W/ (1) SIMPSON HTT5 W/ 26-16D AND (1) 5/8"x8" TITEN BOLT AT BOTTOM AND (2) SIMPSON LTS18 STRAPS AT TOP.
BC-1	SIMPSON LTS12 WITH 8-16D NAILS IN BEAM AND 6-16D NAILS IN TRUSS.
BC-2	SIMPSON METAL5 W/ (1) 16D x 1 1/2" NAILS IN TRUSS.
BC-3	SIMPSON H2.5A W/ (6) 16D NAILS IN BEAM/GIRDER AND (6) 16D NAILS IN TRUSS
BC-4	SIMPSON H5 HURRICANE CLIP FROM BEAM/DBL TOP PLATE TO TRUSS.
BC-5	SIMPSON LSUM-410-SDS W/ (6) 3/8"x4" TITEN HD ANCHORS AND (8) 1/4"x3 1/2" SDS SCREWS.
BC-6	(2) SIMPSON METAL5 W/ (1) 16D x 1 1/2" NAILS IN TRUSS

WALL DESIGNATION

DESIGNATED SHEAR WALL

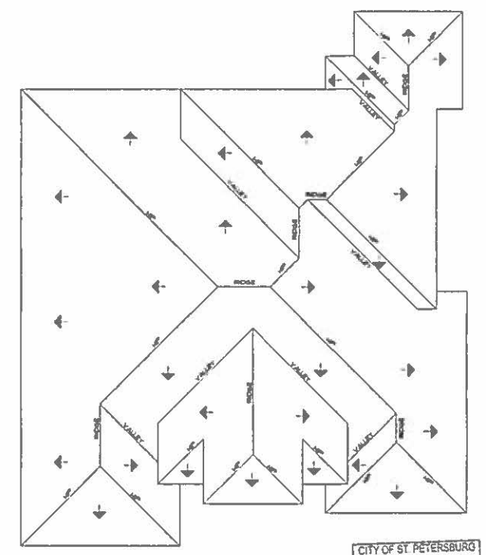
CMU WALL

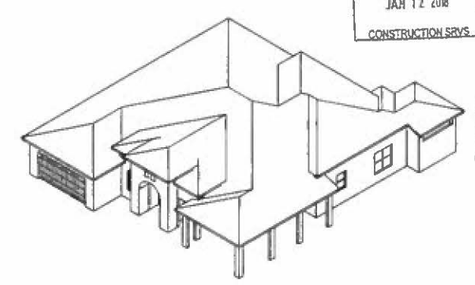
EXISTING 8" CMU WALL @ 10'-0"

EXISTING MASONRY WALL @ 12'-0"

2"x4" BEARING WALL W/ STUDS SPACED 16" O.C. @ 10'-0"

2"x4" BEARING WALL W/ STUDS SPACED 16" O.C. @ 12'-0"





CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS

FEB 15 2018

SHEET
S3

ROOF PLAN

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate
of Authorization
No. 29098
1003 Alexander St. Suite #5
Plant City, Fl. 33563
Phone # (813) 752-7078
Email: roberts.egi@gmail.com

12/12/17
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC.
DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl. 33619

Reynolds Residence

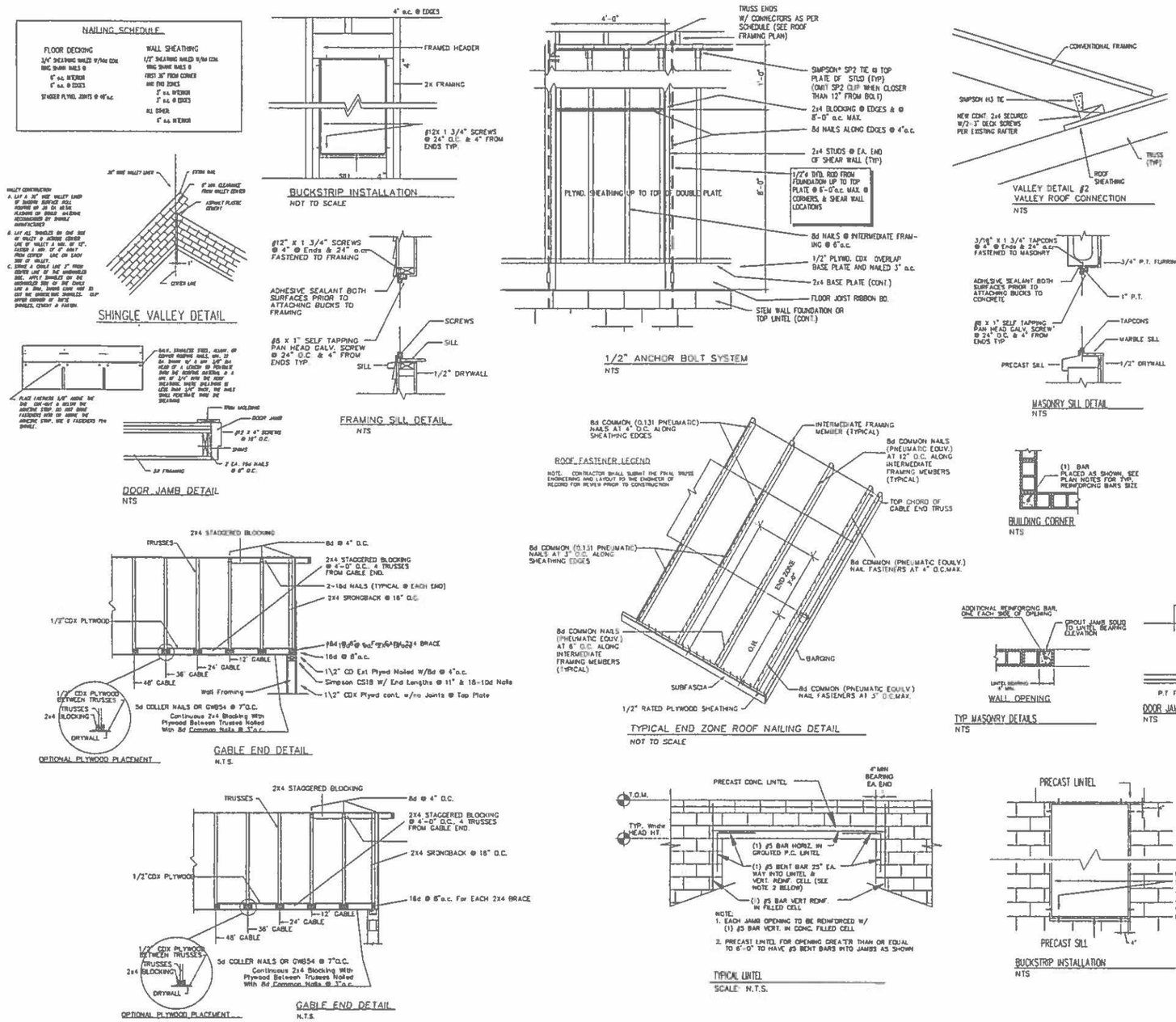
1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

ROOF PLAN

SCALE: 1/4" = 1'-0"



SHEET

S4

STRUCTURAL 4

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate of Authorization
No 29098
1003 Alexander St. Suite #5
Plant City, Fl. 33563
Phone # (813) 752-7078
Email: rroberts egi@gmail.com

12/12/17
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC.
DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl. 33619

Reynolds Residence

1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS

RECEIVED
FEB 15 2018

STRUCTURAL 4

SCALE: 1/4" = 1'-0"

Components & Cladding – Method 1				h < 60 ft.		
Figure 30.5-1	Net Design Wind Pressures			Walls & Roofs		
Enclosed Buildings						
ZONE	EFFECTIVE WIND AREA (SQ. FT.)	Net Ultimate Design Wind Pressure, p_{net30} (psf) Exposure B at h= 30ft, Kzt = 1.00 ASD= 0.6XUltimate Design (LRFD)				
		Basic Wind Speed V (mph)				
		130	140	145	150	160
Roof Angle >0-7°						
1	10.0			15.4	-37.9	
1	20.0			14.4	-36.9	
1	50.0			13.2	-35.7	
1	100.0			12.2	-34.7	
2	10.0			15.4	-83.6	
2	20.0			14.4	-56.8	
2	50.0			13.2	-47.8	
2	100.0			12.2	-41.1	
3	10.0			15.4	-95.6	
3	20.0			14.4	-79.3	
3	50.0			13.2	-57.5	
3	100.0			12.2	-41.1	
Roof Angle >7-27°						
1	10.0			21.8	-34.7	
1	20.0			19.9	-33.7	
1	50.0			17.3	-32.4	
1	100.0			15.4	-31.5	
2	10.0			21.8	-80.4	
2	20.0			19.9	-55.5	
2	50.0			17.3	-49.1	
2	100.0			15.4	-44.3	
3	10.0			21.8	-89.3	
3	20.0			19.9	-83.5	
3	50.0			17.3	-75.8	
3	100.0			15.4	-70.0	
Roof Angle >27-45°						
1	10.0			34.7	-37.9	
1	20.0			33.7	-36.0	
1	50.0			32.4	-33.4	
1	100.0			31.5	-31.5	
2	10.0			34.7	-44.3	
2	20.0			33.7	-42.4	
2	50.0			32.4	-39.8	
2	100.0			31.5	-37.9	
3	10.0			34.7	-44.3	
3	20.0			33.7	-42.4	
3	50.0			32.4	-39.8	
3	100.0			31.5	-37.9	
Wall						
4	10.0			37.9	-41.1	
4	20.0			36.2	-39.4	
4	50.0			33.9	-37.2	
4	100.0			32.2	-35.4	
4	500			28.3	-31.5	
5	10.0			37.9	-50.7	
5	20.0			36.2	-47.3	
5	50.0			33.9	-42.8	
5	100.0			32.2	-39.4	
5	500			28.3	-31.5	

Main Wind Force Resisting System – Method 2				h ≤ 60 ft.		
Figure 28.6-1	Design Wind Pressures			Walls & Roofs		
Enclosed Buildings						
Simplified Design Wind Pressure, p_{s30} (psf) Exposure B at h= 30ft, Kzt = 1.0, Kh =1.0						ASD= 0.6XUltimate Design (LRFD)
Basic Wind Speed (mph)	Roof Angle (degrees)	Load Case	Zones			
			Horizontal Pressures			
			A	B	C	D
145		1	22.4	-17.3	22.2	-16.3
		1	27.0	-19.0	25.6	-19.1
		1	19.8	-13.9	17.0	-13.0
		1	46.2	+13.2	26.0	+4.0
	0°	1	16.8	6.7	26.3	9.9
		2	----	----	----	----
	10° uplift	1	27.5	25.7	28.1	26.8
		2	27.9	25.7	29.6	26.6

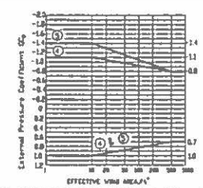
Zones								
Vertical Pressures					Overhangs			
E	F	G	H		E	W		
-10.1	-15.6	-27.9	+17.7		+16.2	-44.0		
-10.1	-24.0	-27.0	-16.0		+29.2	-44.0		
-10.1	-18.3	-27.0	-21.0		+16.2	-44.0		
-10.1	-27.0	+27.0	+27.0		+16.2	-44.0		
-16.6	-25.4	+13.2	-29.4		+34.7	-28.0		
-7.1	-13.8	-2.0	-6.3		----	----		
3.0	-12.0	1.0	-19.0		+13.3	+6.1		
14.4	-11.3	13.0	-8.1		+13.3	+6.1		

ASD= 0.6XUltimate Design (LRFD)

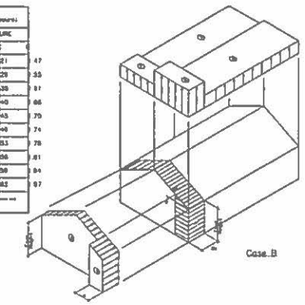
Adjustment Factor for Building Height and Exposure			
MEAN ROOF height(feet)	EXPOSURE B	C	
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66
35	1.00	1.45	1.70
40	1.00	1.49	1.74
45	1.02	1.53	1.78
50	1.06	1.56	1.81
55	1.09	1.59	1.84
60	1.22	1.62	1.87

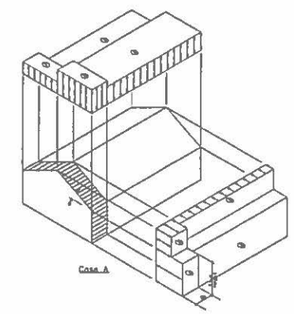
Note: If mean roof height falls between two values, interpolate between the values shown in the table.

Roof Overhang Net Uplift Wind Pressure, p (psf) Exposure B at h= 30ft, Kzt = 1.00 ASD= 0.6XUltimate Design (LRFD)					
	ZONE	EFFECTIVE WIND AREA (SQ. FT.)	Basic Wind Speed V (mph)		
			140	145	150	160
Roof Angle >0-7°	2	10		-54.6		
	2	20		-53.8		
	2	50		-52.3		
	2	100		-51.4		
	3	10		-89.9		
	3	20		-70.8		
	3	50		-45.0		
	3	100		-25.7		
Roof Angle >7-27°	2	10		-70.6		
	2	20		-70.6		
	2	50		-70.6		
	2	100		-70.6		
	3	10		-118.8		
	3	20		-107.2		
	3	50		-91.8		
	3	100		-80.3		
Roof Angle >27-45°	2	10		-54.2		
	2	20		-62.3		
	2	50		-59.7		
	2	100		-57.8		
	3	10		-64.2		
	3	20		-62.3		
	3	50		-59.7		
	3	100		-57.8		



WALL COEFFICIENTS, COMPONENTS & CLADDING
(Enclosed Buildings)

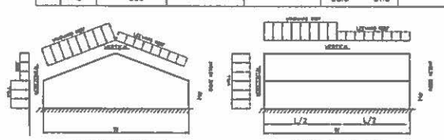




MAIN WIND FORCE LOADING DIAGRAM

NOTES:

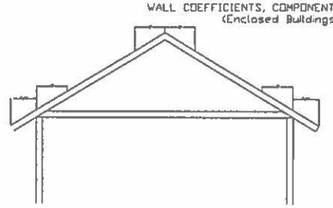
1. Fasteners to Comply W/ 2010 FBC, CHAPTER 3 Requirements for 145 mph winds.
2. Shaded area of trusses denotes Roof Sheeting Diaphram Fastner Requirement @ Gable Ends
3. Refer to Cabinent Section in Reference to Diaphram
4. All Connections From Eng. to Listed to be in Compliance with FBC Section 1609 Requirements
5. Drawings Are Not to be Scaled
6. Contractor is Responsible For any Discrepancies in Drawings
7. If Lumber Shows Signs of Cracking When Nailing, Pre Drill For Nails or Use Self Tapping Fasteners.
8. Contractor to Use The Greater of Loads of the Truss Manufacture's Calculations or the Loads on These Drawings Calculated by the Engineer.
9. Structural Details and Plans Are For New Construction Only. These Plans Do Not Update Existing Conditions of The Existing Structure. Therefore Signing And Sealing of These Plans Are Restricted to New Construction.
10. Category II
11. Wind Exposure C. Low Rise Buildings
12. Internal Pressure Coefficient. GC_{pi} = ±0.18
13. Components & Cladding: Design With A Velocity Pressure qh based On Highest Wind Loads @ The Site $p=q(GC_p)-q(GC_{pi})$ (#/ft²)
14. PANEL EDGE SUPPORT FOR NAILING WITH BOTH SHEATHING:
    For panels 16-24" wide, double plating the side adjacent to the full width of the panel, none required at ridge or hip.
    For panels 12-16" wide, lumber only blocking (2x4) flat wise or edgewise on the side adjacent to the full width panel. None is required at a ridge or hip.
    For panels 12 inch or less, lumber only blocking (2x4) flat wise or edgewise on both panel edges.



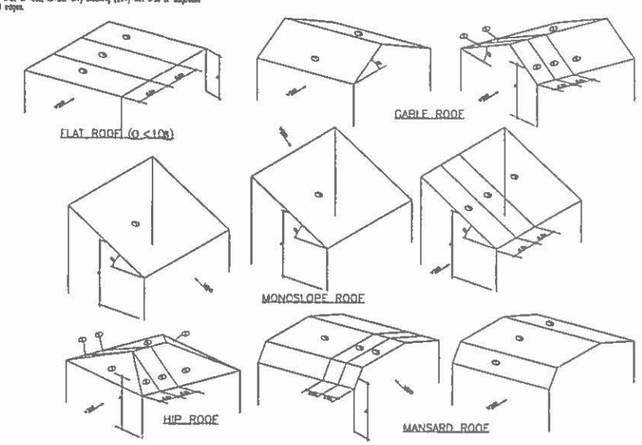
APPLICATION OF MAIN WIND FORCE RESISTING SYSTEM LOADS FOR SIMPLE DIAPHRAGM BUILDINGS

TABLE 1609.3.1 EQUIVALENT BASIC WIND SPEEDS											
3 sec-gust	85	90	100	105	110	120	125	130	140	145	150
fastest mile	110	115	129	135	142	155	161	168	181	187	194

1 mph = 0.447 m/s



END ZONE NAILING AREAS
N.T.S.



CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS.

SHEET
S5

STRUCTURAL 5

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate of Authorization
No. 29098
1003 Alexander St. Suite #5
Plant City, Fl 33563
Phone # (813) 752-7078
Email: rroberts.egi@gmail.com

12/12/17

William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC. DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl 33619

Reynolds Residence

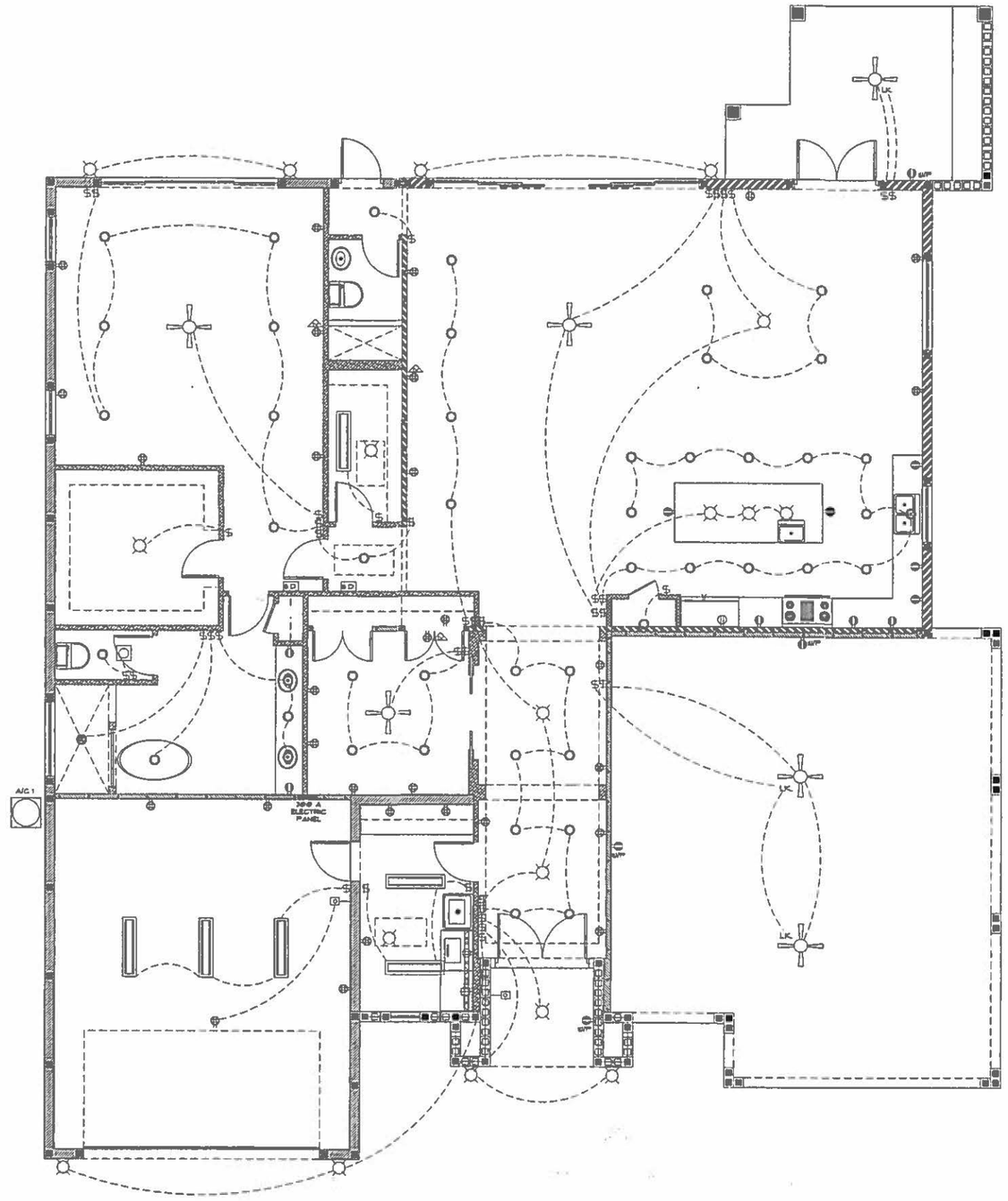
1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/27/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

STRUCTURAL 5

SCALE: 1/4" = 1'-0"



ELECTRICAL NOTES:

SMOKE DETECTORS
SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL BE HARD WIRED.

SYMBOLS

	SINGLE POLE SWITCH	O.S.	OWNER SELECT (FIXTURE ALLOWANCE)
	3-WAY SWITCH		PUSH BUTTON
	110 V. DEDICATED DUPLEX OUTLET		EXHAUST FAN
	110 V. ARC-FAULT OUTLET		TELEPHONE
	GFCI 110 V. DUPLEX OUTLET		TELEVISION
	220 V. OUTLET	SD	SMOKE / CO DETECTOR
	6" RECESSED LIGHT		CLG FAN
	LIGHT FIXTURE	LK	LIGHT KIT
FA	FIRE ALARM		4' TRACK LIGHT
	EMERGENCY LIGHTING	EXIT	EXIT SIGN
	WALL SCONCE		
	48"x12" SURFACE LED LIGHT		
	48"x16" SURFACE FLOURESCENT LIGHT		

SHEET
E1

ELECTRICAL

EGI
Engineering Great Ideas, Inc
Engineering Business Certificate of Authorization
No. 29098
1003 Alexander St. Suite #5
Plant City, Fl. 33563
Phone # (813) 752-7078
Email: rroberts egi@gmail.com

12/01/17
William H. Roberts, P.E. # 42712

WELLS DESIGN CONTRACTING INC. DESIGN / BUILD
813-315-9724
333 Falkenburg Rd.
Unit B-212
Tampa, Fl. 33619

Reynolds Residence

1151 79th. St.
St. Petersburg,
Florida

ISSUE DATE: 08/20/2017
REV. DATE: 11/21/2017
DRAWING BY: D.W.
APPROVED BY:

( ) PRELIMINARY LAY-OUT
( ) CHECK-SET (NOT FOR CONSTR.)
(x) FINAL DRAWINGS

CITY OF ST. PETERSBURG
JAN 12 2018
CONSTRUCTION SRVS.
FEB 15 2018

ELECTRICAL

SCALE: 1/4" = 1'-0"

2 Dlb

City of St. Petersburg
Planning & Economic Development Department
Construction Services & Permitting

Submittal Routing Sheet

Revised April 2012

st.petersburg
www.stpete.org

One Fourth Street North
St. Petersburg, FL 33701
(727) 893-7231

Project Address: 1151 79TH ST S Permit Application #: 17-10000627

Submitted By: DAVID WELLS Phone #: 813-504-4588

Date: 1-17-2018 E-Mail: DAVID@WELLSDESIGNCONSTRUCTION.COM

The following is a: ☐ Plan Revision to Issued Permit ☑ Resubmittal of Plans Under Review

Remarks: FEMA SUBSTANTIAL IMPROVEMENT REVISIONS

To expedite plan revisions to your permit, please provide approved job set of plans.

Please check the appropriate discipline:

	Reviewed By	Date	Approved	Rejected	Comments (If applicable)
✓ Building	DWB				
✓ Mechanical					
✓ Plumbing					
Gas					
✓ Electric					
Fire					
Engineering					
Environmental					
Zoning					
Landscape					
Traffic					
Underground Utilities					
Historic Preservation					
Other					

Dave Brittany

BUILDING DIVISION
OFFICE COPY

PBS

ADDRESS 1151 79TH S RESUBMITTAL DATE 1/16/18

BLDG ____ ELEC ____ MECH ____ PLBG ____

FIRE ____ ZONING ____ ENG ____ SUB DATE ____

PLAN # 17-10000627 DUE DATE 1/23/18

FEMA PROJECT

EXHIBIT 6

CASE NO. 18-53000001

APPELLANT'S CONSTRUCTION COSTS

NOTE: Additional information may be necessary to substantiate fair cost of repair or improvement.

COST BREAKDOWN*

***A dollar value is required for both labor and material for each category listed including but not limited to the following:**

LEGEND
LS - Lump Sum
SF - Square Foot
LF - Linear Foot
SQ - Roof Square
SY - Square Yard

Demolition

$ 4,000.00 Labor

Description of work: Demolition of existing roof. Quantity _____ LS $ 500.00 Mat.

(desc. cont.): Demolition of select interior partitions.

Labor and Material Total $ 4,500.00

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Slab on Grade

$ 2,500.00 Labor

Description of work: Monolithic slab at new addition. Quantity _____ SF $ 2,110.32 Mat.

(desc. cont.): _____

Labor and Material Total $ 4,610.32

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Foundation & Structural Steel

$ _____ Labor

Description of work: N/A Quantity _____ LF $ _____ Mat.

(desc. cont.): _____

Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Masonry Wall

$ 4,500.00 Labor

Description of work: Masonry walls at new addition. Quantity _____ SF $ 4,395.47 Mat.

(desc. cont.): Retrofit existing walls.

Labor and Material Total $ 8,895.47

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Lumber/Framing

$ 3,770.00 Labor

Description of work: Frame interior partitions / Roof framing material. Quantity _____ LS $ 6,051.27 Mat.

(desc. cont.): _____

Labor and Material Total $ 9,821.27

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Truss/Rafters

☑ Hip ☐ Gable ☐ Flat

$ 5,182.64 Labor

# of engineered trusses 60 # of rafters 30 size _____ Quantity 90 LS $ 10,551.38 Mat.

(desc. cont.): Install new Pre-engineered roof trusses.

Labor and Material Total $ 15,734.02

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Finish Carpentry

$ 1,717.50 Labor

Description of work: Install Door Casing for 7 interior doors and inside Quantity 830 lf. LS $ 932.18 Mat.

(desc. cont.): casing for 4 ext. doors. Install 6" base throughout. Includes door installation

Labor and Material Total $ 2,649.68

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Roofing type

- ☑ Tile
- ☐ Shingle
- ☐ Metal
- ☐ Flat
- ☐ Gravel
- ☐ Addition Only
- ☑ Entire House
- ☐ Existing Structure

Description

- ☑ Entire
- ☐ Partial

Total # of squares Cement tile roof Quantity 43 SQ $ 8,385.00 Labor

$ 10.082.63 Mat.

Labor and Material Total $ 18,467.63

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Stucco

☑ Masonry ☐ Frame w/Wire Lath ☐ With Stone/Brick

Description Textured Stucco Quantity 228 SY $ 5,447.74 Labor

(desc. cont.)

$ 732.26 Mat.

Labor and Material Total $ 6,180.00

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☑ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Siding/Soffit/Fascia

- ☐ Cementitious
- ☐ Wood
- ☑ Vinyl
- ☐ Aluminum

Siding

Soffit 384 sf

Fascia 288 lf

Description Install new aluminum fascia and vinyl soffit Quantity 384 SF $ 1,205.90 Labor

(desc. cont.)

$ 860.97 Mat.

Labor and Material Total $ 2,066.87

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☑ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Cabinets

- ☐ Re-Laminate
- ☐ Laminate
- ☐ Modular
- ☑ Wood
- ☐ Custom

Tops

- ☐ Re-Laminate
- ☐ Laminate
- ☐ Tile
- ☐ Solid
- ☑ Granite
- ☐ Other

Description RTA cabinets with Granite Countertops Quantity 26 LF $ 650.00 Labor

$ 9,840.37 Mat.

Labor and Material Total $ 10,490.37

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Appliances Built In (new or replaced):

- ☐ Clothes Dryer
- ☐ Dishwasher
- ☐ Disposal
- ☐ Trash Compactor
- ☐ Washing Machine
- ☐ Water Heater
- ☐ Wine Cooler
- ☐ Range
- ☐ Oven
- ☐ Other

Description Re-use existing appliances which are new. Quantity LS $ Labor

(desc. cont.)

$ Mat.

Labor and Material Total $

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

---

Elevator/Chair Lift

Description of work N/A Quantity LS $ Labor

(desc. cont.)

$ Mat.

Labor and Material Total $

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Gas

☐ LP
☐ Natural

$ _____ Labor

Description N/A Quantity _____ $ _____ Mat.
(desc. cont.) _____

Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Plumbing

Number of Baths:
New 1
Remodeled 1

$ 4,740.00 Labor

Description 1 new Bath's and Remodel 1 Bath Quantity _____ LS $ 913.00 Mat.
(desc. cont.) _____

Labor and Material Total $ 5,653.00

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Plumbing Fixtures

	# of Fixtures:		Manufacturer	Detailed Description		
Lav.	New	3	Moen	Hensley Single Hole		
	Replaced					
Toilet	New	2	A/S	Cadet 3		
	Replaced					
Shower	New	2	Moen	Bansbury BN		
	Replaced					
Tub	New	1	Sterling	Ensemble		
	Replaced					
Bidet	New					
	Replaced					
Kit.Sink	New	2	Moen	Kaden Single Handle	$ 2,050.00	Labor
	Replaced				$ 1,978.00	Mat.

Labor and Material Total $ 4,028.00

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Electrical

of New Circuits

60 AMP _____
50 AMP 1
40 AMP 2
30 AMP 1
20 AMP 6
15 AMP 10

New Service Size 200a
New Panel Size 40 sp.
Sub Panel _____

$ 4,867.59 Labor

Description of work Install new romex wiring and panel. $ 2,621.01 Mat.
(desc. cont.) _____

Labor and Material Total $ 7,488.60

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Electrical Fixtures

# of Fixtures	8
Ceiling Fans	4
Dimmers	6
Duplex Receptacles	50
Light Fixtures	6
Lights Recessed	40
Satellite Dishes	
Security System	
Smoke Detectors	3
Switches	30

Other* _____ $ 850.00 Labor

* Please Provide Detailed Description Install Builder grade fixtures. $ 2,895.00 Mat.

(desc. cont.) _____

Labor and Material Total $ 3,745.00

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

HVAC

Add Supply R/A No New Equipment

# of Supplies _____

# of Returns _____

New Split A/C for Addition Only

Size Ton _____

Heat _____

Seer Rating _____

New Split A/C Entire House

Size Ton 6

Heat 5k

Seer Rating 15

$ 3,300.00 Labor

Description Install flex duct and new split A/C Quantity _____ LS $ 5,000.00 Mat.

(desc. cont.) _____

Labor and Material Total $ 8,300.00

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☑ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Doors

	# of Units
Entry	1
Sliding Glass	2
Garage	1
French	2
Interior Doors	7

$ 2,050.00 Labor

Description Installation of 7 int. doors, 1 entry door, 2 SGD's Quantity _____ LS $ 16,378.00 Mat.

(desc. cont.) and 2 French doors.

Labor and Material Total $ 18,428.00

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Windows

	#	Manufacturer	Type	Impact Resistant
New	7	CWS	Vinyl Single Hung	Yes
Replacement				

Skylights _____ $ 875.00 Labor

Description Install 7 vinyl single hung impact windows. Quantity 7 LS $ 5,404.28 Mat.

(desc. cont.) _____

Labor and Material Total $ 6,279.28

Source of value: ☑ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Insulation

$ 841.30 Labor

Type R-30 Blown insulation, Foil on masonry walls, R-11 batts Quantity _____ SF $ 1,658.70 Mat.

Description at Garage frame wall.

Labor and Material Total $ 2,500.00

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Dry Wall

$ 5,000.00 Labor

# of Boards 237 Plaster _____ Quantity _____ LS $ 5,200.00 Mat.

Description Level 3 with orange peel texture

Labor and Material Total $ 10,200.00

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☑ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Fireplace

Manufacturer N/A Site _____ $ _____ Labor

☐Gas ☐Wood Burning Quantity _____ LS $ _____ Mat.

Description _____

Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Interior

☑ Painting

☐ Wood Paneling

☐ Wall Paper

☑ Tile $ 5,806.88 Labor

Description Tile - 2 showers 260 sf. @ 9.00 psf. = 2,340.00 Quantity _____ LS $ 3,051.37 Mat.

(desc. cont.) Interior paint - 2,817 sf. @ 2.25 psf. = 6,518.25

Labor and Material Total $ 8,858.25

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☑ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

COST BREAKDOWN (CONT.)

Exterior Painting

Description of work 3,165 sf. ext. wall surface, 1-garage door @ 1.05 psf. Quantity 3,165 sf. $ 2,532.00 Labor
(desc. cont.) _____ $ 790.20 Mat.
Labor and Material Total $ 3,322.20

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☑ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Floor Covering

Tile 1,591 SF $ 6,997.25 Cost Subtotal
Wood _____ SF $ _____ Cost Subtotal
Carpet 658 SF $ 2,006.90 Cost Subtotal
Marble _____ SF $ _____ Cost Subtotal
Stone _____ SF $ _____ Cost Subtotal
Other _____ SF $ _____ Cost Subtotal
Total 2,249 SF $ 9,004.15 Cost Total $ 3,941.65 Labor

Description Wood-like plank flooring throughout except Bedroom and Office. $ 5,062.50 Mat.
Labor and Material Total $ 9,004.15

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☑ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Stair Case

- ☐ Marble
- ☐ Concrete
- ☐ Wood
- ☐ Carpet
- ☐ Custom
- ☐ Pre-Manufactured Kit

Description (handrail, treads, risers, newel posts) N/A Quantity _____ LS
$ _____ Labor
$ _____ Mat.
Labor and Material Total $ _____

Source of value: ☐ Sub-Cont.Estimate ☐ Sub-Cont.Detailed Bid ☐ Sq. Ft. Method ☐ Detailed Labor and Material Take-Off

Overhead & Profit

Description 5% Overhead, 10% Profit Quantity _____ LS $ 25,683.32

Contingency per contract
or
Contingency of approx. 5% to allow for change orders and unforseen field conditions

Description Contingency of 5% Quantity _____ LS $ 8,561.10

GRAND TOTAL $ 205,466.53

GetDustyConstructionLLC

3234 39TH ST N
FL 33713

Estimate

Date	Estimate #
2/13/2018	1

Name / Address
David Wells

Project

Description	Qty	Rate	Total
Demo work consists of removal of tile, cut/demo plywood and rafters 5 men 5 days of work Demo of Interior Walls where directed		4,500.00	4,500.00
		Total	$4,500.00

SLAB

Preferred
MATERIALS, INC.

4636 Scarborough Dr
Lutz, FL 33559

Customer No:	315938
Invoice No:	807933
Inv Date:	04/13/18
Page:	Page 1 of 1
Customer PO:	DAVID
Customer Job:	315938T00001

Wells Design Contracting Inc
333 N Falenburg Rd Ste B-212
Tampa FL 33619

david@wellsdesigncontracting.com

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: 1151 79TH ST S - ST PETE

Date	Ticket #	Item	Description	Quantity	UM	Unit Price	MatlTotal	TaxCode	TaxTotal	Total
										From: 05073 Readymix - Clearwater
04/13/18	7348819	8301603	3000 CS PRPM	10.00	CY	110.00	1,100.00	FLPINE	77.00	1,177.00
04/13/18	7348819	611040	Fib Monof 1.5#	10.00	BAG	8.00	80.00	FLPINE	5.60	85.60
04/13/18	7348819	901120	WAITING TIME	29.00	MIN	1.50	43.50	FL0EXEMPT	0.00	43.50
04/13/18	7348819	998200	ENVIRON	1.00	EA	30.00	30.00	FLPINE	2.10	32.10
04/13/18	7348819	901260	FUEL	1.00	EA	17.00	17.00	FLPINE	1.19	18.19
			Total Invoice:				1,270.50		85.89	1,356.39

Total Cubic Yards of Readymix for this Invoice 10.00

Invoice Taxing Authority Summary:

FL1STATE	FL State Tax	73.62
FL2PINELLA	FL County-Pinellas	12.27

Effective June 1, 2017, payments made by credit or debit card will be subject to a $4.95 convenience fee per transaction. Preferred Materials and Conrad Yelvington Distributors, continues to offer alternate payment options not subject to this fee, including: Check, E-Check, Chax (check by fax) and ACH.

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Invoice Amount: 1,356.39

Amount Paid: _____

Customer Name:	Wells Design Contracting Inc
Customer No:	315938
Invoice #:	807933
Date:	04/13/18
Customer Job:	315938T00001
Customer PO:	DAVID
Due Date:	05/13/18

If you have any questions about your invoice please call 813-973-2888

Remit Payment To: Preferred Materials, Inc.
PO Box 198350
Atlanta, GA 30384-1400

Please provide your email address below if you would like to start receiving your invoices via email

_____

HDSUPPLY
CONSTRUCTION & INDUSTRIAL
WHITE CAP

HD Supply Construction Supply, Ltd.
501 W. Church Street, Orlando, FL 32805-2247

REBAR

INVOICE

BRANCH ADDRESS
232 - PINELLAS (6039)
(727) 573-7789
5220 126TH AVE N
CLEARWATER FL 33760

INVOICE NUMBER
50007890679
INVOICE DATE
03/23/2018
CUSTOMER PO NUMBER
79TH STREET S

ENROLLMENT TOKEN: FDV LMB HKP

SOLD TO: 10000197671
2824 1 AB 0.408 E0287X I0542 03456672067 S2 P5203481 0001:0001

WELLS DESIGN CONTRACTING INC
333 N FALKENBURG RD STE B212
TAMPA FL 33619-7892

TERRITORY:
SHIP TO: 10001771850

WELLS DESIGN CONTRACTING INC/YARD
333 N FALKENBURG ROAD SUITE B-212
TAMPA FL 33619

PLEASE REMIT PAYMENT TO:
HD SUPPLY CONSTRUCTION AND INDUSTRIAL - WHITE CAP
P.O. Box 4852
ORLANDO, FL 32802-4852

ORDER DATE	ORDER NO.	ORDERED BY	ACCOUNT MANAGER	TAKEN BY
03/19/2018	27838600	DAVID WELLS	HINSON, STEPHEN R	DOCKERTY, CALI A
BRANCH	ACCT JOB NO.	TERMS	SHIP VIA / ROUTING	CUSTOMER JOB NO.
232	10001771850	NET 30 DAYS	2. OUR TRUCK	WELLS DESIGN

LINE	PART NUMBER	DESCRIPTION	QTY ORD	UNIT PRICE		QTY BKO	QTY SHP	EXTENDED PRICE	TAX AMT
0	HDRDESC	**********	1	0		0	1	0.00	
		DELIVERY TAG#: 9013908 SHIPPING NOTES: PLEASE DELIVER TO: 1151 79TH STREET SOUTH ST PETERSBURG, FL DAVID WELLS 813-304-4579 ***PLEASE REFER TO 27831001 ORIGINALLY DONE AS A CASH SALE **********							
1	4B25-3612	#5 GR60 3'-0"X1'-0" ELL REBAR	40	3.29	EA	0	40	131.60	9.22
2	43552060	#5 GR60 5/8"X20' REBAR SOLD/PC	50	11.46	EA	0	50	573.00	40.11

THESE ITEMS ARE CONTROLLED BY THE U.S. GOVERNMENT AND AUTHORIZED FOR EXPORT ONLY TO THE COUNTRY OF ULTIMATE DESTINATION FOR USE BY THE ULTIMATE CONSIGNEE OR END-USER(S) HEREIN IDENTIFIED. THEY MAY NOT BE RESOLD, TRANSFERRED OR OTHERWISE DISPOSED OF TO ANY OTHER COUNTRY OR ANY PERSON OTHER THAN THE AUTHORIZED ULTIMATE CONSIGNEE OR END-USER(S), EITHER IN THEIR ORIGINAL FORM OR AFTER BEING INCORPORATED INTO OTHER ITEMS, WITHOUT FIRST OBTAINING APPROVAL FROM THE U.S. GOVERNMENT OR AS OTHERWISE AUTHORIZED BY U.S. LAW AND REGULATIONS.

Please take a quick 5 minute survey at http://www.WhiteCap.com/re-survey or typing in your browser. Thank you for your feedback and we look forward to hearing from you!

For questions regarding this invoice please call 1-800-WHITECAP (1-800-944-8322).

NO REFUNDS OR EXCHANGES ON NON STOCK MERCHANDISE
Visit http://whitecap.com/misc/terms_and_conditions.pdf to view complete terms and conditions.

TOTAL GROSS	704.60
TOTAL TAX	49.33
TOTAL SHIPPING AND HANDLING	0.00
TOTAL INVOICE	753.93

RECEIVED BY: ON SITE SIGNATURE COPY ON FILE

Please verify that the remit to address you are using agrees to the address shown at the top of this invoice.

0001:0001

Preferred MATERIALS, INC.

4636 Scarborough Dr
Lutz, FL 33559

Customer No:	315938
Invoice No:	808457
Inv Date:	04/16/18
Page:	Page 1 of 2
Customer PO:	DAVID
Customer Job:	BM315938T001

Wells Design Contracting Inc
333 N Falenburg Rd Ste B-212
Tampa FL 33619

david@wellsdesigncontracting.com

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: 1151 79th STREET S, ST PETE

Date	Ticket #	Item	Description	Quantity	UM	Unit Price	MatlTotal	TaxCode	TaxTotal	Total
									From: 06005 Block - Odessa	
04/16/18	9722052	888	Building Matl	0.01	EA	0.00	0.00	FLPINE	0.00	0.00
04/16/18	9722052	910610	8816,REGULAR,EXP	720.00	EA	1.12	806.40	FLPINE	56.45	862.85
04/16/18	9722052	905180	Bag W/Sand	4.00	BAG	47.00	188.00	FLPINE	13.16	201.16
04/16/18	9722052	901905	Masonry Educ.	720.00	100	1.25	9.00	FLPINE	0.63	9.63
04/16/18	9722052	901260	FUEL	1.00	EA	17.00	17.00	FLPINE	1.19	18.19
04/16/18	9722053	888	Building Matl	0.01	EA	0.00	0.00	FLPINE	0.00	0.00
04/16/18	9722053	910610	8816,REGULAR,EXP	680.00	EA	1.12	761.60	FLPINE	53.31	814.91
04/16/18	9722053	910530	8816,Bond Beam,E	216.00	EA	1.41	304.56	FLPINE	21.32	325.88
04/16/18	9722053	910745	888,HALF,EXPOSED	120.00	EA	1.12	134.40	FLPINE	9.41	143.81
04/16/18	9722053	905220	Mas,Type S	25.00	EA	8.93	223.25	FLPINE	15.63	238.88
04/16/18	9722053	901905	Masonry Educ.	1,016.00	100	1.25	12.70	FLPINE	0.89	13.59
04/16/18	9722053	901260	FUEL	1.00	EA	17.00	17.00	FLPINE	1.19	18.19
			Total Invoice:				**2,473.91**		**173.18**	**2,647.09**

Invoice Taxing Authority Summary:

FL1STATE	**FL State Tax**	**148.43**
FL2PINELLA	**FL County-Pinellas**	**24.74**

Effective June 1, 2017, payments made by credit or debit card will be subject to a $4.95 convenience fee per transaction. Preferred Materials and Conrad Yelvington Distributors, continues to offer alternate payment options not subject to this fee, including: Check, E-Check, Chax (check by fax) and ACH.

Preferred
MATERIALS, INC.

4636 Scarborough Dr
Lutz, FL 33559

Customer No:	315938
Invoice No:	808457
Inv Date:	04/16/18
Page:	Page 2 of 2
Customer PO:	DAVID
Customer Job:	BM315938T001

Wells Design Contracting Inc
333 N Falenburg Rd Ste B-212
Tampa FL 33619

david@wellsdesigncontracting.com

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: 1151 79th STREET S, ST PETE

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Invoice Amount: 2,647.09

Amount Paid: _____

Customer Name:	Wells Design Contracting Inc
Customer No:	315938
Invoice #:	808457
Date:	04/16/18
Customer Job:	BM315938T001
Customer PO:	DAVID
Due Date:	05/16/18

If you have any questions about your invoice please call 813-973-2888

Remit Payment To: Preferred Materials, Inc.
PO Box 198350
Atlanta, GA 30384-1400

Please provide your email address below if you would like to start receiving your invoices via email

_____

Preferred
MATERIALS, INC.

4636 Scarborough Dr
Lutz, FL 33559

Customer No:	315938
Invoice No:	809523
Inv Date:	04/18/18
Page:	Page 1 of 2
Customer PO:	DAVID
Customer Job:	BM315938T001

Paid 5-18-2018

Ck. # 2327

Wells Design Contracting Inc
333 N Falenburg Rd Ste B-212
Tampa FL 33619

david@wellsdesigncontracting.com

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: 1151 79th STREET S, ST PETE

Date	Ticket #	Item	Description	Quantity	UM	Unit Price	MatlTotal	TaxCode	TaxTotal	Total
									From: 06005 Block - Odessa	
04/18/18	9722143	888	Building Matl	0.01	EA	0.00	0.00	FLPINE	0.00	0.00
04/18/18	9722143	910610	8816,REGULAR,EXP	12.00	EA	1.12	13.44	FLPINE	0.94	14.38
04/18/18	9722143	910040	12812,COLUMN,EX,	45.00	EA	3.02	135.90	FLPINE	9.51	145.41
04/18/18	9722143	904215	Lintel-U 8X8X3-6	1.00	EA	16.56	16.56	FLPINE	1.16	17.72
04/18/18	9722143	904220	Lintel-U 8X8X4-0	2.00	EA	19.03	38.06	FLPINE	2.66	40.72
04/18/18	9722143	904225	Lintel-U 8X8X4-6	1.00	EA	22.63	22.63	FLPINE	1.58	24.21
04/18/18	9722143	904240	Lintel-U 8X8X5-4	1.00	EA	25.35	25.35	FLPINE	1.77	27.12
04/18/18	9722143	904245	Lintel-U 8X8X6-6	1.00	EA	30.94	30.94	FLPINE	2.17	33.11
04/18/18	9722143	904255	Precast,Lintel,U,8X8X7-6	3.00	EA	37.61	112.83	FLPINE	7.90	120.73
04/18/18	9722143	904265	Precast,Lintel,U,8X8X8-4	1.00	EA	46.57	46.57	FLPINE	3.26	49.83
04/18/18	9722143	904275	Precast,Lintel,U,8X8X9-4	1.00	EA	50.26	50.26	FLPINE	3.52	53.78
04/18/18	9722143	904145	Precast,Lintel,U,8X8X10-6	2.00	EA	58.76	117.52	FLPINE	8.23	125.75
04/18/18	9722143	904165	Precast,Lintel,U,8X8X13-4	1.00	EA	71.43	71.43	FLPINE	5.00	76.43
04/18/18	9722143	904185	Precast,Lintel,U,8X8X17-4	2.00	EA	180.03	360.06	FLPINE	25.20	385.26
04/18/18	9722143	904190	Precast,Lintel,U,8X8X19-4	2.00	EA	202.15	404.30	FLPINE	28.30	432.60
04/18/18	9722143	901905	SERV, MASONRY	57.00	100	1.25	0.71	FLPINE	0.05	0.76
04/18/18	9722143	901260	EDUCATION SURCHA FUEL	1.00	EA	17.00	17.00	FLPINE	1.19	18.19
			Total Invoice:				1,463.56		102.44	1,566.00

Invoice Taxing Authority Summary:

FL1STATE	FL State Tax	87.81
FL2PINELLA	FL County-Pinellas	14.64

Effective June 1, 2017, payments made by credit or debit card will be subject to a $4.95 convenience fee per transaction. Preferred Materials and Conrad Yelvington Distributors, continues to offer alternate payment options not subject to this fee, including: Check, E-Check, Chax (check by fax) and ACH.

Preferred
MATERIALS, INC.

4636 Scarborough Dr
Lutz, FL 33559

Customer No:	315938
Invoice No:	809523
Inv Date:	04/18/18
Page:	Page 2 of 2
Customer PO:	DAVID
Customer Job:	BM315938T001

Wells Design Contracting Inc
333 N Falenburg Rd Ste B-212
Tampa FL 33619

david@wellsdesigncontracting.com

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: 1151 79th STREET S, ST PETE

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Invoice Amount: 1,566.00

Amount Paid: _____

Customer Name:	Wells Design Contracting Inc
Customer No:	315938
Invoice #:	809523
Date:	04/18/18
Customer Job:	BM315938T001
Customer PO:	DAVID
Due Date:	05/18/18

If you have any questions about your invoice please call 813-973-2888

Remit Payment To: Preferred Materials, Inc.
PO Box 198350
Atlanta, GA 30384-1400

Please provide your email address below if you would like to start receiving your invoices via email

_____

Preferred
MATERIALS, INC.

4636 Scarborough Dr
Lutz, FL 33559

Customer No:	315938
Invoice No:	815712
Inv Date:	04/27/18
Page:	Page 1 of 1
Customer PO:	YACHT CLUB ESTAT
Customer Job:	315938T00001

Paid 5-29-2018

Ck. # 2336

Wells Design Contracting Inc
333 N Falenburg Rd Ste B-212
Tampa FL 33619

david@wellsdesigncontracting.com

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: 1151 79TH ST S - ST PETE

Date	Ticket #	Item	Description	Quantity	UM	Unit Price	MatlTotal	TaxCode	TaxTotal	Total
										From: 05073 Readymix - Clearwater
04/27/18	7349239	8301603	3000 CS PRPM	10.00	CY	110.00	1,100.00	FLPINE	77.00	1,177.00
04/27/18	7349239	998200	ENVIRON	1.00	EA	30.00	30.00	FLPINE	2.10	32.10
04/27/18	7349239	901260	FUEL	1.00	EA	17.00	17.00	FLPINE	1.19	18.19
04/27/18	7349254	8301603	3000 CS PRPM	4.00	CY	110.00	440.00	FLPINE	30.80	470.80
04/27/18	7349254	998200	ENVIRON	1.00	EA	30.00	30.00	FLPINE	2.10	32.10
04/27/18	7349254	901260	FUEL	1.00	EA	17.00	17.00	FLPINE	1.19	18.19
			Total Invoice:				1,634.00		114.38	1,748.38

Total Cubic Yards of Readymix for this Invoice 14.00

Invoice Taxing Authority Summary:

FL1STATE	FL State Tax	98.04
FL2PINELLA	FL County-Pinellas	16.34

Effective June 1, 2017, payments made by credit or debit card will be subject to a $4.95 convenience fee per transaction. Preferred Materials and Conrad Yelvington Distributors, continues to offer alternate payment options not subject to this fee, including: Check, E-Check, Chax (check by fax) and ACH.

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Invoice Amount: 1,748.38

Amount Paid: _____

Customer Name:	Wells Design Contracting Inc
Customer No:	315938
Invoice #:	815712
Date:	04/27/18
Customer Job:	315938T00001
Customer PO:	YACHT CLUB ESTAT
Due Date:	05/27/18

If you have any questions about your invoice please call 813-973-2888

Remit Payment To: Preferred Materials, Inc.
PO Box 198350
Atlanta, GA 30384-1400

Please provide your email address below if you would like to start receiving your invoices via email

_____

DJ Trusses Unlimited, Inc.

3125 Reynolds Rd
Lakeland, FL 33803
Phone: (863) 687-4796
Fax: (863) 687-9820
djtrussesunlimited.com

SALES CONTRACT

Quote # B18-0472
Order #

Printed: 02/21/18

Customer Information:

Contact:	Contact:	Phone:	Email:
WELLS DESIGN CONTRACTING			
Address: 333 N FALKENBURG DR STE B-212	**City, State, Zip:** TAMPA, FL		

Job Information:

Description:	Invoice #:	Customer P.O. #:	Terms:
REYNOLDS			
Address:	**Model:**	**SalesRep:** BILL PHELPS	**Invoice Date:** / /
1151 79TH ST ST PETE, FL	**Lot:** **Subdivision:**		**Delivery Date:** / /

Quote # B18-0472 **Order #** **Printed:** 02/21/18

Bid Notes:

DJ TRUSSES UNLIMITED, INC. "SELLER" provides GENERAL CONDITIONS – All quotes, proposals, and purchase orders, whether verbal or written, are subject to final credit approval.This proposal must be verified and signed copy returned to seller before any work can be started. If buyer does not have an open account with seller, a deposit of 50% of the purchase price will be required prior to any truss design work will be performed. The final 50% will be due prior to the start of any product fabrication of any product can begin. No modification, variation, or cancellation of this sales proposal and herein (the "contract") shall be enforceable unless signed by the buyer and seller in writing.Buyer's acceptance of this Sale Proposal Contract acknowledges the careful examination of the details herein of this Sales Proposal carefully, and seller agrees to furnish only the items listed in writing, stated hereon. Any items not listed herein by the seller or any changes to this purchase list will be at the buyer's expense. Seller will not be responsible for any items intended or included in any drawings or set of plans furnished to them that are not listed in writing. No VERBAL CHANGES will be accepted and any changes must be made in writing.Any claim or dispute arising out of or related to this Purchase Agreement that cannot be resolved by the agreement of the parties shall be resolved by litigation or binding arbitration at the seller sole option. If seller elects arbitration, the arbitration shall be held in Polk County, Florida and the commercial industry rules of the American Arbitration Association shall govern. In any litigation arising our of or related to the Purchase Agreement the buyer consents to the exclusive jurisdiction of and venue in the federal, state or local courts of Polk County, Florida. In any legal action or arbitration brought to enforce or interpret this Purchase Agreement the prevailing party shall recover all costs and reasonable attorney's fees. Buyer agrees to be bound by the dispute resoution procedures and results of that process.Buyer's acceptance of this Sales Proposal Contract shall supersede and take precedence over any other documents prepared by the buyer's purchase orders that may be issued in conjunction with this Sales Proposal quote by the Buyer. In no event shall the Seller be deemed to accept the terms and conditions of sale of any of the Buyer's purchase orders subcontract, including where Seller has begun its preparation of the truss design drawings, unless the purchase order or subcontract has been signed by an officer of the seller.BACK CHARGES WILL NOT BE ACCEPTED WITHOUT PRIOR WRITEEN APPROVAL FROM SELLER. -To the maximum extent permitted by law, Buyer hereby agrees to save, indemnify and hold harmless, seller, its subsidiaries and affiliates,and their respective officers,directors,partners,shareholders, employees, successors and assigns against all claims, losses, costs, and expenses, including but not limited to, all expenses of litigation, court costs and attorney's fees in an way arising our of or in connection with the building design, handling, storage, installation, erection, temporary and permanent lateral restraint and diagonal bracing, building stability bracing, framing or other use of the products from and after delivery.Buyer will bear responsibility for reapir or damaged trusses due to negligence of framer or any other party that alters the trusses without written permission from seller. Seller must be notified within 48 hours of truss layout or take off errors and or delivery damage. Seller requires up to 72 hours to resolve any errors deemed its responsibility. No back charges will be accepted without written permision from DJ TRUSSES UNLIMITED. No back charges shall be taken off of the oringal contract price by the contractor. Signed and sealed truss repair drawings will be charged accordingly.REPAIR DRAWINGS -Sealed truss repair drawings will be charged accoringly to the difficulty of the repair, payment of repair drawings will be due when delivered or emailed to the BUYER.DELIVERY CONDITIONS -All delivery dates are tentative. Seller is not responsible for any delays on projected delivery dates. Seller is not responsible for the coordination of delivery times with carpentry crews, cranes, etc, It is the Buyer,s responsibility to provide a solid and clear entry way, firm support for tractor trailer and safe delivery conditions at the job site. Any costs to the seller incurred by not providing adequate site delivery conditions shall and will be paid by the Buyer. Any damage occurring by crossing of curbs, sidewalks, driveways, utility lines, etc in connection with the delivery of the products, shall be the sole responsibility of the Buyer. Delivery of all products shall be made in accordance with a schedule approved in writting by an authorized representative of Seller. All modifications to the delivery schedule must be approved in writing by Seller. SELLER IS NOT RESPONSIBLE FOR DAMAGE TO TRUSSES (OR ANY PRODUCTS) AFTER DELIVERY.TRUSS DESIGN -All handling, erection, installing, restraining and erection bracing responsibilities and installation means and methods bracing procedures, both permanent and temporary, are the responsibility of the Buyer. This includes both temporary and permanent lateral restraint and diagonal bracing.Seller will supply a Truss Submittal Package including but not limited to each individual Truss Design Drawing, and as applivable, the Truss Placement Diagram, the Cover/Truss Index Sheet, Lateral Restraint and Diagonal Bracing details, and any other structural details pertane to the trusses. BCSI-B1 SUMMARY SHEET - GUIDE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. IF AN ORDER IS CANCELLED FOR ANY REASON AFTER BUYER HAS REQUESTED TRUSS DESIGN & SHOP DRAWINGS FROM SELLER, A DESIGN FEE OF $800.00 OR 15% OF PURCHASE PRICES (WHICHEVER IS GREATER) WILL BE DUE IMMEDIATELY.MOLD POLICY -You and your customer may have some concerns about mold on lumber. The facts about mold on lumber are summarized in this statemant. In all climates in the united states, especially in florida, it is common for the lumber we use in wood trusses and components to develop surface mold and mildews during transit or storage prior to use. Often the process accelerates and manifests itself during warm and damp weather. Since molds come from the spores that float in the air, they are ever present in our daily life. As such, it is impossible to control mold when wood has a higher than normal moisture conten. these molds only affect the surface of the lumber and do not cause any structural performace degradation. Once the moisture content of lumber reaches 20% or less, all mold growth ceases.

Most homes are built to prevent moisture infiltration. If built to code, the inside of the home (including the interior spaces and the building cavities) will stay dry enough to stop the mold spores from becoming active. Normally, in the united states, structural components installed in a properly built and ventilated structure will air dry below 20% moisture sontent in 10 days to 2 weeks and reach an atmospheric equilibrium of 8 to 12% with the first heating or colling season. The emergence of mold on framing lumber is a naturally occurring process. Therefore, our customers should be aware that we disclaim any obligation to undertake an inspection to determine if mold exists. We disclaim any liability to the negative effects of the emergence of mold on the wood trusses and components. We disclaim any duty to replace, remove or remediate any lumber that may contain mold.

Customer (Purchaser) PRICE VALID FOR 30 DAYS

Signautre:_____ Print_____ Date:_____ Req Del Date_____

	$9,906.96
SALES TAX 6.50%	$644.42
TOTAL	$10,551.38

PDF created with pdfFactory Pro trial version www.pdffactory.com

DJ Trusses Unlimited, Inc.

3125 Reynolds Rd
Lakeland, FL 33803
Phone: (863) 687-4796
Fax: (863) 687-9820
djtrussesunlimited.com

Quote # B18-0472
Order #

Printed: 02/21/18

Customer Information:

Contact:	Contact:	Phone:	Fax:
WELLS DESIGN CONTACTIONG			
Address: 333 N FALKENBURG DR STE B-212	**City, State, Zip:** TAMPA, FL		

Job Information:

Description:	Invoice #:	Customer P.O. #:	Terms:
REYNOLDS			
Address:	**SalesRep:** BILL PHELPS		**Invoice Date:** / /
1151 79TH ST ST PETE, FL	**Designer:**		**Delivery Date:** / /

Quote # B18-0472 **Order #** **Printed:** 02/21/18

Bid Notes:

ROOF TRUSSES

PROFILE	QTY / PLY	PITCH	ID	SPAN	LUMBER	OVERHANG	CANTILEVER	STUB	
	1	0.00 / 0.00	Delivery	00-00-00					0.00 lbs. each
	1	0.00 / 0.00	Roof Tru	00-00-00					0.00 lbs. each

PDF created with pdfFactory Pro trial version www.pdffactory.com

Builders FirstSource

DATE	QT NUMBER
08-15-18	37208940

Builders FirstSource

QUOTATION

QUOTE Page 1

SOLD TO
402171
WELLS DESIGN CONTRACTING INC
333 FALKENBURG RD
SUITE B-212
TAMPA, FL 33619

SHIP TO
440071 115179THST
WELLS DESIGN CONTR INC *YD*
1151 79TH ST
1151 79TH ST
SAINT PETERSBURG
FL 33701

JOB NO.		COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
115179THST			08-23-18	jjk7	CLWAFLYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
832	WM618P	PRIMD 9/16X5 1/4 BASE MOULDING	LF	.90	748.80
306	WM366P	PRIMD 2 1/4 COL CASING MLDG	LF	.40	122.40

Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 30 days from the date of this quotation.

SUBTOTAL	TAX	TOTAL
871.20	60.98	932.18

BFS RETAINS THE RIGHT TO ADJUST ALL QUOTED PRICES IN THE EVENT OF SHORTAGES, ENVIRONMENTAL IMPACTS, FREIGHT INCREASES, OR GOVERNMENTAL REGULATIONS.

Thank you for the opportunity to quote

QUOTATIONS SUBJECT TO CREDIT APPROVAL

CRA Construction Enterprises, LLC

Proposal

Associated with H.I.S. Construction: Lic. CCC1328832
CRAConstructionEnterprises.com
Apollo Beach, FL 33572
(813)326-1613 - (813)380-4728

DATE 6/18/2018
Quotation # 1721

Bill To:
Wells Design Contracting, Inc.
1151 79th. St. S
St. Petersburg, FL, 33707
david@wellsdesigncontracting.com

Quotation valid until: 7/7/2018
Prepared by: J. Rodriguez

Comments or special instructions:
Roofing- New Construction: Labor Only: Materials will be provide by customer.

Description	AMOUNT
Roofing- New Construction **(Labor Only)**	$8,385.00
Installation of Rhino Roof U-20 underlayment over the entire roof deck.	
Installation of new lead boots at all plumbing penetrations.	
Installation of drip edge (eave drip) metal along roof perimeter.	
Note: Drip edge colors are standard: white, black or brown.	
Installation of Cement "Barrel" Roofing Tiles over newly installed underlayment.	
Included: CRA Construction will furnish roofing permit, inspection fees and debris removal.	
Total	$8,385.00

Note: CRA Construction is responsible for the removal of debris.
Materials will carry their own warranty.
CRA Construction will provide a 5-year craftmanship warranty.

According to Florida's Construction Lien Law (Section 713.001-713.37,FL, Statues), those who work on your property or provide materials/services and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a Construction Lien. If your contractor or subcontractor fails to pay a subcontractor or material supplier, those people who are owed money may look to your property for payment and may place a lien on your property. If a lien is filed, your property could be sold against your will to satisfy said lien. To protect yourself you should obtain written lien waivers from any contractor or subcontractor who might be in a position to file a lien, before completing any payment.

Construction Industries Recovery Fund: Payment may be available from this fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a State Licensed Contractor.

For a claim: 1940 N. Monroe St.
Tallahassee, FL 32399
(850) 487.1395

Upon signing, the customer agrees to make a (50%) down payment in the amount of $4,192.50 and will pay the remaining balance of $4,192.50 upon completion.

By signing this document, the customer agrees to the services and conditions outlined in this estimate. This estimate is for completing the job described above. It is solely based on our evaluation and does not include material price increases, additional labor or material costs that may be needed should unforeseen problems or adverse weather develop following the commencement of the job.

Signatures:

Isaac Cohen

CRA Construction Enterprises, LLC

Authorized Signature

THANK YOU FOR YOUR BUSINESS!

Quotation

GULFEAGLE SUPPLY-TAMPA,FL 001
2900 E 7TH AVE STE 100
TAMPA, FL 33605
813-248-4911 Fax 813-247-2612

QUOTE DATE	QUOTE NUMBER
08/14/18	S8227520

ORDER TO:	PAGE NO.
GULFEAGLE SUPPLY-TAMPA,FL 001 2900 E 7TH AVE STE 100 TAMPA, FL 33605 813-248-4911 Fax 813-247-2612	1

QUOTE TO:
CASH SALES (1)
2900 E 7TH AVE
SUITE 100
TAMPA, FL 33605-4204

SHIP TO:
CASH SALES (1)
DAVID WELLS DESIGN CONTRACTING
1151 - 79TH ST. SOUTH
SAINT PETERSBURG, FL 33701

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
65230			House Account

WRITER	SHIP VIA	TERMS	EXPIRE DATE	FREIGHT ALLOWED
BLADEL	OT OUR-TRUCK	COD	09/13/18	No

ORDER QTY	PART NO	DESCRIPTION	Net Prc	Ext Prc
3780pc	52851	EAGLE CAPISTRANO TILE JUNO BLEND	1.020/pc	3855.60
385pc	52852	EAGLE BARREL TRIM JUNO BLEND	2.750/pc	1058.75
36pc	41567	EAGLE CAPISTRANO BROWN EAVE CLOSURE 10'	10.000/pc	360.00
8ea	52853	EAGLE OXIDE JUNO BLEND	18.750/ea	150.00
20ea	31682	EAGLE PALLETS	19.000/ea	380.00
2ea	40047	FREIGHT - TAXABLE - TILE	410.000/ea	820.00
		** Above not returnable ini ____ **		
4165ea	8014	ROOF LOADING CHARGE (TILE) - nonstock	0.230/ea	957.95
		** Above not returnable ini ____ **		
17pc	22017	VALLEY GALV 26GA 24"W/O HEM 10' LENGTH	18.040/pc	306.68
7pc	4597	ANGLE FLASH GALV 26GA 4X6	12.700/pc	88.90
30bg	38867	QUIKRETE PRE-MIXED MORTAR GRAY 80#	11.140/bg	334.20
37PC	39981	G'LUME RIDGE CHANNEL 6" 26GA 10'	17.850/PC	660.45
4ea	40066	GES 4' GALV BROWN TILE OFF-RIDGE VENT	105.000/ea	420.00
1ea	66264	FUEL SURCHARGE - (MISCHRG)	4.500/ea	4.50

*** This is a quotation ***

This quote is valid for only 30 days from the quoted date and is null and void upon any event beyond Gulfeagle's control such as a national emergency, acts of God, war, etc.

Taxes are added to this Quote for informational purposes only and may change at the time of order

Subtotal	9397.03
S&H Chgs	72.00
Sales Tax	613.60
Amount Due	10082.63

THE TERMS AND CONDITIONS ON THE REVERSE SIDE ARE PART OF THIS SALE

ANGEL'S STUCCO ING

Good Morning!

I will charge $6,180.00 1151 79th. St. Petersburg for stucco this include labor and material thanks

June 10, 2018.

8750 Barcin Circle, Riverview FL 33578.

angelsstucco@outlook.com

Cell: (813)379-1653

REWARDS

Shopping Cart

Proceed to Checkout

Product Name	Unit Price	Qty	Subtotal	Manage
Southport White Shaker 24x30 Base Decorative Door SKU: BDD24-DWS	~~$112.38~~ $89.91	- 4 +	~~$449.52~~ $359.62	
Southport White Shaker 24x42 Easy Reach Corner Wall Cabinet SKU: WLS2442-DWS **Decorative End Panel:** None	~~$328.66~~ $262.93	- 1 +	~~$328.66~~ $262.93	
Southport White Shaker 24x42 Wall Cabinet SKU: W2442-DWS **Decorative End Panel:** None **Glass Door (Textured Glass Included):** No	~~$258.12~~ $206.49	- 1 +	~~$258.12~~ $206.49	
Southport White Shaker 27" Base Cabinet SKU: B27-DWS **Decorative End Panel:** None **Pot and Pan Roll Out Kit:** No **Roll Out Trays:** None	~~$320.86~~ $256.69	- 1 +	~~$320.86~~ $256.69	
Southport White Shaker 27" Sink Base Cabinet SKU: SB27-DWS **Decorative End Panel:** None	~~$320.86~~ $256.69	- 1 +	~~$320.86~~ $256.69	

Norton SHOPPING GUARANTEE 8/13/2018

Continue Shopping

Update Shopping Cart Clear

Chat ended

Product Name	Unit Price	Qty	Subtotal	Manage
Southport White Shaker 30x96 Wall Pantry SKU: WP3096-DWS **Decorative End Panel:** None **Roll Out Trays:** None	~~$751.49~~ $601.19	- 1 +	~~$751.49~~ $601.19	
Southport White Shaker 33" Base Cabinet SKU: B33-DWS **Decorative End Panel:** None **Pot and Pan Roll Out Kit:** No **Roll Out Trays:** None	~~$385.67~~ $308.53	- 1 +	~~$385.67~~ $308.53	
Southport White Shaker 33" Sink Base Cabinet SKU: SB33-DWS **Decorative End Panel:** None	~~$365.24~~ $292.19	- 1 +	~~$365.24~~ $292.19	
Southport White Shaker 36" 3-Drawer Base Cabinet SKU: DB36-3-DWS **Decorative End Panel:** None	~~$506.78~~ $405.43	- 4 +	~~$2,027.12~~ $1,621.70	
Southport White Shaker 36x24x24 Wall Cabinet SKU: W362424-DWS	~~$298.13~~ $238.51	- 1 +	~~$298.13~~ $238.51	
Southport White Shaker 36x30 Wall Cabinet SKU: W3630-DWS **Decorative End Panel:** None **Glass Door (Textured Glass Included):** No	~~$293.67~~ $234.93	- 1 +	~~$293.67~~ $234.93	

Norton SHOPPING GUARANTEE 8/13/2019

Continue Shopping

Update Shopping Cart Clear

Chat ended

Product Name	Unit Price	Qty	Subtotal	Manage
Southport White Shaker 36x42 Wall Cabinet SKU: W3642-DWS **Decorative End Panel:** None **Glass Door (Textured Glass Included):** No	~~$370.13~~ $296.10	3	~~$1,110.39~~ $888.31	
Southport White Shaker 42" Blind Base Cabinet SKU: BBC39-DWS **Decorative End Panel:** None	~~$380.61~~ $304.49	1	~~$380.61~~ $304.49	
Southport White Shaker 42" Wall Decorative Panel SKU: D1242-DWS	~~$78.46~~ $62.77	2	~~$156.92~~ $125.53	
Southport White Shaker 45" Blind Base Cabinet SKU: BBC42-DWS **Decorative End Panel:** None	~~$431.43~~ $345.14	1	~~$431.43~~ $345.14	
Southport White Shaker 96" Refrigerator Panel with a 3" Return SKU: RRP96-DWS	~~$143.13~~ $114.51	1	~~$143.13~~ $114.51	
Southport White Shaker Dishwasher Panel with a 3" Return SKU: DWP-DWS	~~$56.15~~ $44.92	1	~~$56.15~~ $44.92	

Continue Shopping

Update Shopping Cart | Clear Shopping Cart | Save Cart

Discount Codes

Estimate Shipping and Tax

Enter your destination to get a shipping estimate.

Country

Accident Protection Plan

Protect your purchase from everyday life for 5 years.

- Platinum Plan Full Replacement | $299.00
- No Warranty

See what's covered

Subtotal	$8,077.97
Discount (20% Off!)	-$1,615.60

Earn NaN points on this purchase

*Tax will only be applied to NY orders

Grand Total

Chat ended

Norton SECURED 8/13/2018

United States

State

Florida

Zip Code

33511

Free Shipping

Free Shipping $0.00

Add Now

Proceed to Checkout

Express Checkout

$208.50 / Month *

Pay with Amazon

Check out with PayPal

Norton SHOPPING GUARANTEE FREE

ID Protection Purchase Lowest Price

McAfee SECURE

9.3 ResellerRatings

Norton SHOPPING GUARANTEE 8/13/2018

Chat ended

Aardvark Plumbing Co.
12508 Deerberry Ln.
Tampa FL 33626
Phone (813)601-8470

INVOICE

Invoice # 1149
Date Aug 10, 2018

TO:

1151 79th St. S.

Wells Construction

DESCRIPTION	AMOUNT
Tubset	$3,000.00
Add water heater (not on contract)	**$180.00**
Re route master stack due to wall location	**$80.00**
Re place kitchen and bar sewer and water lines (torn out at rough)	**$220.00**
Extra labor to hang extra valves in master shower.	**$160.00**
TOTAL	**$3,640.00**

Make all checks payable to **Aardvark Plumbing Co.**
Payment is due within 30 days.
If you have any questions concerning this invoice, contact Larry Smith (813)601-8470

Thank you for your business!

Store SKU #1001227887

Print

MOEN >

Hensley Single Hole Single-Handle Bathroom Faucet Featuring Microban Protection in Spot Resist Brushed Nickel

★★★★★ (30) Write a Review Questions & Answers (16)

- 1 or 3 hole installation
- Includes deck plate to support 3-hole installation
- WaterSense - reduce water usage without sacrificing performance

$79.00 /each

Quantity - 1 +

American Standard

Click to Zoom

American Standard 270DA001.020

★★★★★ 3 Reviews

$170.00

10 In Stock

Leaves the Warehouse Today, August 16th

View More Product Info

Finish: White

QTY: − 1 +

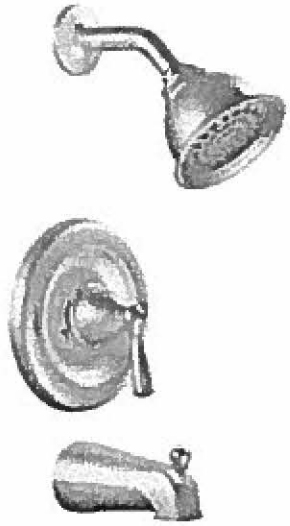
Configure & Add to Cart

Add to Project

Shop Similar Items

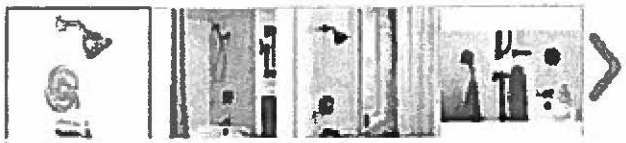
ome » Brands » Moen » 82910SRN

MOEN



Roll Over Image to Zoom

Alternate Views



Moen 82910SRN Banbury Single Handle Tub & Shower Faucet Trim

by Moen Collection: Banbury

~~$297.65~~ 32% OFF

$202.96

FREE SHIPPING!

0.0

Be the first to Write a Review

Finish: Spot Resistant Brushed Nickel

Temporary Backorder Check Lead-Time
Ships in 2-3 Weeks

Qty: 1

Add to Cart

Have Questions?

1-855-454-6858 Request a Quote $ Pro Pricing

SALE on All Moen!

New Lower Pricing, No Coupon Necessary. Limited Time Only! No Minimums.

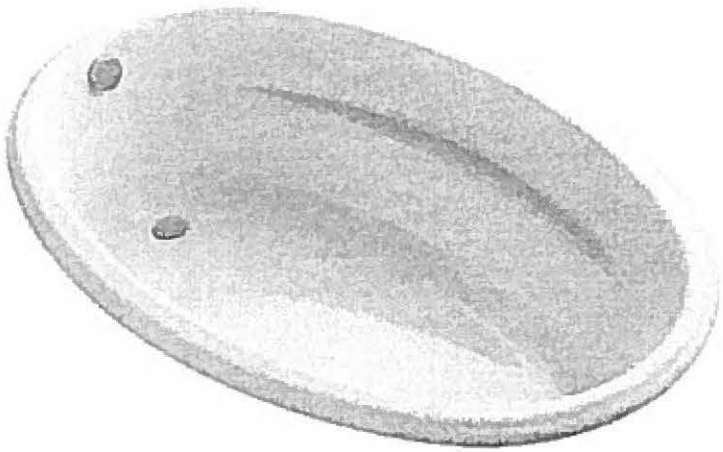
Kohler KBF-1147-0

White Proflex Collection 60" Drop In Soaking Bath Tub with Reversible Drain

Proflex Collection

★★★★½ 5 Reviews Write a Review

THE BOLD LOOK OF KOHLER.



Click to Zoom

Exclusive savings on Kohler - Limited time only

Call (800) 375-3403, click for live chat, or request a Quote. For the best prices on Kohler today! Offer Ends 08-31-2018

$633.05

Originally $945.50, You Save 33%

Finish: White

Free Shipping!

Leaves the Warehouse Today, August 16th

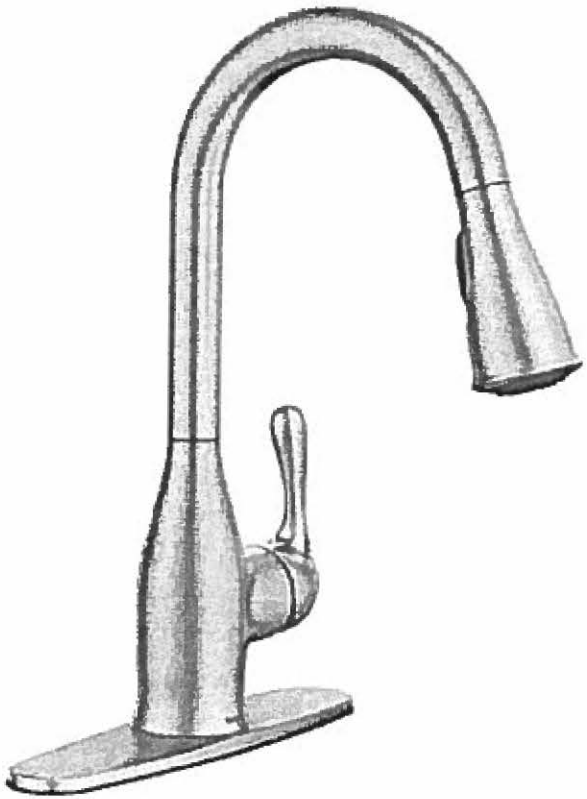
55 In Stock

− 1 + Add to Cart

Add to Project | Compare | 67

Kohler K-1147 Replacement Parts Return & Shipping Details

KU #1001471969



MOEN >

Kaden Single-Handle Pull-Down Sprayer Kitchen Faucet with Reflex and Power Clean in Spot Resist Stainless

★★★★★ (779) Write a Review Questions & Answers (92)

- 50% more spray power than most MOEN pull-down/pull-out faucets
- Reflex delivers easy maneuverability and secure self-retraction
- Compatible with a 1- or 3-hole sink configuration

$184.00 /each

Choose Your Options

Spot Resist Stainless

Quantity - 1 +

Quote

Wheelwright
Electrical Services Inc.

4307 W. Tyson Ave
Tampa, FL 33611
Phone (813) 347-3308
Lic. EC13007487
Email WesInc.FL@gmail.com

Bill To:
Wells Design Contractiing

DATE: March 11, 2018
INVOICE #
FOR: *1151 79th Street*
St. Petersburg, FL

DESCRIPTION	AMOUNT
Install 200A Panel	
9 15A Circuits	
6 20A Circuits	
1 30A Circuits	
2 50A Circuits	
1 50A Circuit	
Trimout includes	
51 Duplex Decora	
27 Single Pole Decora	
8 GFCI	
4 W/P	
3 Smoke Detectors	
All light fixtures by other includes standard installation. Non- standard fixture may incur additional costs	
TOTAL	$ 8,338.60

Please make checks payable to Wheelwright Electrical Services

THANK YOU FOR YOUR BUSINESS!

Builders FirstSource

DATE	QT NUMBER
08-13-18	37163323

REPRINT

Builders FirstSource

QUOTATION

QUOTE Page 1

SOLD TO
402171
WELLS DESIGN CONTRACTING INC
333 FALKENBURG RD
SUITE B-212
TAMPA, FL 33619

SHIP TO
440073 115179THST
WELLS DESIGN CONT/JBELL *TRIM*
1151 79TH ST
1151 79TH ST
SAINT PETERSBURG
FL 33701

JOB NO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
115179THST		08-30-18	jab4	LSTTAF QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
3	I6PT4F366P288RSN	458PRM FL 2880RH 6P TX 366P 15	BOM	152.62	457.86
1	I6PT4F366P288LSN	458PRM FL 2880LH 6P TX 366P 15	BOM	152.62	152.62
1	I6PT4F366P268LSN	458PRM FL 2680LH 6P TX 366P 15	BOM	147.00	147.00
		**********			
1	4-28RFRAMEOS	2/8 RH OS EXT DR FRAME ONLY OUTSWING 4 9/16 SILL	BOM	89.00	89.00
1	M286PT34SC20	2868 134 SC 6P TX 20MIN 31-13/16 X 79-1/4" BEVELED 20 MINUTE SOLID CORE SLAB	EA	96.47	96.47
1	218DBS	2 1/8 DEADBOLT BORE KWIKSET FOR FIBERGLASS, STEEL, OR WOOD	BOM	1.89	1.89
1	APP44SNRR	APP 4X4 US15 SAT NICKEL HNG6/8	BOM	9.00	9.00
1	APPWM366P	APP WM366P 2 1/4 CASING 6-8	BOM	18.28	18.28
4	LABORDR	LABOR CHARGE FOR INT. DOORS	BOM	1.50	6.00
		**********			

Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 30 days from the date of this quotation.

SUBTOTAL	TAX	TOTAL
978.12	68.05	1,046.17

BFS RETAINS THE RIGHT TO ADJUST ALL QUOTED PRICES IN THE EVENT OF SHORTAGES, ENVIRONMENTAL IMPACTS, FREIGHT INCREASES, OR GOVERNMENTAL REGULATIONS.

Thank you for the opportunity to quote.

QUOTATIONS SUBJECT TO CREDIT APPROVAL

Order

Order #: 554153

5447 HAINES ROAD NORTH, #165, ST. PETERSBURG, FL 33714
Ph: 727 318-9788 Fax: 888-672-7153

Attention: johnk@breakoutremodeling.com

Order Date: 4/2/2018

Cust PO#: 2018-55

Ship Date: 5/2/2018

Job Name: email 2WD106*Reynolds

BREAKOUT REMODELING LLC

Bill To:	Ship To:

Order

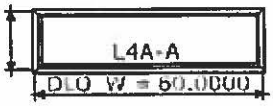
Item No. 1 Qty: 1 Price $364.28 Total $364.28

Model: 8300-PW Color: ADOBE

Desc: 8300 Picture Window DP:+55/-55, **OPEN FLANGE ACCESSORY GROOVE**, [FLANGE], IMPACT, ADOBE FRAME
LOW E 366, Insulated
HVHZ Std. Gold Labeling
FPA #13010.4, ID: Master Bath

Dimensions

DLO: 60 x 16
TIP: 61 1/4 x 17 1/4



8300-PW- NFRC Rating: CWS-K-10-00910-00001 / U-Factor=0.26, Solar SHGC=0.24, V-Transmit=0.55

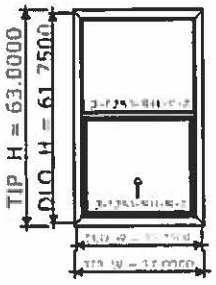
Item No. 2 Qty: 2 Price $452.12 Total $904.24

Model: 8100-SH (25) Color: ADOBE

Desc: 8100 SINGLE HUNG DP:+70/-70,
** LOCKS: DUAL IMPACT LOCKS **
[FLANGE], IMPACT, **DUAL LOCKS**, ADOBE FRAME, 18 x16 Screen
LOW E 366, Insulated
SCREEN
AAMA Std. Gold Labeling
FPA #16177.1, ADOBE, [No Sill Anchors this SH-8100]
Clr. Opng. MEETS EGRESS
, ID: Master Bedroom

Dimensions

DLO: 35 3/4 x 61 3/4
TIP: 37 x 63
SCREEN: 18 X 16



8100-SH- NFRC Rating: CWS-K-11-00940-00001 / U-Factor=0.3, Solar SHGC=0.21, V-Transmit=0.48

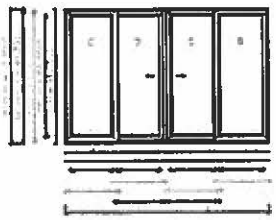
Item No. 3 Qty: 1 Price $3,850.52 Total $3,850.52

Model: 8800 OXXO Color: ADOBE

Desc: 8800 OXXO PVC Sliding Glass Door DP:+50/-50, 12080, FPA#20838.1,
ADOBE FRAME, IMPACT, PREMIUM ROLLER, 18 x16 Screen
LOW E 366, Insulated
THUMBTURN ONLY
SCREEN
AAMA Std. Gold Labeling
3 Inch Sill Riser, ID: Master Bedroom

Dimensions

DLO: 142 x 95 3/4
SCREEN: 18 X 16



8800-B- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

8800-S- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

8800-D- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

8800-C- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

Order

Order #: 554153

5447 HAINES ROAD NORTH, #165, ST. PETERSBURG, FL 33714
Ph: 727 318-9788 Fax: 888-672-7153

Attention: johnk@breakoutremodeling.com

Order Date: 4/2/2018

Cust PO#: 2018-55

Ship Date: 5/2/2018

Job Name: email 2WD106*Reynolds

BREAKOUT REMODELING LLC

Bill To:	Ship To:

Order

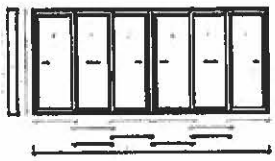
Item No. 4 Qty: 1 Price $6,071.57 Total $6,071.57

Model: 8800 XXXXXX Color: ADOBE

Desc: Series 8800 XXXXXX PVC Sliding Glass Door DP:+50/-50, 18080,
FPA#20838.1, ADOBE FRAME, IMPACT, PREMIUM ROLLER, 18 x16 Screen
LOW E 366, Insulated
THUMBTURN ONLY
SCREEN
AAMA Std. Gold Labeling
3 Inch Sill Riser, ID: Great Room

Dimensions

DLO: 207 15/16 x 95 3/4
SCREEN: 18 X 16



8800-J- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

8800-H- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

8800-G- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

8800-D- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

8800-I- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

8800-K- NFRC Rating: CWS-K-32-00080-00001 / U-Factor=0.4, Solar SHGC=0.18, V-Transmit=0.38

Item No. 5 Qty: 1 Price $1,449.79 Total $1,449.79

Model: 8300 PW-PW-PW Color: ADOBE

Desc: 8300 Picture Window - Picture Window - Picture Window DP:+55/-55,
*** EACH PW TO ALIGN OF 2 OF THE 6 PANELS ON SGD LINE #4 ***
OPEN FLANGE ACCESSORY GROOVE, [FLANGE], IMPACT, Customer to field
mull, Standard "T" Clip, ADOBE FRAME, 3" FLAT MULL
LOW E 366, Insulated
HVHZ Std. Gold Labeling
[1 - 8300-PW]
FPA #13010.4
[2 - 8300-PW]
Tempered
, ID: Great Room

Dimensions

DLO: 207 15/16 x 22 3/4
TIP: 209 3/16 x 24

8300-PW- NFRC Rating: CWS-K-10-00910-00001 / U-Factor=0.26, Solar SHGC=0.24, V-Transmit=0.55

8300-PW- NFRC Rating: CWS-K-10-00910-00001 / U-Factor=0.26, Solar SHGC=0.24, V-Transmit=0.55

8300-PW- NFRC Rating: CWS-K-10-00910-00001 / U-Factor=0.26, Solar SHGC=0.24, V-Transmit=0.55

Order

Order #: 554153

5447 HAINES ROAD NORTH, #165, ST. PETERSBURG, FL 33714
Ph: 727 318-9788 Fax: 888-672-7153

Attention: johnk@breakoutremodeling.com

Order Date: 4/2/2018

Cust PO#: 2018-55

Ship Date: 5/2/2018

Job Name: email 2WD106*Reynolds

BREAKOUT REMODELING LLC

Bill To:	Ship To:

Order

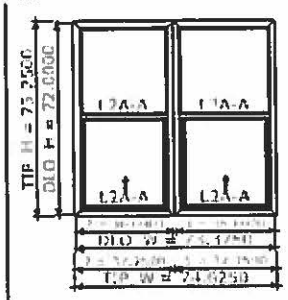
Item No. 6 Qty: 1 Price $1,100.44 Total $1,100.44

Model: PVC SH-S Color: ADOBE

Desc: 8100 PVC SINGLE HUNG - SINGLE HUNG DP:+65/-65,
** LOCKS: DUAL IMPACT LOCKS **
[FLANGE], IMPACT, **DUAL LOCKS**, Customer to field mull, Standard "T" Clip,
ADOBE FRAME, 3" FLAT MULL, 18 x16 Screen
LOW E 366, Insulated
SCREEN
AAMA Std. Gold Labeling
[1 - 8100-SH]
[With Sill Holes], FPA #5823.1, ADOBE
Clr. Opng. MEETS EGRESS
[2 - 8100-SH]
ADOBE
, ID: Dinning

Dimensions

DLO: 73 3/8 x 72
TIP: 74 5/8 x 73 1/4
SCREEN: 18 X 16



8100-SH- NFRC Rating: CWS-K-11-00940-00001 / U-Factor=0.3, Solar SHGC=0.21, V-Transmit=0.48

8100-SH- NFRC Rating: CWS-K-11-00940-00001 / U-Factor=0.3, Solar SHGC=0.21, V-Transmit=0.48

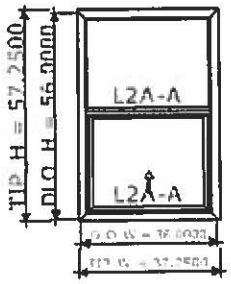
Item No. 7 Qty: 1 Price $460.37 Total $460.37

Model: 8100-SH Color: ADOBE

Desc: 8100 SINGLE HUNG DP:+70/-70, [FLANGE], IMPACT, ADOBE FRAME, 18 x16 Screen
LOW E 366, Insulated
SCREEN
AAMA Std. Gold Labeling
FPA #16177.1, ADOBE, [No Sill Anchors this SH-8100]
DOES NOT MEET EGRESS, ID: Kitchen

Dimensions

DLO: 36 x 56
TIP: 37 1/4 x 57 1/4
SCREEN: 18 X 16



8100-SH- NFRC Rating: CWS-K-11-00940-00001 / U-Factor=0.3, Solar SHGC=0.21, V-Transmit=0.48

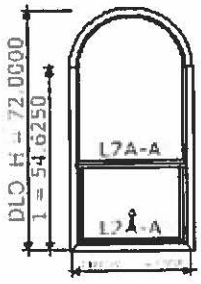
Item No. 8 Qty: 1 Price $771.61 Total $771.61

Model: 8100-SH TOMBSTONE Color: ADOBE

Desc: 8100 PVC TOMBSTONE SINGLE HUNG DP:+70/-70,
** LOCKS: DUAL IMPACT LOCKS **
OPEN FLANGE ACCESSORY GROOVE, [FLANGE], IMPACT, **DUAL LOCKS**, ADOBE FRAME
LOW E 366, Insulated, *High Design Pressure Fixed Rail*
Oriel, 4-Hi Commodity Sash, SCREEN
AAMA Std. Gold Labeling
ADOBE
FPA #5823.4, ADOBE, [With Sill Holes], 138-563 & 138-1365
DOES NOT MEET EGRESS
, ID: Laundry

Dimensions

DLO: 34 3/4 x 72
TIP: 36 x 73 1/4
SCREEN: NONE



8100-SH TOMBSTONE- NFRC Rating: CWS-K-11-00940-00001 / U-Factor=0.38, Solar SHGC=0.22, V-Transmit=0.48

Order

Order #: 554153

5447 HAINES ROAD NORTH, #165, ST. PETERSBURG, FL 33714
Ph: 727 318-9788 Fax: 888-672-7153

Attention: johnk@breakoutremodeling.com

Order Date: 4/2/2018

Cust PO#: 2018-55

Ship Date: 5/2/2018

Job Name: email 2WD106*Reynolds

BREAKOUT REMODELING LLC

Bill To:	Ship To:

Order

Item No. 9 Qty: 1 Price $1,508.99 Total $1,508.99

Model: 8700-SD Color: ADOBE

Desc: 8700 Series Single Swing Door DP:+70/-70, [SATIN NICKEL HANDLE], KEYED ALIKE, Active Handle = Paddock multi w/ lockbar w/ Oakmont handle, NO MULLED SIDELITES, [OUTSWING RIGHT], [3080 Door], *ARGON*, IMPACT, ADOBE FRAME, ALL SS HARDWARE
LOW E 366, Insulated
AAMA Std. Gold Labeling
FPA #14850.1, 5 HINGES
Tempered
Clr. Opng. MEETS EGRESS,

Dimensions

DLO: 37 1/2 x 95 3/4

8700-SD- NFRC Rating: CWS-K-15-00467-00001 / U-Factor=0.33, Solar SHGC=0.16, V-Transmit=0.33

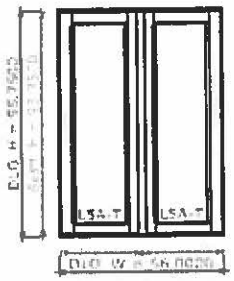
Item No. 10 Qty: 1 Price $2,437.75 Total $2,437.75

Model: 8750-FD Color: ADOBE

Desc: 8750 PVC French Door DP:+70/-70, [SATIN NICKEL HANDLE], KEYED ALIKE, Active Handle = Paddock multi w/ lockbar w/ Oakmont handle, NO MULLED SIDELITES, [OUTSWING RIGHT], [CUSTOM SIZE], [Full Lockbar & Handle +Shoot Bolts], *ARGON*, IMPACT, ADOBE FRAME, ALL SS HARDWARE
LOW E 366, Insulated
AAMA Std. Gold Labeling
5 HINGES, DOES NOT MEET ADA EGRESS, FPA #14850.1
Tempered,

Dimensions

DLO: 66 x 95 3/4



8700_RH Panel- NFRC Rating: CWS-K-15-00467-00001 / U-Factor=0.33, Solar SHGC=0.16, V-Transmit=0.33

8700_LH Panel- NFRC Rating: CWS-K-15-00467-00001 / U-Factor=0.33, Solar SHGC=0.16, V-Transmit=0.33

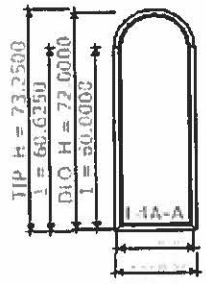
Item No. 11 Qty: 1 Price $711.48 Total $711.48

Model: 8300-RT Color: ADOBE

Desc: 8300 ROUND TOP Picture Window (TOMBSTONE) DP:+55/-55, **OPEN FLANGE ACCESSORY GROOVE**, [FLANGE], IMPACT, ADOBE FRAME
LOW E 366, Insulated
GROOVE FILLER, 6047
HVHZ Std. Gold Labeling
FPA #13010.4, ID: OPTIONAL

Dimensions

DLO: 24 x 72
RO : 24 1/2 x 72 1/2
TIP: 25 1/4 x 73 1/4



8300-RT- NFRC Rating: CWS-K-10-00910-00001 / U-Factor=0.26, Solar SHGC=0.24, V-Transmit=0.55

Order

Order #: 554153

5447 HAINES ROAD NORTH, #165, ST. PETERSBURG, FL 33714
Ph: 727 318-9788 Fax: 888-672-7153

Attention: johnk@breakoutremodeling.com

Order Date: 4/2/2018

Cust PO#: 2018-55

Ship Date: 5/2/2018

Job Name: email 2WD106*Reynolds

BREAKOUT REMODELING LLC

Bill To:	Ship To:

Order

	Subtotal:	19,631.04
	Tax:	1,374.17
	Total:	21,005.21

Daniel Insulation, LLC.

Phone: (727)572-8990 | 12950 Daniel Dr., Clearwater, FL, 33762 | Toll Free 1(800)662-0898

Date: 06/14/2018

WELLS DESIGN	**JOB NAME:**	**REYNOLDS**
101 BARRINGTON DR	**JOB ADDRESS:**	**1151 79TH ST S**
BRANDON, FL 33511		**ST PETE, FL 33770**
ATTN: DAVID813-304-4579		
CONTACT #: (813)304-4579	**SALES REP:**	**Bob Darling**

PLEASE NOTE: Proposal indicates items required for each Phase of the Job, followed by optional upgrades or sequences for that Phase. Initial acceptance of desired options on line left of item and optional costs will be added to contract price. Return signed proposal and option/upgrade request.

******* Phase: Batts *******

Work Area	*Material*
BATT GARAGE & CARPORT WALLS	R-13 KRAFT 9' Batt - 15X105
FOIL EXTERIOR BLOCK	HI-PERM VAPOR SHIELD

Phase Total: $605.00

******* Phase: Blown In *******

Work Area	*Material*
Blown Fiberglass Living Area	LOOSEFILL FIBERGLASS@ Approx. 12.75 /R38

Phase Total: $1,895.00

Total Price: $2,500.00

Options for above:

Payment may be made by check, Visa or Master Card.

Bob Darling

Purchaser Signature	*Date*	*Daniel Insulation Approval (Bob Darling)*	06/14/2018 *Date*

Wells Design Contracting Inc.

From: Noemi <olivonoemi@aol.com>
Sent: Monday, April 30, 2018 10:13 PM
To: David
Cc: Blas Olivo

Olivo Drywall Inc.
4821 Cypress Serenity Dr.
Plant City, Fl 33565
813-967-2497

Date: 4/30/18

PROPOSAL TO:WELLS DESIGN CONTRACTING
JOB:REYNOLDS RESIDENCE

Proposal for this job is to hang ceilings with 1/2" water resistant boards in bathrooms and in areas with humidity, put paper face corner bead in all windows and leave a smooth level four finish.

LABOR AND MATERIAL =$10,200.00

Central Drywall Contractors, Inc.

10714 Florence Ave
Thonotosassa, FL 33592

Proposal

DATE	ESTIMATE #
4/18/2018	01174

NAME / ADDRESS
Wells Design Contracting 333 N Falkenburg Rd Tampa, Florida 33619

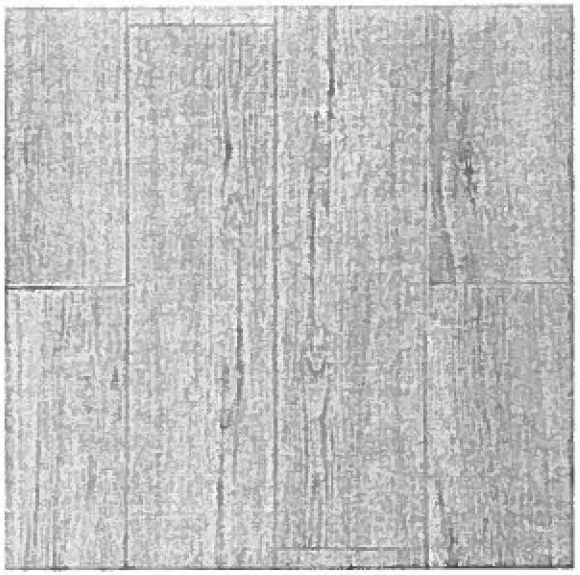
PROJECT
1151 79th St/St Pete

ITEM	DESCRIPTION	QTY	TOTAL
GWB	Labor and Material to install, finish and texture GWB (Reynolds Residence) 1/2" GWB installed on framed walls and ceilings Concrete Backer Board installed at tub and shower walls Square bead installed Exterior soffit installed Knock down texture applied to ceilings Orange peel texture applied to walls		10,860.00
		TOTAL	$10,860.00

Phone #	813-986-4240
Fax #	813-986-7831
E-mail	CntrlDrywall@aol.com

Signature:_____

Upon acceptance, please sign and return to us.
Thank you for the opportunity to serve you.



ASHFORD

SHARE PRINT EMAIL

Ashford

Cleveland Gris Wood Plank Porcelain Tile

Size: 9 x 47 SKU: 100480680

$1.89 /sqft **$28.45** box 15.06 sqft/box 5 pcs/box

Brandon's everyday low price!

How much do you need?

We recommend adding 10% extra to your order. Free In-Store Returns Learn More

sq. ft.

Square Footage Calculator

Choose Store Pickup

60 boxes available at your Brandon store.

Check Other Stores

Available for pickup
Tomorrow for FREE

Choose Delivery

This item will be shipped to you.

Estimated Delivery
August 22 - August 25

ADD TO CART

$2.00 ORDER SAMPLE ADD TO PROJECT LIST

EXHIBIT 7

CASE NO. 18-53000001

STAFF CALCULATED CONSTRUCTION ANALYSIS USING ICC BVD

1151 79TH St S
Permit # **17-10000627** (ARES)
FEMA Flood Zone **AE-12**

SUBMITTAL DOCUMENTS:

- Permit Application (dated 10/10/17) *page #2 job cost $149,013*
- Construction Drawings (11 sheets) - signed and sealed 12/12/17 by William Roberts FL PE #42712
- Appraisal (copy of original appraisal emailed 8/6/18) *rcd value is $414,610*
- Substantial Improvement / Damage Review Package (dated 8/27/17) *$202,452.98, including $8,435.54 contingency*
- Substantial Improvement / Damage Review Package (*revised costs only* emailed 8/20/18) with invoices, contacts, and quotes *$205,466.53, including $8,561.10 contingency*

PLAN REVIEW REFERENCE DOCUMENTS:
2014 FBC series; 2014 NEC
February 2017 ICC BVD (III-B: $106/sf NEW; $53/sf REMODEL)
Memorandum RE: Policy Statement Concerning Construction Values (latest effective date of 10/01/15)

Unclear scope per plans, but if proposed scope includes the existing roof being removed and a new truss system being installed on existing 10' high masonry walls (however, pictures in appraisal show otherwise), the minimum fair value of labor and materials for that scope of work is:

DEMO	front porch	108sf @ $ /sf ($4,500 for all demolition, per SI/DR)	
DEMO	rear porch	198sf @ $ /sf	
DEMO	part of living room	236sf @ $ /sf	
REMODEL	habitable space, including roof replacement		
	without a knee wall	2520sf @ $62/sf =	$156,240
CONSTRUCT	habitable space (laundry room /foyer)		
		99sf @ $106/sf =	$ 10,494
CONSTRUCT	front porch	763sf @ $53/sf =	$ 40,439
CONSTRUCT	entry	72sf @ $53/sf =	$ 3,816
CONSTRUCT	lanai	168sf @ $53/sf =	$ 8,904
		subtotal	$219,893
			$ 4,500 demo
		TOTAL	***$224,393***

If proposed scope is to remove the existing roof and construct a knee wall on the existing masonry wall, the minimum fair value of labor and materials for that scope of work is:

DEMO	front porch	108sf @ $ /sf ($4,500 for all demolition, per SI/DR)	
DEMO	rear porch	198sf @ $ /sf	
DEMO	part of living room	236sf @ $ /sf	
REMODEL	habitable space, including roof replacement		
	with a knee wall	2520sf @ $106/sf =	$267,210
REMODEL	garage roof replacement with a knee wall		
		504sf @ $31.50/sf =	$ 15,876
CONSTRUCT	habitable space (laundry room /foyer)		
		99sf @ $106/sf =	$ 10,494
CONSTRUCT	front porch	763sf @ $53/sf =	$ 40,439
CONSTRUCT	entry	72sf @ $53/sf =	$ 3,816
CONSTRUCT	lanai	168sf @ $53/sf =	$ 8,904
		subtotal	$346,649
			$ 4,500 demo
		TOTAL	***$351,149***

Numbers above represent the fair value of labor and materials determined using the modified ICC BVD valuations. However, in the past the POD allowed alternative cost data when supported by invoices, contracts, and receipts for a specific project. The contractor of record for this project has submitted these records for our review that bring it in well under the projected costs using our valuations. While below our estimates, the contractor's valuations for labor and material are very similar to an acceptable job cost breakdown submitted April 2018 for work in the same neighborhood.

It is evident from appraisal photos and site inspection (8/08/18) that a 2' knee wall was added to existing masonry walls at the structure's perimeter, the interior was gutted for a new layout, and the exterior windows and doors were resized and relocated so that a small percentage of original walls remain (mostly at garage and west wall). If this scope was clear in plan review, the project would not have been approved due to exceeding FEMA 50% ($351,149 exceeds 50% of appraised RCD $414,610).

Original

MEMORANDUM
CITY OF ST. PETERSBURG

To: All Plan Examiners

From: Scott Crawford, Deputy Building Official

Date: 12/14/01 (Revised 4/13/06, Revised 6/29/06, Revised 8/26/2015, Effective Date 10/1/2015)

Re: **Policy Statement Concerning Construction Values**

In the course of issuing permits there must be a valuation determination for the scope of work. Many times a signed contract may be sufficient information to establish the value. The Construction Services & Permitting Department will determine the construction value or the permit will be denied pursuant to the administrative provisions of the Florida Building Code.

The value used in determining the cost of improvements shall be based on the following:

Construction values for new construction shall be based on the valuation of the proposed work. The valuation shall include all labor and material cost. The valuation shall be based on the most recent published values per square foot as established by the International Code Council Building Valuation Data (BVD) using a regional construction cost adjustment factor of .85 (CAF) except where a valid cost breakdown is submitted to and approved by the POD. The cost breakdown shall be the actual contract cost (including all labor and materials) as provided by the applicant and accepted as reasonable by the POD. Alterations or tenant buildouts shall use 50% of the BVD calculation used above except where a valid cost breakdown is submitted to and approved by the POD which shall be the actual contract cost (including all labor and materials) as provided by the applicant and accepted as reasonable by the POD. When labor or material cost are not charged or imposed the valuation shall be based on the BVD calculation used above.

1. The most recent square foot BVD as published by the International Code Council (ICC), for the appropriate occupancy and type of construction, minus the CAF and rounded down to the nearest whole dollar.

   For example: for type V-B single family residence (R3).
   $ 112.65 X 0.85 = $95.75 or $95.00 per square foot.
   96.00

   For type III-B single family residence (R3)
   $ 124.61 X 0.85 = $105.92 or $105.00 per square foot.
   106.00

2. Residential garages will be valued for the BVD amount published for Garages/Utility, miscellaneous which is currently 45% of the new construction BVD..

For example: for type V-B single family residential garage (Utility)
$44.63 X 0.85 = $37.94 or $37.00 per square foot.
~~38.94~~ 38.00

For type III-B single family residential garage (Utility).
$55.31 X 0.85 = $47.01 or $47.00 per square foot.
Sen

3. Interior remodeling, with or without the installation of exterior doors or windows, but excluding roofs, shall be valued at 50% of the ICC published values per square foot minus the CAF.

4. Converting garages and storage areas, etc., to habitable space will be valued at 25% of the BVD for new construction square footage values minus the CAF.

5. Covered carports, lanai's, decks, balconies, entrance ways, etc. shall be valued at the 50% of the BVD published values per square foot minus the CAF: ,

6. Enclosing carports, porches, decks, balconies, and covered entrance ways, etc., with or without raising the floor height shall be valued at 50% of the BVD published values per square foot minus the CAF.

7. New 2 story additions, "open to below" spaces without floors, over existing 1st stories, where the roof has been removed, shall be valued at 50% for the 1st floor and 100% for the 2nd floor minus $4.00 per square foot for the floor system.

8. New 1 and 2 story additions, "open to below" spaces without floors shall be valued at 100% for the 1st floor, minus $9.00 per square foot for the roof system and 100% for the 2nd floor minus $4.00 per square foot for the floor system.

9. Roof overs where new roof framing & roof coverings are being added or replaced without insulation, ceiling drywall, mechanical, electrical or plumbing are to be valued at $9.00 per square foot.

10. Ceiling replacement with drywall, insulation and paint only, excluding any mechanical, electrical or plumbing, shall be valued at $2.50 per square foot. Ceiling replacement with drywall, insulation, paint and any mechanical, electrical or plumbing shall be valued at $7.50 per square foot.

11. Replacing an entire roof system with a knee wall to create higher ceilings but with or without new ceiling, mechanical, electrical or plumbing shall be calculated at 100% minus $4.00 per square foot for the floor system. Replacing an entire roof system without a knee wall but with or without replacing the ceiling, mechanical, electrical or plumbing shall be calculated at 50% plus $9.00 per square foot for the roof system.

If an appraisal has been submitted, the square foot values used in the appraisal, to determine value, are to be used.

INTERNATIONAL CODE COUNCIL

People Helping People Build a Safer World

Building Valuation Data – FEBRUARY 2017

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2017. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2015 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a $300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is $30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300{,}000 \times 75\%}{\$30{,}000{,}000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

Permit Fee = Gross Area x Square Foot Construction Cost
X Permit Fee Multiplier

Example

Type of Construction: IIB
Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.
Height: 2 stories
Permit Fee Multiplier = 0.0075
Use Group: B

1. Gross area:
   Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
   B/IIB = $161.91/sq. ft.
3. Permit Fee:
   Business = 16,000 sq. ft. x $161.91/sq. ft x 0.0075
   = $19,429

4-17 AP

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs [a, b, c]

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.26	221.37	216.01	207.16	194.94	189.29	200.61	178.00	171.48
A-1 Assembly, theaters, without stage	210.11	202.22	196.86	188.01	175.94	170.29	181.46	158.99	152.48
A-2 Assembly, nightclubs	179.28	174.08	169.68	162.81	153.48	149.24	157.08	138.97	134.26
A-2 Assembly, restaurants, bars, banquet halls	178.28	173.08	167.68	161.81	151.48	148.24	156.08	136.97	133.26
A-3 Assembly, churches	212.12	204.22	198.87	190.01	178.14	172.49	183.47	161.20	154.68
A-3 Assembly, general, community halls, libraries, museums	176.94	169.04	162.69	154.83	141.96	137.30	148.28	125.01	119.50
A-4 Assembly, arenas	209.11	201.22	194.86	187.01	173.94	169.29	180.46	156.99	151.48
B Business	182.98	176.21	170.40	161.91	147.69	142.14	155.55	129.66	123.97
E Educational	194.27	187.38	182.00	173.88	162.37	154.12	167.88	141.89	137.57
F-1 Factory and industrial, moderate hazard	109.64	104.60	98.57	94.77	85.03	81.17	90.78	71.30	66.75
F-2 Factory and industrial, low hazard	108.64	103.60	98.57	93.77	85.03	80.17	89.78	71.30	65.75
H-1 High Hazard, explosives	102.63	97.58	92.55	87.75	79.22	74.36	83.76	65.48	N.P.
H234 High Hazard	102.63	97.58	92.55	87.75	79.22	74.36	83.76	65.48	59.94
H-5 HPM	182.98	176.21	170.40	161.91	147.69	142.14	155.55	129.66	123.97
I-1 Institutional, supervised environment	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
I-2 Institutional, hospitals	307.93	301.16	295.35	286.86	271.68	N.P.	280.50	253.65	N.P.
I-2 Institutional, nursing homes	213.36	206.59	200.78	192.29	179.07	N.P.	185.93	161.04	N.P.
I-3 Institutional, restrained	208.19	201.43	195.62	187.12	174.39	167.85	180.76	156.37	148.68
I-4 Institutional, day care facilities	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
M Mercantile	133.57	128.37	122.97	117.10	107.27	104.03	111.38	92.75	89.05
R-1 Residential, hotels	185.63	179.39	174.24	166.97	153.72	149.58	167.06	137.86	133.61
R-2 Residential, multiple family	155.74	149.50	144.35	137.09	124.57	120.43	137.17	108.71	104.47
R-3 Residential, one- and two-family [d]	145.23	141.28	137.64	134.18	129.27	125.87	131.94	120.96	113.85
R-4 Residential, care/assisted living facilities	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
S-1 Storage, moderate hazard	101.63	96.58	90.55	86.75	77.22	73.36	82.76	63.48	58.94
S-2 Storage, low hazard	100.63	95.58	90.55	85.75	77.22	72.36	81.76	63.48	57.94
U Utility, miscellaneous	78.63	74.24	69.76	66.20	59.84	55.88	63.23	47.31	45.09

4/1/17 $125.87 x .85 = $106.99 = $100
$113.85 x .85 = $94.77 = $96
$55.88 x .85 = $47.50 = $47
$45.09 x .85 = $38.33 = $38

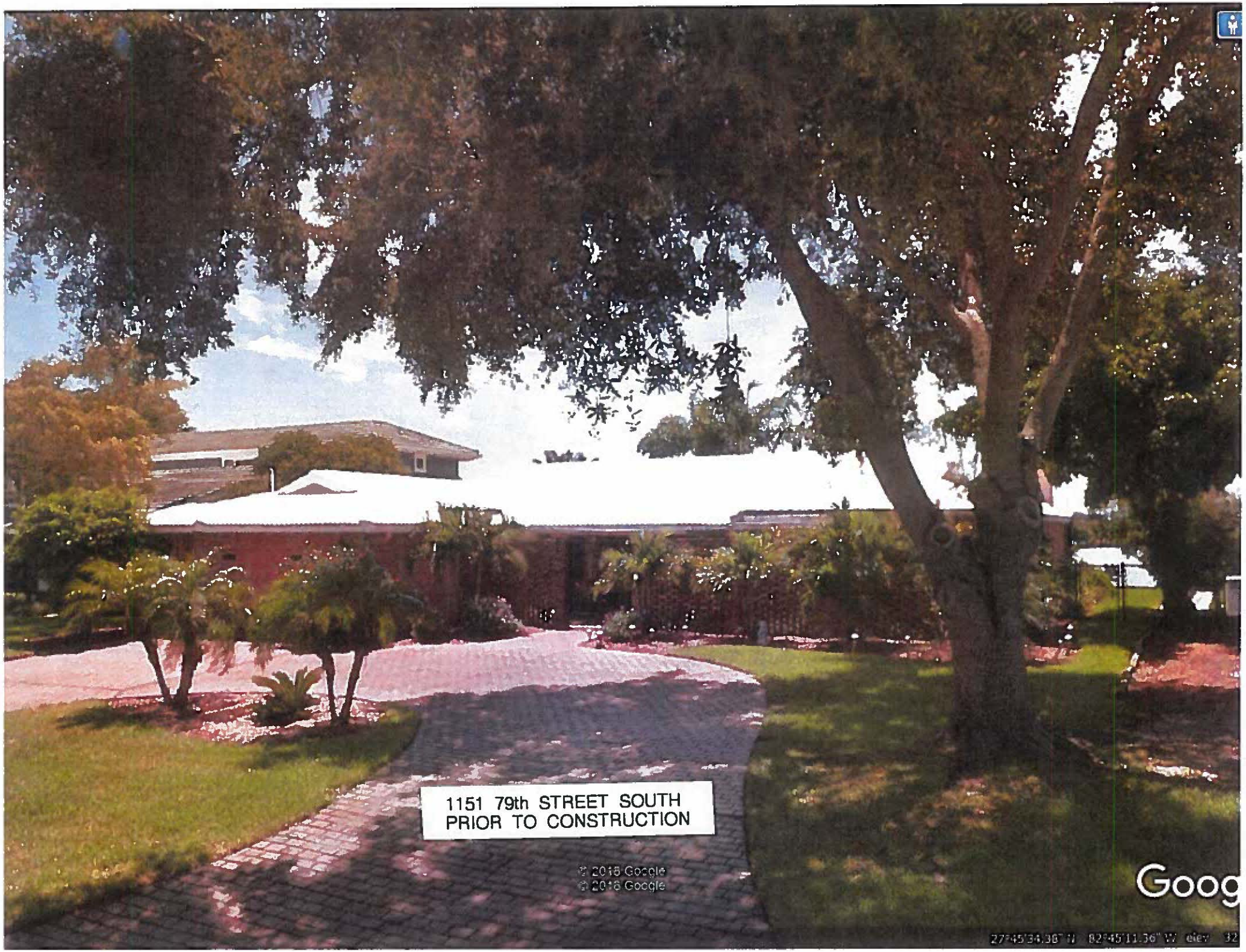
a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $21.00 per sq. ft.

EXHIBIT 8

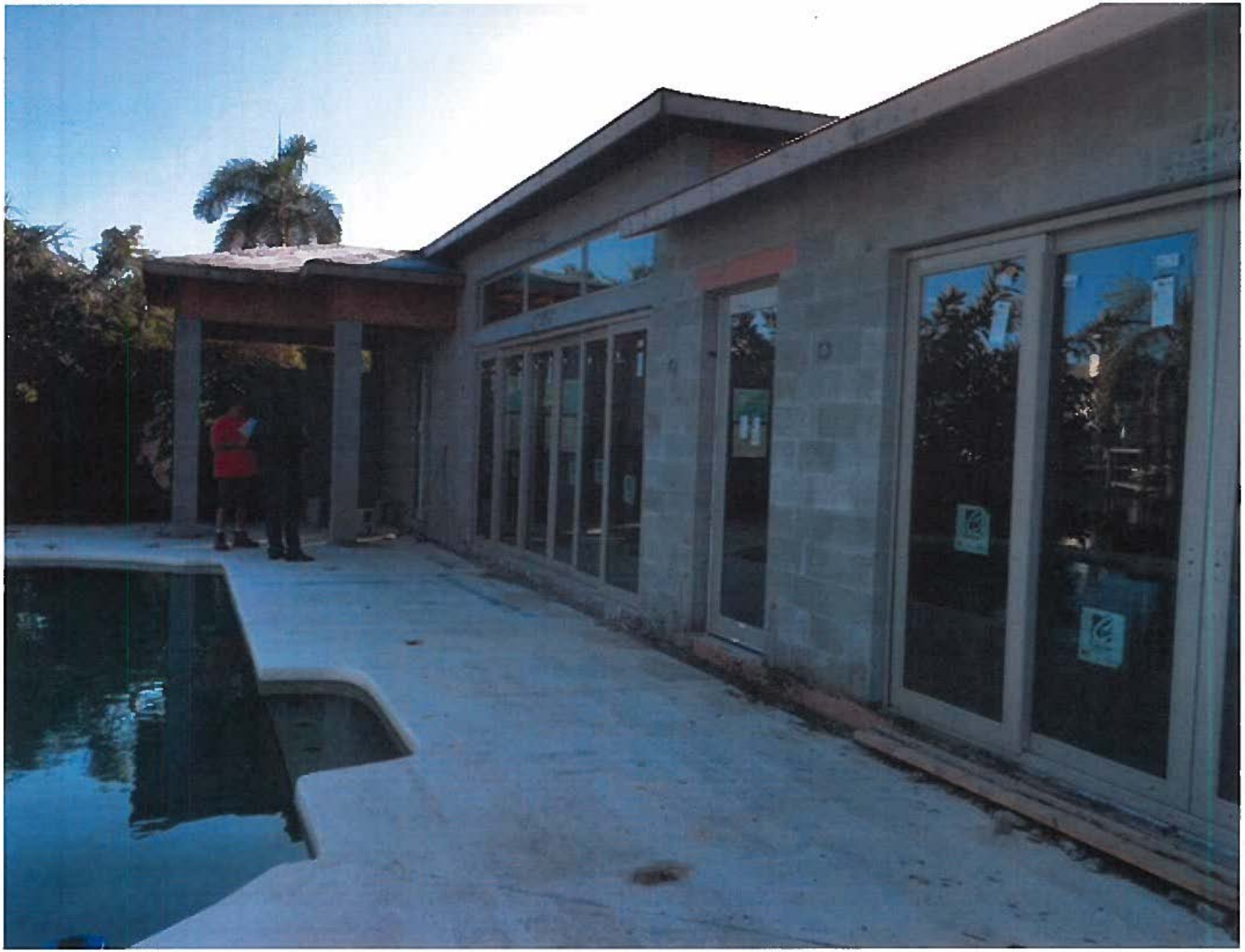
CASE NO. 18-53000001

PHOTO DOCUMENTS FOR

SUBJECT PROPERTY


1151 79th STREET SOUTH
PRIOR TO CONSTRUCTION
© 2018 Google
© 2018 Google
Goog

1151 79th STREET SOUTH
AS-BUILT



st.petersburg
www.stpete.org

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **February 6, 2019** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & 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.

CASE NO.: 18-54000085 PLAT SHEET: E-10

REQUEST: Approval of a variance to the required minimum lot width from 60-feet to 50-feet and to the required minimum lot area from 7,620-square feet to 6,400 square feet for two (2) platted lots in common ownership in order to create two (2) buildable lots.

OWNER: Greg and Ioana Stoici
714 Monterey Boulevard Northeast
Saint Petersburg, Florida 33704

AGENT: Felix Fudge
650 16th Street North
Saint Petersburg, Florida 33705

ADDRESS: 309 15th Avenue North

PARCEL ID NO.: 18-31-17-10368-000-0400

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-3 (NT-3)

Structure	Required	Requested	Variance	Magnitude
Lot Area (in Sq. Ft.)	7,620	6,450	1,170	15%
Lot Width (in Feet)	60	50	10	17%

BACKGROUND: The subject property consists of two platted lots of record (Lots 40 and 41 of the B.F. Boswell Subdivision) and is located within the Historic Old Northeast Neighborhood Association. The subject subdivision was originally recorded in 1913 (see attached B.F. BOSWELL Subdivision Plat). Each lot was platted at a width of 50-ft and a depth of 129-feet, making them approximately 6,450 square feet. According to Pinellas County Property Appraiser records and City Building Permit records, Lot 40 & 41 have always been in common ownership and were developed together. Lots 40 & 41 were originally developed with one single-family home in 1935.

The lots have a zoning designation of Neighborhood Traditional-3 (NT-3). The subject lots each measure 50 feet in width and 6,450 square feet in area, and therefore are considered to be substandard and non-conforming in area and width with todays 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 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. City 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.

REQUEST: The applicants seek a variance to the required minimum lot width and area to create two (2) buildable lots. The request is a variance from the required minimum lot width 60-feet to 50-feet and to the required minimum lot area from 7,620-square feet to 6,450 square feet. As proposed, Lot 41 will be developed with a new single-family residence and Lot 40 will remain a buildable lot, that would be required to meet the district standards at time of development. The new single-family structure on Lot 40 will meet all Land Development Regulation requirements regarding building coverage, residential intensity and impervious surface. Proposed plans are provided as an attachment to this Staff Report as a building possibility.

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 variance would allow for infill development on two originally platted lots of record.

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 regard to minimum lot width and area required for the NT-3 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 designated preservation district.

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

The site contains no historical significance.

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

No significant vegetation or natural features are existing on the property.

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 Historic Old Northeast Neighborhood Association and was platted in 1913 as part of the B.F. Boswell Subdivision. The subdivision was platted with two blocks. Each block is four lots wide which was then further subdivided into 48 individual lots. These lots are platted at 50 feet wide with the two lots at the ends of each block measuring 65 feet wide. The lot depth throughout the subdivision is approximately 129 feet. The study area used to determine consistency for the development pattern includes both blocks of the B.F. Boswell Subdivision.

Tabled 1: Subdivision Analysis

B.F. Boswell Subdivision					
	Total Lots	**Conforming NT-3**	**Conforming CCT-1**	**Substandard**	**% Substandard**
Original Plat	48	4	N/A	44	92
Existing Conditions	33				
Lots NT-3 Zoned	31	11	N/A	20	65
Lots CCT-1 Zoned	2	N/A	2	0	0
Lots Re-Platted	7	N/A	5	2	29

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

The project does not involve 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;*

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 two buildable lots with an area of 6,450 sq. ft.

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 of the provision of this chapter would allow reasonable use of the property, as the property may continue its single-family use. However, the majority of the other properties within the subdivision 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 buildable lots of similar size to the surrounding lots with in the district. The request represents a 15 percent reduction in area and a 17 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."

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 buildable lots is consistent with the neighborhood pattern of the surrounding blocks which are also zoned NT-3.

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 subject property is within the boundaries of the Historic Old Northeast Neighborhood Association. The Neighborhood Association provided correspondence providing support to the request (see attached e-mail from Historic Old Northeast Neighborhood Association). No opposition or concerns were expressed by any other property owners.

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 plans and elevations submitted for permitting should resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through February 6, 2022. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
4. 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.
5. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. The Accessory Living Area as designed has two bedrooms. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.

ATTACHMENTS: Aerial, Original Plat, Analysis Area, Site Plans, Floor plan, Elevations, Applicant's Narrative, Participation Report, Signatures of Support, and email from Neighborhood Association.

Report Prepared By:

01/28/19

Adriana Puentes Shaw, AICP, Planner I
Development Review Services Division
Planning & Development Services Department

Date

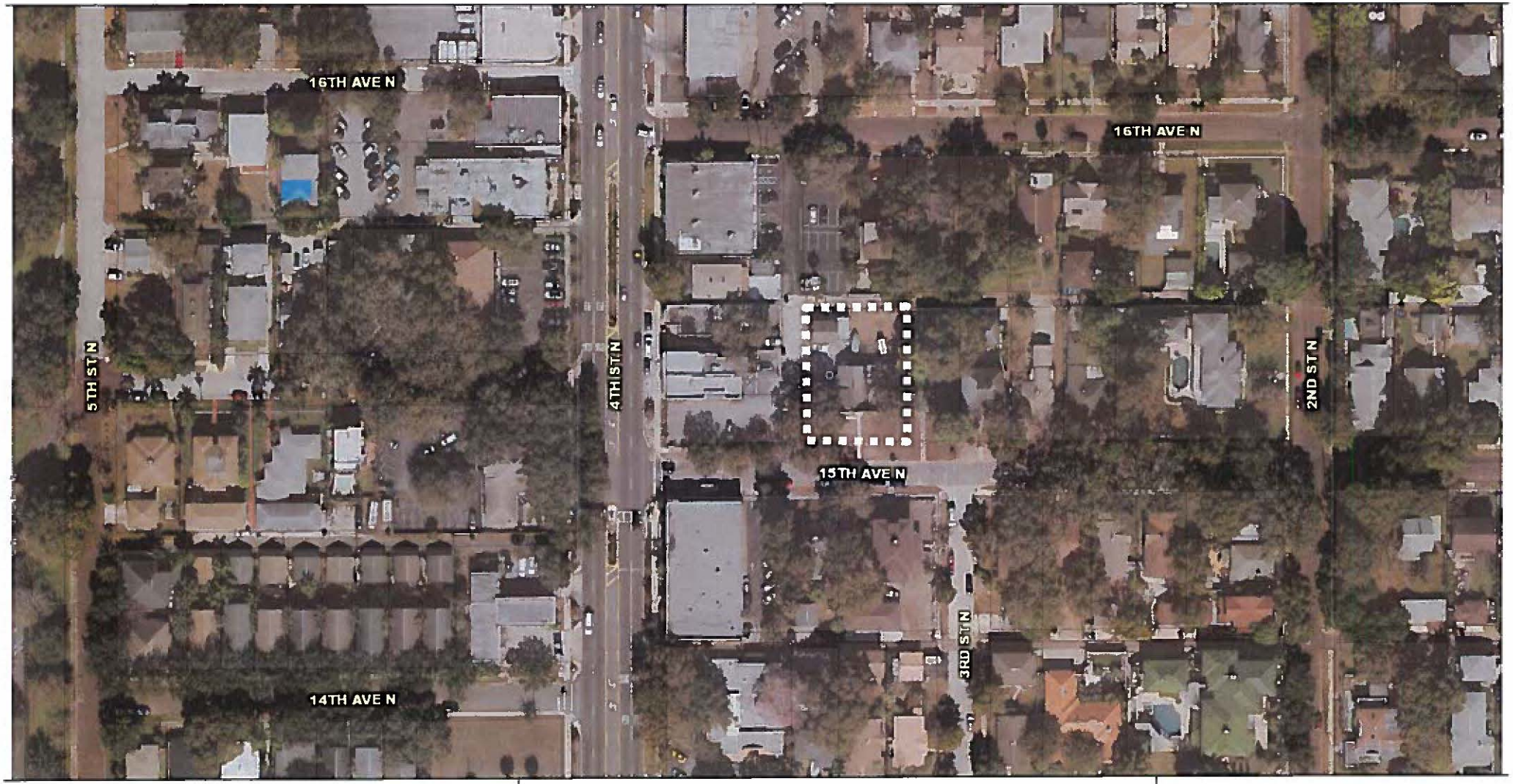
Report Approved By:

01.28.19

Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

JCB/APS:iw



st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 18-54000085
Address: 309 15th Avenue North

N↑
(nts)

BOOK 1 PAGE 2

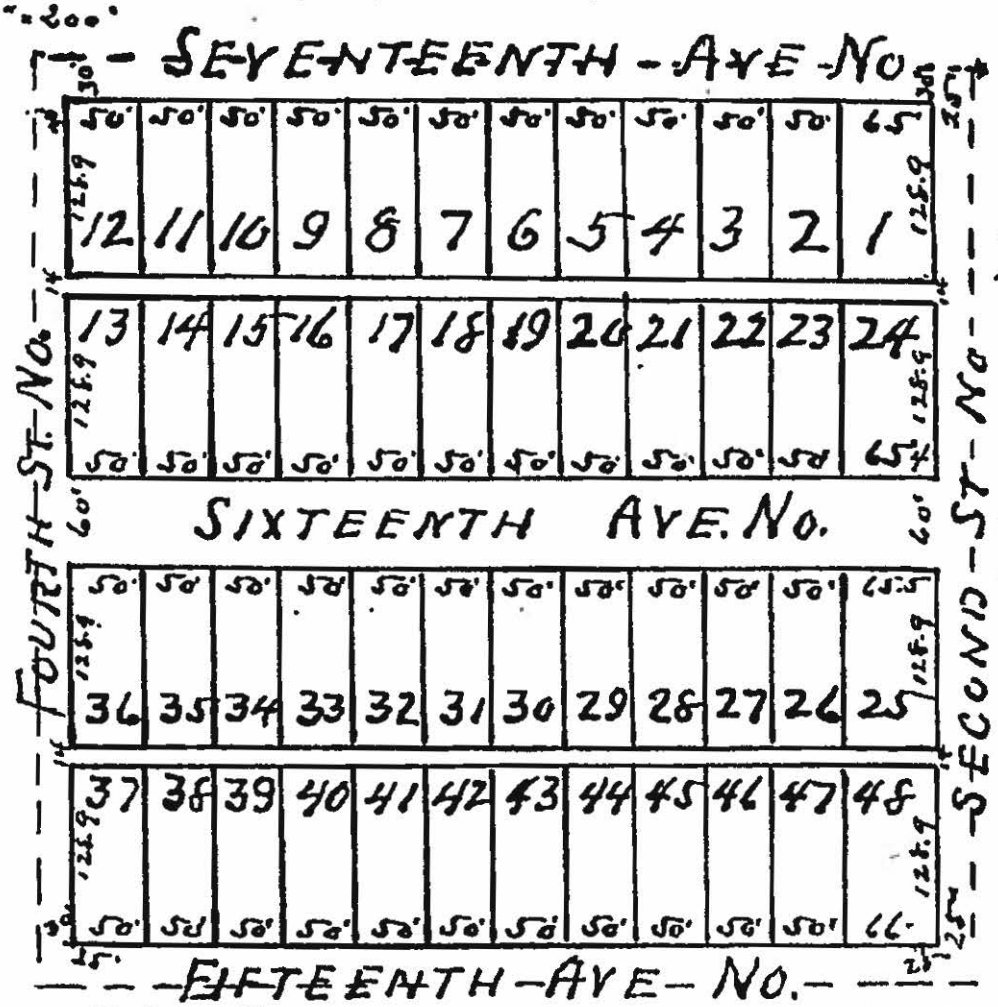
B. E. BOSWELL'S SUB DIV

THE N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 SEC. 8, T.

OF LOTS 1,2,3,4 BLOCK 2 GULFMARTIN

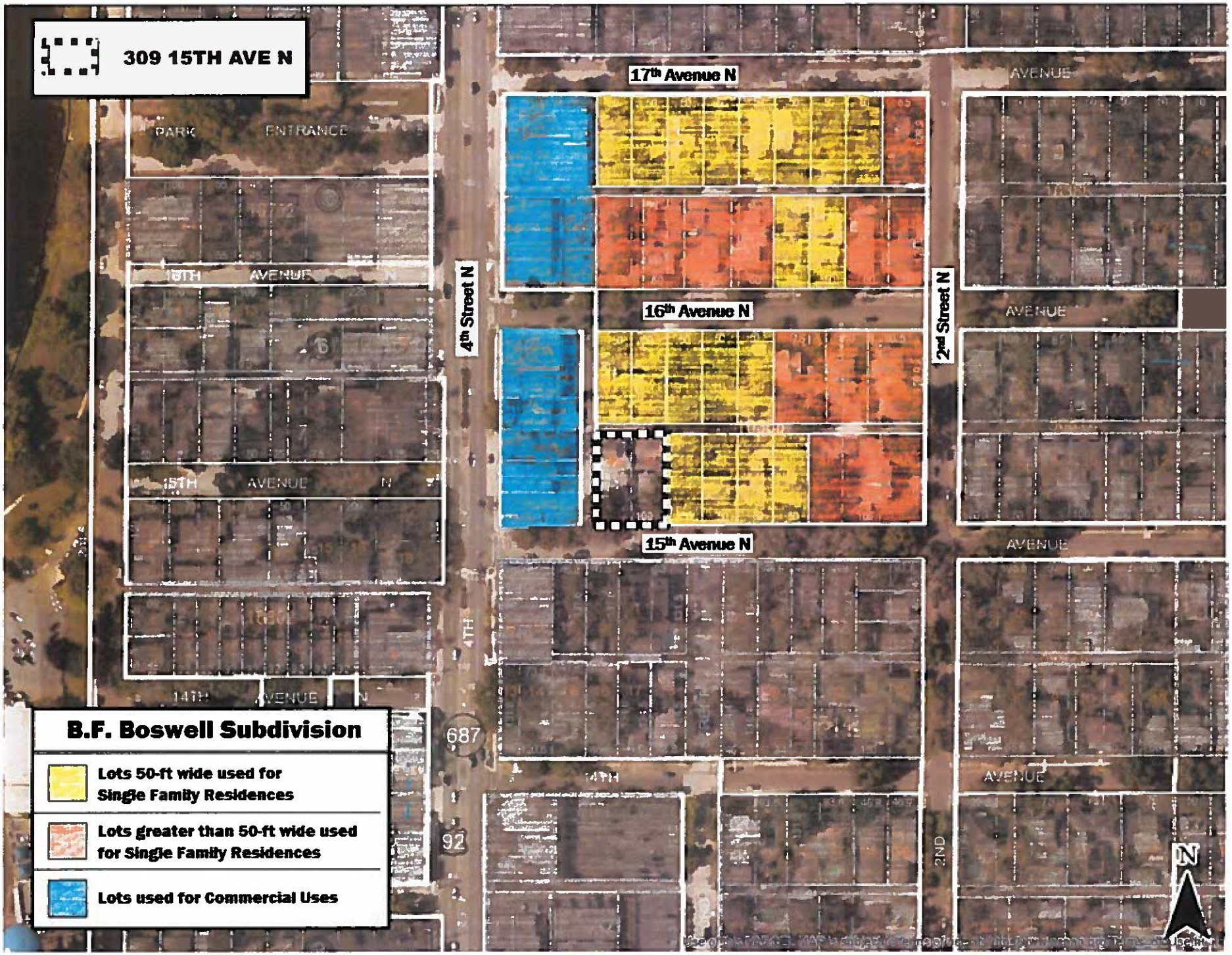
PINELLAS COUNTY,
FLORIDA.

SCALE 1" = 200'



Filed Feb 17th 1913

G. W. Meeking Clerk Circuit Court.


309 15TH AVE N
17th Avenue N
16th Avenue N
15th Avenue N
4th Street N
2nd Street N
PARK ENTRANCE
16TH AVENUE N
15TH AVENUE N
14TH AVENUE N
14TH
AVENUE
687
92
B.F. Boswell Subdivision
Lots 50-ft wide used for Single Family Residences
Lots greater than 50-ft wide used for Single Family Residences
Lots used for Commercial Uses
N

NORTH 1/2 LOT 5

TOTAL SITE AREA = 2,464 SF

EXISTING BUILDING COVERAGE	=	1,518 SF	= 61.06%
PROPOSED BUILDING COVERAGE	=	1,518 SF	= 61.06%
EXISTING GREEN AREA	=	134 SF	= 5.44%
PROPOSED GREEN AREA	=	134 SF	= 5.44%
EXISTING INT. GREEN SPACE	=	0 SF	= 0% OF VEHICULAR USE AREA
PROPOSED INT. GREEN SPACE	=	0 SF	= 0% OF VEHICULAR USE AREA
EXISTING PAVING AND SIDEWALKS	=	814 SF	= 34.04%
PROPOSED PAVING AND SIDEWALKS	=	814 SF	= 34.04%
EXISTING TOTAL IMPERVIOUS AREA	=	2,332 SF	= 94.61%
PROPOSED TOTAL IMPERVIOUS AREA	=	2,332 SF	= 94.61% (85% MAX)

SOUTH 1/2 LOT 5

TOTAL SITE AREA = 2,464 SF

EXISTING BUILDING COVERAGE	=	1,518 SF	= 61.06%
PROPOSED BUILDING COVERAGE	=	1,518 SF	= 61.06%
EXISTING GREEN AREA	=	118 SF	= 4.83%
PROPOSED GREEN AREA	=	118 SF	= 4.83%
EXISTING INT. GREEN SPACE	=	0 SF	= 0% OF VEHICULAR USE AREA
PROPOSED INT. GREEN SPACE	=	0 SF	= 0% OF VEHICULAR USE AREA
EXISTING PAVING AND SIDEWALKS	=	863 SF	= 34.40%
PROPOSED PAVING AND SIDEWALKS	=	863 SF	= 34.40%
EXISTING TOTAL IMPERVIOUS AREA	=	2,380 SF	= 95.74%
PROPOSED TOTAL IMPERVIOUS AREA	=	2,380 SF	= 95.74% (85% MAX)

LOT 40

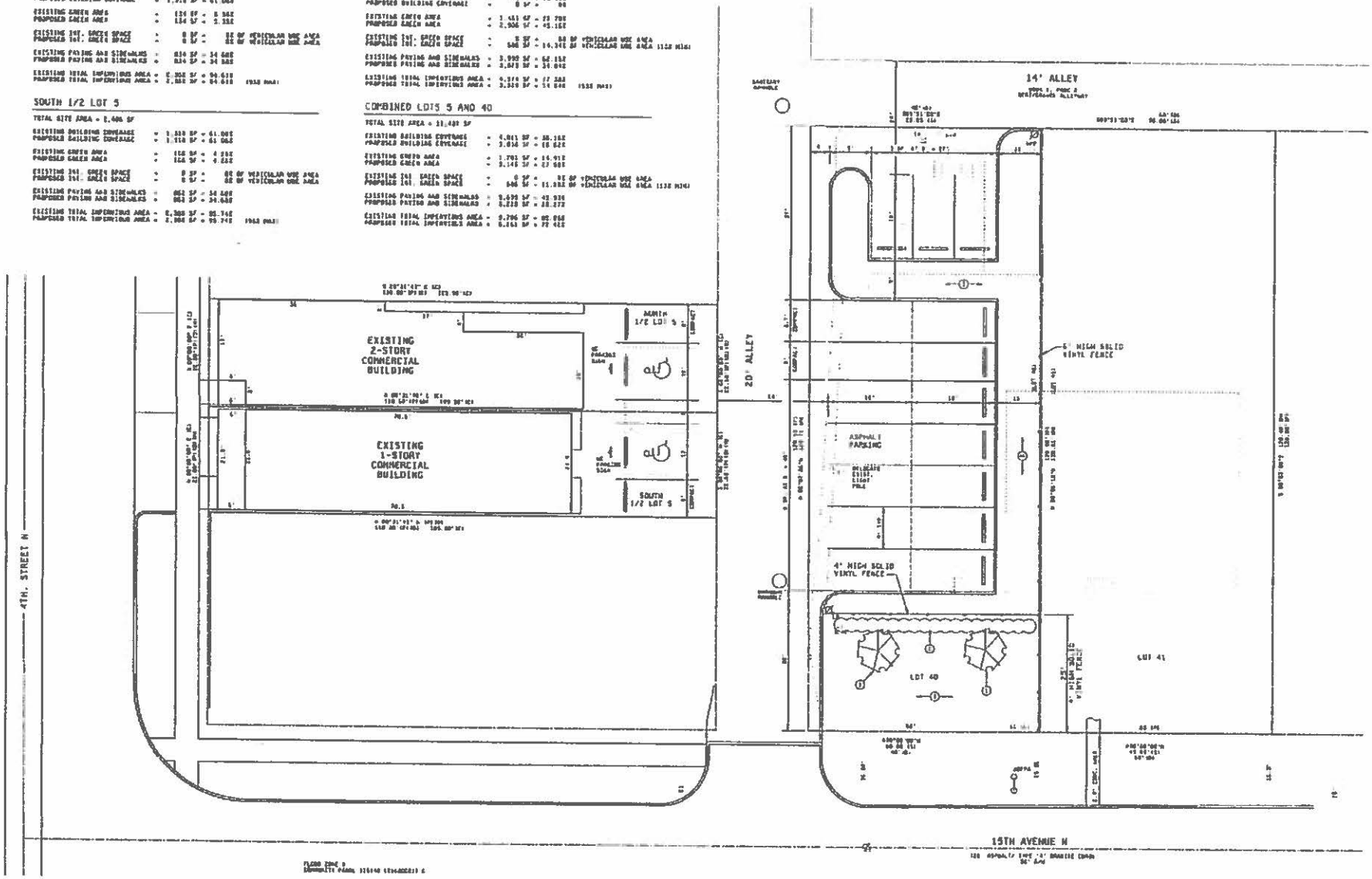
TOTAL SITE AREA = 8,475 SF

EXISTING BUILDING COVERAGE	=	973 SF	= 11.48%
PROPOSED BUILDING COVERAGE	=	0 SF	= 0%
EXISTING GREEN AREA	=	1,401 SF	= 16.53%
PROPOSED GREEN AREA	=	2,906 SF	= 34.30%
EXISTING INT. GREEN SPACE	=	0 SF	= 0% OF VEHICULAR USE AREA
PROPOSED INT. GREEN SPACE	=	540 SF	= 16.34% OF VEHICULAR USE AREA (15% MIN)
EXISTING PAVING AND SIDEWALKS	=	3,990 SF	= 47.10%
PROPOSED PAVING AND SIDEWALKS	=	2,873 SF	= 33.89%
EXISTING TOTAL IMPERVIOUS AREA	=	4,974 SF	= 57.68%
PROPOSED TOTAL IMPERVIOUS AREA	=	2,869 SF	= 33.84% (85% MAX)

COMBINED LOTS 5 AND 40

TOTAL SITE AREA = 13,403 SF

EXISTING BUILDING COVERAGE	=	4,491 SF	= 33.50%
PROPOSED BUILDING COVERAGE	=	3,036 SF	= 22.65%
EXISTING GREEN AREA	=	1,701 SF	= 12.69%
PROPOSED GREEN AREA	=	3,146 SF	= 23.48%
EXISTING INT. GREEN SPACE	=	0 SF	= 0% OF VEHICULAR USE AREA
PROPOSED INT. GREEN SPACE	=	540 SF	= 11.33% OF VEHICULAR USE AREA (15% MIN)
EXISTING PAVING AND SIDEWALKS	=	5,635 SF	= 42.05%
PROPOSED PAVING AND SIDEWALKS	=	3,218 SF	= 24.01%
EXISTING TOTAL IMPERVIOUS AREA	=	9,796 SF	= 73.08%
PROPOSED TOTAL IMPERVIOUS AREA	=	9,261 SF	= 69.11%



FLOOD ZONE X
COMMUNITY PANEL 125148 (125462C0211 G

LEGAL DESCRIPTION

LOT 40, LESS THE EAST 10 FEET THEREOF, ACCORDING TO THE PLAT OF G.S. GRIMES'S SUB. DIV., AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LOT 41, COMMENCE 8TH ONE FOOT NE FROM OF LOT 40, ACCORDING TO THE PLAT OF G.S. GRIMES'S SUB. DIV., AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NORTH 1/2 LOT 5, PLAN OF A. L. PEAR JR'S RESUBDIVISION OF LOTS 5 TO 20 INCLUSIVE OF W. F. DEMOLL'S SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SOUTH 1/2 LOT 5, PLAN OF A. L. PEAR JR'S RESUBDIVISION OF LOTS 5 TO 20 INCLUSIVE OF W. F. DEMOLL'S SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

1 / A1.1 PROPOSED SITE PLAN
SCALE: 1"=10'-0"

LANDSCAPE LEGEND					
NO.	COMMON NAME	BOT. NAME	SIZE	SPACING	REMARKS
1	CRAPE MYRTLE	LAGERSTROEMIA	8'-10' 120 GALS	AS SHOWN	CONTAINER GROWN
2	DIGGER PINE	CASUARINA LEPIDA	12'-14' 10 GALS	24" O.C.	AS NOTED
3	SOD	FLORIDA			SEED & SOD
4					

Joyanovic & Lyons, LLC
Professional Planning & Design
FL Lic. #0000[illegible]
© 2010 Joyanovic & Lyons, LLC

PROPOSED PARKING FOR:
STOICI SITE
15TH AVENUE N
ST. PETERSBURG, FLORIDA

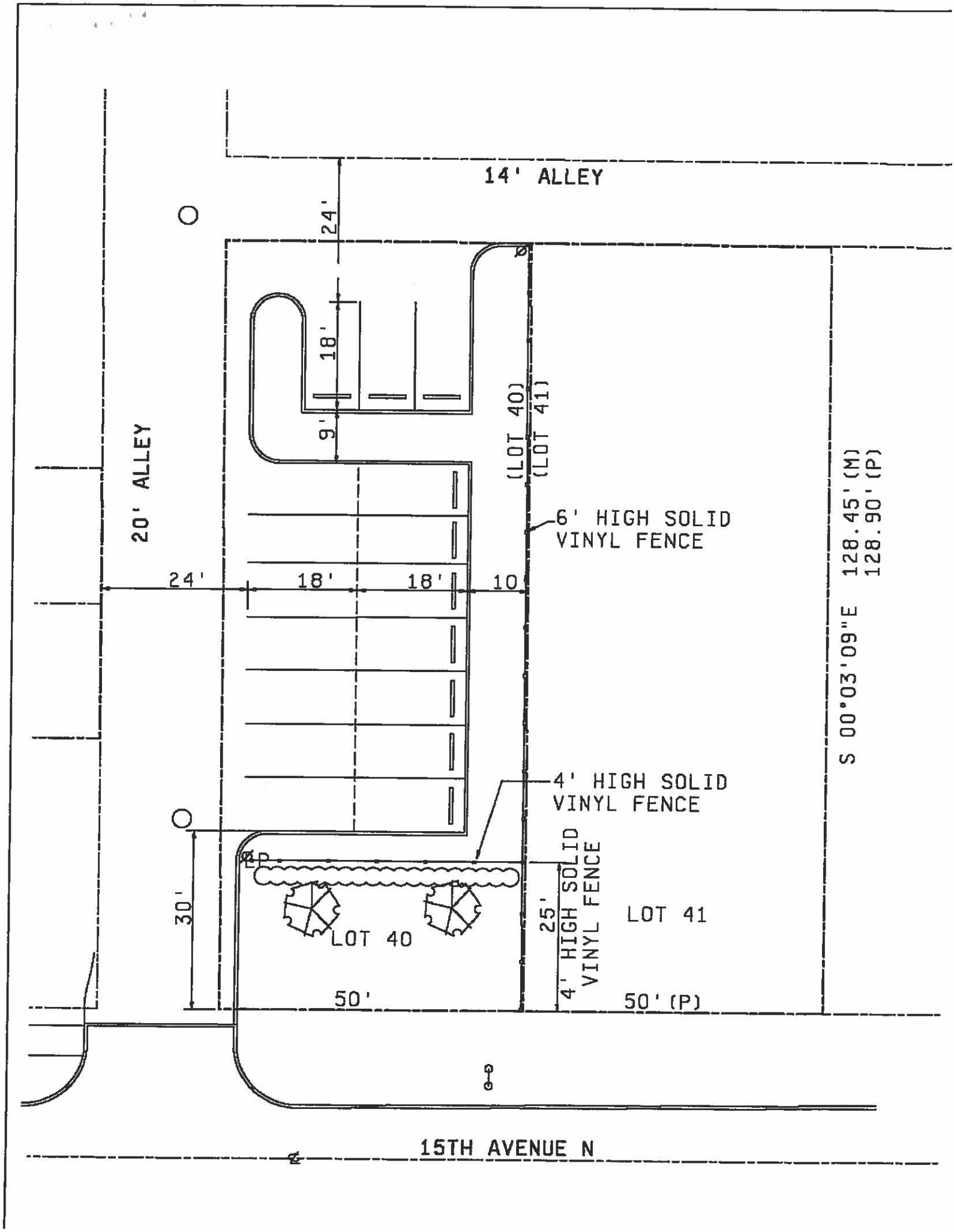
Revisions:

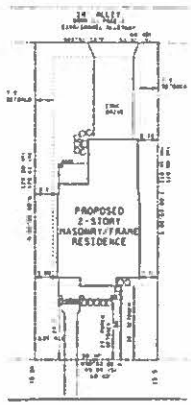
SITE PLAN

Project Number
18007

Date
3-8-18

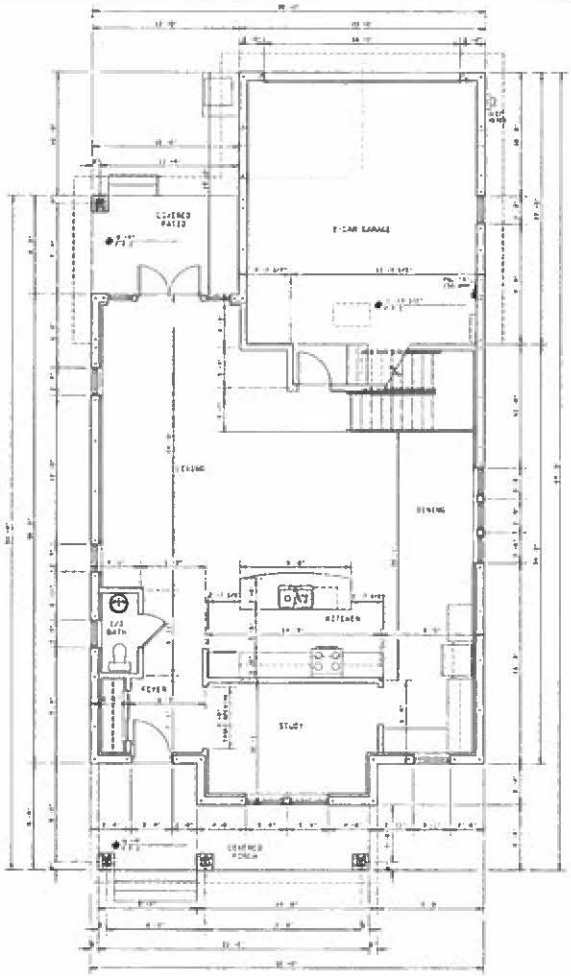
Sheet Number
A1.1


14' ALLEY
24'
18'
9'
20' ALLEY
(LOT 40)
(LOT 41)
6' HIGH SOLID
VINYL FENCE
24'
18'
18'
10
S 00°03'09"E 128.45'(M)
128.90'(P)
4' HIGH SOLID
VINYL FENCE
30'
LOT 40
25'
4' HIGH SOLID
VINYL FENCE
LOT 41
50'
50'(P)
15TH AVENUE N

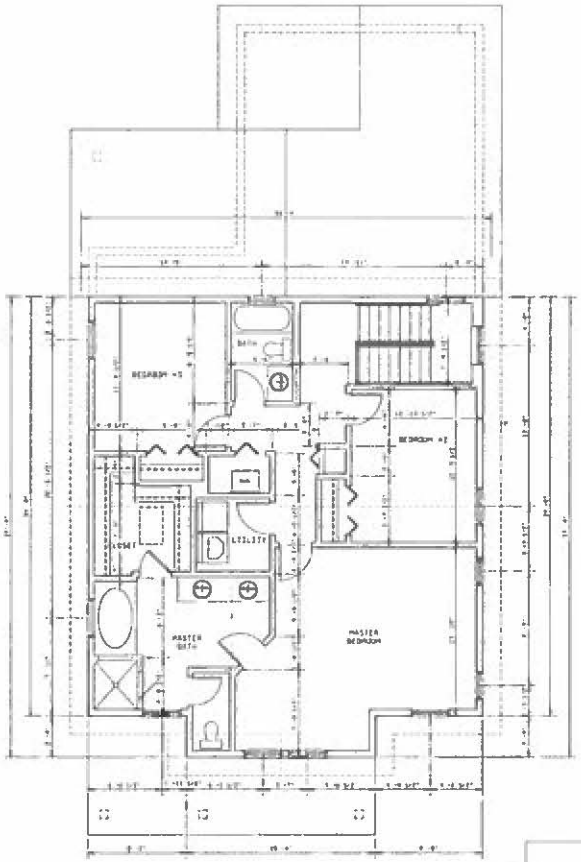


1 A-0 SITE PLAN

LEGAL DESCRIPTION



2 A-1 FIRST FLOOR PLAN



3 A-1 SECOND FLOOR PLAN

AREA CALCULATION:

Jovanovic & Lyons, LLC

PROPOSED NEW CONSTRUCTION FOR:
LOT-41
15TH. AVENUE N.
ST. PETERSBURG, FLORIDA

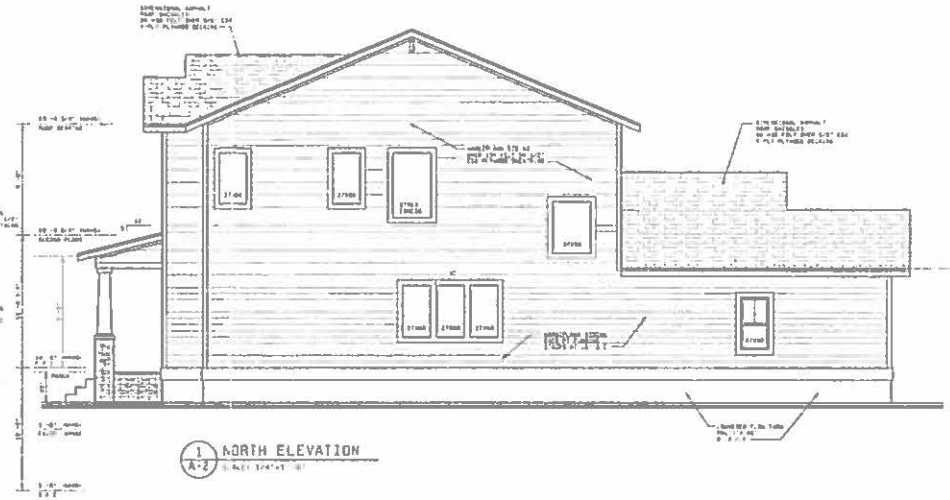
SITE AND FLOOR PLANS

Project Number
(2007)

Date
10-17-18

Sheet Number
A-1

1 A-2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A-2 NORTH ELEVATION

1 A-2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 A-2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Jovanovic & Lyons, LLC

PROPOSED NEW CONSTRUCTION FOR:
LOT-41
15TH AVENUE N
ST PETERSBURG, FLORIDA

EXTERIOR ELEVATIONS

Project number
18C07

Date
10.17.18

Sheet Number
A-2

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?

Allowing only Lot 40 to be ~~[illegible]~~ used for parking is the smallest encroachment we could request.

Thus we are asking for only half of the Land to be used for commercial use & the other half for a single family Home

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

We considered a ZONING & Land Use change to CCT1 but after speaking with City Staff we determined this was a better option for all envalved.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

It will allow two commercial Buildings to have ample parking, remove a nontraditional structure & allow a New single family home to be built

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: 309 15th Ave N. | **Case No.:**

Detailed Description of Project and Request:

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

The western most LOT (40) shall be used as parking for 1507 & 1511 4th Street North. Those two buildings sit on parcels that are approx 22.6 feet wide & have very little parking.

LOT 41 will be used by a Buyer for a single Family Home. New Construction.

The Eastern Edge of Parking Lot will be 180 from 4th

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 1535 4th Street N is located on the same Block & Is ~~proposed~~ the same configuration as proposed. Also 1180 feet from 4th.

1631 4th Street has a parking Lot that is 195 feet from 4th

1492 4th Street has a parking lot that is 200 feet from 4th

1325 4th Street Extends 278 feet into Neighborhood

50 foot Lots are very communi NE St P.

3. How is the requested variance not the result of actions of the applicant?

These properties were like this before they were purchased by current owner.

st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. _____

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: 309 15th Ave 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

Met w/ owner & resident of 303 15th Ave N. He supports the project. He is the most affected by the new home & removal of quasi non residential use next door

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

Showed site plan, parking layout, proposed lot sizes etc. to owner of 303 15th & to Robin Reed

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

Met owner of 303 15th Ave N at his home

E-Mail Robin Reed of HONNA

2. Summary of concerns, issues, and problems expressed during the process Several concerns were expressed by Robin Reed w/ HONNA. Most are required by Zoning

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

Check one: (X) Proposal supported With Concerns

( ) Do not support the Proposal

( ) Unable to comment on the Proposal at this time

( ) Other comment(s):

Association Name HONNA (HONENA) President or Vice-President Signature See attached E-Mail

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.

RECEIVED
OCT 26 2018
DEVELOPMENT REVIEW SERVICES

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: 309 15th Avenue North | **Case No.:**

Description of Request: Owner request a Special Exception to allow parking on a residential lot.

The lot is zoned Residential and requires a Special Exception to allow commercial Parking. Owner is also requesting a Variance to create two 50 foot lots

Lots are required to be 60 feet in width and a variance to lot size. The lot sizes will roughly be 6,400 Sq. Ft. MOL

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: 303 15th AVEN
   Owner Name (print): William L Hullet II
   Owner Signature:

2. Affected Property Address: 133 16th AV N
   Owner Name (print): Dawn Sumner
   Owner Signature: Dawn Sumner

3. Affected Property Address: 325 34th Ave No.
   Owner Name (print): Jennifer Carey Picardi
   Owner Signature:

4. Affected Property Address: 253 15th Ave N
   Owner Name (print): Carrie Thevenot
   Owner Signature: Carrie Thevenot

5. Affected Property Address: 1502 2nd St N (201 15th N)
   Owner Name (print): Thomas D Hall
   Owner Signature:

6. Affected Property Address: BOB LEE 1631 4th street N
   Owner Name (print): BOB LEE
   Owner Signature: BLEE

7. Affected Property Address: 1545 4th STREET
   Owner Name (print): FIRST AMERICAN Title
   Owner Signature:

8. Affected Property Address: 1535 4th street N
   Owner Name (print): Cunucis Fehnich
   Owner Signature:

st.petersburg
www.stpete.org

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: | **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: 1425 4th St N
   Owner Name (print): Eugene H. Nice
   Owner Signature:
2. Affected Property Address: 1515 - 4th St. N.
   Owner Name (print): Marc Plotnick
   Owner Signature:
3. Affected Property Address: 210 15 Ave North
   Owner Name (print): Janice Campbell
   Owner Signature:
4. Affected Property Address: 300 16th Ave N
   Owner Name (print): Melissa Gregory
   Owner Signature:
5. Affected Property Address: 300 15TH AVE N.
   Owner Name (print): BENTON RUDOLPH
   Owner Signature:
6. Affected Property Address:
   Owner Name (print):
   Owner Signature:
7. Affected Property Address:
   Owner Name (print):
   Owner Signature:
8. Affected Property Address:
   Owner Name (print):
   Owner Signature:

st.petersburg
www.stpete.org

NEIGHBORHOOD WORKSHEET

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: 309 15th Avenue North | **Case No.:**

Description of Request: Owner request a Special Exception to allow parking on a residential lot.

The lot is zoned Residential and requires a Special Exception to allow commercial Parking. Owner is also requesting a Variance to create two 50 foot lots

Lots are required to be 60 feet in width and a variance to lot size. The lot sizes will roughly be 5,400 Sq. Ft. MOL

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: 1511 4th St. N.
   Owner Name (print): Amy Gendron
   Owner Signature:
2. Affected Property Address: 1511 4th St N.
   Owner Name (print):
   Owner Signature: Avell Pangwani
3. Affected Property Address: 1511 4th St N.
   Owner Name (print): Jennifer Carey Prescott
   Owner Signature:
4. Affected Property Address: 202 15th Ave. North
   Owner Name (print): Mary C. Wood
   Owner Signature: Mary C. Wood
5. Affected Property Address: 204 16th Ave N St Petersburg FL 33704
   Owner Name (print): Simran Khurana & Neil Bajwa
   Owner Signature: Simran Khurana
6. Affected Property Address: 212 16th Ave N
   Owner Name (print): James W. Grant
   Owner Signature: James W Grant
7. Affected Property Address: 216 16th Ave N.
   Owner Name (print): CHERYL WALTERS
   Owner Signature: Cheryl Walters
8. Affected Property Address:
   Owner Name (print):
   Owner Signature:

Adriana P. Shaw

From: Iris L. Winn
Sent: Tuesday, January 22, 2019 8:08 AM
To: Adriana P. Shaw; Corey D. Malyszka
Subject: FW: 309 15th Ave N.doc

Good morning all,

Please see the comments (below) for 309 15th Avenue North.

Thank you,

Iris Winn
Administrative Clerk, Development Review Services
Planning & Development Services Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5498 / Fax: 727-892-5557
Iris.Winn@stpete.org

Please note all emails are subject to public records law.

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Monday, January 21, 2019 10:05 AM
To: Iris L. Winn <Iris.Winn@stpete.org>
Cc: 'Charleen McGrath' <treasurer@honna.org>; 'Douglas Gillespie' <dgillespie@mjgarch.com>; 'Gigi' <reginaranieri@yahoo.com>; 'Kim Wolfe' <kimbyflies@yahoo.com>; 'Guy Keirn' <gkeirn@icloud.com>; 'Kevin Sullivan' <kjsullivan03@gmail.com>; 'Robin Reed' <rlreed@tampabay.rr.com>
Subject: Re: 309 15th Ave N.doc

Re: 309 15th Avenue N

Ms. Winn,

Although the Historic Old NE Neighborhood Association does not normally support subdivision of lots which results in two substandard lots, this case is an exception. We believe that the community will benefit by the granting of this variance and by allowing additional parking to be created on the west lot only.

The context of the block is fifty-foot wide lots. Except for the triple lot at the eastern end of the block, all lots on the north side of the street are 50' wide. On the south side of the block, again all but one of the properties is less than 50' wide.

We can also support the special exception parking requested for the west lot. Currently there is minimal parking for the businesses facing 4th street, and this request will provide additional spaces in a reasonable way. We have been assured that the large oak on the site will be preserved as well as other trees. We have

requested that an 8-foot wall be allowed to be constructed to separate the parking from the new residence proposed for the east lot. We would like to see this as a condition of approval.

It is our assumption that approving this lot division and special exception parking will ensure that no further encroachment into the residential neighborhood will be allowed at this site, and that the east lot will remain a single family property in perpetuity.

Regards,

Robin Reed

Chair, Old NE Planning and Preservation Committee

This email has been checked for viruses by Avast antivirus software.
www.avast.com

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

st.petersburg
www.stpete.org

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

SPECIAL EXCEPTION
PUBLIC HEARING

According to Planning & 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, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **February 6, 2019, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	18-32000005	PLAT SHEET:	E-10
REQUEST:	Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property.		
OWNER:	Greg and Ioana Stoici 714 Monterey Boulevard Northeast Saint Petersburg, Florida 33704-3638		
AGENT:	Felix Fudge 650 16th Street North Saint Petersburg, Florida 33705		
ADDRESSES AND PARCEL ID NOS.:	309 15th Avenue North; 18-31-17-10368-000-0400 1511 4th Street North; 18-31-17-68580-000-0050 1507 4th Street North; 18-31-17-68580-000-0051		
LEGAL DESCRIPTION:	On File		
ZONING:	Corridor Commercial Traditional-1 (CCT-1) Neighborhood Traditional Single-Family-3 (NT-3)		
SITE AREA TOTAL:	11,407 square feet or 0.26 acres		
GROSS FLOOR AREA: Existing:	5,333 square feet	0.47 F.A.R.	

Proposed:	4,490 square feet	0.90 F.A.R.
Permitted:	4,972 square feet	1.00 F.A.R.

BUILDING COVERAGE:

Existing:	4,107 square feet	36% of Site MOL
Proposed:	3,132 square feet	27% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	9,706 square feet	85% of Site MOL
Proposed:	8,261 square feet	72% of Site MOL
Permitted:	8,263 square feet	72% of Site MOL

OPEN GREEN SPACE:

Existing:	1,701 square feet	15% of Site MOL
Proposed:	3,146 square feet	28% of Site MOL

PAVING COVERAGE:

Existing:	5,599 square feet	49% of Site MOL
Proposed:	5,129 square feet	45% of Site MOL

PARKING:

Existing:	4; including 1 handicapped spaces
Proposed:	21; including 2 handicapped spaces
Required	11; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	20 feet
Proposed:	20 feet
Permitted:	42 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 an accessory surface parking lot which is a Special Exception use within the NT-3 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:
The applicant seeks approval of a Special Exception and the related site plan to construct an accessory surface parking lot on a residentially zoned lot. The subject property consists of two commercial zoned lots and one residential zoned lot. The commercial lots are located on the east side of 4th Street, north of 15th Avenue North and the residential lot is located on the north side of 15th Avenue North, east of 4th Street North.

Current Proposal:
The applicant is seeking to provide additional parking for two existing commercial buildings on 4th Street North. The applicant owns the residential zoned lot along 15th Avenue North and the two commercial buildings along 4th Street North. Parking on a NT-3 zoned parcel is a Special Exception use. The Special Exception use is discussed later in the report.

The commercial zoned property consists of two commercial buildings built in the 1950s. The southern commercial building is one-story and approximately 1,452 square feet. The northern commercial building is two-stories and is approximately 2,906 square feet. The second floor of the northern commercial building is utilized as a residential use. The residential zoned property consists of two platted lots and is currently developed with a house of worship. The applicant proposes to demolish the existing house of worship and sell off the eastern platted lot that will be redeveloped with a single-family residence. The western lot is proposed to be developed as a 17-space surface parking lot. Seven of those proposed parking spaces will be tandem. The parking lot will be accessed from the existing alley that connects to 15th and 16th Avenues North. The applicant will be required to install a fence or wall along the south and east sides of the proposed parking lot. To protect the adjacent neighborhood, landscaping is also required.

Special Exception:
As mentioned above, the parking spaces on the NT-3 zoned parcel is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code Section 16.70.040.1.4(D.), with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. There are four existing parking spaces that serve the existing commercial buildings, City Code requires 11 parking spaces. The accessory parking lot will permit an additional 17 parking spaces for a total of 21 parking spaces. The additional on-site parking spaces will help eliminate patrons from utilizing the on-street parking in the residential neighborhood. The encroachment of commercial parking into the residential neighborhood has been a significant concern for the neighborhood. The City's Transportation Department has reviewed the proposed site plan and does not object. Staff has suggested several special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the City's Land Development Regulations for these types of uses. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area as a result of this approval.

Public Comments:
Staff received an email from the Historic Old Northeast Neighborhood Association whom is providing support of the Special Exception use. The association has asked that an 8-foot wall be constructed to separate the parking lot from the new residence proposed for the east lot. Staff has not made this a condition of approval.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Special Exception and related site plan, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. **The applicant and any future property owner(s) shall be responsible for restricting vehicular use of the portion of the parking lot zoned NT-3 between the hours of 10 p.m. and 7:00 a.m. The method to block the parking spaces shall be noted on the site plan submitted for permitting and shall be subject to review and approval by the Fire Department.**
2. **The applicant and any future property owner(s) shall be responsible for ensuring that the NT-3 portion of the parking lot is not utilized for any**

sales or service activities, long term parking, storage of dumpsters, heavy vehicles or similar equipment.

3. **The continued availability of the off-site parking spaces necessary to meet the requirements of this section shall be ensured by a legal instrument that is recorded in public records, that the parking area will not be disposed of except in conjunction with the sale or the use of the building the parking area serves so long as the parking is required.**
4. **When the principal use is not open for business, the parking lot shall not be used for parking, except by employees.**
5. **The hedge that is required to screen the parking lot along the south side of the property shall be installed on the exterior perimeter of the fence or wall.**
6. **A six (6) foot high vinyl fence or wall shall be constructed along the east property line of the new parking lot.**
7. **A minimum four (4) foot high fence or wall shall be constructed along 15th Avenue North, located a minimum of 15 feet back from the front property line.**
8. **Evergreen trees shall be installed around the exterior perimeter of the new parking lot.**
9. **One evergreen shade tree shall be installed every 30 linear feet in the 15th Avenue North right-of-way. Evergreen understory trees can be substituted with shades tree at a ratio of 1.5 to 1 if there is a conflict with existing utilities.**
10. **A minimum of 25 percent of the 15th Avenue North right-of-way shall be landscaped with ground cover or accent plants.**
11. **Exterior lighting shall comply with Section 16.40.070.**
12. **Bicycle parking shall comply with Section 16.40.090.4.1.**
13. **Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department memorandum dated December, April 10, 2018.**
14. **The special exception and related site plan approval is valid until February 6, 2022. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.**

C. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

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

Engineering Requirements:

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

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 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 Mixed-use**

The land uses of the surrounding properties are:

North:	**Planned Redevelopment Mixed-use and Planned Redevelopment Residential**
South:	**Planned Redevelopment Mixed-use and Planned Redevelopment Residential**
East	**Planned Redevelopment Residential**
West:	**Planned Redevelopment Mixed-use**

REPORT PREPARED BY:

Corey Malyszka, Urban Design and Development Coordinator — DATE 1/29/19
Development Review Services Division
Planning and Development Services Department

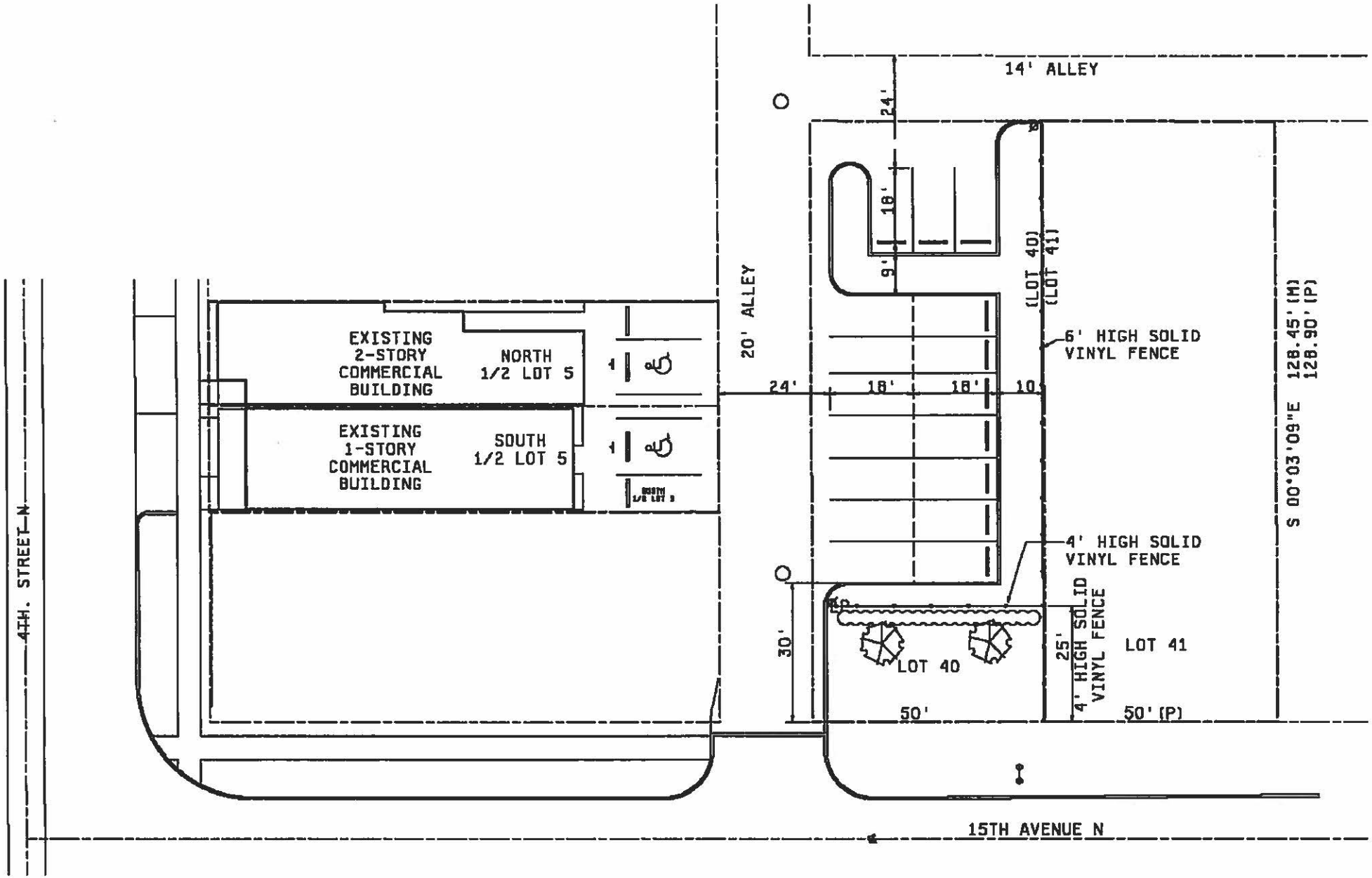
REPORT APPROVED BY:

Jennifer Bryla, AICP, Zoning Official (POD) — DATE 1.29.19
Development Review Services Division
Planning and Development Services Department

st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-32000005
Address: 309 15th Avenue North, 1507 and 1511 4th Street North

N↑
(nts)


14' ALLEY
24'
18'
9'
(LOT 40)
(LOT 41)
6' HIGH SOLID
VINYL FENCE
128.45'(M)
128.90'(P)
S 00°03'09"E
20' ALLEY
EXISTING
2-STORY
COMMERCIAL
BUILDING
NORTH
1/2 LOT 5
EXISTING
1-STORY
COMMERCIAL
BUILDING
SOUTH
1/2 LOT 5
24'
18'
18'
10'
4' HIGH SOLID
VINYL FENCE
30'
LOT 40
25'
4' HIGH SOLID
VINYL FENCE
LOT 41
50'
50'(P)
4TH. STREET N
15TH AVENUE N

Special exception

Narrative of ~~Variance~~ Request

The Owners of the property, Ioana and Greg Stoici, own two small commercial building facing 4th Street North (1507 and 1511 4th Street North) and two lots to the East facing 15th Avenue North (309 15th Avenue North).

The commercial buildings each sit on lots that are approximately 22.6 feet in width (each). Between these two commercial buildings there are 4 parking spaces.

Existing Building Sizes

1507 4th Street North is 1452 Sq. Ft. mol

1511 4th Street North is 1518 Sq. ft. mol and has an apartment on the Second floor.

These buildings should have a **minimum** of 17 parking spaces between the two buildings.

We are proposing building a parking lot behind (to the East of the buildings) on lot 40. The parking lot would have 17 spaces, with 7 of those double stacked. Combined with the spaces behind the existing buildings we would have approximately 21 spaces including the 7 spaces being double stacked spaces.

We believe this new parking lot will eliminate the need for anyone coming to these building from parking on the neighborhood streets.

The owners own both lot 40 and 41 to the East of the buildings. We are only requesting the Variance for the western most lot, which is lot 40. Thus leaving lot 41 available for use as a single family home. The new home will act as a buffer between the neighborhood and the commercial activity.

This is the least intrusive we could request in our variance request.

To the immediate north of our proposed parking lot, is 1535 4th Street North which has a commercial parking lot that is located in the exact same location in regard to the distance of the parking lot into the neighborhood as our proposed parking lot.

For both our parking lot and the existing parking lot immediately to the North, the distance from 4th Street to the furthest most location to the East (towards the neighborhood) is 180 feet.

There are numerous other buildings along 4th Street that have parking at this distance from 4th and much deeper.

The property directly across 4th Street (1492 4th Street North) from these commercial buildings, has a parking lot that extends 200 feet to the West from 4th.

The closest building that was most recently finished to this location is 1325 4th Street North (Pei Wei and Burger Monger). The parking lot for that building extends 278 feet East from 4th Street.

CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: April 10, 2018

SUBJECT: Special Exception

FILE: 18-32000005

LOCATION: 309 15th Avenue North; 18/31/17/10368/000/0400
AND PIN: 1511 4th Street North; 18/31/17/68580/000/0050
1507 4th Street North; 18/31/17/68580/000/0051
ATLAS: E-10
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property

The Engineering Department has no objection to the proposed special exception and related site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

SPECIAL CONDITIONS:

1. 90-degree parking spaces along the alley shall be designed in conformance with dimensional requirements of City land development regulation 16.40.090.3.4(B)(3), requiring a 24-foot isle width for backing purposes. The dimensions on the plan provided with this special exception are unreadable.

2. During the permitting process, the applicant's Engineer shall include a turning radius diagram on the site plan to assure that the parking space design does not impact the maneuverability of sanitation trucks through all sections of the alley adjacent.

3. The parking space design shall adhere to sight visibility requirements as defined in City Code Section 16.40.160 such that clear visibility is provided for safe traffic at street and alley intersections. Show the visibility triangles on the site plan submitted for permitting.

4. A proposed site modification of 3000 sf will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

5. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2. Variances to sidewalk requirements are processed through the City's Zoning division. Within the NT zoning district, a 5-foot wide sidewalk is required on 15th Avenue North and a 6-foot wide sidewalk is required in 4th Street North abutting the site.

   a. It is noted that the existing sidewalk in the adjacent 4th Street right of way was recently constructed by the City with a stamped hexblock pattern. All public sidewalk constructed within the 4th Street Corridor shall be

constructed per City Engineering Standard Detail S20-21 & S20-22 and to match existing adjacent sidewalk stamp pattern and concrete stain color pattern.

b. In the event that the width of the City constructed stamped sidewalk in 4th Street North does not meet Code requirements (due to lack of available right of way at the time of construction), it is suggested that the applicant discuss the need for a variance to the sidewalk width with the City zoning division to avoid having to reconstruct the sidewalk in 4th Street North at this time.

c. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of the modified alley approach per current City and ADA requirements. All existing public sidewalk must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

6. This project is within the Northshore National Historic District. All existing roadway brick, granite roadway curbing, and hexagon block sidewalk must be preserved. Any existing brick, granite curbing, or hexagon block contained within streets or alleys shall remain the property of the City.

a. The existing alley apron appears to be brick. If widening of the alley approach to 15th Avenue North is in the scope of this project, it must be done with brick & granite curb to match the existing adjacent street brick and granite curb.

7. 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.

8. It is noted that the adjacent 4th Street right of way is controlled by FDOT. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT and SWFWMD as may be required for this project.

STANDARD CONDITIONS OF APPROVAL: Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

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.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

NED/MJR/meh
pc Kelly Donnelly
Correspondence File

Corey D. Malyszka

From: Iris L. Winn
Sent: Tuesday, January 22, 2019 8:08 AM
To: Adriana P. Shaw; Corey D. Malyszka
Subject: FW: 309 15th Ave N.doc

Good morning all,

Please see the comments (below) for 309 15th Avenue North.

Thank you,

Iris Winn
Administrative Clerk, Development Review Services
Planning & Development Services Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5498 / Fax: 727-892-5557
Iris.Winn@stpete.org

Please note all emails are subject to public records law.

From: Robin Reed <rlreed@tampabay.rr.com>
Sent: Monday, January 21, 2019 10:05 AM
To: Iris L. Winn <Iris.Winn@stpete.org>
Cc: 'Charleen McGrath' <treasurer@honna.org>; 'Douglas Gillespie' <dgillespie@mjgarch.com>; 'Gigi' <reginaranieri@yahoo.com>; 'Kim Wolfe' <kimbyflies@yahoo.com>; 'Guy Keirn' <gkeirn@icloud.com>; 'Kevin Sullivan' <kjsullivan03@gmail.com>; 'Robin Reed' <rlreed@tampabay.rr.com>
Subject: Re: 309 15th Ave N.doc

Re: 309 15th Avenue N

Ms. Winn,

Although the Historic Old NE Neighborhood Association does not normally support subdivision of lots which results in two substandard lots, this case is an exception. We believe that the community will benefit by the granting of this variance and by allowing additional parking to be created on the west lot only.

The context of the block is fifty-foot wide lots. Except for the triple lot at the eastern end of the block, all lots on the north side of the street are 50' wide. On the south side of the block, again all but one of the properties is less than 50' wide.

We can also support the special exception parking requested for the west lot. Currently there is minimal parking for the businesses facing 4th street, and this request will provide additional spaces in a reasonable way. We have been assured that the large oak on the site will be preserved as well as other trees. We have

requested that an 8-foot wall be allowed to be constructed to separate the parking from the new residence proposed for the east lot. We would like to see this as a condition of approval.

It is our assumption that approving this lot division and special exception parking will ensure that no further encroachment into the residential neighborhood will be allowed at this site, and that the east lot will remain a single family property in perpetuity.

Regards,

Robin Reed

Chair, Old NE Planning and Preservation Committee

This email has been checked for viruses by Avast antivirus software.
www.avast.com

st.petersburg
www.stpete.org

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **February 6, 2019** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & Development Services Department records, **Commission member** Richard Doyle 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.: 18-54000104 PLAT SHEET: A-28

REQUEST: After-the-fact approval of variances to the maximum allowable driveway width, and maximum allowable impervious surface coverage in front yard.

OWNER: Kurt and Terri Ulrich
1993 Massachusetts Avenue NE
Saint Petersburg, Florida 33703

ADDRESS: 1993 Massachusetts Avenue Northeast

PARCEL ID NO.: 03-31-17-93870-005-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-1 (NS-1)

Standard	Maximum Allowed	Requested	Variance	Magnitude (%)
Driveway Width	**20-feet**	**25-feet**	**+ 5-feet**	**25%**
Impervious Surface Ratio in Front Yard	**0.45 = 837.7875 sqft.**	**0.47589 = 886 sqft.**	**+ .02589 = 48.2125 sqft.**	**5.753%**

BACKGROUND:

The subject property is located in the Venetian Isles Neighborhood. The property is an interior lot located in the NS-1 zoning district with an existing single-family residence built in 1970.

The Applicant is requesting variances to: 1) the maximum allowable driveway width, and; 2) the maximum allowable impervious surface coverage within the front yard.

For NS-1 zoned properties, the maximum allowable driveway width is 20-feet for standard portions and the maximum width for circular portions of circular driveways is 14-feet, measured at the property line. Circular driveways are permitted on NS-1 properties with a lot width of 60-feet or greater. Driveways in the NS-1 district require 3ft. x 7ft. flares on each side of the drive as they connect to the curb or street.

A contractor for the homeowner applied for and received a driveway permit (Building Permit # 18-05001024, Attachment D) for a new circular paver driveway with widths of 20-feet (for the standard portion) and 12-feet (for the circular portion). The driveway failed inspection as the standard portion was built with a width of 25 feet.

The maximum allowable impervious surface coverage within the front yard for interior lots is 45%. The "front yard" is the area defined by a lot's width and the minimum front yard building setback. The subject property's front lot line dimension is 74.47-feet, the NS-1 minimum front yard building setback is 25-feet, this equates to a "front yard" of 1861.75 square feet (74.47 x 25) for the subject property. The maximum allowable impervious surface coverage for the subject property is then 837.7875 square feet (45% of 1861.75). The oversized-driveway causes the impervious surface ratio to exceed the maximum allowable coverage by 2.589% or roughly 48 square feet.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services 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.*

      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.*

      The subject property exceeds the minimum required lot width and lot area requirements of the district.

   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.*

Circular driveways are common in the Venetian Isles neighborhood. The over-sized driveway and impervious surface coverage in the front yard do not promote the traditional development pattern of the block face or neighborhood.

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 special conditions existing are the result of the Applicant. The property received a building permit to construct a 20-foot wide driveway with a 12-foot wide circular portion, however the driveway was not built to the approved plan specifications. The driveway was proposed to meet zoning regulations but was not constructed as proposed.

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

A literal enforcement of this Chapter would not result in unnecessary hardship. The installation of the driveway was not constructed per the approved plans.

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 of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structure

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

Staff finds that the variances requested are not reasonable. The property allows for a circular driveway to be built and the maximum allowable widths and coverages to be utilized.

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

   The granting of these variances is not consistent with the purpose and intent of the Code to accommodate reasonable use of the property. The Comprehensive Plan discourages variances to impervious surface ratios (Chapter 9, Aquifer Recharge Subelement, Goal 9.4.2, Objective AR2, Policy AR2.1). Impervious surface maximums are enforced to help limit flooding and stormwater runoff while encouraging rainwater infiltration and groundwater recharge.

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

   Exceeding the established impervious surface coverage maximum is detrimental to the public welfare and increases the likelihood of localized flooding.

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

   The reasons set forth in the application do not justify the granting of the variances.

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 subject property is within the boundaries of the Venetian Isles Homeowners Association. The Association has an internal Architectural Review Committee (ARC) that reviews and approves driveway designs in the neighborhood. The Applicant states that the ARC approved the design of the driveway as drawn in July 2018. However, the driveway was not built as originally drawn resulting in these variance requests. Staff has not received any correspondence from the Association.

Additionally, the Applicant has provided signatures of no-objection from property owners in the vicinity of the subject property.

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

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

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. A new driveway plan revising the active driveway permit to reflect the approved conditions shall be submitted no later than May 6, 2019. A request for extension must be filed in writing prior to the expiration date.

3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
4. Maximum impervious surface coverage must not exceed 60% for the total site and must not exceed 47.589% (as requested) in the front yard, as defined by Code regulations. All plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
6. The applicant is advised that inspections are required; failure to obtain inspections will invalidate the variance and the permits.

ATTACHMENTS: Map, site plan, building permit # 18-05001024 plan, photographs (dated 1/24/2019), variance application including signatures of support and Neighborhood Participation Report

Report Prepared By:

1/25/2019

Michael W. Larimore, Planner I — Date
Development Review Services Division
Planning & Development Services Department

Report Approved By:

1.25.19

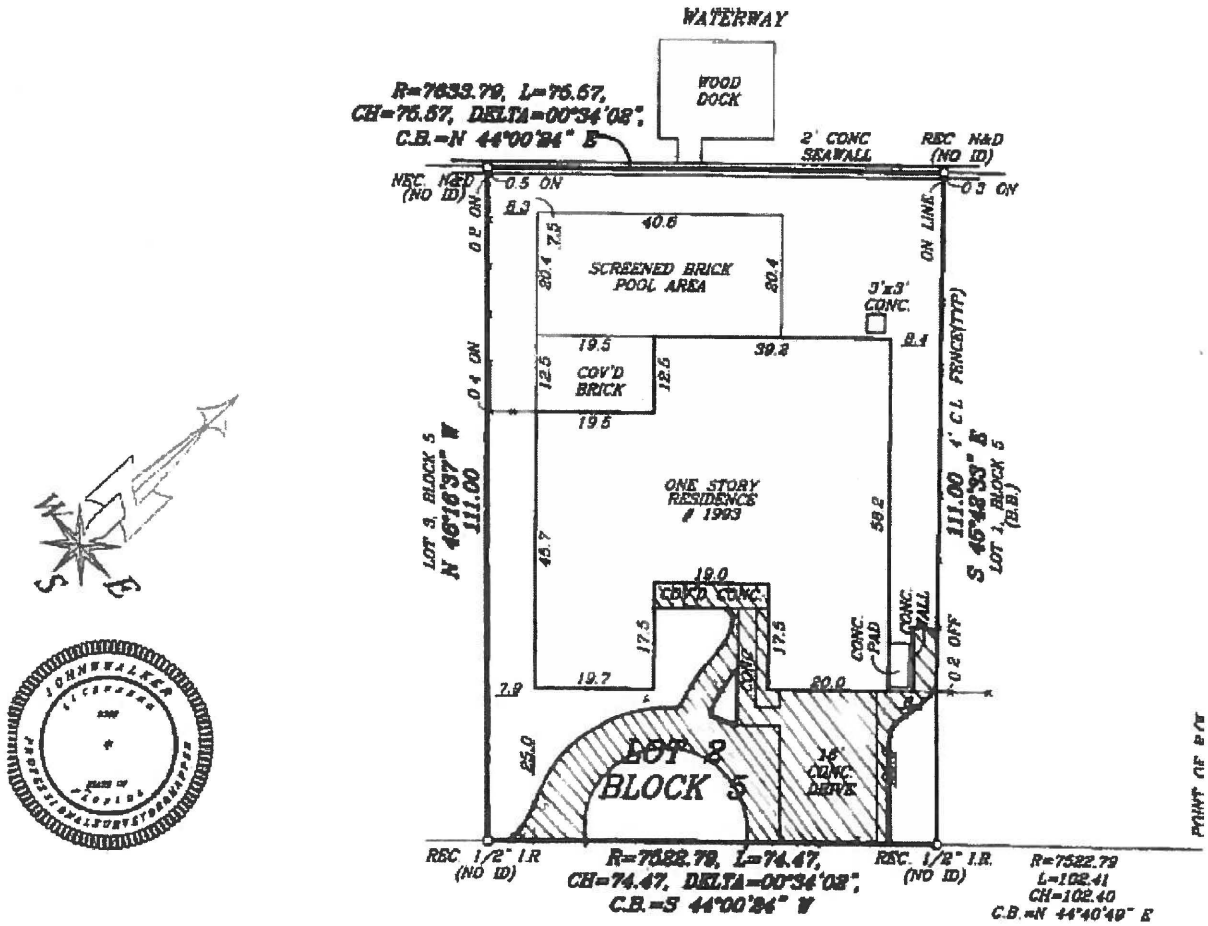
Jennifer C. Bryla, ACIP, Zoning Official (POD) — Date
Development Review Services Division
Planning & Development Services Department

JCB/MWL:iw

Attachment A.

st.petersburg www.stpete.org	Project Location Map City of St. Petersburg, Florida Planning and Development Services Department Case No.: 18-54000104 Address: 1993 Massachusetts Avenue Northeast	N↑ (nts)

Attachment B.

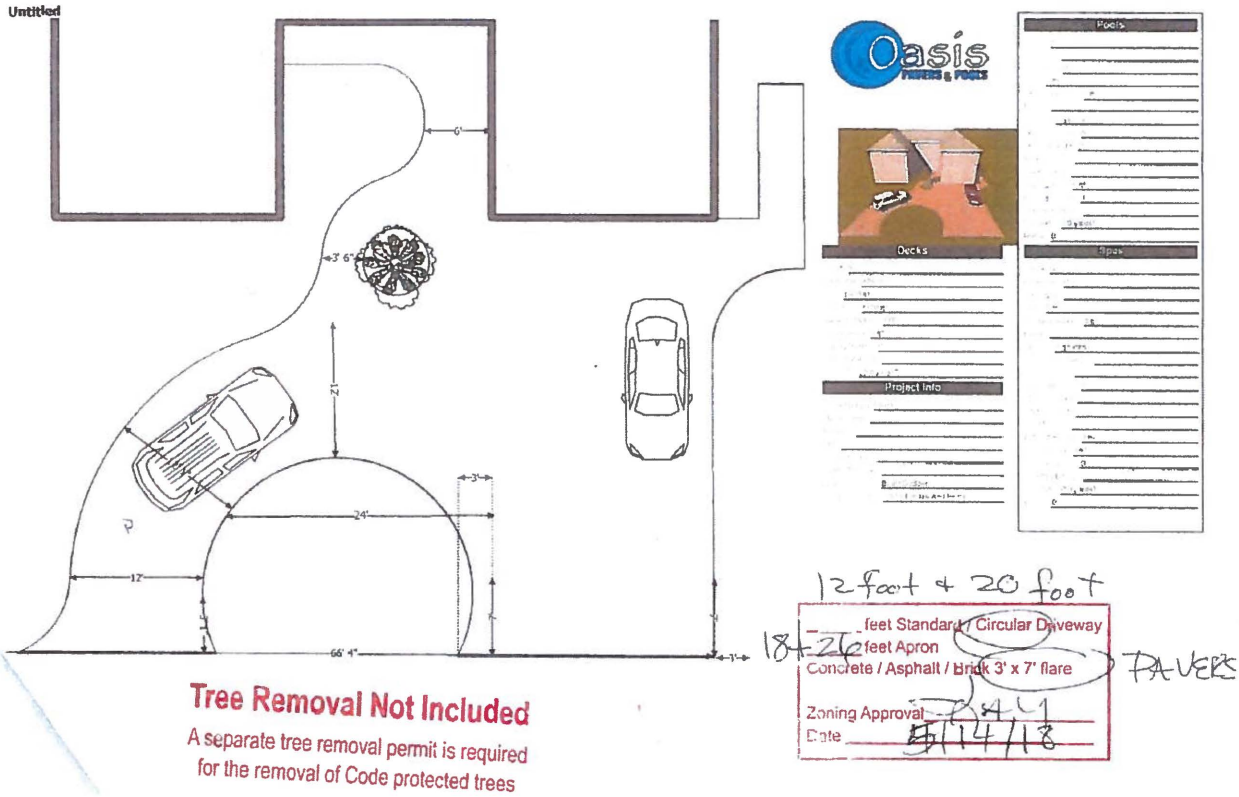


RTIFIED BY RL.S. NO. 5368

JOHN W. WALKER

BEARINGS BASED ON THE SOUTHEAST LOT LINE OF LOT 2, BLO
SAID BEARING BEING S 45°42'3

Attachment C.



Attachment D.

Attachment E.

See attached.

st.petersburg
www.stpete.org

VARIANCE

Application No. 18-54000104

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.

PERSONAL INFORMATION	
NAME of APPLICANT (Property Owner): Kurt & Terri Ulrich	
Street Address: 1993 Massachusetts Ave NE	
City, State, Zip: St. Petersburg, Fl 33703	
Telephone No: 727-418-7739	Email Address: gku98@yahoo.com
NAME of AGENT or REPRESENTATIVE:	
Street Address: NA	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 1993 Massachusetts Ave NE St Petersburg, Fl 33703	
Parcel ID#(s): 03-31-17-93870-005-0020	
DESCRIPTION OF REQUEST: We are seeking to obtain a variance on the completed construction of our circular drive.	
PRE-APPLICATION DATE:	**PLANNER:**

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.

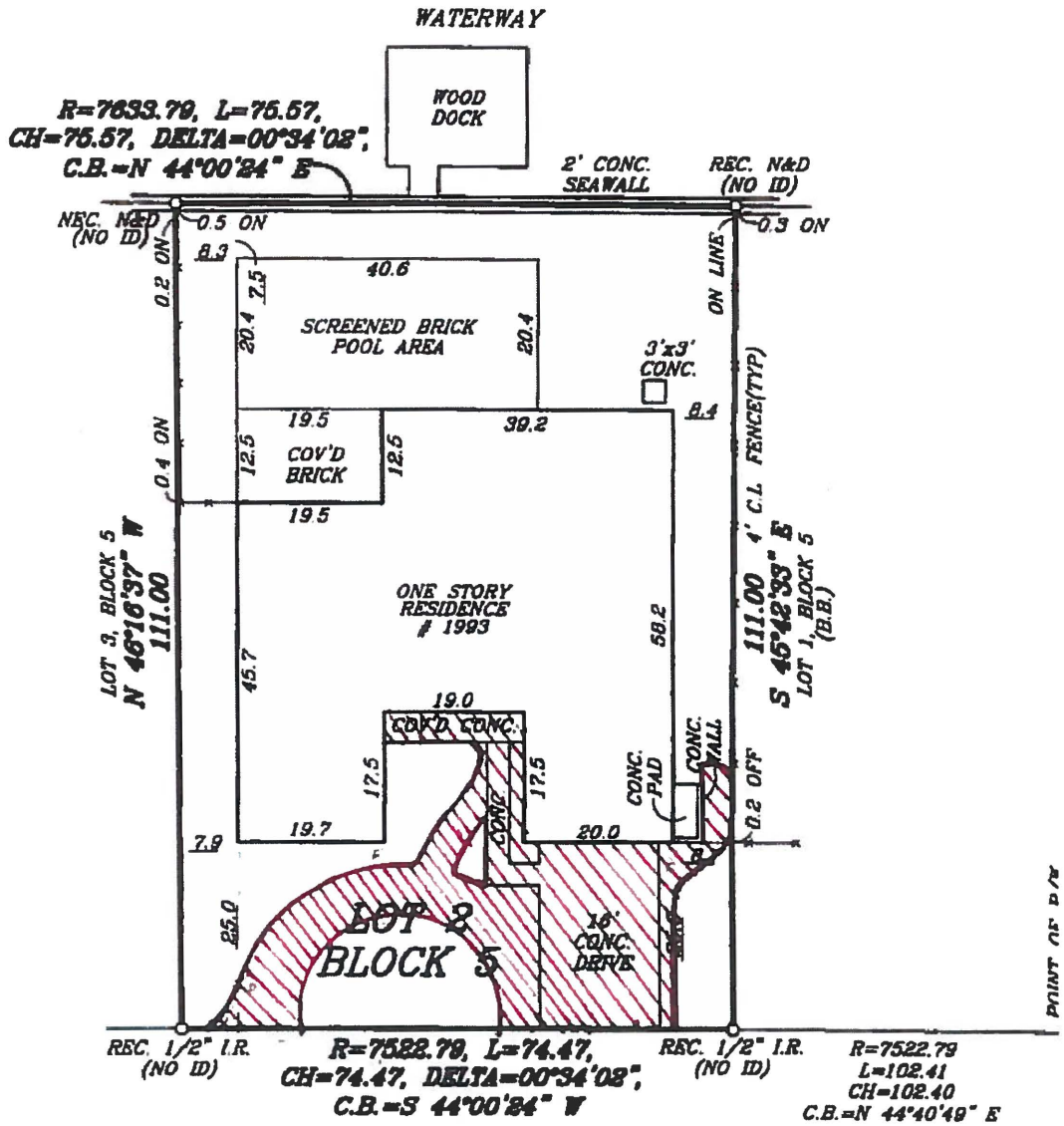
The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands 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.

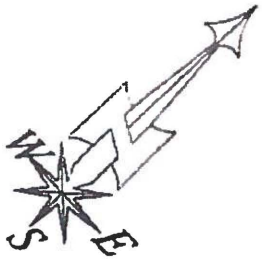
NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

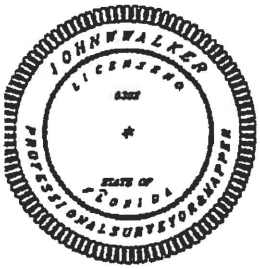
Signature of Owner / Agent*: G K Ulrich Date: 11/27/18

*Affidavit to Authorize Agent required, if signed by Agent.

UPDATED 07-23-15







RTIFIED BY: R.L.S. NO. 5362

JOHN W. WALKER

BEARINGS BASED ON THE SOUTHEAST LOT LINE OF LOT 2, BLO
SAID BEARING BEING S 45°42'3

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

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 USE ONLY	
Street Address: 1993 Massachusetts Ave NE	**Case No.:**
Detailed Description of Project and Request: SEE ATTACHED	
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	
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. SEE ATTACHED	
3. How is the requested variance not the result of actions of the applicant? SEE ATTACHED	

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

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
   SEE ATTACHED

6. In what ways will granting the requested variance enhance the character of the neighborhood?
   SEE ATTACHED

VARIANCE APPLICATION

NARRATIVE (PAGE 1 and 2)

APPLICANT NARRATIVE

Street Address: 1993 Massachusetts Ave NE **Case No:**

Detailed Description of Project and Request:

This property is located on Venetian Isles, a deed restricted community in Northeast St. Petersburg. We purchased the home in June 2017. The old driveway had several significant cracks along with a substantial subduct at the junction of the concrete slabs *(see picture below)* presenting a dangerous walkway. In addition, with four (4) drivers and four (4) cars in our household, 1 to 2 cars were typically parked on the street, at times restricting traffic flow for our neighbors. We removed the old driveway and designed a new apron to the garage with a circular drive. The new design called for the material to be pavers in the design of a compass rose. The contract was let and implemented by Oasis Pavers and Pools which obtained a permit to construct. In addition, the design was submitted to the Architectural Review Committee (ARC) for the Venetian Isles HOA and was subsequently approved. Unfortunately, the implementation failed to recognize the code limitations between the lot line and the curb. Enforcing the code to the letter would cause an unsightly triangular paver removal. The removal in turn would give rise to an isolated triangular patch of un-watered dirt and grass which would then give rise to excess debris run-off into the adjacent storm drain. The request is to grant the variance so that the driveway as constructed is approved which would maintain the integrity of the aesthetics and avoid potential storm drainage blockage.

Old Driveway showing cracks and subduction at the seam of concrete slabs (bottom of picture)

Question #1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

When we purchased our home on Venetian Isle about 18 months ago, it came with a cement driveway. The driveway was cracked in a number of places and an accident waiting to happen by way of a several-foot subduction where convergent boundaries of two cement slabs met some three feet from the curb. This condition was dangerous, not to mention unsightly, and it was incumbent upon us to address the driveway's demolition and replacement as soon as we were able.

Our household is a busy one where four or five cars are routinely parked with more during frequent family gatherings often causing several cars to be parked on the street – a traffic impediment from time to time and a by-gone condition which our neighbors were relieved to see as our new driveway enabled all of our cars to be parked on premises.

The Venetian Isle Homeowners Association is a diligent guardian of the aesthetics involving outside residence alterations which it closely monitors. My wife created a unique rendering of a compass rose to enhance the circular design of the driveway to be constructed with pavers.

This design was submitted and approved by our Homeowners Association *(See ARC Approval Letter)* and the paving contractor, Oasis Pavers and Pools, permitted the job and wonderfully constructed our new driveway. Somewhere, however, a glitch occurred when a code condition was inadvertently violated and remained undetected until a final inspection by the City.

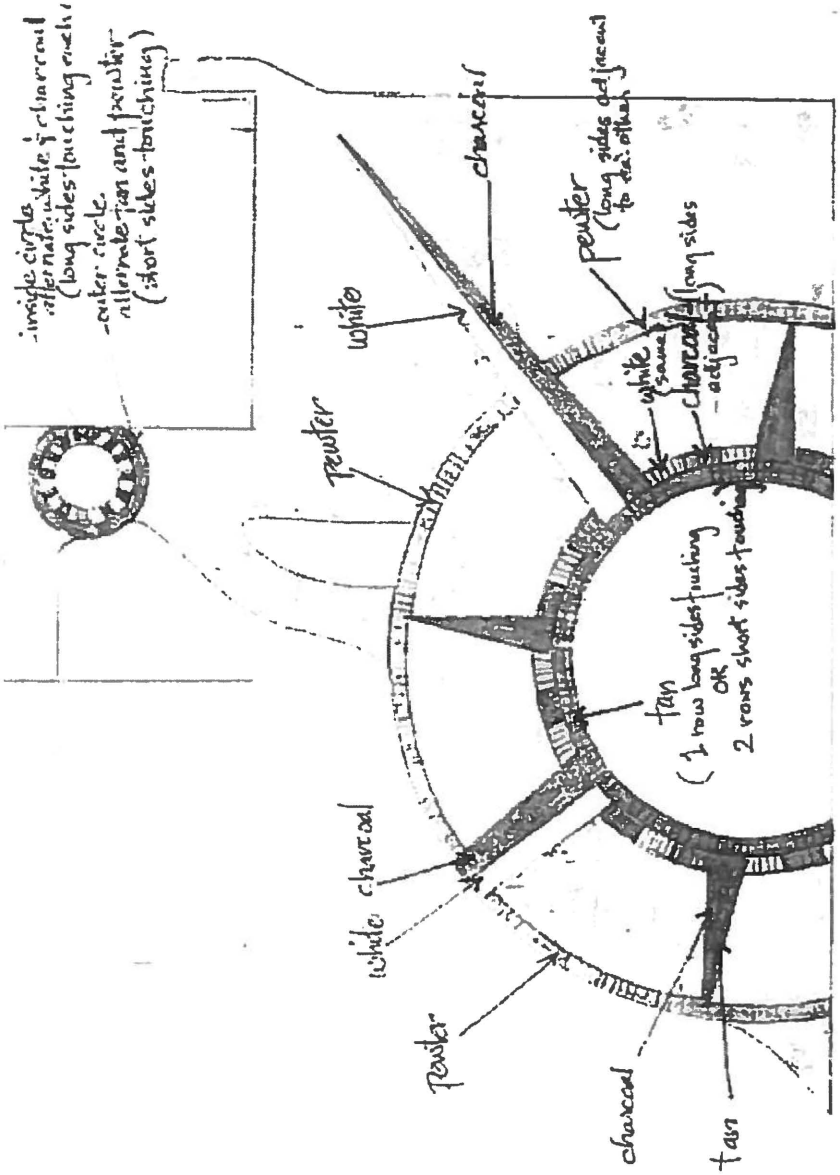
Without the approval of a variance, making the driveway code compliant would require the removal of pavers from a triangular part of the drive apron creating a potential mud hole during the rainy season and a triangular parcel of sand during the dry season since the triangle created by the paver removal would be isolated from our sprinkling system and driven over numerous times daily. This condition would prohibit the growth of grass. An obvious adverse condition would be experienced as runoff would move dirt (mud) and other detritus to the storm-water intake immediately adjacent to the driveway's convergence with the curb – a condition not present as the new driveway is presently constructed.

Pictures of the driveway with the code compliant triangular cut-out shown above.

(See "Driveway Design insert)

From: Mike Astuto <mastuto@oasispaversandpools.com>
Sent: Tuesday, September 18, 2018 11:57 AM
To: Michael W. Larimore <Michael.Larimore@stpete.org>
Subject: Driveway

Driveway Design



Your Sunshine City

--

Thank you,
Michael Astuto
Oasis Pavers and Pools
(727) 455-0678

Question #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.

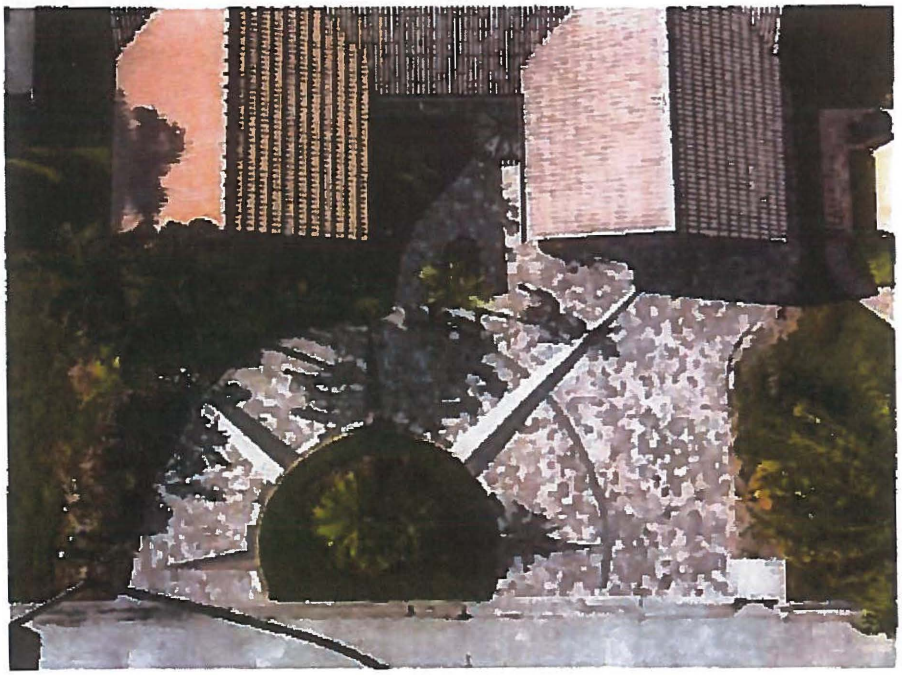
Virtually every residence in our neighborhood has a driveway of similar design, although not as many with a circular component. The flaw in our design causing it to fail the code condition is that by providing for a circular component to our drive, the part of the driveway from the curb to the lot line exceeded the allowed width by 5'.

Question #3. How is the requested variance not the result of actions of the applicant?

We were not aware of our responsibilities beyond a detailed design including dimensions of the driveway and we were not conversant with the intricacies of the code concerning the violation experienced.

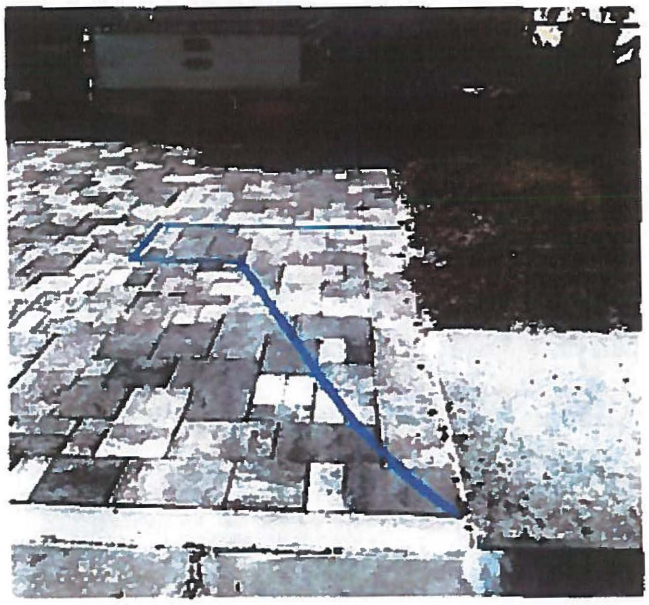
Question #4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?

The unique design of the driveway could be considered an art piece. Several neighbors have already consulted us about creating some art design to enhance the aesthetics of their driveways – vis-à-vis a plain cement slab.



Question #4 (con't) Failure to grant the requested variance will require the significant alteration of this driveway creating a triangular parcel of ground comprised of approximately 18-20 square feet which is: (i) un-watered; (ii) isolated from the balance of the yard; and (iii) will be driven over many times daily creating an unsightly scar giving rise to mud, sand and other debris washing into the storm drainage system. The storm water drainage intake abuts the point of the triangle necessitated by code compliance and would directly receive the runoff from the abandoned parcel.

In addition, alteration to bring the circular drive in compliance would create an unsightly design diminishing the character of the neighborhood and reducing it beautification.



Question #5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

Several different alterations to the driveway were considered to make the driveway/art piece code compliant, but none of the changes would allow for the survival of the aesthetics – i.e.; the compass rose. It, by-the-by, is a part and parcel of the driveway, it is not a painted or surface created design, but it is also paver constructed.

The previous photos above show by-way-of a blue-line demarcation the extent and area of the code compliant triangle, would be an immediate eye-sore as well as exacerbating storm drainage run-off.

Also considered was moving the circular part of the art piece, but that alternative would completely destroy the design of the compass rose.

Question #6. In what ways will granting the requested variance enhance the character of the neighborhood?

Acknowledging the validity and necessity of our code as it relates to driveways, variance processes are established to address situations such as ours. This process recognizes the truism that "one size does not fit all". The code as it pertains to the width of a circular drive at the juncture of the City's easement with the property line, as we perceive it, is established to avoid excess flooding and harmful runoff to neighboring properties and convergent streets; and, to protect the integrity of the aesthetics of a neighborhood.

Granting this application for the variance will in <u>no way increase the flood or run-off potential</u> of either the subject property or the surrounding neighborhood and, in fact, will alleviate the issue of excessive sand, mud and debris run-off washing into the storm drainage system thereby reducing the drain's capacity to manage run-off from several adjacent properties which is its primary design. The storm water drainage mouth abuts the point of the triangle necessary to comply with the code and would directly receive the runoff from the abandoned parcel. Finally, becoming code compliant in this case would render an odd-looking triangular cut-out completely adverse to the natural lines and design substantially reducing the aesthetics created by this novel and creative approach to our driveway.

st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. _____

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: 1993 Massachusetts Avenue NE

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

There were no scheduled public meetings. We did reach out to each neighbor within 300' of our property explaining how the circular drive was constructed but not implemented to code as it relates to the width of the circular drive at the property line (right-of-way). We were not aware of this restriction. We also discussed changes needed to the design in order to follow the code to the letter which would create a potential drainage issue and and significantly de-beautify the design. As a result, we are seeking a variance to allow the driveway to remain as is

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

THERE WERE NO PUBLICATIONS OF ANY KIND.

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

THERE WERE NO PUBLICATIONS OF ANY KIND.

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

We were able to contact nearly ALL adjacent property owners and nearly all neighbors withing 300' of our property seeking their support. All 15 adjacent homeowners contacted gave their unanimous support of our request to obtain a variance. In addition, most expressed concern about possible changing the drive as it is a very attractive design and has improved the look of our home and the neighborhood. One neighbor is now considering a re-design of his drive seeing how much it added to the beautification of our property. (See Attached Map)

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):

Association Name Venetian Isles HOA 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:

Public Participation Report

Question 3

Association Name: Venetian Isles HOA **President:** Rich Scanlon

The Venetian Isles HOA requires drive way designs to be submitted for approval to the Architectural Review Committee (ARC). The ARC approved our design and a copy of the letter of approval is attached to this application.

According to President Rich Scanlon, the policy of the Venetian Isles Homeowners Association is to decline from participating in applications for variances for its members.

st.petersburg
www.stpete.org

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: 1993 Massachusetts Ave NE **Case No.:**

Description of Request:

See Attached

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: 1988 Massachusetts Ave NE
   Owner Name (print): Deborah Ferber
   Owner Signature: Deborah Ferber

2. Affected Property Address: 1984 MASSACHUSETTS Ave
   Owner Name (print): CHESTER LIGAN
   Owner Signature: Chester Ligan

3. Affected Property Address: 1978 Massachusetts Ave
   Owner Name (print): Robert Powers
   Owner Signature:

4. Affected Property Address: 1971 MASSACHUSETTS
   Owner Name (print): MICHAEL FARRIN
   Owner Signature:

5. Affected Property Address: 1964 Mass. Ave NE
   Owner Name (print): Marjorie Lucas
   Owner Signature: Marjorie Lucas

6. Affected Property Address: 1977 Massachusetts Ave NE
   Owner Name (print): Eugene Edwards
   Owner Signature:

7. Affected Property Address: 1983 Massachusetts Ave NE
   Owner Name (print): Kristin Lowry
   Owner Signature:

8. Affected Property Address: 1999 MASSACHUSETTS AVE NE
   Owner Name (print): KENTON GRANDMOUR
   Owner Signature:

st.petersburg
www.stpete.org

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: 1993 Massachusetts Ave NE **Case No.:**

Description of Request: See Attached

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: 1996 Michigan Ave. NE, St. Pete, FL 33703
   Owner Name (print): Donna M. Lynch (Bill)
   Owner Signature: Donna M. Lynch
2. Affected Property Address: 1972 Michigan Ave NE
   Owner Name (print): Burton Amos (Mary Ann)
   Owner Signature:
3. Affected Property Address: 1948 Michigan Ave NE St Pete, FL 33703
   Owner Name (print): Holly Stapleton (Gary)
   Owner Signature: Holly Stapleton
4. Affected Property Address: 1994 Massachusetts Ave NE
   Owner Name (print): Dennis Hugh
   Owner Signature:
5. Affected Property Address: 1998 MASSACHUSETTS AVE NE, St Pete
   Owner Name (print): BELTRES
   Owner Signature:
6. Affected Property Address: 1997 MASS. AVE NE
   Owner Name (print): Osvaldo ENRIQUEZ
   Owner Signature:
7. Affected Property Address: 1997 Massachusetts Ave NE
   Owner Name (print): Miranda Fernandez
   Owner Signature:
8. Affected Property Address:
   Owner Name (print):
   Owner Signature:

ity of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471
www.stpete.org/ldr

300 Foot Radius

Aerial view of our property with outline of properties within 300 feet.
Highlighted properties show those neighbors that we were able to contact

Venetian Isles Homeowners Association, Inc.

Architectural Review Committee (ARC)
PO Box 7033, St. Petersburg, FL 33734
tguinan@ourvi.org

Via: Email

July 31, 2018

Ms Terri Ulrich
1993 Massachusetts Ave Avenue NE
St. Petersburg, FL 33703

Re: New Driveway

Dear Ms. Ulrich,

Thank you for allowing us to review your plans. Reviewing new projects is very important to us to ensure compliance is met. A thorough review of your project by two separate members of the ARC committee has occurred.

We have received your plans for your new driveway for your property and we find it to be compliant with the deed restrictions of our neighborhood. Your drawing and design are **approved**.

Please acknowledge receipt of this approval letter via email.

Thank you for your anticipated cooperation.

Note: With ARC approval, homeowners have full responsibility at all times to make sure that their projects meet the Venetian Isles Deed Restrictions.

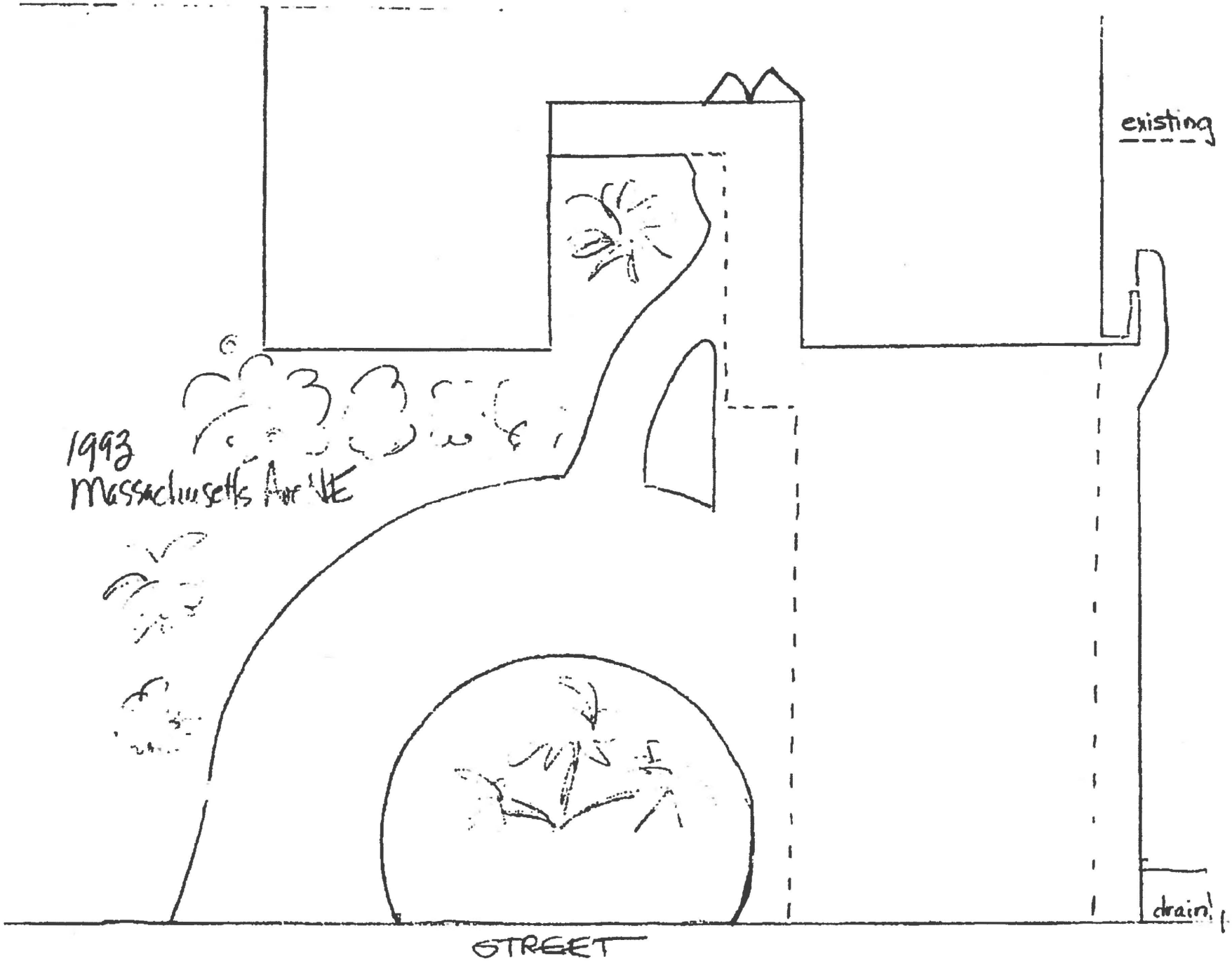
Should you have any questions, please do not hesitate to contact me at your convenience.

Respectfully,

Trip Guinan

Trip Guinan, ARC Chair

CC: ARC
Sean Seifried, ARC Member


existing
1993
Massachusetts Ave NE
drain
STREET

Michael W. Larimore

From: Kurt Ulrich <gku98@yahoo.com>
Sent: Monday, December 10, 2018 2:38 PM
To: Michael W. Larimore
Cc: Robert L. Ulrich; Terri Ulrich; Mike Astuto; Brian Godden
Subject: Re: ISR information on 1993 Massachusetts Ave NE, Kurt Ulrich

Mike,

Based on our conversation a minute ago this email is to let you know we are applying for a variance for the maximum allowable width for the circular drive as well as the maximum impervious surface ratio for the front yard.

Thank you for your assistance on this matter.

Kurt Ulrich
727-418-7739

On Monday, December 10, 2018, 9:46:17 AM EST, Michael W. Larimore <Michael.Larimore@stpete.org> wrote:

Mr. Ulrich,

I will give you a call today to finalize the variance request packet so that we can get your application preliminarily scheduled for the February DRC Agenda. Thank you for the quick reply.

Mike Larimore

Planner I

Planning & Development Services

City of St. Petersburg

1 Fourth Street North, St. Petersburg, FL 33701

Trees: 727-893-4249

Office: 727-892-5226

Fax: 727-892-5557

Please note all emails are subject to public records laws.

Michael W. Larimore

From:	Kurt Ulrich <gku98@yahoo.com>
Sent:	Monday, December 10, 2018 9:37 AM
To:	Michael W. Larimore
Cc:	Robert L. Ulrich; Terri Ulrich; Kurt U; Mike Astuto; Brian Godden
Subject:	Re: ISR information on 1993 Massachusetts Ave NE, Kurt Ulrich
Categories:	DRC

Hello Mike. Thanks for the email. I wasn't sure how to proceed and tried to call you Friday after reviewing Mike Astuto's email. If you could call me to give some direction on how to word the application with regard to the ISR variance I'd be grateful. Based on the email from Mike at Oasis (copied below) the front yard exceeds the ISR by about 2.5%. Yes, I'd like to try and get it in today.

My number is 727-418-7739.

Thanks Mike,

Kurt Ulrich

Kurt,

I spoke with Mike Larimore this morning, and the area by the front door does not get included in the front isr ratio but does get included in the total. With that being said the new ISR ratio that we came up with is as follows:

Total area 25'x 74.47= 1861.75
Total paver sq footage in the 25' set back = 886
ISR = 47.589

Please let me know if you need anything else.

Thank you,
Mike

On Monday, December 10, 2018, 8:31:59 AM EST, Michael W. Larimore <Michael.Larimore@stpete.org> wrote:

Hello Mr. Ulrich,

Just a reminder, today is the deadline to be on the February DRC Meeting, if we do not receive a complete application (the information needed to confirm whether any ISR variance(s) will be needed in addition to the known variance request to the maximum allowable driveway width), you request(s) may be pushed to the March Meeting.

I last spoke with Mike from Oasis last week by phone and gave him clarity about ISR calculations and how the City Code defines the "front yard" and how my calculations and the calculations Oasis provided differed.

To complete the variance request application, I just need confirmation on the front yard and overall impervious surface calculations and whether they meet or exceed the maximums (45% front yard, 60% overall) allowed by Code.

Let me know how you wish to proceed.

Best,

Mike Larimore

Planner I

Planning & Development Services

City of St. Petersburg

1 Fourth Street North, St. Petersburg, FL 33701

Trees: 727-893-4249

Office: 727-892-5226

Fax: 727-892-5557

Please note all emails are subject to public records laws.

From: Kurt Ulrich <gku98@yahoo.com>
Sent: Thursday, November 29, 2018 9:00 AM
To: Michael W. Larimore <Michael.Larimore@stpete.org>
Subject: Re: ISR information on 1993 Massachusetts Ave NE, Kurt Ulrich

I will forward this on to Oasis and get back to you. Thanks Michael. Have a great day.

st.petersburg
www.stpete.org

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **February 6, 2019** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & 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.

CASE NO.:	18-54000105	PLAT SHEET:	F-34

REQUEST:	Approval of a design variance to allow parking spaces between the principle building and the primary street, and a variance to the maximum building setbacks to allow construction of a 1,700 square-foot restaurant with a drive-thru.
OWNER:	Northside Church of Christ 6329 Dr. ML King Jr. Street North Saint Petersburg, Florida 33702
AGENT:	Todd Pressman 334 East Lake Road, Unit #102 Palm Harbor, Florida 34685
ADDRESS:	6329 Dr. ML King Jr. Street North
PARCEL ID NO.:	31-30-17-61430-001-0010
LEGAL DESCRIPTION:	On File
ZONING:	Corridor Commercial Suburban-1 (CCS-1)

BACKGROUND:
The subject property is located within the block bound by Dr. Martin Luther King Jr. Street North, 63rd Terrace North, Northmoor Avenue North and 63rd Avenue North. The property is currently developed with a 12,000 square foot house of worship. The applicant is seeking to purchase an 18,754 square foot portion of land at the southwest corner of the subject property from the house of worship to develop a 1,709 square foot restaurant with drive-thru. The proposed development requires two variances.

REQUEST:
The applicant is requesting a design variance to allow parking spaces between the principle building and the primary street, and a variance to the maximum building setbacks to allow construction of a 1,709 square-foot restaurant with a drive-thru. City Code does not allow parking to be located between the principal building and the primary street for small sized lots in the CCS-1 zoning district. The applicant is proposing six parking spaces on the southside of the building. City Code has a minimum building setback of 10-feet and a maximum building setback of 30-feet for all sides of the property that abut a street for small sized lots. The proposed building will be 30 feet from Dr. Martin Luther King Jr. Street North, which complies with Code, but will be 60.7 feet from 63rd Avenue North, which does not comply with Code. A small sized lot, as defined by Code, is a lot that is less than one-acre in size. The size of the lot is 18,754 square feet, which is approximately ½ acre.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services 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 applicant is purchasing an 18,754 square foot piece of property from the current property owner. The piece of property that is being purchased is vacant.

   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 proposed lot will meet the minimum lot width requirement of 100 feet and the minimum lot area requirements of 4,500 square feet for a small lot in the Commercial Corridor Suburban-1 (CCS-1) zoning district.

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

      The property is not in a historic district.

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

      The site contains no historic resources.

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

The request does not involve or impact significant vegetation or other natural features on the site.

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 development pattern in the neighborhood. However, the proposed development is only the second development in the immediate area to be built under the current Land Development Regulations (LDRs). The first development to be built under the current LDRs was for a retail building that is located on a medium size lot. This development is located directly across Dr. Martin Luther King Jr. Street North, west of the subject property. A medium size lot, as defined by Code, is a lot that is greater than one-acre in size but less than two-acres in size. For a medium size lot, the code allows a double row of parking to be placed between the principal building and street. City Code has a minimum building setback of 20-feet and a maximum building setback of 80-feet for all sides of the property that abut a street for medium sized lots. As the lot sizes increase the development standards increase as well.

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

No public facilities are being proposed.

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

The applicant is purchasing the 18,754 square foot piece of vacant property from the current property owner. The property will conform to the minimum lot size requirements and there are no special conditions, such as grade changes, that exist that are related to the property that would mandate site plan considerations.

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

Enforcement of the code would not result in an unnecessary hardship. The applicant has the ability to develop the property with a restaurant with drive-thru without requesting variances.

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

A literal application of the code would not deprive this property owner of any rights that other properties with a similar lot size and zoning designation have.

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

The requested variance is not necessary to make possible the reasonable use of the property.

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

   The granting of the variance would not be in harmony with the purpose and intent of the code to provide consistent regulations for structures located on small lots within the CCS-1 zoning district.

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 could have a negative visual impact on neighboring properties.

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 not justify the granting of the variances.

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.*

   None have been considered.

PUBLIC COMMENTS: The subject property is within the boundaries of the Fossil Park Neighborhood Association. The President of Fossil Park Neighborhood Association supports the proposed request.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services 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 Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. A three (3) foot high concrete masonry wall finished to match the building shall be installed along the western and southern property lines to buffer the parking lot and drive-thru lane from the abutting rights-of-way.
3. The dumpster enclosure shall match the design of the building and the enclosure gates shall be opaque, chain link with slats shall not be permitted.
4. The site plan submitted for permitting shall be revised to comply with the minimum bicycle parking requirement per Code Section 16.40.090.4.
5. The site plan submitted for permitting shall comply with Section 16.40.070 Lighting.
6. This variance approval shall be valid through February 6, 2022. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
7. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: Aerial, site plan, elevation drawings, applicant's narrative, Neighborhood Participation Report.

Report Prepared By:

Corey Malyszka, 1/29/19
Date

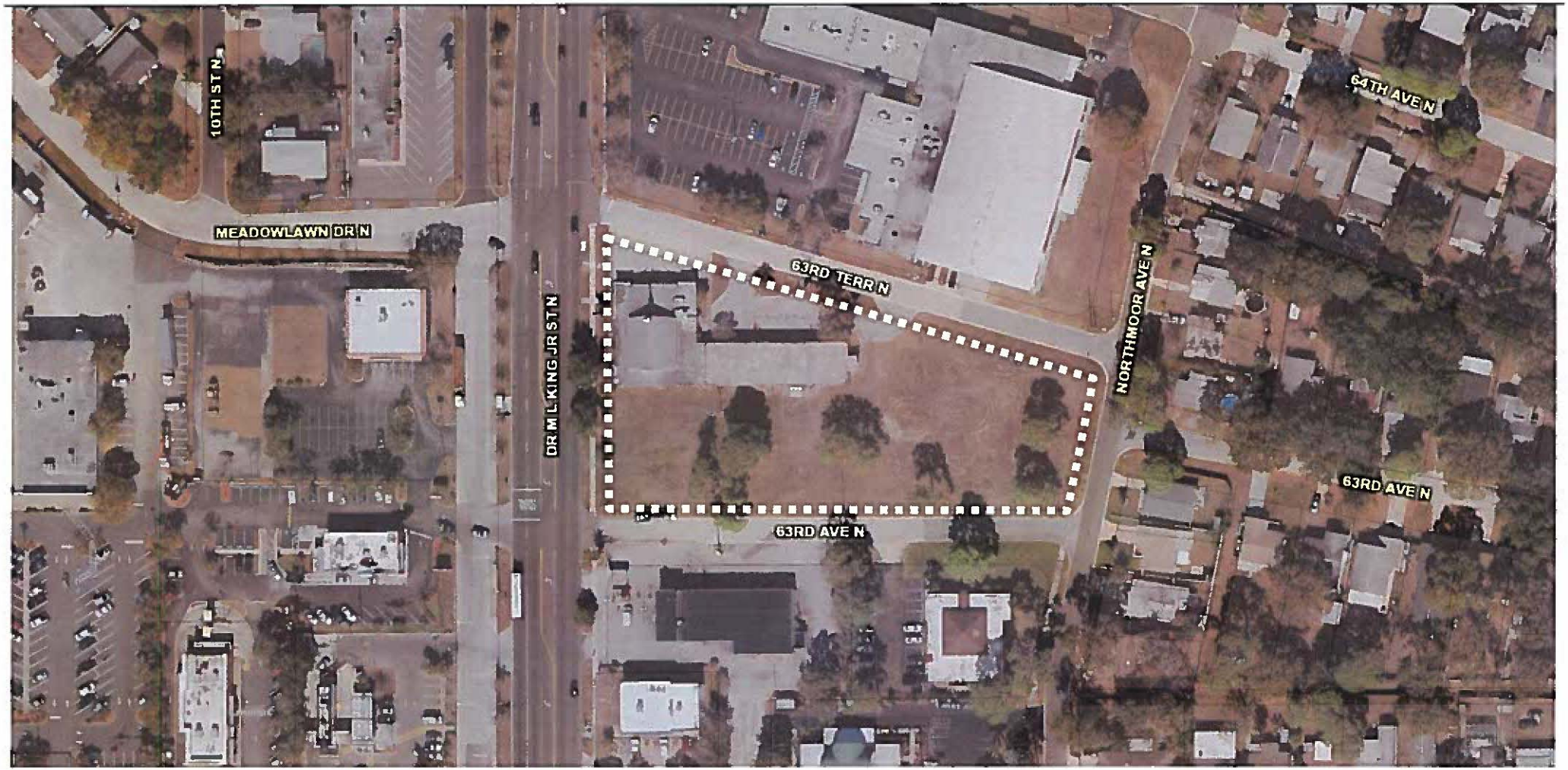
Corey Malyszka,
Development Review Services Division
Planning & Development Services Department

Report Approved By:

1.29.19
Date

Jennifer C. Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

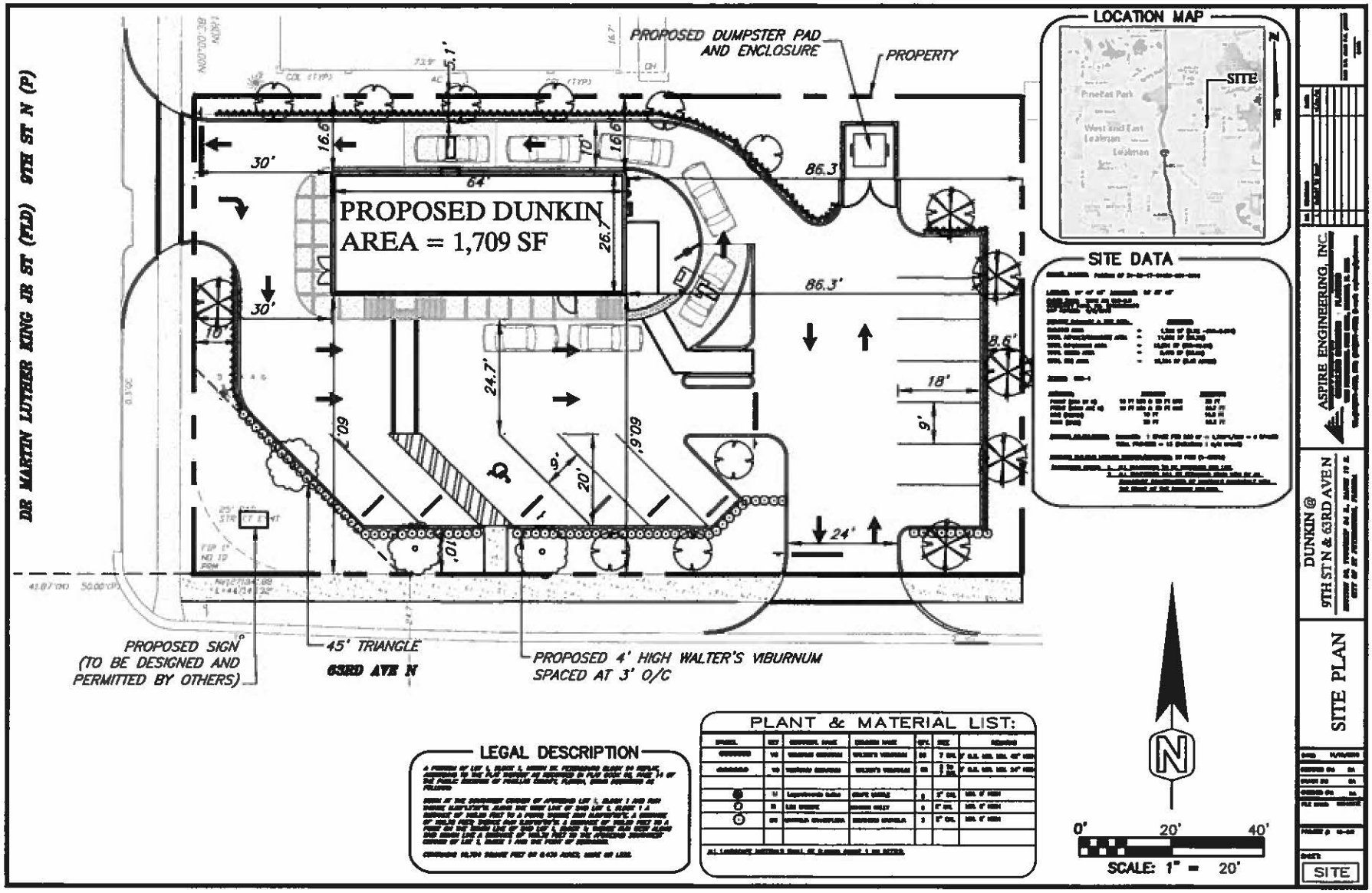
JCB/CDM:iw



st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 18-54000105
Address: 6329 Dr. ML King Jr. Street North

N↑
(nts)


DR MARTIN LUTHER KING JR ST (FLD) 9TH ST N (P)
PROPOSED DUMPSTER PAD AND ENCLOSURE
PROPERTY
PROPOSED DUNKIN
AREA = 1,709 SF
30'
64'
86.3
86.3'
24.7'
18'
9'
24'
PROPOSED SIGN (TO BE DESIGNED AND PERMITTED BY OTHERS)
45' TRIANGLE
63RD AVE N
PROPOSED 4' HIGH WALTER'S VIBURNUM SPACED AT 3' O/C
LOCATION MAP
SITE
SITE DATA
LEGAL DESCRIPTION
PLANT & MATERIAL LIST:
0' 20' 40'
SCALE: 1" = 20'
ASPIRE ENGINEERING, INC.
DUNKIN @ 9TH ST N & 63RD AVE N
SITE PLAN
SITE

21'-10" AFF.
TOP OF PARAPET

17'-9" AFF.
TOP OF PARAPET

0'-0" F.F.E.
TOP OF SLAB

1 PROPOSED WEST ELEVATION

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

21'-10" AFF.
TOP OF PARAPET

16'-5" AFF.
TOP OF PARAPET

0'-0" F.F.E.
TOP OF SLAB

2 PROPOSED SOUTH ELEVATION

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

OLIVERI ARCHITECTS
A.I.A. (E.E.C.P.)
Member of the American Institute of Architects
32707 US Hwy. 19 • Palm Harbor, FL 34684
Phone 727 771 7520 • F: 727 771 9621
• www.oliveriarchitects.com •

© 2018 OLIVERI ARCHITECTS
ALL INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF OLIVERI ARCHITECTS.
ALL RIGHTS RESERVED.

DESIGN DEVELOPMENT SCHEME A

New Free Standing
DUNKIN'
St Petersburg
MLK & 83rd Avenue
Pinellas County, Florida

Date:	11. 28. 18
REF # / SHEET	
Drawn:	JDR
Job:	18-004
Sheet	A1

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

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

OLIVER ARCHITECTS
A.A. 0026221
Member of the American Institute of Architects
32708 US Hwy. 19 • Palm Harbor, FL 34684
Phone 727 . 791 . 1325 • Fax 727 . 791 . 0623
• www.oliverarchitects.com •

© 2013, OLIVER ARCHITECTS
ALL REPRODUCTIONS/COPIES OF THIS DRAWING IS THE SOLE PROPERTY OF OLIVER ARCHITECTS. ALL RIGHTS RESERVED.

DESIGN DEVELOPMENT SCHEME A

New Free Standing
DUNKIN'
St Petersburg
MLK & 63rd Avenue
Pinellas County, Florida

Date: 11. 20. 18
REV # : SHEET
Drawn: JOR
Job: 18-084
Sheet: A2

Brand Pink

Brand Orange

Paint: Sherwin Williams "Iron Ore"

Paint: Sherwin Williams "Passive" SW 7006 Semi-Gloss

Paint: Sherwin Williams "Morning Fog"

Paint: Sherwin Williams "Extra White" SW 7006 Semi-Gloss

COLOR

FURNITURE

LIGHTING

Brick Finish

Wood Cladding

Charcoal Gray Finish

Concrete Gray Finish

Mid-Tone Gray Finish

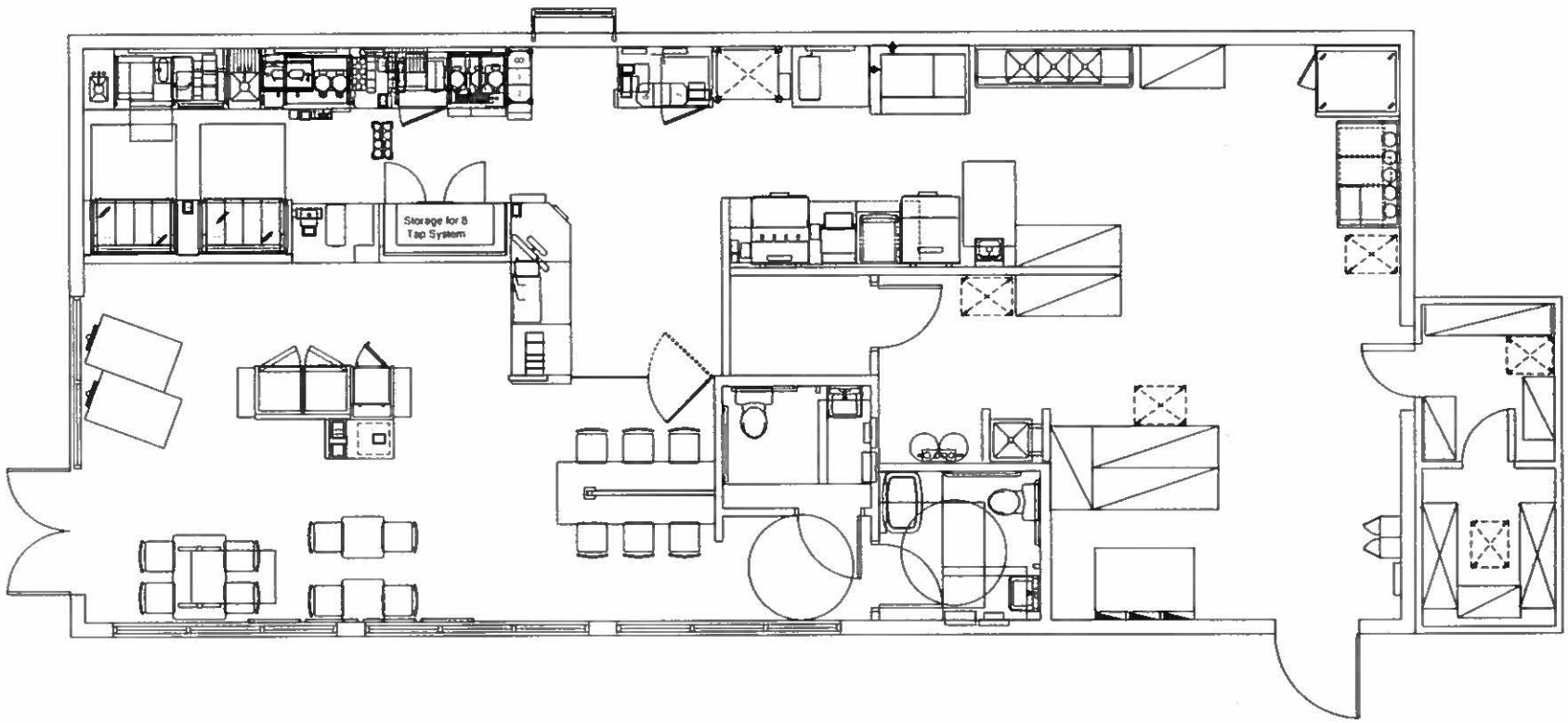
White Finish

MATERIALS

*SUBJECT TO CHANGE 08/29/18

DDNEXT GEN EXPERIENCE

EXTERIOR FINISHES



1 PROPOSED FLOOR PLAN

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

OLIVERI ARCHITECTS

AA 0002903

Member of the American Institute of Architects

32101 US Hwy 19 • Palm Harbor FL 34684

Phone 727 781 7323 • Fax 727 781 6421

www.oliveriarchitects.com

ALL INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF OLIVERI ARCHITECTS. ALL RIGHTS RESERVED.

DESIGN DEVELOPMENT SCHEME 'A'

New Free Standing
DUNKIN'
St Petersburg
MLK & 83rd Avenue
Pinellas County, Florida

Date: 01.29.19

PID #: 14837

Drawn: GB

Job: Unified

Sheet: A1

DUNKIN'

NextGen - Extranet

NEXTGEN FACTSHEET

Crafting Our Store's Iconic Brand Experience

MODERN DESIGN

The new Dunkin' Donuts provides a positive, modern atmosphere that complements the on-the-go lives of our customers. With lighter wood colors, open layouts, natural light and simpler branding, it creates an upbeat environment that gives customers the boost they need.

DUNKIN' ON DEMAND

With fully integrated features like digital kiosks, customers can choose to order with or without the help of a crew member. An order tracker lets them monitor the status of their order. And digital POP displays dynamically update with the latest offers, so every customer is empowered to make each experience their own.

FRICTION-FREE DRIVE-THRU

With a special On-the-Go drive-thru lane, customers who order ahead can bypass the ordering lane and skip straight to the pickup window. A separate Fast-Forward Window serves customers with extra-large orders, alleviating long wait times. And speakers with HD audio, digital preview boards and order confirmation screens ensure more accurate orders and a smoother experience.

PREMIUM POURS

New stores will feature a tap system, serving 8 lines of consistently cold beverages like coffees, teas and lemonades. Baristas will use top-quality, flavor-maximizing espresso machines to make hand-crafted drinks to order. New, modern drip coffee machines with soft-heat brewing technology helps keep coffee at the

ENHANCED EFFICIENCY

Innovations like more efficient coffee equipment and a more effective, maintainable tap system save time and labor. In fact, our single beverage line will help improve work circle productivity while lowering equipment costs. And, with On-the-Go pickup and kiosk ordering, order accuracy will be improved and crew productivity maximized across the board.

SIGNS OF SUCCESS

This work is intended to drive sales, visits, stronger loyalty and a better bottom line. As always, we'll closely monitor performance metrics and gain key learning from a comprehensive test plan, while keeping franchisee profitability top of mind.

ST. PETE 63RD TERRACE & MLK, JR., SITE
APPLICATION RESPONSES

APPLICATION REQUESTS:

1) Allow parking between the proposed building and 63rd Avenue.

2) Building setback from 63rd Avenue, North at 60'6" where 30' is the maximum required.

1. In what ways does the design variance reinforce a unique condition of an identifiable architectural style lending to the design intent of that style?

The design and architecture of the building, along with the upgraded landscaping (see included plan) calls for a dynamic, inviting street-level engaging and welcoming experience. The design is colorful, easy to access, and is intended to entice customers to enter the store and relax. The design of this store is new and unique by the company.

Per the architect: This new prototype "Urban Design Concept" incorporates design features and finish materials that make the building identifiable and unique. A comfortable balance of fenestration, transparency and solid forms along with building movement, not only up and down, but in and out, give this structure its own identity.
This building design concept, along its proportions relative to the height to width ratio, make the building extremely pedestrian friendly and extremely appropriate for the proposed building site.

The upgraded landscaping plan is designed to help mitigate the parking request. The hedges along the street parking on 63rd are proposed at 48" high on installation, where code calls for 24" height at installation. Additionally, trees are proposed ta 1 tree/25', we are proposing 1 tree/20'.

2. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

This is an operation or project of which was strongly desired and sought by the church. First all, the site is an infill project. Second, the site is small. The church will remain with the same footprint and needed overflow parking area. In that regard there are constraints to work with the existing building footprint and the shape of land, of which is extremely unusual and far from any similar in the vicinity.

The shape tapers sharply as it moves eastward. Second, there is a tremendous constraint on the project site in regard to the width or to the North of the project site. This is where the main building footprint of the church will remain and that places significant hardship on the project site to provide the design requirement of no parking between 63rd and the building. It is very important to emphasize that this design criterion will be met on the side of the parcel that faces west, of which is the real "face" or façade of the project to the public of which is the vast public view from MLK.
It is important to state that this store will also be the company's 3rd green or environmentally sensitive built store. This comes at an upgrade cost of approximately $20,000.00 and includes changes found in water use for irrigation, washrooms and kitchen fixtures. This includes improved insulation and automatic management systems.
Conversely, and critically, being forced to meet the criterion of no parking and staying within the 30' setback results in a very bad site design and critical public safety concerns, per the included site plan, including:

A) Extremely dangerous, unworkable and head to head vehicular access to the site from MLK street.
B) Pedestrian access from 3 points is very unsafe and creates conflicts.
C) Conflicts arise from vehicular circulation
D) Conflicts and unacceptable vehicular back up's will arise from difficult to maneuver stacking lanes.

3) 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 following adjacent and very nearby parcels have the same design issue, parking between the building and the street.

A) The under construction O'Reilly's store directly across the street, of which their plan is included, calls for parking between MLK, Jr. and the building and the building is a far distance from the roadway. Although this site is permissible as a mid-sized lot, it results in the exact same conditions as proposed at the subject site, that being parking between the building and the street and the building being located quite a distance from the roadway.
B) Checkers, 6200 9th street, N.,
C) Citibank, SEC of MLK and 62nd Ave.
D) Firestone, adjacent to this site, 6291 9th street, N.
E) Sunrise Lanes, 6291 9th street, N. also adjacent to this site
F) 6400 9th street, N, strip shopping center
G) The Church of Christ Northside, 6329 9th Street, N., of which this project is a part of and that condition will remain for the church.

H) The medicine shop, 6401 MLK
I) Hofacker and Assoc., 888 62nd Ave., N.
J) Subway 956 62nd Ave., N.
K) The large Winn-Dixie shopping center, 1049 62nd. Ave., N.

4) How is the requested variance not the result of actions of the applicant?

As stated earlier, the issues of uniqueness and singularity is the size and shape of the existing lot, the constraints of an allowable and permitted infill project and the resulting dangerous public safety issues that arise from the incongruence of the code as it places itself on this site. Further, the site is designed to front along Dr. Martin Luther King, Jr., of which is a city road, an arterial road and an unrestricted truck route.

5) 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?

Critically the real "face" of the project, of which is projected onto MLK will meet the "no-parking" development criterion. The parking requested will meet the same condition on the property that is immediately adjacent, so that will be a compatible element. With the expert help of a site plan engineer, an extremely experience architect and decades of experience and expertise by corporate Dunk'in this is clearly the most minimal effective plan possible. The result of not exercising the variances, again, are conflicts that raise significant public safety issues. Finally, the design and features of the building will be a tremendous improvement and beautification of the site. The site is designed to front along Dr. Martin Luther King, Jr., of which is a State road, an arterial road and an unrestricted truck route.

6) What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

The site is small and contains a large existing development. The development team has concerned and studied and reviewed every possible scenario to make this site the most efficient, safe and meeting all the requirements of the city. The team is working hard to being a new and cutting edge store to the North St. Pete area. The plan is the least impacting and the best for the public.

7) In what ways will granting the requested variance enhance the character of the neighborhood?

This will be a tremendous improvement of the site. The church building is far outdated needs repair. This site will be a beautifully landscaped and architectural

new location that will lift the immediate area up in aesthetics. The balance of the proposed landscaping will appear as a buffer to the requested variance. All of the significant improvements will be an asset to the immediate community. The granting of the variances will not differentiate this site from other sin the immediate vicinity.

Per the Comprehensive Plan:

ISSUE: Innovative Land Development Regulations Land development regulation often requires innovative solutions that can sensitively address complex and interrelated land development issues.

st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. _____

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

HOA meeting on 12/4/18

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

Letters were sent to the 2 abutting owner's (not to the city) and no comments of support nor opposition were received

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

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

Presented the whole project; site plan; elevations, etc.

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

Check one:
- [x] Proposal supported
- [ ] Do not support the Proposal
- [ ] Unable to comment on the Proposal at this time
- [ ] Other comment(s):

Association Name: Fossil Park

President or Vice-President Signature: [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: