

**CASE #19-5400009**

ADDITIONAL CORRESPONDENCE FROM ROBERT A. COSCIA

REQUEST FOR A REHEARING

May 13, 2019



Dr. Beth Eschenfelder and Robert A. Coscia  
532 6<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33701

May 2, 2019

Re: Case No.: 19-54000009  
Address: 554 6<sup>th</sup> Avenue North  
Parcel ID No.: 18-31-17-77814-014-0122  
Request: Appeal of a POD decision to streamline approval for a variance to the required permeable green space for the front yard in order to provide on-site parking and a driveway.

Dear Appellants:

The Development Review Commission at its hearing of May 1, 2019, heard the above-referenced appeal. The motion to approve the appeal failed by a unanimous vote of the Commission, thereby DENYING the appeal and UPHOLDING the streamline approval of the request, subject to the conditions in the Staff Report. A copy of the vote record is enclosed.

In accordance with Section 16.70.015, this DRC decision is considered to be the final decision by the City, which may be subject to judicial review; however, pursuant to Section 16.70.010.5 as follows, you have until 5:00 p.m. on May 13, 2019 to file a request for a rehearing:

*An applicant, following a quasi-judicial decision of the City Council or a quasi-judicial decision of a commission that is not appealable to the City Council may request a rehearing.*

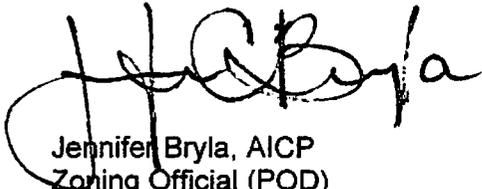
- A. *The City Council or commission shall not rehear an application unless:*
- 1. There has been faulty notification by the applicant;*
  - 2. New evidence is discovered by the applicant after the hearing which would likely change the result if a new hearing is granted and which could not have been discovered before the hearing by due diligence; or*
  - 3. There is a substantial change of circumstance.*
- B. *If either of these conditions is alleged to exist, then a request for rehearing may be made by the original applicant or the City staff within ten days of the original decision by filing a written request for rehearing with the POD.*
- 1. If a request for rehearing is based on newly discovered evidence, documents supporting that evidence shall be served with the application.*



P.O. Box 2842  
St. Petersburg, FL 33731-2842  
T: 727-893-7111

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A request for a rehearing must include documentation addressing the aforementioned criteria. If you have any questions, please contact me at 727-892-5344.



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

JCB/APS:iw

Enc. Vote Sheet. Appeal Form

cc: Beth Eschenfelder: [betheschenfelder@gmail.com](mailto:betheschenfelder@gmail.com); Robert A. Coscia:  
[robertcoscia23@gmail.com](mailto:robertcoscia23@gmail.com)

## Development Review Commission (DRC)

Hearing Date: **MAY 1, 2019**

**CASE NO.: 19-5400009 - APPEAL**

MOTION TO APPROVE:	1# Appeal of a streamline approval for a variance to the required permeable green space for the front yard in order to provide on-site parking and a driveway.					
AMENDMENTS:						
MOVED BY:	RUTLAND					
SECOND BY:	DOYLE					
NAMES	YES	NO	YES	NO	YES	NO
FLYNT		X				
GRINER	-----	-----				
RUTLAND		X				
SAMUEL	-----	-----				
WALKER, Chair		X				
DOYLE, Vice Chair		X				
STOWE		X				
CUEVAS *1		X				
BARIE *2		X				
MACREYNOLDS *3	-----	-----				

\* Alternate

### Attendance

P	Flynt
A	Griner
P	Rutland
A	Samuel
P	Walker
P	Doyle
P	Stowe
P	Cuevas *1
P	Barie *2
P	MacReynolds *3

### Presentations

X	Adriana Puentes Shaw made a presentation based on the Staff Report
X	Robert A. Coscia spoke on his own behalf
X	Ryan Todd spoke on behalf of the appellant
X	Stascha Madsen spoke on her own behalf

"Motion to approve failed by a unanimous vote of the Commission, thereby denying the appeal and upholding the streamline approval."

Robert A. Coscia  
532 6<sup>th</sup> Ave. North  
St. Petersburg, FL 33701

May 13, 2019

City of St. Petersburg Development Review Services Division

Re: Case No. 19-54000009  
554 6<sup>th</sup> Ave. North, St. Petersburg, FL 33701

Dear Development Review Commission and Jennifer Bryla:

I am requesting a rehearing of the above case for the following reasons recently discovered:

1. Development Review Services Division Staff have not responded to our **public records request** documenting the required Public Notice to be posted on the above property, as required by Florida State Statutes.
2. During the public hearing, Staff and the DRC cited existing front-loaded driveways in the neighborhood as evidence that the proposed driveway supports the character of the neighborhood. Upon review of the relevant property cards for the properties cited, we discovered that no permits were issued for any of the front-loaded driveways that were cited during the public hearing. Variance review criteria 9 requires that: "No non-conforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district... shall be considered as grounds for issuance of a variance permitting similar uses".

I have attached property cards for four of the properties that were cited during the public hearing for your review. None of them indicate that a permit was pulled for driveway construction. This new discovery means that the proposed variance fails all nine review criteria required by the zoning code.

Because a variance is required in this case, it is held to a higher standard of review than typical zoning decisions. That higher standard is the variance review criteria. It is not enough to say that the property owner is entitled to the front-loaded driveway because it is permitted in the NT-2 zoning district. It must satisfy the variance review criteria.

The front-loaded driveway cannot be disentangled from the proposed variance to ISR. Staff has used compliance with the incompatible parking requirement as justification for issuing the variance. You cannot argue that the front-loaded on-site parking entitlement is justification for the proposed variance but then also argue that scope of the variance review is limited to the front-yard ISR.

The reasons above are new discovery and justification for a new hearing. In addition, however, we are attaching a list of several other new discoveries that also swayed decision makers at the meeting. In several testimonies, including the testimonies of staff and commission members, false information was provided – either knowingly or unknowingly – and the hearing format does not allow that false information to be questioned. Because false information was introduced at the hearing, we simply think it's important to know that the information is, indeed, false and should be taken into consideration during the new appeal hearing.

Thank you to City staff for your diligent work in this case to protect our neighborhoods and uphold our city code. The role you play is critical to assist well-intentioned citizens who are trying to do the same.

Please let us know if you have any questions. Dr. Eschenfelder is now on summer break, and she and her attorney will attend the new hearing.

Cordially,



Robert Coscia  
Co-Trustee/Owner  
532 6<sup>th</sup> Ave. N.



Beth Eschenfelder  
Co-Trustee/Owner  
532 6<sup>th</sup> Ave. N.

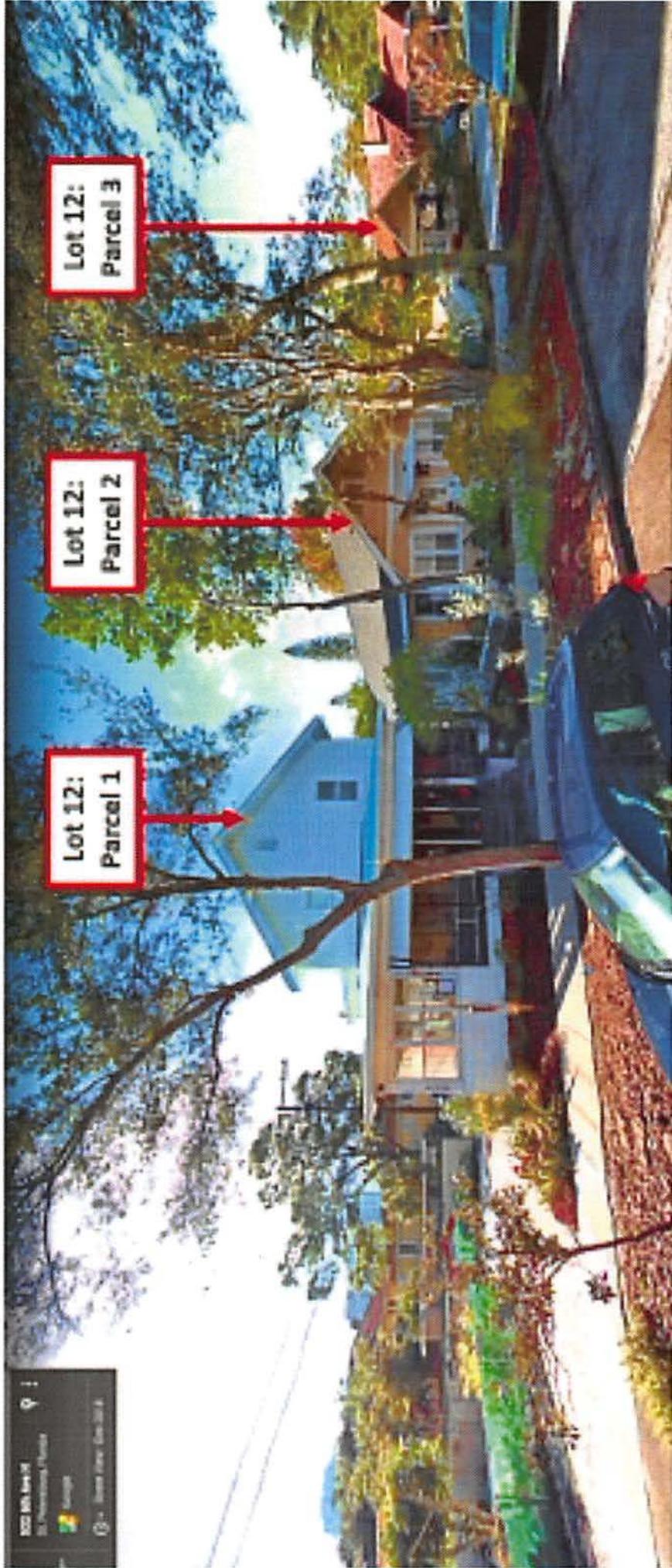
Enclosure

cc: Bill Foster, Esq.  
Jackie Calloway, CBS Action News  
Tampa Bay Times, Editorial Board

## **ATTACHMENT:**

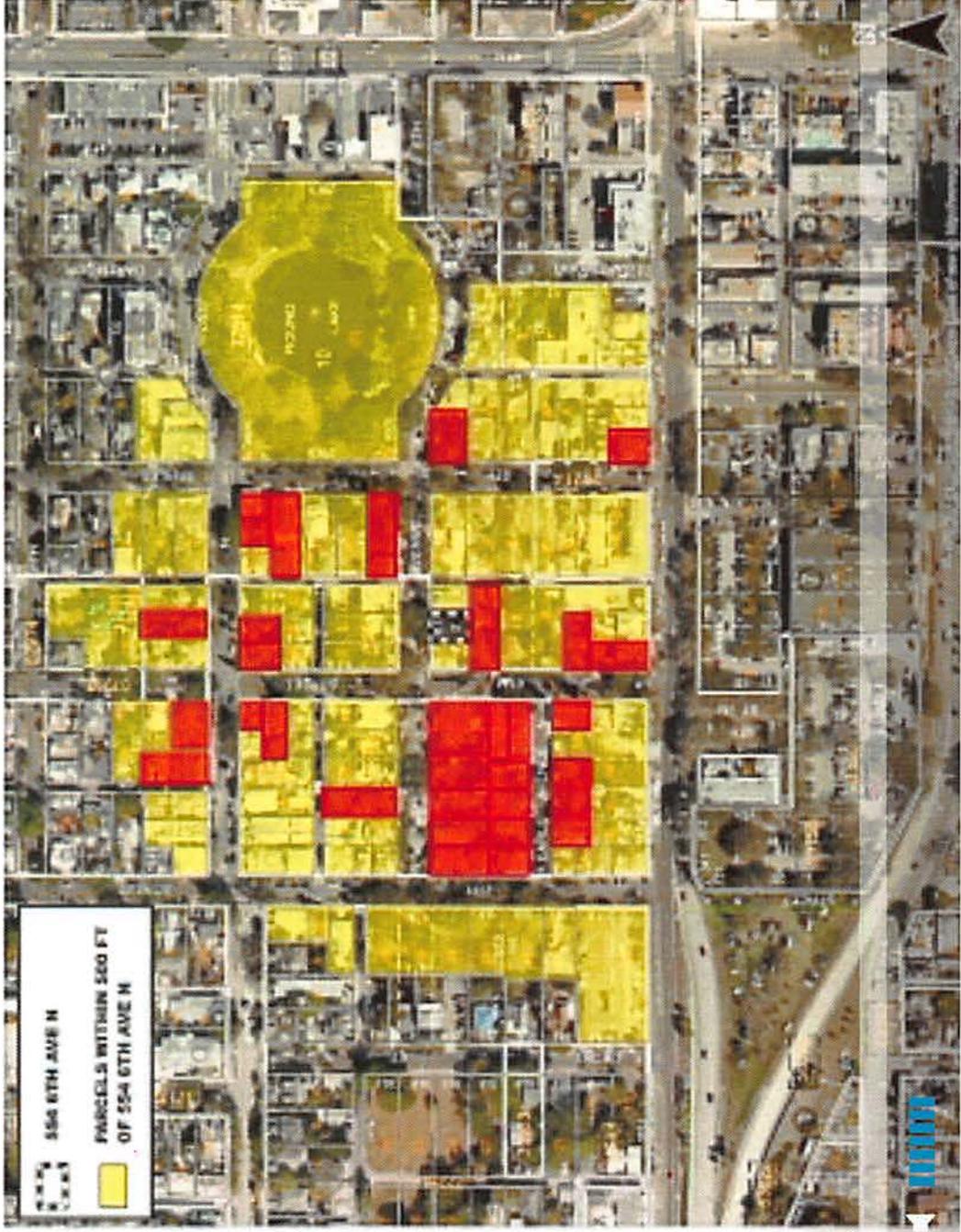
3. Staff presented the Commission with Exhibit **Site Photos** that were incorrectly explained, stating the properties to the east and west of subject property have on-site access and parking as an example of established character of the neighborhood.  
This is not a true statement.
4. The City Code that was cited per public speaker Peter Belmont, requires applicant to park **behind** the main structure. This is an impossibility
5. Current driveways east and west of subject property are legal non-conforming and “grandfathered in,” where this new driveway would be violating current code due to lack of width of street and current requirements. An independent traffic survey is presently being ordered.
6. The Variance **FAILED** 6 of the 9 **requirements** for a Variance by City Code at the hearing, and now has failed 9 of 9 upon new discovery.
7. Staff did not provide a Hardship existed as per requirement.
8. The driveway will encroach into the visibility triangle within the boundaries of the private property.

# Site Photos



**IN ACCURATE ACCESS/PARKING  
EXISTING CONDITIONS  
BLOCK FACE  
DESCRIPTION BY STAFF**

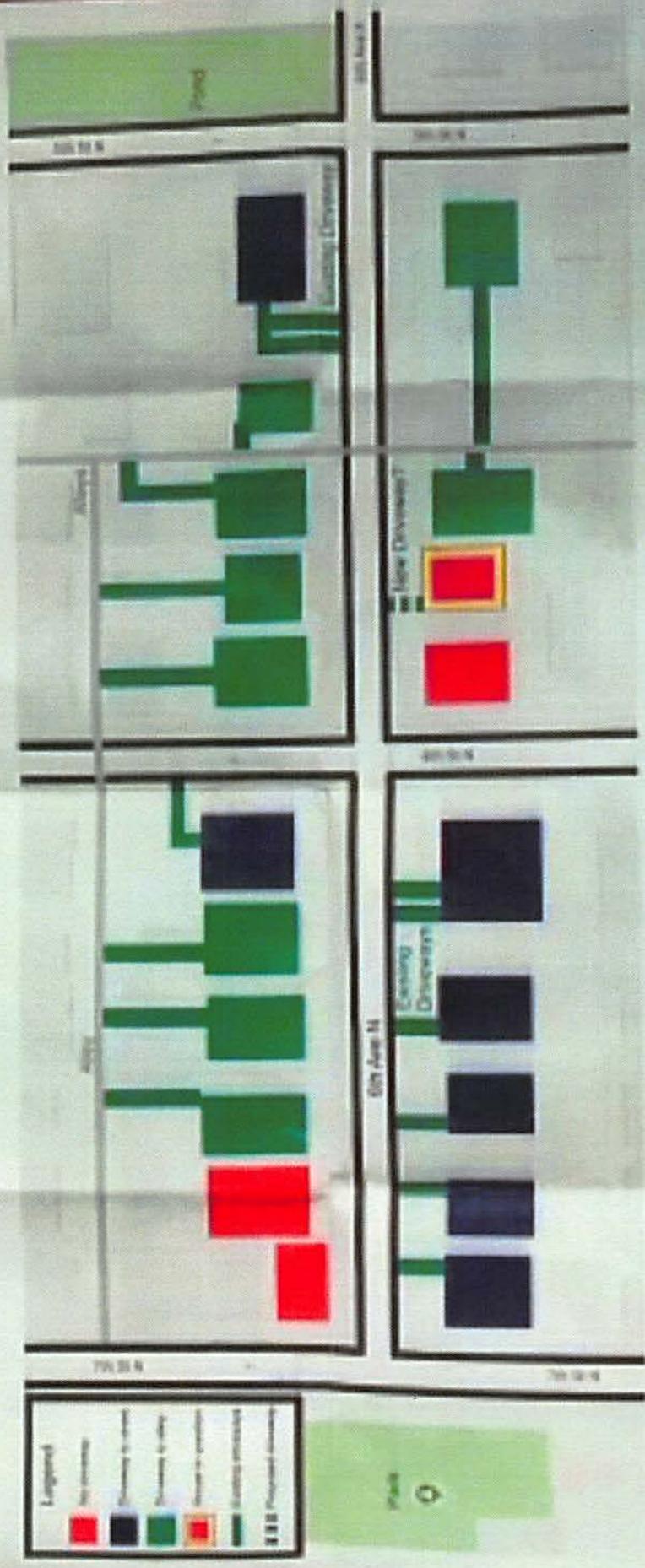
# Area Analysis-Existing Driveways



*FLAWED ANALYSIS USING UNPERMITTED DRIVEWAYS*

The actual "character" of our neighborhood

**INACCURATE**



20 houses on the Street  
16 with driveways (80%)  
7 driveways to street (44%)  
9 driveways to alley

Standards  
for Review

In ***addition*** to the standards of review for a zoning and planning decision generally, the 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;
  - b. *Substandard lot*. If the site involves the utilization of an existing legal nonconforming lot which is smaller in width, length or area from the minimum lot requirements of the district;
  - Preservation district*. If the site contains a designated preservation district;
  - d. *Historic resources*. If the site contains historical significance;
  - e. *Significant vegetation or natural features*. If the site contains significant vegetation or other natural features;
  - 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;
  - g. *Public facilities*. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals;
2. The special conditions existing are not the result of the actions of the applicant;
  - Owing to the special conditions, a literal enforcement of this chapter would result in unnecessary hardship;
  - 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;
5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;
  - The granting of the variance will be in harmony with the general purpose and intent of this chapter;
  - The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and
  - The reasons set forth in the application justify the granting of a variance;
9. No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.

CITY STAFF Failed to uphold Guide.

Parcel Identification Nbr 18/31/17/77814/011/0051/ Old account number 76648245

ADDRESS/ SUBDIVISION/ LOCATION ID NBR LEGAL/ PLAT/BOOK/PAGE ZONING/ ZONING VARIANCE FIRE ZONE

525 6TH AVE N HISTORIC UPTOWN NBRHDS 178595 SAFFORD'S ADD REVISED BLK 11, W 30FT OF LOT 5 \*ERROR\* \*ERROR\* \*ERROR\*

NEIGHBORHOOD ASSOCIATION UPTN UPTOWN NBRHDS 6/19/99 APPL PERMIT C.O.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
94 12284077	12/28/94 PERMIT FROM THE CSTONE SYST ISSUED 5/88-5/95	7/02/95 COMPLETED	CONBERG

\* STRUCTURE: 001 000 STATUS: CLOSED STATUS DATE: 7/02/95 C.O. DATE:  
 CODES: CONSTRUCTION TYPE V-U TYPE V UNPROTECTED  
 OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
 OTHER STRUCTURE INFORMATION:  
 ZONING DISTRICT ROR-1  
 NUMBER OF STORIES 1.00  
 FIRE ZONE IN  
 NUMBER OF UNITS 1.00

\*\* PERMIT: OLD 00 PERMITS ISSUED IN CSTONE 88-95  
 STATUS: CLOSED ISSUE DATE: 12/28/94 FEE ASSESSED: .00 FEE PAID: .00  
 DATE: 7/02/95 ISSUE NBR: PERMIT VALUE: 0

\*\*\* INSPECTION: 196 0001 FINAL - BUILDING  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 2/09/95 16:24 BY: CNV  
 DATE: 2/09/95 INSPECTOR: ROBERT BURNS RESULTS:APPROVED DATE 2/09/95  
 RES COMMENTS: A/F COMPL

\*\*\* INSPECTION: 196 0002 FINAL - BUILDING  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 3/06/95 15:55 BY: CNV  
 DATE: 3/06/95 INSPECTOR: ROBERT BURNS RESULTS:APPROVED DATE 3/06/95

SAFFORDS ADDN  
 BLOCK: 11 LOT \*  
 B OF A N  
 CRA N  
 UTIL DEP N  
 03/13/95 - MPG - OWNER WILL HAVE TO STAI  
 HANDRAIL-OWNER NEEDS TO OBTAIN PERMIT  
 INSTALL (17) REPL WINDOWS SIZE FOR SIZE 18-31-17 FL ZONE:C \*LOT: W30' OF 5 NDR

RES1  
 TIF DUE N  
 EDC N  
 UTIL CON N  
 USER: PVR DATE 19941228 TIME 1511  
 EATED HANDRAILS & DECKING IN PORCH AREA  
 Z/PLANNING

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
95 00017221	7/26/95 ROOF	7/26/95 APPROVED FOR PERMIT	COMPRO CORP STEWARTS ROOFING





-----  
 Parcel Identification Nbr 18/31/17/77814/011/0051/ Old account number 76648245  
 -----

PLIANCES/ RELOC LAUNDRY RELOCATE AC AH / REMOVE NON BEARING WALL FOYER TO LIVING  
 ROOM/ EXT ALTS / INST VINYL SIDING & ALU M TRIM/ PRE INSP REQ'D / ADDL PERMITS IN  
 CL. ELEC PLBG ( NO SCF 2 FIXTURES. MECH 1 DW, 1 LAUND 1 OVEN 3 MISC  
 NOC ATTACHED CC MOVE AH TO OPP SIDE OF CLOSET  
 1 DW, 1 WH MOVE W/H TO NEW LOCATION ADD DISHWASHER  
 R/R BATHS FOR FLOOR TILE

-----  

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
02 03000311	3/07/02 BUILDING MINOR ALTERATION	8/02/04 VOID	MARTIN, JOSEPH P

\* STRUCTURE: 001 000 STATUS: CLOSED STATUS DATE: 8/02/04 C.O. DATE:  
 CODES: CONSTRUCTION TYPE VI-U TYPE VI UNPROTECTED  
 OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
 FLOOD ZONE 15 C ZONE (1' ABOVE CROWN)  
 OTHER STRUCTURE INFORMATION:  
 UTILITY NOTIFICATION NA  
 PLAT PAGE F6  
 SETBACK - FRONT NA  
 SETBACK - LEFT NA  
 SETBACK - RIGHT NA  
 SETBACK - REAR NA  
 SETBACK OTHER/ACCESSORY NA  
 ZONING DISTRICT NA  
 NUMBER OF STORIES 2.00  
 SQUARE FOOTAGE NA  
 NUMBER OF UNITS 1.00

\*\* PERMIT: BRES 00 BUILDING/RESIDENTIAL  
 STATUS: CLOSED ISSUE DATE: FEE ASSESSED: 52.50 FEE PAID: .00  
 DATE: 8/02/04 ISSUE NBR: PERMIT VALUE: 1205

PER CHRISSEY CROWLEY VOID APPLICATION SINCE NO ACTIVITY ON PERMIT SINCE IT WAS  
 ISSUED 7/28/04 2:55:40 PM epchrist

-----  

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
06 06000111	6/02/06 PLUMBING	8/01/07 CLOSED	FREY, CAMERON T SAUL PLUMBING INC

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 8/01/07 C.O. DATE:  
 OTHER STRUCTURE INFORMATION:  
 PLAT PAGE F-6  
 INSPECTION ZONE ZONE 640

\*\* PERMIT: PLBR 00 PLBG WH REINSTALL NO ELEC/GAS  
 STATUS: CLOSED ISSUE DATE: 6/02/06 FEE ASSESSED: 35.00 FEE PAID: 35.00  
 DATE: 8/01/07 ISSUE NBR: 0606000111 PERMIT VALUE: 560

Parcel Identification Nbr 18/31/17/77814/011/0051/ Old account number 76648245

\*\*\* INSPECTION: 396 0001 FINAL - PLUMBING  
STATUS: INSPECTION COMPLETED REQUEST DATE: 6/14/06 BY: VRU  
DATE: 7/23/07 INSPECTOR: KEN BRADBURY RESULTS: APPROVED DATE 6/14/06  
RES COMMENTS: 06/14/2006 10:52 AM KBBRADB did not sign placard. did not want to get bit by the dog  
again.

REPLACE WATER HEATER IN KITCHEN. June 2, 2006 10:35:28 AM blrace

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
11 10000609	10/19/11 ELECTRICAL	12/01/11 CLOSED	FREY, CAMERON T LIVE WIRE ELECTRICAL SERVICE

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 12/01/11 C.O. DATE:  
CODES: FLOOD ZONE 38 AE8 (8' ELEVATION)  
POWER ON FLAG Y POWER ON  
POWER ON DATE 11/08/11  
OTHER STRUCTURE INFORMATION:  
GENERATOR LEFT SETBACK NA  
GENERATOR FRONT SETBACK NA  
GENERATOR OTHER SETBACK NA  
GENERATOR RIGHT SETBACK NA  
GENERATOR REAR SETBACK NA  
INSPECTION ZONE ZONE 640

\*\* PERMIT: ELER 00 ELECTRICAL RESIDENTIAL  
STATUS: CLOSED ISSUE DATE: 10/19/11 FEE ASSESSED: 60.00 FEE PAID: 60.00  
DATE: 12/01/11 ISSUE NBR: 1110000609 PERMIT VALUE: 2110

\*\*\* INSPECTION: 296 0001 FINAL - ELECTRICAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 11/07/11 BY: INT  
DATE: 11/07/11 INSPECTOR: MARK SANTOS RESULTS: APPROVED DATE 11/07/11  
REQ COMMENTS: IF POSSIBLE, WOULD LIKE EARLY AM THANKS

RES COMMENTS: November 7, 2011 9:45:03 AM masantos.  
release to progress energy  
200AMP SERVICE UPGRADE. October 19, 2011 10:57:24 AM yksawyer.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
12 05000468	5/11/12 GAS	6/01/12 CLOSED	ELLIS, GREGORY S EXPERT GAS PLUMBING INC

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 6/01/12 C.O. DATE:  
CODES: FLOOD ZONE 59 X ZONE (1' ABOVE CROWN)  
OTHER STRUCTURE INFORMATION:  
SETBACK - FRONT 44



-----  
Parcel Identification Nbr 18/31/17/77814/011/0051/                      Old account number                      76648245  
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\*\*\* INSPECTION: 0496 0001 FINAL MECHANICAL  
STATUS: INSPECTION COMPLETED                      REQUEST DATE: 5/11/16                      BY: INT  
DATE: 5/11/16                      INSPECTOR: RICHARD E CUFFIE JR                      RESULTS:DISAPPROVED                      DATE 5/11/16  
REQ COMMENTS:  
RES COMMENTS: [ NEED CERTIFIED AHRI SHEET TO PROVE 17 SEER RATING ]  
\*\*\*\*\* CUSTOMER CAN LEAVE PAPERWORK AT FRONT DOOR, NEXT  
INSPECTION \*\*\*\*\*  
May 11, 2016 2:58:00 PM recuffie.

\*\*\* INSPECTION: 0496 0002 FINAL MECHANICAL  
STATUS: INSPECTION COMPLETED                      REQUEST DATE: 5/16/16                      BY: INT  
DATE: 5/16/16                      INSPECTOR: HERMAN VARGAS                      RESULTS:APPROVED                      DATE 5/16/16  
REQ COMMENTS: ARI will be at attached to door !  
Emailed ARI Sheet to City of st St Pete general email Att:  
Richard Cuffie Jr.

RES COMMENTS: May 16, 2016 12:42:42 PM hlvargas.

Equal Change out : Trane 2.5 Ton XR 16                      Heat Pump  
Model # 4TWR030H1 A/H # TAM7A0B30 5 KW                      Htr  
ANCILLARY EQUIPMENT MAY NOT ENCROACH IN                      THE SETBACKS UNLESS THE EQUIPMENT IS  
INSTALLED NO MORE THAN 12 INCHES ABOVE                      GRADE OR BFE.  
YOU HAVE APPLIED FOR AN ONLINE 1 OR 2                      FAMILY RESIDENCE PERMIT FOR AN EQUAL  
CHANGEOUT OF A/C EQUIPMENT ONLY.THIS                      PERMIT TYPE IS NOT FOR CONDO'S OR  
APARTMENTS. THIS PERMIT DOES NOT INCLUDE                      ANY ELECTRICAL.  
WHEN A TOTAL REPLACEMENT (CONDENSER AND                      EVAPORATOR) OF HVAC EQUIPMENT IS  
PERFORMED, THE A/C CONTRACTOR OR                      LICENSED FLORIDA PE SHALL PROVIDE A  
SIZING CALCULATION IN ACCORDANCE WITH                      SECTION #403.6.1 OR SECTION #503.2.1 AND  
IT MUST BE POSTED ON SITE ALONG WITH THE                      PLACARD.

SUBDIVISION

Sarrords Addn

LOT W. 30' of 5

BLOCK 11

copy-4/75

BUILDING

ELECTRICAL

PLUMBING

Location: 525 - 6 Avenue North

2F res - 6 rooms

1937 - \$1,280 assm.

#78200-F - 1-31/50 - \$237

Owner P. Miller - reside 2 story fr.  
house w/asbestos shingles, J. Mc-  
kinnon, Contr.

#27072 - 11/5/37 - M. Lewis -

Conover - Or. 11/6/37 - heater,  
service - Cert #2565

#421B - 9/25/69 - Vandell - Collins

Elec - 100 amp - 1-phase 2-meter  
wire and size 3#2TH AL 1-center  
1-range 2-recp.

#422B - 9/25/69 - Vandell - Collins

Electric - 100 amp 1-phase 1-meter  
wire and size 3#2 THW AL 1-recp.  
1-range (upstairs)

INSTALLATION	GAS	SEWER
	#G4346A - 1/20/77 - D. K. Enos Florida Gas - 1-dryer - nat gas	
	SIGNS	SEPTIC TANK

Parcel Identification Nbr 18/31/17/77814/014/0120/		Old account number	76648250
ADDRESS/ SUBDIVISION/ LOCATION ID NBR	LEGAL/ PLAT/BOOK/PAGE	ZONING/ ZONING VARIANCE FIRE ZONE	
532 6TH AVE N HISTORIC UPTOWN NBRHDS 178617	SAFFORD'S ADD REVISED BLK 14, E 43.33 FT OF LOT 12	*ERROR* *ERROR* *ERROR*	

PROPERTY CARD INTERP According to the letter provided by the 7/10/12 APPL PERMIT C.O.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
93 12303010	12/30/93 PERMIT FROM THE CSTONE SYST ISSUED 5/88-5/95	7/02/95 COMPLETED	VAUGHN
* STRUCTURE: 001 000	STATUS: CLOSED CODES: OCCUPANCY TYPE OTHER STRUCTURE INFORMATION: UTILITY NOTIFICATION NUMBER OF STORIES NUMBER OF UNITS	STATUS DATE: 7/02/95 RES1 SINGLE FAMILY RESIDENCE 2 1.00 1.00	C.O. DATE:
** PERMIT: GASR 00	GAS-RESIDENTIAL STATUS: CLOSED DATE: 7/02/95	ISSUE DATE: 12/30/93 ISSUE NBR:	FEE ASSESSED: .00 PERMIT VALUE: 0 FEE PAID: .00
*** INSPECTION: 510 0001	PRESSURE TEST - GAS STATUS: INSPECTION COMPLETED DATE: 7/14/94 INSPECTOR: GAS PERMIT FN PER LTR ON	REQUEST DATE: 7/14/94 13:34 BY: CNV RESULTS: APPROVED	DATE 7/14/94
*** INSPECTION: 596 0001	FINAL - GAS STATUS: INSPECTION COMPLETED DATE: 7/14/94 INSPECTOR: GAS PERMIT FN PER LTR ON	REQUEST DATE: 7/14/94 13:34 BY: CNV RESULTS: APPROVED	DATE 7/14/94
SAFFORD ADDN BLOCK: 14 LOT 12 INSTALL GAS FOR GAS SPACE HEATER	RES1 18-31-17 USER: TK DATE 19931230 TIME 0955		

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
99 01000237	1/08/99 ROOF	1/08/99 APPROVED FOR PERMIT	VAUGHAN, ETHEL R RITE WAY ROOFING & SIDING CO
* STRUCTURE: 001 000	STATUS: APPROVED CODES: CONSTRUCTION TYPE ROOF TYPE OCCUPANCY TYPE FLOOD ZONE OTHER STRUCTURE INFORMATION: UTILITY NOTIFICATION	STATUS DATE: 1/08/99 VI-U TYPE VI UNPROTECTED AS ASPHALT SHINGLE RES1 SINGLE FAMILY RESIDENCE 15 C ZONE (1' ABOVE CROWN) NA	C.O. DATE:

-----  
 Parcel Identification Nbr 18/31/17/77814/014/0120/ Old account number 76648250  
 -----

OTHER STRUCTURE INFORMATION:  
 PLAT PAGE F-6

\*\* PERMIT: ROOF 00 BUILDING-ROOFING  
 STATUS: PERMIT PRINTED ISSUE DATE: 1/08/99 FEE ASSESSED: 33.00 FEE PAID: 33.00  
 DATE: 1/08/99 ISSUE NBR: 9901000237 PERMIT VALUE: 795

\*\*\* INSPECTION: 196 0001 FINAL - BUILDING  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 2/01/99 BY: VRU  
 DATE: 2/01/99 INSPECTOR: GREG CLARKE RESULTS: DISAPPROVED WITH PENALTY DATE 2/01/99  
 RES COMMENTS: NO PERMIT POSTED

REROOF FRONT PORCH AND REPAIR GUTTERS ROYAL SOVEREIGN SHINGLES - WHITE

-----  
 APPLICATION APPLICATION DATE/ STATUS DATE/ PROPERTY OWNER/  
 APPLICATION TYPE STATUS DESC CONTRACTOR  
 -----

01 04001019 4/23/01 8/01/01 MADISON, EDWARD J \*  
 MECHANICAL CLOSED STATE AC & HEATING INC.

\* STRUCTURE: 001 000 STATUS: CLOSED STATUS DATE: 8/01/01 C.O. DATE:  
 CODES: CONSTRUCTION TYPE VI-U TYPE VI UNPROTECTED  
 OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
 FLOOD ZONE 15 C ZONE (1' ABOVE CROWN)

OTHER STRUCTURE INFORMATION:  
 UTILITY NOTIFICATION NA  
 PLAT PAGE F-6  
 SETBACK - FRONT 25  
 SETBACK - LEFT 4  
 SETBACK - RIGHT 4  
 SETBACK - REAR 4  
 SETBACK OTHER/ACCESSORY NA  
 ZONING DISTRICT RM12-15

\*\* PERMIT: GACO 00 GAS/COMMERCIAL  
 STATUS: PERMIT REVOKED ISSUE DATE: 4/23/01 FEE ASSESSED: 45.00 FEE PAID: 45.00  
 DATE: 4/23/01 ISSUE NBR: PERMIT VALUE: 200

\*\* PERMIT: MERE 00 MECHANICAL/RESIDENTIAL  
 STATUS: CLOSED ISSUE DATE: 4/23/01 FEE ASSESSED: 82.50 FEE PAID: 82.50  
 DATE: 8/01/01 ISSUE NBR: 0104001019 PERMIT VALUE: 5100

\*\*\* INSPECTION: 496 0001 FINAL - MECHANICAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 6/15/01 17:00 BY: PLD  
 DATE: 6/15/01 INSPECTOR: HERMAN VARGAS RESULTS: DISAPPROVED DATE 6/15/01  
 RES COMMENTS: LOCK OUT LEFT TAG.

\*\*\* INSPECTION: 496 0002 FINAL - MECHANICAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 6/18/01 17:00 BY: AFL  
 DATE: 6/18/01 INSPECTOR: HERMAN VARGAS RESULTS: DISAPPROVED WITH PENALTY DATE 6/18/01  
 RES COMMENTS: 2ND LOCK OUT TALKED TO CONTRACTOR.

\*\*\* INSPECTION: 496 0003 FINAL - MECHANICAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 6/21/01 17:00 BY: PAL  
 DATE: 6/21/01 INSPECTOR: HERMAN VARGAS RESULTS: DISAPPROVED WITH PENALTY DATE 6/21/01

-----  
 Parcel Identification Nbr 18/31/17/77814/014/0120/ Old account number 76648250  
 -----

RES COMMENTS: UPSTAIRS A/H, NEED TO INSULATE DRAIN LINE, NO HEATSHEILD OR  
 STARTER COLLAR IN PLENUMS, NEED METAL COLLARS ON FLEX DUCT SP  
 LICES, NEED TO SUPPORT R/A PLENUM, ACCESS HOLE NOT LARGE  
 ENOUGH FOR ACCESS, NEED TO SEAL LINE CHASE, PKG UNIT, NEED  
 TO MARK HEATER STICKER, NEED ZONING APPROVAL SHEET ON JOB  
 SITE WENT OVER ALL VOILATIONS WITH CONTRACTORS EMPLOYEE.

\*\*\* INSPECTION: 496 0004 FINAL - MECHANICAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 7/19/01 17:00 BY: PLD  
 DATE: 7/19/01 INSPECTOR: HERMAN VARGAS RESULTS: DISAPPROVED DATE 7/19/01  
 RES COMMENTS: NEED ZONING APPROVAL SHEET.

\*\*\* INSPECTION: 496 0005 FINAL - MECHANICAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 7/20/01 17:00 BY: HV  
 DATE: 7/20/01 INSPECTOR: HERMAN VARGAS RESULTS: APPROVED DATE 7/20/01

INSTALL HIGH VOLTAGE TO PACKAGE AND SPLIT SYSTEMS.  
 ELEC ON ITS OWN PERMIT/VOIDED FROM THIS PERMIT KF{  
 NOC ATTACHED PLD 06/14/01 INSTLL NEW PACKAGE UNIT W 8 KW HEAT  
 STRIP AND NEW 2 TON SPLIT SYSTEM W 8 KW HEAT STRIP. 1 PACKAGE UNIT, 1  
 SPLIT, 1 CONDENSER, 1 AIR HANDLER, 2 RETURNS, 11 SUPPLIES.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
01 05000889	5/17/01 ELECTRICAL	7/01/01 CLOSED	MADISON, EDWARD J * LEHMKUHL ELECTRIC

\* STRUCTURE: 001 000 STATUS: CLOSED STATUS DATE: 7/01/01 C.O. DATE:  
 CODES: CONSTRUCTION TYPE VI-U TYPE VI UNPROTECTED  
 OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
 OTHER STRUCTURE INFORMATION: 1.00  
 UTILITY NOTIFICATION F-6  
 PLAT PAGE

\*\* PERMIT: ELER 00 ELECTRICAL RESIDENTIAL  
 STATUS: CLOSED ISSUE DATE: 5/17/01 FEE ASSESSED: 52.50 FEE PAID: 52.50  
 DATE: 7/01/01 ISSUE NBR: 0105000889 PERMIT VALUE: 1600

\*\*\* INSPECTION: 296 0001 FINAL - ELECTRICAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 5/25/01 BY: VRU  
 DATE: 5/25/01 INSPECTOR: JOHN KEVIN CALLAHAN RESULTS: DISAPPROVED DATE 5/25/01  
 RES COMMENTS: PACKAGE UNIT FOR FIRST FLOOR WIRED TO ONE 30A/240V CIRCUIT  
 HEAT SIZE IS NOT LABELED. PERMIT CALLS FOR 8 KW HEAT. NEED  
 TO VERIFY METER BASE IS RATED FOR 150A

\*\*\* INSPECTION: 296 0002 FINAL - ELECTRICAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 6/05/01 17:00 BY: PLD  
 DATE: 6/05/01 INSPECTOR: JOHN KEVIN CALLAHAN RESULTS: APPROVED DATE 6/05/01

CHANGE HOUSE PANEL TO 150 AMPS ,1 PHASE 120/240, WIRE 2, 2 TON A/C SYSTEMS 7.5 K  
 W HEAT



Parcel Identification Nbr 18/31/17/77814/014/0120/ Old account number 76648250

RES COMMENTS: not required  
 09/15/2006 08:23 AM PGBURROU

AN INPROGRESS INSPECTION IS REQUIRED FOR FLAT OR BUILT-UP ROOFS TO DETERMINE  
 CODE COMPLIANCE INCLUDING DRAINAGE REQUIREMENTS.  
 NO MORE THAN TWO (2) LAYERS OF SHINGLES PERMITTED ON REROOF  
 NOC ON FILE August 16, 2006 10:11:49 AM micooper  
 MAIN HOME, REROOF 30 YR DIME SHINGLES 6/12 PITCH 3100 SQFT. TWO STORY.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
15 10000125	10/02/15 ELECTRICAL	4/04/16 CLOSED	ESCHENFELDER, BETH ALLEN ELECTRICAL SERVICES INC

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 4/04/16 C.O. DATE:  
 CODES: FLOOD ZONE 59 X ZONE (1' ABOVE CROWN)  
 OTHER STRUCTURE INFORMATION:  
 GENERATOR LEFT SETBACK NA  
 GENERATOR FRONT SETBACK NA  
 GENERATOR OTHER SETBACK NA  
 GENERATOR RIGHT SETBACK NA  
 GENERATOR REAR SETBACK NA  
 INSPECTION ZONE ZONE 640  
 PERMIT IN/OUT OF CITY IN

\*\* PERMIT: ERFF 00 ELEC RES FLAT FEE PERMIT STATUS: CLOSED ISSUE DATE: 10/02/15 FEE ASSESSED: 100.00 FEE PAID: 100.00  
 DATE: 4/04/16 ISSUE NBR: 1510000125 PERMIT VALUE: 2000

\*\*\* INSPECTION: 0296 0001 FINAL ELECTRICAL STATUS: INSPECTION COMPLETED REQUEST DATE: 3/28/16 BY: INT  
 DATE: 3/28/16 INSPECTOR: JASON STEELE -JOE PAYNE I RESULTS:APPROVED DATE 3/28/16  
 REQ COMMENTS: Please call Dennis Allen prior to inspection at 727-365-6300. If possibly a PM inspection would be preferred. Thanks

ADD 10 RECEPTACLES AND 2 NEW CIRCUITS. October 2, 2015 1:32:32 PM yksawyer.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
15 10000480	10/09/15 GAS	11/02/15 CLOSED	ESCHENFELDER, BETH STEWART GAS REPAIRS INC

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 11/02/15 C.O. DATE:  
 CODES: FLOOD ZONE 59 X ZONE (1' ABOVE CROWN)  
 OTHER STRUCTURE INFORMATION:  
 INSPECTION ZONE ZONE 640  
 PERMIT IN/OUT OF CITY IN

\*\* PERMIT: GARE 00 GAS/RESIDENTIAL STATUS: CLOSED ISSUE DATE: 10/09/15 FEE ASSESSED: 45.00 FEE PAID: 45.00  
 DATE: 11/02/15 ISSUE NBR: 1510000480 PERMIT VALUE: 300

-----  
 Parcel Identification Nbr 18/31/17/77814/014/Gi20/ Old account number 76648250  
 -----

\*\*\* INSPECTION: 0510 0001 PRESSURE TEST GAS  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 10/12/15 BY: INT  
 DATE: 10/12/15 INSPECTOR: FRANK T HERR RESULTS:APPROVED DATE 10/12/15  
 REQ COMMENTS: Homeowner needs an AM inspection

\*\*\* INSPECTION: 0535 0001 ROUGH IN GAS  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 10/12/15 BY: INT  
 DATE: 10/12/15 INSPECTOR: FRANK T HERR RESULTS:APPROVED DATE 10/12/15  
 REQ COMMENTS: Homeowner needs an AM inspection.

\*\*\* INSPECTION: 0596 0001 FINAL GAS  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 10/30/15 BY: INT  
 DATE: 10/30/15 INSPECTOR: JASON STEELE -JOE PAYNE I RESULTS:APPROVED DATE 10/30/15  
 REQ COMMENTS: Homeowner request an AM inspection.  
 There is also a tankless water heater final inspection  
 scheduled for today.

\*\* PERMIT: 1PEG 00 1&2FAM WH CHGOUT PLBG/ELEC/GAS  
 STATUS: CLOSED ISSUE DATE: 10/09/15 FEE ASSESSED: 95.00 FEE PAID: 95.00  
 DATE: 11/02/15 ISSUE NBR: 1510000480 PERMIT VALUE: 1900

\*\*\* INSPECTION: 3596 0001 PLBG/GAS/ELEC WH CHGOUT FINAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 10/30/15 BY: INT  
 DATE: 10/30/15 INSPECTOR: JASON STEELE -JOE PAYNE I RESULTS:APPROVED DATE 10/30/15  
 REQ COMMENTS: Homeowner request an AM inspection.  
 There is also a gas final inspection scheduled for today.

pipe to connect gas range and dryer. leave outlet on gas line for future  
 grill. October 9, 2015 4:09:00 PM khfincke.  
 install a natural gas tankless water heater on exterior of house. pipe to and  
 connect gas range and dryer. leave outlet on gas for future grill.  
 October 9, 2015 3:59:27 PM khfincke.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
17 04001418	4/24/17 GARAGE DOOR 1 & 2 SINGLE FAMILY ONLY	5/31/17 CLOSED	ESCHENFELDER, BETH PRECISION GARAGE DOOR SERVICE
* STRUCTURE: 000 000	STATUS: CLOSED CODES: OCCUPANCY TYPE FLOOD ZONE OTHER STRUCTURE INFORMATION: GARAGE DOOR SIZE NON IMPACT RESISTANT # OF DOORS BEING CHANGED IMPACT RESISTANT	STATUS DATE: 5/31/17 RES1 SINGLE FAMILY RESIDENCE 59 X ZONE (1' ABOVE CROWN)  8x7 NO 1.00 YES	C.O. DATE:

-----  
 Parcel Identification Nbr 18/31/17/778i4/014/0120/ Old account number 76648250  
 -----

\*\* PERMIT: OGDR 00 GARAGE DOOR RESIDENTIAL ONLINE  
 STATUS: CLOSED ISSUE DATE: 4/24/17 FEE ASSESSED: 60.00 FEE PAID: 60.00  
 DATE: 5/31/17 ISSUE NBR: PERMIT VALUE: 2167

\*\*\* INSPECTION: 0196 0001 FINAL BUILDING  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 5/12/17 BY: INT  
 DATE: 5/12/17 INSPECTOR: ALAN D PROPER RESULTS: DISAPPROVED DATE 5/12/17  
 REQ COMMENTS:  
 RES COMMENTS: May 12, 2017 3:15:54 PM adproper.  
 NO ACCESS, NO ONE HOME. LEFT CARD IN FRONT DOOR.

\*\*\* INSPECTION: 0196 0002 FINAL BUILDING  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 5/16/17 BY: INT  
 DATE: 5/16/17 INSPECTOR: SCOTT HANCOCK RESULTS: APPROVED DATE 5/16/17  
 REQ COMMENTS:

Change out garage door 8x7 FL#20673.1 - Amarr  
 YOU HAVE APPLIED FOR AN ONLINE 1 & 2 FAMILY SINGLE FAMILY GARAGE DOOR  
 REPLACEMENT PERMIT. THIS PERMIT DOES NOT INCLUDE ANY OTHER TRADES.  
 REPLACEMENT DOORS MUST MEET TABLE R301.2(4) RESIDENTIAL BUILDING CODE  
 NOMINAL WIND SPEED Vasd 112MPH = ULTIMATE WIND DESIGN SPEED Vult 145MPH  
 EXPOSURE B TABLE R301.2(4) USES Vasd WIND SPEED TO ESTABLISH THE DESIGN  
 CLADDING WIND PRESSURE TO APPROX. (+-24PSF)  
 MANUFACTURER SPEC SHEET/ AND FLORIDA PRODUCT APPROVAL PAPERS, INCLUDING COVER  
 PAGES AND INSTALLATION INSTRUCTIONS MUST BE POSTED AT JOB SITE. WHEN APPLICABLE  
 THE NOTICE OF COMMENCEMENT MUST ALSO BE POSTED ON SITE.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
18 11000174	11/02/18 ELEC RESIDENTIAL SERVICE UPGRADE/CHANGE	11/30/18 CLOSED	ESCHENFELDER, BETH RED ROYAL ELECTRIC INC

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 11/30/18 C.O. DATE:  
 CODES: OCCUPANCY TYPE ADU ACCESSORY DWELLING UNIT  
 OTHER STRUCTURE INFORMATION:  
 AMPERAGE 200.00  
 FUSES TO BREAKERS  
 # OF METERS 1.00  
 NEW SERVICE NO  
 NO SERVICE UPGRADE  
 OVERHEAD NO  
 PANEL CHANGEOUT YES  
 SERVICE UPGRADE YES  
 UNDERGROUND NO

\*\* PERMIT: OESU 00 ELEC SVC UPGRADE RESIDENTIAL  
 STATUS: CLOSED ISSUE DATE: 11/02/18 FEE ASSESSED: 65.00 FEE PAID: 65.00  
 DATE: 11/30/18 ISSUE NBR: PERMIT VALUE: 0

\*\*\* INSPECTION: 0296 0001 FINAL ELECTRICAL  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 11/14/18 BY: INT  
 DATE: 11/14/18 INSPECTOR: JOHN KEVIN CALLAHAN RESULTS: DISAPPROVED DATE 11/14/18

-----  
Parcel Identification Nbr 18/31/17/77814/014/0120/ Old account number 76648250  
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REQ COMMENTS: Robert 239-770-2683

RES COMMENTS: November 14, 2018 12:17:10 PM jlcallah.  
Service drop needs to be above window or 3 feet away, point  
of attachment appears to be pulling out.

\*\*\* INSPECTION: 0296 0002 FINAL ELECTRICAL

STATUS: INSPECTION COMPLETED REQUEST DATE: 11/30/18 BY: INT  
DATE: 11/30/18 INSPECTOR: JOHN KEVIN CALLAHAN RESULTS: APPROVED  
REQ COMMENTS: Reinspection on mast location

DATE 11/30/18

RES COMMENTS: RELEASE ELECTRIC TO POWER COMPANY  
November 30, 2018 12:06:57 PM jlcallah.

YOU HAVE APPLIED FOR AN ONLINE RESIDENTIAL SERVICE UPGRADE ELECTRICAL  
PERMIT. THIS PERMIT DOES NOT INCLUDE ANY OTHER TRADES.  
RELEASED TO DUKE ENERGY December 5, 2018 10:37:36 AM ckmorin.  
Replace 200 amp main Electrical Service. Install new grounding system.  
Install surge protection

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
18 11000735	11/13/18 ROOF REPLACE RESIDENTIAL>15 SQ TO 40 SQUARES	12/31/18 CLOSED	ESCHENFELDER, BETH MERILLAT ROOFING LLC

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 12/31/18 C.O. DATE:  
OTHER STRUCTURE INFORMATION:  
ADDITIONAL ROOF TYPE metal 3/12pitch  
PITCH/SLOPE 8/12  
SHINGLE ROOFS INFORMATION REMOVE/REPLACE  
ROOF TYPE ASPHALT SHINGLE  
# OF SQUARES 26.00  
# OF STORIES 2.00

\*\* PERMIT: ORR2 00 RESIDENTIAL ROOF>15-40 SQUARES  
STATUS: CLOSED ISSUE DATE: 11/13/18 FEE ASSESSED: 150.00 FEE PAID: 150.00  
DATE: 12/31/18 ISSUE NBR: PERMIT VALUE: 17200

\*\*\* INSPECTION: 0096 0001 ROOF FINAL INSPECTION

STATUS: INSPECTION COMPLETED REQUEST DATE: 12/28/18 BY: INT  
DATE: 12/28/18 INSPECTOR: DOUG NELSON RESULTS: APPROVED  
REQ COMMENTS:

DATE 12/28/18

\*\*\* INSPECTION: 0104 0001 IN PROGRESS ROOF INSPECTION

STATUS: INSPECTION COMPLETED REQUEST DATE: 11/21/18 BY: INT  
DATE: 11/21/18 INSPECTOR: DOUG NELSON RESULTS: DISAPPROVED  
REQ COMMENTS:  
RES COMMENTS: not started

DATE 11/21/18

\*\*\* INSPECTION: 0104 0002 IN PROGRESS ROOF INSPECTION

STATUS: INSPECTION COMPLETED REQUEST DATE: 11/27/18 BY: M5  
DATE: 11/27/18 INSPECTOR: JEFFREY DANNER RESULTS: DISAPPROVED

DATE 11/27/18

-----  
 Parcel Identification Nbr 18/31/17/77814/014/0120/ Old account number 76646250  
 -----

REQ COMMENTS:  
 RES COMMENTS: Not Started.

\*\*\* INSPECTION: 0104 0003 IN PROGRESS ROOF INSPECTION  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 11/30/18 BY: INT  
 DATE: 11/30/18 INSPECTOR: DOUG NELSON RESULTS: APPROVED DATE 11/30/18  
 REQ COMMENTS:  
 RES COMMENTS: tear off, peel and stick, rotten wood all replaced

\*\*\* INSPECTION: 0104 0004 IN PROGRESS ROOF INSPECTION  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 12/26/18 BY: INT  
 DATE: 12/26/18 INSPECTOR: DOUG NELSON RESULTS: APPROVED DATE 12/26/18  
 REQ COMMENTS:  
 RES COMMENTS: polystick with standing seam metal on low roof

upper roof, 20 sq stormguard GAF f1.10626.1  
 GAF shingles FL 10124.1 8/12 pitch lower roof, 6 sq standing seam metal  
 roof 3/12 pitch f1.11175.1  
 YOU HAVE APPLIED FOR AN ONLINE RESIDENTIAL ROOF REPLACEMENT PERMIT. THIS  
 PERMIT DOES NOT INCLUDE ANY OTHER TRADES. THIS PERMIT IS FOR THE  
 REPLACEMENT OF ROOF MATERIALS AND MINIMUM REPAIRS OF EXISTING DAMAGED  
 UNDERLAYMENT AND FASCIA MATERIALS. A SEPARATE PERMIT AND  
 APPROVAL BY THE ZONING DEPARTMENT AND A BUILDING PLANS EXAMINER IS REQUIRED FOR  
 ALTERATIONS TO THE EXTERIOR FEATURES OF A STRUCTURE.  
 ANY CHANGE TO ROOF MATERIALS REQUIRES  
 ZONING APPROVAL. CITY CODE REQUIRES ALL STRUCTURES ON A PROPERTY TO HAVE SIMILAR  
 ROOF MATERIALS (SECTIONS 16.20.010 THROUGH 16.20.150, BUILDING DESIGN).  
 FOR ADDITIONAL INFORMATION ON THIS REQUIREMENT PLEASE CONTACT  
 DEVREV@STPETE.ORG  
 EFFECTIVE APRIL 9, 2015 RETRO FASTENING AND WATER BARRIER INSPECTION AFFIDAVITS  
 ARE NO LONGER REQUIRED TO BE ON SITE FOR THE INSPECTOR AND THE CITY OF  
 STPETERSBURG WILL NO LONGER ACCEPT COPIES AT OUR OFFICES. CONTRACTOR SHALL  
 PROVIDE PROPERTY OWNER WITH A COPY AND ALSO RETAIN A COPY. NOTICE OF  
 COMMENCEMENT WHEN APPLICABLE MUST BE ON SITE ALSO.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
18 12000988	12/18/18 SOLAR PHOTOVOLTAIC SYSTEM RESIDENTIAL	1/31/19 CLOSED	ESCHENFELDER, BETH MIRASOL FAFCO SOLAR INC

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 1/31/19 C.O. DATE:  
 CODES: CONSTRUCTION TYPE VB VB WOOD FRAME OHR PROTECT  
 OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
 FLOOD ZONE 59 X ZONE (1' ABOVE CROWN)  
 OTHER STRUCTURE INFORMATION:  
 INSPECTION ZONE ZONE 640  
 PERMIT IN/OUT OF CITY IN

\*\* PERMIT: SPSR 00 SOLAR PHOTOVOLTAIC SYSTEM RESI  
 STATUS: CLOSED ISSUE DATE: 12/18/18 FEE ASSESSED: 200.00 FEE PAID: 200.00  
 DATE: 1/31/19 ISSUE NBR: 1812000988 PERMIT VALUE: 39800

-----  
Parcel Identification Nbr 18/31/17/77814/014/0120/  
-----

Old account number

76648250  
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\*\*\* INSPECTION: 0296 0001 FINAL ELECTRICAL

STATUS: INSPECTION COMPLETED REQUEST DATE: 1/18/19 17:00 BY: SBL

DATE: 1/18/19 INSPECTOR: JOHN KEVIN CALLAHAN RESULTS: APPROVED

DATE 1/18/19

REQ COMMENTS:

RES COMMENTS: January 18, 2019 12:13:20 PM jkallah.

SOLAR PHOTOVOLTAIC SYSTEMS CAN BE DONE BY EITHER A CERTIFIED SOLAR CONTRACTOR  
(CV), OR AN ELECTRICAL CONTRACTOR. THE CV LICENSE HOLDER IS EXEMPT FROM  
SUBCONTRACTING CERTAIN ROOF, PLUMBING AND ELECTRICAL WORK ON RESIDENTIAL  
INSTALLATIONS. THEY CAN INSTALL COMPLETE SOLAR PHOTOVOLTAIC SYSTEM BUT CAN NOT  
TIE IN TO THE GRID. A RESIDENTIAL SOLAR WATER HEATING SPECIALTY CONTRACTOR  
(CW) IS NOT ABLE TO INSTALL THIS TYPE OF SYSTEM.

NOC RECEIVED  
December 18, 2018 1:52:46 PM srhancoc.  
modules, 14.4 kw.

DIVISION PLANS IN BLACK FILING CABINET  
December 18, 2018 1:38:55 PM jtjones.  
roof.  
included.

December 18, 2018 2:28:43 PM lsdana.  
Install roof mounted PV system: 40  
December 18, 2018 2:27:38 PM lsdana.  
December 18, 2018 2:29:52 PM lsdana.  
Approved for solar flush mounted on  
Conditions of Approval: Not tree removal  
December 18, 2018 2:28:07 PM lsdana.

SUBDIVISION SAFFORDS ADDITION

LOT E 43 1/3' of 12 ✓

BLOCK 14

BUILDING	ELECTRICAL <i>Rm 12/15</i>	18-31-17 PLUMBING F-6
<p>Location: 532 - 6th Avenue North            #28249 - 5/7/31 - \$100            Owner W. Hogan - Enclose porch with glass            #40674 - 7/19/38 - \$250            Owner Wm. Hogan - Extend porch            B1783-B - Rc - 9/16/70 - \$600            Owner Echarles A. Vaughan - Reroof existing residence with Class C tear off 6/12 pitch - Rite-Way Roofing &amp; Siding Co. , Contr.            #43846-RC - 11/3/76 - \$4,000            Owner W C Vaughan - Exterior of house and garage connected-(Type VI) James McKinnon, Contractor            #R503528-RM12/15-2/19/85 - \$1350            Owner Willard Vaughn-tear off roof &amp; install 30# felt, metal drip edge, fbglass shngls (Type VI) Williams Contracting, contr</p>	<p>#17384 - 12/5/33 - Bill Hogan            Brinson - 3ws 2ML Cert. 5233B OK            Iss. W.M.Pickett            #22581 - 5/12/37 - W.H.Hogan            Conover - wtr. htr. serv.            1202            #E3572B - 3/9/70 - Trippetts            Collins Electric - 100-amp 1-phase            1-meter 2-sw 3-recp (532 Downstairs)            #E3573B - 3/9/70 - Trippetts            Collins Electric - 100-amp 1-phase            1-meter 2-sw 5-recp (532 Upstairs)</p>	<p>#7337 - 9/18/34 - Will Hogan            Godsey, Inc. - 1c 1-lav            OK-9/18/34</p>

INSTALLATION	GAS	SEWER
	SIGNS	SEPTIC TANK

Parcel Identification Nbr 18/31/17/77814/014/0121/ Old account number 76648270

ADDRESS/ SUBDIVISION/ LOCATION ID NBR	LEGAL/ PLAT/BOOK/PAGE	ZONING/ ZONING VARIANCE FIRE ZONE
556 6TH AVE N HISTORIC UPTOWN NBRHDS 178619	SAFFORD'S ADD REVISED BLK 14, W 43.33 FT OF LOT 12	*ERROR* *ERROR* *ERROR*

ZONING NOTES	Informed owner a new PCI is required to	9/01/15 APPL Y	PERMIT Y	C.O.
ZONING NOTES	determine the legal status of the two	9/01/15 APPL Y	PERMIT Y	C.O.
ZONING NOTES	(2) Dwelling Units that the owner	9/01/15 APPL Y	PERMIT Y	C.O.
ZONING NOTES	states exist at the property.	9/01/15 APPL Y	PERMIT Y	C.O.
ZONING NOTES	September 1, 2015 12:11:18 PM gwcrosby	9/01/15 APPL Y	PERMIT Y	C.O.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
89 11019012	11/01/89 PERMIT FROM THE CSTONE SYST ISSUED 5/88-5/95	5/01/14 ADMINISTRATIVELY CLOSED	DENMAN BLANCHE

\* STRUCTURE: 001 000 STATUS: CLOSED STATUS DATE: 1/01/15 C.O. DATE:  
 CODES: CONSTRUCTION TYPE VI-U TYPE VI UNPROTECTED  
 OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
 OTHER STRUCTURE INFORMATION:  
 ZONING DISTRICT RM12/15  
 NUMBER OF STORIES 1.00  
 FIRE ZONE OUT  
 NUMBER OF UNITS 1.00

\*\* PERMIT: ROOF 00 BUILDING-ROOFING  
 STATUS: CLOSED ISSUE DATE: 11/01/89 FEE ASSESSED: .00 FEE PAID: .00  
 DATE: 1/01/15 ISSUE NBR: PERMIT VALUE: 0

SAFFORDS ADDITION RES1  
 BLOCK: 14 LOT 12 18-31-17 F-6  
 ONE OVER ONE AFTER TAB REMOVE W/FIBERGLA

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
95 03225073	3/22/95 PERMIT FROM THE CSTONE SYST ISSUED 5/88-5/95	5/01/14 ADMINISTRATIVELY CLOSED	KUNZ

\* STRUCTURE: 001 000 STATUS: CLOSED STATUS DATE: 1/01/15 C.O. DATE:  
 CODES: CONSTRUCTION TYPE VI-U TYPE VI UNPROTECTED  
 OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
 OTHER STRUCTURE INFORMATION:  
 ZONING DISTRICT RM1215  
 NUMBER OF STORIES 1.00  
 FIRE ZONE OUT  
 NUMBER OF UNITS 1.00

-----  
 Parcel Identification Nbr 18/31/17/77814/014/0121/                      Old account number                      76648270  
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\*\* PERMIT: OLD 00 PERMITS ISSUED IN CSTONE 88-95  
 STATUS: CLOSED                      ISSUE DATE: 3/22/95                      FEE ASSESSED: .00                      FEE PAID: .00  
 DATE: 1/01/15                      ISSUE NBR:                      PERMIT VALUE: 0

SAFFORDS ADDN                      RES1  
 BLOCK: 14 LOT 12                      18-31-17 FL ZONE:C  
 REMOVE ROTTEN BOARDS ON PORCH WALL & PUT VFD  
 TIF DUE N                      B OF A N  
 EDC N                      CRA N  
 UTIL CON N                      UTIL DEP N  
 USER: PVR DATE 19950322 TIME 1456

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
02 05000518	5/09/02 RESIDENTIAL ADDITIONS AND ALTERATIONS	5/09/02 IN PROCESS	

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
03 11001265	11/25/03 GAS	10/21/09 ABANDONED	SNAPP, TYRA L CARR R INC

\* STRUCTURE: 001 000                      STATUS: CLOSED                      STATUS DATE: 10/30/09                      C.O. DATE:  
 CODES: OCCUPANCY TYPE                      RES1                      SINGLE FAMILY RESIDENCE  
 OTHER STRUCTURE INFORMATION:  
    UTILITY NOTIFICATION                      NA  
    PLAT PAGE                      F-6  
    SETBACK - FRONT                      NA  
    SETBACK - LEFT                      NA  
    SETBACK - RIGHT                      NA  
    SETBACK - REAR                      NA  
    SETBACK OTHER/ACCESSORY                      NA  
    ZONING DISTRICT                      RM 12/15

\*\* PERMIT: GASP 00 GAS/RES REINSTALL WH NO ELEC  
 STATUS: CLOSED                      ISSUE DATE: 11/25/03                      FEE ASSESSED: 35.00                      FEE PAID: 35.00  
 DATE: 10/30/09                      ISSUE NBR: 0311001265                      PERMIT VALUE: 165

\*\*\* INSPECTION: 596 0001 FINAL - GAS  
 STATUS: INSPECTION COMPLETED                      REQUEST DATE: 3/25/04                      BY: VRU  
 DATE: 3/25/04                      INSPECTOR: PHIL KAPILI                      RESULTS:DISAPPROVED                      DATE 3/25/04  
 RES COMMENTS: INCORRECT FLUE CLEARANCE  
 NON LISTED FAILURE CODE. CONTACT INSPECTOR FOR DETAILS.  
 gas flue on wood at eve, not secure and not height enough,  
 closer than 8ft to a vertical surface.

\*\*\* INSPECTION: 596 0002 FINAL - GAS  
 STATUS: INSPECTION COMPLETED                      REQUEST DATE: 5/07/04                      BY: VRU  
 DATE: 5/07/04                      INSPECTOR: KEN BRADBURY                      RESULTS:DISAPPROVED                      DATE 5/07/04





Parcel Identification Nbr 18/31/17/77814/014/0121/ Old account number 76648270

CODES: CONSTRUCTION TYPE VB VB WOOD FRAME OHR PROTECT  
OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
FLOOD ZONE 59 X ZONE (1' ABOVE CROWN)

OTHER STRUCTURE INFORMATION:  
SETBACK - FRONT NA  
SETBACK - LEFT NA  
SETBACK - RIGHT NA  
SETBACK - REAR NA  
SETBACK OTHER/ACCESSORY NA  
THRESHOLD BUILDING? NA  
NUMBER OF STORIES 1.00  
SQUARE FOOTAGE NA  
AC FRONT SETBACK NA  
AC LEFT SETBACK NA  
AC RIGHT SETBACK NA  
AC REAR SETBACK NA  
ENTERPRISE ZONE PROPERTY ENTZ  
INSPECTION ZONE ZONE 640  
PERMIT IN/OUT OF CITY IN  
NUMBER OF UNITS 1.00

\*\* PERMIT: BRES 00 BUILDING/RESIDENTIAL  
STATUS: CLOSED  
DATE: 2/01/15

ISSUE DATE: 10/16/14 FEE ASSESSED: 52.50 FEE PAID: 52.50  
ISSUE NBR: 1410000767 PERMIT VALUE: 2000

\*\*\* INSPECTION: 0196 0001 FINAL BUILDING

STATUS: INSPECTION COMPLETED REQUEST DATE: 1/16/15 BY: INT  
DATE: 1/16/15 INSPECTOR: EUGENE S ROONEY RESULTS: APPROVED DATE 1/16/15  
REQ COMMENTS: As per permit, final inspection of decking on porch,  
handrail, replace/repair siding to match and paint to  
match.

Comments  
AFTER THE FACT:  
SIDING.  
INSTALL NEW HANDRAIL AT FRONT PORCH.  
October 16, 2014 2:59:16 PM PSGetsov.  
TO REPLACE/REPAIR SIDING, DECKING AND  
STRUCTURE.

October 16, 2014 2:48:33 PM DWDearmi.  
INSTALL APPROX. 200 SQ FT OF WOOD  
REPLACE DECKING ON FRONT PORCH.  
PAINT EXTERIOR SURFACES TO MATCH.  
APPROVED BY CATE LEE/ZONE DEPT  
NEW HANDRAIL. PAINT TO MATCH EXISTING  
October 16, 2014 2:59:34 PM PSGetsov.

SUBDIVISION

SAFFORDS ADDN.

LOT  
W 43 1/3' of Lot 112

BLOCK 14

COPY

BUILDING

ELECTRICAL

18-31-17 PLUMBING

F-6

LOCATION: 556 - 6th Avenue North  
Housing Letter 9/3/68

#9976-R2 4/12/72 \$110

OWNER: John Denman

Contr: Wally Watt Mfg. Inc.

Install 3'x5' aluminum utility  
building (Type IV)

#38995-RC 3/10/76 \$325

OWNER: John Denman

Contr. David Brown - Reroof res.

tear off & reroof with 30#felt  
& Class C shingles 5/12 pitch

(Type VI) 556 1/2 - 6th Ave. No.)

#38996-RC 3/10/76 \$725

Owner: John Denman

Contr: David Brown - Reroof

exist res. tear off & reroof with

30# felt & Class C self sealing  
shingles 5/12 pitch (Type VI)

556 - 6th Avenue No.

**PROPERTY CARD INTERPRETATION**

556 6th Avenue North CI-94-0206

TWO (2) LEGAL DWELLING UNITS

MAY LAWFULLY EXIST ON SITE.

TWO (2) DWELLING UNITS WERE

LEGALLY CONSTRUCTED ON SITE.

JULY 08, 1994 07/18/94 SW/dah

#574A 5/19/41 F.G. Sloven  
Camfield - 2w lmtr-fan

#708A 6/1/41 S.G. Selover

Hayes - lsw 3w lm lmotor fan

556 - 6th Avenue No.

#12110 4/28/28 F. Sloven

Southern - new 3ws-C 270 B

OK 4/28/28 (556 1/2 - 6th Ave.No.)

#4738G 2/25/64 Kornegy

M & J Elec. 2c 2b 4sw 7p 3ws

100amp #3 RH lmeter

#E7823A 6/2/69 John Denham

M & Elect. 100amp lmeter

lsw 2p 1-1 1/2 HP Room A/C

#6808D 11/13/56 Herozier

Robertson Plbg. - replace tub  
with shower (556 - 6th Ave. No.)

#P73YOB 7/15/74 Freeman Void

John Hay & Son - repl. ewh VOID

INSTALLATION	GAS	SEWER
<p>#5044A 10/22/58 R.C. Jacobus McQueen Brothers - 35,000 BTU Coleman-Exist. tank-exist chimney 545 - 6th Street No.) #3638D 10/7/65 J.A. Karnegy C.A. Atherton Oil - lsp. heater #3670D 10/11/65 J.A. Karnegy C.A. Atherton Oil - 2nd inspect. add to #3638D #M3797C- 8/18/80 - Dr. Daicoff - Economy Htg &amp; A/C install 2 split unit heat and cooling system with 14 supplys and 2 returns (556)</p>	<p>#1967 1/10/52 OWNER S.S. Selover Contr: Sears &amp; Roebuck - lrange (556- 6th Avenue North) #G5261A - 3/23/78 - John Denman- Florida Gas - 1-wall heater - nat gas #G6837A - 11/21/79 - B. Denman Peoples Gas System - space heater - natural gas</p>	
	SIGNS	SEPTIC TANK
		<p>WAS 9 - LHS</p>

Parcel Identification Nbr 18/31/17/77814/014/0122/		Old account number	76648265
ADDRESS/ SUBDIVISION/ LOCATION ID NBR	LEGAL/ PLAT/BOOK/PAGE	ZONING/ ZONING VARIANCE FIRE ZONE	
554 6TH AVE N HISTORIC UPTOWN NBRHDS 178621	SAFFORD'S ADD REVISED BLK 14, W 43.33 FT OF E 86.66 FT OF LOT 12	*ERROR* *ERROR* *ERROR*	

GNRL UTILITY LOC COMMENT ATTN\*\*\*PENDING LEASE VERIFICATION\*\*\* 2/19/13 APPL PERMIT C.O.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
91 02221072	2/22/91 PERMIT FROM THE CSTONE SYST ISSUED 5/88-5/95	7/02/95 COMPLETED	BELL CAROLYN

\* STRUCTURE: 001 000 STATUS: CLOSED STATUS DATE: 7/02/95 C.O. DATE:  
 CODES: OCCUPANCY TYPE RES2 MULTI-FAMILY RESIDENCE  
 OTHER STRUCTURE INFORMATION:  
 UTILITY NOTIFICATION 2  
 NUMBER OF STORIES 1.00  
 NUMBER OF UNITS 1.00

\*\* PERMIT: OLD 00 PERMITS ISSUED IN CSTONE 88-95  
 STATUS: CLOSED ISSUE DATE: 2/22/91 FEE ASSESSED: .00 FEE PAID: .00  
 DATE: 7/02/95 ISSUE NBR: PERMIT VALUE: 0

\*\*\* INSPECTION: 510 0001 PRESSURE TEST - GAS  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 7/08/91 15:40 BY: CNV  
 DATE: 7/08/91 INSPECTOR: GAS PERMIT FN PER LTR ON RESULTS:APPROVED DATE 7/08/91

\*\*\* INSPECTION: 596 0001 FINAL - GAS  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 7/08/91 15:41 BY: CNV  
 DATE: 7/08/91 INSPECTOR: GAS PERMIT FN PER LTR ON RESULTS:APPROVED DATE 7/08/91

SAFFORDS ADDN  
 BLOCK: 14 LOT 112 RES2  
 INSTALL 30 GAL NAT'L GAS WATER HEATER F-6 18-31-17  
 USER: JAN DATE 19910222 TIME 1501

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
91 02221073	2/22/91 PERMIT FROM THE CSTONE SYST ISSUED 5/88-5/95	7/02/95 COMPLETED	BELL CAROLYN

\* STRUCTURE: 001 000 STATUS: CLOSED STATUS DATE: 7/02/95 C.O. DATE:  
 CODES: OCCUPANCY TYPE RES2 MULTI-FAMILY RESIDENCE  
 OTHER STRUCTURE INFORMATION:  
 UTILITY NOTIFICATION 2  
 NUMBER OF STORIES 1.00  
 NUMBER OF UNITS 1.00



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 Parcel Identification Nbr 18/31/17/77814/014/0122/                      Old account number                      76648265  
 -----

RES COMMENTS: CONTRACTOR THAT ADDITIONAL WEIGHT IS BEING ADDED  
 TO TRUSSES THAT WAS NOT FORESEEN BY THE ORIGINAL DESIGNER OF  
 THE TRUSS OR JOIST SYSTEM  
 horizontal a\h not vertical .

\*\*\* INSPECTION: 496 0002 FINAL - MECHANICAL  
 STATUS: INSPECTION COMPLETED                      REQUEST DATE: 10/07/03 17:00 BY: CDB  
 DATE: 10/07/03 INSPECTOR: HERMAN VARGAS                      RESULTS: APPROVED WITH EXCEPTION                      DATE 10/07/03

RES COMMENTS: 1. must notrize letter for a/h in attic.  
 WAITING ON WORKSHEET AFL                      INSTALL NEW AC WITH DUCT, SPLIT,  
 CONDENSER, AIR HANDLER, VERTICAL, 1                      RETURN, 7 SUPPLIES, COND DRAIN, 10 KW  
 revised 9\*25\*03 split condsr air hndlr                      horizontal cdb

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
03 08000044	8/01/03 ELECTRICAL	10/19/09 EXPIRED	TZOUROUTIS, JOHN KELLY ELECTRIC

\* STRUCTURE: 001 000                      STATUS: CLOSED                      STATUS DATE: 10/30/09                      C.O. DATE:  
 OTHER STRUCTURE INFORMATION:  
 UTILITY NOTIFICATION                      NA  
 PLAT PAGE                      F-6

\*\* PERMIT: ELER 00 ELECTRICAL RESIDENTIAL  
 STATUS: CLOSED                      ISSUE DATE: 8/01/03                      FEE ASSESSED:                      45.00                      FEE PAID:                      45.00  
 DATE: 10/30/09                      ISSUE NBR: 0308000044                      PERMIT VALUE:                      900

\*\*\* INSPECTION: 293 0001 FINAL, SERVICE ONLY - ELECT  
 STATUS: INSPECTION COMPLETED                      REQUEST DATE: 8/05/03                      BY: VRU  
 DATE: 8/05/03 INSPECTOR: FREDERICK V JONES JR                      RESULTS: APPROVED                      DATE 8/05/03

RES COMMENTS: VOICE MESSAGE LEFT  
 RES COMMENTS: RELEASE ELECTRIC TO POWER COMPANY  
 SERVICE UPGRADE: 150AMPS TO 200AMPS,                      OVERHEAD SERVICE AND ADD 1 HEAT AND A/C  
 CIRCUIT.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
18 01000741	1/16/18 ROOF	2/15/18 VOID	TZOUROUTIS, JOHN THE HOME DEPOT (SWANNER)

\* STRUCTURE: 000 000                      STATUS: CLOSED                      STATUS DATE: 2/28/18                      C.O. DATE:  
 CODES: ROOF TYPE                      AS                      ASPHALT SHINGLE  
           OCCUPANCY TYPE                      RES1                      SINGLE FAMILY RESIDENCE  
           FLOOD ZONE                      59                      X ZONE (1' ABOVE CROWN)  
 OTHER STRUCTURE INFORMATION:  
 INSPECTION ZONE                      ZONE 640  
 PERMIT IN/OUT OF CITY                      IN  
 REPLACEMENT COST DEPRECIA                      56630

-----  
 Parcel Identification Nbr 18/31/17/77814/014/0122/ Old account number 76648265  
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\*\* PERMIT: ROOF 00 ROOFING RESIDENTIAL  
 STATUS: CLOSED ISSUE DATE: 1/16/18 FEE ASSESSED: 100.00 FEE PAID: 100.00  
 DATE: 2/28/18 ISSUE NBR: 1801000741 PERMIT VALUE: 0

EFFECTIVE OCTOBER 1, 2011 ALL ROOF TYPES EXCEPT SHINGLE OVER SHINGLE ROOF-OVER'S  
 WILL NOW REQUIRE A 0104 IN-PROGRESS ROOF INSPECTION-  
 AND WATER BARRIER INSPECTION AFFIDAVITS EFFECTIVE APRIL 9, 2015 RETRO FASTENING  
 THE INSPECTOR AND THE CITY OF ARE NO LONGER REQUIRED TO BE ON SITE FOR  
 COPIES AT OUR OFFICES. STPETERSBURG WILL NO LONGER ACCEPT  
 CONTRACTOR SHALL PROVIDE PROPERTY OWNER WITH A COPY AND ALSO RETAIN A COPY.

ZONING APPROVAL. CITY CODE REQUIRES ALL STRUCTURES ON A PROPERTY TO HAVE SIMILAR  
 ROOF MATERIALS (SECTIONS 16.20.010 THROUGH 16.20.150, BUILDING DESIGN).  
 FOR ADDITIONAL INFORMATION ON THIS REQUIREMENT PLEASE CONTACT  
 DEVREV@STPETE.ORG VOID PERMIT.  
 CONTRACTOR BROUGHT IN LETTER VOIDING PERMIT. NO WORK WAS DONE AND NO  
 INSPECTIONS TOOK PLACE. February 15, 2018 11:09:24 AM avkeane.  
 THIS PERMIT IS FOR THE REPLACEMENT OF ROOF MATERIALS AND MINIMUM REPAIRS OF  
 EXISTING DAMAGED UNDERLAYMENT AND FASCIA MATERIALS. A SEPARATE PERMIT AND  
 APPROVAL BY THE ZONING DEPARTMENT AND A BUILDING PLANS EXAMINER IS REQUIRED FOR  
 ALTERATIONS TO THE EXTERIOR FEATURES OF A STRUCTURE.  
 January 23, 2018 9:37:51 AM hjrebhol. NOC SCANNED IN  
 REMOVE AND REPLACE 15 SQS ON 6/12 PITCH, A/S 1 STORY SFR.  
 January 16, 2018 10:27:46 AM avkeane.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
18 10001154	10/17/18 RESIDENTIAL ADDITIONS AND ALTERATIONS	11/07/18 APPROVED FOR PERMIT	MADSEN, STACHA

\* STRUCTURE: 000 000 STATUS: APPROVED STATUS DATE: 2/22/19 C.O. DATE:  
 CODES: CONSTRUCTION TYPE VB VB WOOD FRAME OHR PROTECT  
 OCCUPANCY TYPE RES1 SINGLE FAMILY RESIDENCE  
 FLOOD ZONE 59 X ZONE (1' ABOVE CROWN)  
 OTHER STRUCTURE INFORMATION:  
 NUMBER OF STORIES 1.00  
 ENTERPRISE ZONE PROPERTY ENTZ  
 INSPECTION ZONE ZONE 640  
 PERMIT IN/OUT OF CITY IN  
 NUMBER OF UNITS 1.00

\*\* PERMIT: BRES 00 BUILDING/RESIDENTIAL  
 STATUS: PERMIT PRINTED ISSUE DATE: 10/18/18 FEE ASSESSED: 50.00 FEE PAID: 50.00  
 DATE: 10/18/18 ISSUE NBR: 1810001154 PERMIT VALUE: 940

\*\*\* INSPECTION: 0100 0001 INVESTIGATIVE BUILDING  
 STATUS: INSPECTION COMPLETED REQUEST DATE: 1/25/19 17:00 BY: CKM  
 DATE: 1/25/19 INSPECTOR: SCOTT WILLIAMS RESULTS:WAIVED DATE 1/25/19  
 RES COMMENTS: January 25, 2019 3:19:55 PM srwillia.

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Parcel Identification Nbr 18/31/17/77814/014/0122/                      Old account number                      76648265  
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RES COMMENTS: Responding to complaint for new gas tankless water heater installed on east side of house, unpermitted. Found older existing gas water heater in enclosure. No new changes from existing conditions.

\*\*\* INSPECTION: 0135 0001 FRAMING - BUILDING  
STATUS: INSPECTION COMPLETED                      REQUEST DATE: 2/25/19                      BY: INT  
DATE: 2/25/19                      INSPECTOR: DOUG NELSON                      RESULTS: APPROVED WITH EXCEPTION                      DATE 2/25/19  
REQ COMMENTS:  
RES COMMENTS: Need additional wall bracing at rear porch, verify at insulation inspection. Complete electrical rough prior to insulation

\*\*\* INSPECTION: 0140 0001 INSULATION (WALL OR CEIL) BLDG  
STATUS: INSPECTION COMPLETED                      REQUEST DATE: 3/05/19                      BY: INT  
DATE: 3/05/19                      INSPECTOR: DOUG NELSON                      RESULTS: APPROVED                      DATE 3/05/19  
REQ COMMENTS: Please call 727-273-6707  
RES COMMENTS: batt wall insulation only

\*\* PERMIT: ELER 00 ELECTRICAL RESIDENTIAL  
STATUS: PERMIT PRINTED                      ISSUE DATE: 10/18/18                      FEE ASSESSED: 71.00                      FEE PAID: 71.00  
DATE: 10/18/18                      ISSUE NBR: 1810001154                      PERMIT VALUE: 3500

\*\*\* INSPECTION: 0235 0001 ROUGH IN - ELECTRICAL  
STATUS: INSPECTION COMPLETED                      REQUEST DATE: 12/11/18                      BY: INT  
DATE: 12/11/18                      INSPECTOR: JOHN KEVIN CALLAHAN                      RESULTS: DISAPPROVED                      DATE 12/11/18  
REQ COMMENTS:  
RES COMMENTS: December 11, 2018 1:51:35 PM jkallah.  
Unable to access, no one on site.

\*\*\* INSPECTION: 0235 0002 ROUGH IN - ELECTRICAL  
STATUS: INSPECTION COMPLETED                      REQUEST DATE: 12/19/18                      BY: INT  
DATE: 12/19/18                      INSPECTOR: JOHN KEVIN CALLAHAN                      RESULTS: DISAPPROVED                      DATE 12/19/18  
REQ COMMENTS: call j.leek 813.373.8374 for entry  
RES COMMENTS: December 19, 2018 12:01:48 PM jkallah.  
Unable to access, contractor to reschedule.

\*\*\* INSPECTION: 0235 0003 ROUGH IN - ELECTRICAL  
STATUS: INSPECTION COMPLETED                      REQUEST DATE: 3/04/19                      BY: INT  
DATE: 3/04/19                      INSPECTOR: DON MCCLINTOCK QUORUM SVC                      RESULTS: APPROVED                      DATE 3/04/19  
REQ COMMENTS:  
RES COMMENTS: March 4, 2019 12:14:21 PM ckmorin.

\*\* PERMIT: GARE 00 GAS/RESIDENTIAL  
STATUS: PERMIT PRINTED                      ISSUE DATE: 2/22/19                      FEE ASSESSED: 50.00                      FEE PAID: 50.00  
DATE: 2/22/19                      ISSUE NBR: 1810001154                      PERMIT VALUE: 0

\*\* PERMIT: MERE 00 MECHANICAL/RESIDENTIAL  
STATUS: PERMIT PRINTED                      ISSUE DATE: 10/18/18                      FEE ASSESSED: 57.00                      FEE PAID: 57.00  
DATE: 10/18/18                      ISSUE NBR: 1810001154                      PERMIT VALUE: 1600

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Parcel Identification Nbr 18/31/17/77814/014/0122/ Old account number 76648265  
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\*\* PERMIT: PLGR 00 PLUMBING RESIDENTIAL  
STATUS: PERMIT PRINTED ISSUE DATE: 10/18/18 FEE ASSESSED: 85.00 FEE PAID: 85.00  
DATE: 10/18/18 ISSUE NBR: 1810001154 PERMIT VALUE: 5500

\*\*\* INSPECTION: 0330 0001 PARTIAL ROUGH-IN - PLUMBING  
STATUS: INSPECTION COMPLETED REQUEST DATE: 2/25/19 BY: INT  
DATE: 2/22/19 INSPECTOR: KEN BRADBURY RESULTS: CANCELED DATE 2/22/19  
REQ COMMENTS:

\*\*\* INSPECTION: 0335 0001 2ND ROUGH/ROUGH IN - PLUMBING  
STATUS: INSPECTION COMPLETED REQUEST DATE: 2/25/19 BY: INT  
DATE: 2/25/19 INSPECTOR: KEN BRADBURY RESULTS: APPROVED DATE 2/25/19  
REQ COMMENTS:

RES COMMENTS: Per Ken Bradbury February 25, 2019 2:57:31 PM ckmorin.

November 13, 2018 8:59:37 AM srhancoc. Revision: Remove bump out and fill in  
wall opening with existing footer. November 13, 2018 9:12:10 AM LSDANA.  
October 18, 2018 11:29:32 AM ppburke. BUILD: REMODEL 3 EXISTING BATHROOMS,  
HOUSE BATH RELOCATE FIXTURES, MASTER AND BED 2 BATH SAME LAY  
OUT, RELOCATE KITCHEN TO LIVING ROOM AREA, WHERE  
KITCHEN WAS TO PORCH, TOTAL REMODEL APPROX 383SF  
October 18, 2018 11:52:50 AM SCBoston. Comments  
February 22, 2019 9:58:10 AM srhancoc. Revision 3: Replace 17 single hung Jeld  
Wen impact windows. Alter 1 opening.  
Gas: replace wh with tankless. add gas range and dryer.  
Plumb: relocate wc, tub, shower in m. bath.  
October 18, 2018 11:29:32 AM ppburke. ELECT: ALTER APPROX 6 CIRCUITS, TO CODE  
October 18, 2018 11:53:43 AM SCBoston. February 22, 2019 9:58:10 AM srhancoc.  
Gas: replace wh with tankless. add gas range and dryer.  
NOC RECEIVED November 13, 2018 9:14:29 AM LSDANA.  
November 7, 2018 10:09:46 AM srhancoc. \*\*\*REVISION 1\*\*\*  
Revision: Mech: Relocate AC to side of house.  
Mech: Add additional receptacles to living room / kitchen and bedrooms.  
November 7, 2018 10:23:06 AM mrsciddu. October 18, 2018 11:29:32 AM ppburke.  
MECH: REPLACEMENT OF 3 EXHAUST FANS, October 18, 2018 11:54:34 AM SCBoston.  
PLUMB: REPLACEMENT OF 2 WC, RELOCATE 1 WC, 1 TUB 2 SHOWERS,  
3 LAVS, October 18, 2018 11:55:40 AM SCBoston.  
February 22, 2019 9:58:10 AM srhancoc. Revision 3:  
Plumb: relocate wc, tub, shower in m. bath.  
February 22, 2019 10:19:58 AM rllapicc. plans scanned  
November 13, 2018 8:50:15 AM cdmalysz. Approved to remove bay window and  
rebuild wall flush with the abutting walls.  
November 13, 2018 9:12:49 AM LSDANA. November 7, 2018 9:46:48 AM apshaw.  
\*\*\*REVISION 1\*\* APPROVED:  
REVISION TO RELOCATE A/C FROM REAR YARD TO SIDE YARD. NEW LOCATION MUST MAINTAIN  
A MIN OF 3' SETBACK FROM THE PROPERTY LINE FOR THE AC AND PAD.  
November 7, 2018 10:24:06 AM mrsciddu. February 22, 2019 9:18:06 AM aovickst.  
Approved for the replacement of 17 existing windows with  
impact glass windows. 1. All windows to be same/similar  
style. City of St. Petersburg  
Asbestos Notification Statement Attention Building and Structure Owners  
and Contractors By signing the Application and Permit

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 Parcel Identification Nbr 18/31/17/77814/014/0122/ Old account number 76648265  
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for Construction, you certify that you Federal State and County laws and further understand that any violations monetary penalties to the building respective contractors. Additional asbestos rules may include criminal contractor license forfeiture/suspension Asbestos regulations require asbestos to demolition or renovation activities. A perform the survey. If asbestos is predicted that asbestos will be asbestos contractor must remove it buildings and structures written to the Pinellas County Air Quality facility load supporting members either prior to asbestos removal projects. Note: the following exemption single family residence, and not to any You, as the owner and occupier of a lease, may undertake the moving, removal materials on your own residential exemption, (subject to the limitations appear and sign the building permit State law requires asbestos removal to have applied for a permit under an allows you, as the owner of your removal contractor even though you do the construction yourself. You may move, materials on a residential building building is not for sale or lease, or your property. If you sell or lease such asbestos abatement is complete, the law or lease the property at the time the this exemption. You may not hire an Your work must be done according to all regulations, which apply to asbestos responsibility to make sure that people by state law and by county or municipal The statements included on this page are City of St. Petersburg Application and Permit for Construction asbestos:  
[html/asbestos/as500.html](http://html/asbestos/as500.html)  
 South Garden Ave Clearwater, FL

have complied, or will comply with all regulations pertaining to asbestos. You of these requirements can result in owners, building lessees, and their penalties for failing to comply with prosecution under federal law and under State law.  
 be identified prior to beginning any State licensed asbestos consultant must identified in the survey, and it is disturbed in any way, a State licensed first. Additionally, for non-exempt notification must be mailed or delivered Division ten working days prior to being moved or removed (demolitions) and Licensing Exemption:  
 exclusively applies to the owner of a contractor or other hired individuals. single family residence, not for sale or or disposal of asbestos-containing building. To qualify for the licensing provide below) an owner must personally application.  
 be done by licensed contractors. You exemption to that law. The exemption property, to act as your own asbestos not have a license. You must supervise remove or dispose of asbestos-containing where you occupy the building and the the building is a farm outbuilding on building within 1 year after the will presume that you intended to sell work was done, which is a violation of unlicensed person as your contractor. local, state and federal laws and abatement projects. It is your employed by you have licenses required licensing ordinances.  
 considered part of the:  
 Construction Services & Permitting  
 For additional information about  
[www.pinellascounty.org/environment/pages](http://www.pinellascounty.org/environment/pages)  
 Pinellas County Air Quality Division 300  
 (727)464-4422

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
18 11000680	11/13/18 ROOF REPLACE RESIDENTIAL>15 SQ TO 40 SQUARES	12/18/18 CLOSED	MADSEN, STACHA NATIONS ROOFING, CONST & MECH

\* STRUCTURE: 000 000 STATUS: CLOSED STATUS DATE: 12/31/18 C.O. DATE:

-----  
 Parcel Identification Nbr 18/31/17/77814/014/0i22/                      Old account number                      76648265  
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OTHER STRUCTURE INFORMATION:

ADDITIONAL ROOF TYPE  
 PITCH/SLOPE    6:12  
 SHINGLE ROOFS INFORMATION                      REMOVE/REPLACE  
 ROOF TYPE    ASPHALT SHINGLE  
 # OF SQUARES    20.00  
 # OF STORIES    1.00

\*\* PERMIT: ORR2 00 RESIDENTIAL ROOF>15-40 SQUARES  
 STATUS: CLOSED    ISSUE DATE: 11/13/18                      FEE ASSESSED:                      150.00                      FEE PAID:                      150.00  
 DATE: 12/31/18    ISSUE NBR:    PERMIT VALUE:                      7035

\*\*\* INSPECTION: 0096 0001 ROOF FINAL INSPECTION  
 STATUS: INSPECTION COMPLETED                      REQUEST DATE: 11/21/18                      BY: INT  
 DATE: 11/21/18                      INSPECTOR: DOUG NELSON                      RESULTS:APPROVED                      DATE 11/21/18  
 REQ COMMENTS: Jeff is contact. 352.281.7041

\*\*\* INSPECTION: 0104 0001 IN PROGRESS ROOF INSPECTION  
 STATUS: INSPECTION COMPLETED                      REQUEST DATE: 11/15/18                      BY: INT  
 DATE: 11/15/18                      INSPECTOR: JEFFREY DANNER                      RESULTS:APPROVED                      DATE 11/15/18  
 REQ COMMENTS: Afternoon, if possible. Jeff is contact 352-281-7041

YOU HAVE APPLIED FOR AN ONLINE PERMIT DOES NOT INCLUDE ANY OTHER REPLACEMENT OF ROOF MATERIALS AND UNDERLAYMENT AND FASCIA APPROVAL BY THE ZONING DEPARTMENT AND A ALTERATIONS TO THE EXTERIOR FEATURES OF ZONING APPROVAL. CITY CODE REQUIRES ALL ROOF MATERIALS (SECTIONS 16.20.010 FOR ADDITIONAL INFORMATION ON THIS DEVREV@STPETE.ORG EFFECTIVE APRIL 9, 2015 RETRO FASTENING ARE NO LONGER REQUIRED TO BE ON SITE FOR STPETERSBURG WILL NO LONGER ACCEPT PROVIDE PROPERTY OWNER WITH A COPY AND COMMENCEMENT WHEN APPLICABLE MUST BE ON November 14, 2018 12:10:47 PM 11lurry. Reroof 6:12 Pitch, 20 Squares Tarco Peel & Stick Underlayment 10450-R9

RESIDENTIAL ROOF REPLACEMENT PERMIT.THIS TRADES. THIS PERMIT IS FOR THE MINIMUM REPAIRS OF EXISTING DAMAGED MATERIALS. A SEPARATE PERMIT AND BUILDING PLANS EXAMINER IS REQUIRED FOR A STRUCTURE. ANY CHANGE TO ROOF MATERIALS REQUIRES STRUCTURES ON A PROPERTY TO HAVE SIMILAR THROUGH 16.20.150, BUILDING DESIGN). REQUIREMENT PLEASE CONTACT AND WATER BARRIER INSPECTION AFFIDAVITS THE INSPECTOR AND THE CITY OF COPIES AT OUR OFFICES. CONTRACTOR SHALL ALSO RETAIN A COPY.NOTICE OF SITE ALSO. noc received. GAF Timberline Shingles 10124-R20

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
18 11000789	11/14/18 WH REPLACEMENT PLBG/GAS/ELEC RESIDENTIAL	1/25/19 VOID	MADSEN, STACHA AIR QUALITY CONTROL \$\$ (GAS)
* STRUCTURE: 000 000	STATUS: CLOSED OTHER STRUCTURE INFORMATION: WATER HEATER DESCRIPTION	STATUS DATE: 1/31/19	C.O. DATE: PLBG,GAS,ELEC



Parcel Identification Nbr 18/31/17/77814/014/0122/

Old account number

76648265

the street. When sidewalk abuts the  
6. Any existing sidewalk within the  
thick concrete sidewalk with one layer  
6x6-w1.4x1.4).  
proposed driveway apron, an ADA approved  
abutting public sidewalk, must be  
approach. The cross slope of the ADA  
exceed 2 % ( 50:1). curb ramps shall be  
standard ramp detail #S20-23 when the  
grade. The longitudinal slope on curb  
ADA compliance.  
where new concrete abuts existing  
9. Work shall conform to current city  
standard drawing #S20-20 (residential  
#S20-10 (type a, b, c, and d curb  
(sidewalk) and city standard #S20-23  
are applicable and available upon  
10. The applicant will be responsible for  
construction including court costs and  
of city rights-of-way.  
have proper permits issued by the city  
barricades and care shall be used to  
12. Upon commencement of the work, the  
complete all the work authorized by this  
including restoration.

curb the wing shall be 6' wide.  
driveway area must be replaced with 5"  
of welded wire reinforcing fabric (wwf  
7. Where a public sidewalk abuts a  
pedestrian walkway equal in width to the  
constructed across the driveway  
approved pedestrian walkway shall not  
constructed in conformance with city  
sidewalk crossing is not at driveway  
ramps shall not exceed 1:12 to assure  
8. Expansion material must be placed  
concrete.  
standards and specifications. City  
driveway construction), city standard  
detail), city standard #S20-22  
(type i, ii, and iii sidewalk curb ramp)  
request.  
any injury or damage caused by this  
attorneys fee; also for the restoration  
11. Any trees which must be removed shall  
manager or his designated agent. Proper  
preserve trees which are to remain.  
applicant agrees to satisfactorily  
permit within 14 calendar days,  
December 10, 2018 12:10:02 PM LSDANA.

SUBDIVISION Safford's Addition

LOT E. 43-1/3' of W.86-2/3' BLOCK 14  
of Lot 12

CARD # 2

FL. ZONE:

FILM BOX #

ZONE: RM12/15

SEC. 18 TWN. 31 RGE. 17

PLAT PAGE: F-6

BUILDING

BUILDING

BUILDING

LOCATION: 554 - 6th Avenue North

PROPERTY CARD INTERPRETATION 5/8/92  
554 - 6TH AVENUE NORTH (#92-0051)  
ONE (1) LEGAL DWELLING UNIT ON  
SITE/MLS/RMR/lfr

BUSINESS C.O. #92-0729 07/10/92  
554 6th Ave N "Carolyn Bell"  
-3 apts /dah

SE ~~SPR~~ ~~DA~~ X  
#92-06-012

B OF A MEETING OF 6/19/92 REQUEST:  
TO APPEAL THE BUILDING DIRECTOR'S DECISION  
AS TO THE NUMBER OF LEGAL DWELLING UNITS  
ON SITE. BLDG DIR:ONE (1) DWELLING UNIT,  
APPLICANT:THREE (3) DWELLING UNITS,  
REMARKS:PROPERTY IS CONSIDERED TO BE  
ABANDONED-CITIED BY CODES ENFORCEMENT.  
DECISION:OVERRULED BLDG DIRECTOR'S  
DECISION, THREE (3) LEGAL DWELLING  
UNITS ON SITE-90 DAYS TO OBTAIN  
CERTIFICATE OF OCCUPANCY & OCCUP.  
TAX LICENSE/MLS/RMR/lfr

LI-74

672

Back

PLUMBING (SEWER/SEPTIC/GAS)

ELECTRIC

MECHANICAL (INSTALLATION)

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#35071-2 - 11/5/57 - \$350  
Owner Alfred Cupitt - Install  
shower and sink, replace lavatory  
and closet, interior partitions  
one apartment (Type VI)

#92133A-R4 - 3/2/64 - \$300  
Owner A. W. Cupitt - Remove old  
roof and reroof existing residence  
Class C (Type VI) Federal Roofing,  
Contractor

#B-3013-RC - 7/19/67 - \$260  
Owner A. W. Cupitt - Reroof existing  
residence Class C. "Tip-off" old roof  
3/12 pitch (Type VI) Ott'o Roofing,  
Contractor

Housing Letter: 9/3/68

#29971-2 - 2/25/70 - \$650  
Owner Marguerite Beckwith - Demolish garage  
as per housing, Cuyahoga Wrecking, Contr.  
Class C - 9/25/70 (Residence)

#1 - RR-12/15 - 3/16/78 - \$520  
Owner M. Beckwith - tear off west  
side of house roof and replace with  
felt and Class C self sealing  
6/12 pitch (Type VI) David  
Contr.

BofA-Denied-5/2/41

#### ELECTRICAL

#E2697C - 2/19/71 - M. Beckwith  
M & J Elec - 100 amps 10sw 5c 4b  
12p 1-range 1-WH (West Apt)  
#E2098C - 2/19/71 - M. Beckwith  
M & J Elec - 100 amps 5c 1b  
1-range 1-WH (East Apt)  
#E2099C - 2/19/71 - M. Beckwith  
M & J Elec - 60 amps 3c 1b 3sw 5p  
1-range (rear apt)  
#E8633F - 1/20/77 - M. Beckwith -  
M&J Elec - change panel (rear apt)

#### INSTALLATION

#2904D - 7/16/68 - J. Cupitt  
W. L. Smith - 1-used A/C 1-HP

**CASE #19-5400013**

ADDITIONAL CORRESPONDENCE FROM DAVID DAVIS

REQUEST FOR A REHEARING

May 13, 2019

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**David W. Davis**

1280 ½ 26th Street North  
Saint Petersburg, FL 33713

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May 13, 2019

Delivered by Hand to: \_\_\_\_\_  
By email to: [Jennifer.Bryla@stpete.org](mailto:Jennifer.Bryla@stpete.org)

Jennifer Bryla, AICP  
Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department  
P.O. Box 2842  
Saint Petersburg, FL 33731

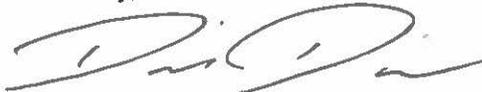
Re: Case No.: 19-54000013  
Address: 2600 ½ 13th Avenue North  
Parcel ID No.: 14-31-16-57240-000-0310  
Request: Approval of a variance to the required setback for the unenclosed for the accessory dwelling unit from 10-feet to 5-feet and 5-inches.

Dear Ms. Bryla,

Further to the matter herein referred, please accept notification of my desire to have a rehearing of the matter. The grounds upon which I seek rehearing are, pursuant to Section 16.70.010.5, Subsection A) 1) and Subsection A) 3) both of which will be presented in the Public Forum of the open Commission Rehearing.

Respectfully Submitted,

Sincerely,



David W. Davis

ec: David W. Davis: [live42dave@live.com](mailto:live42dave@live.com)



# DEVELOPMENT REVIEW COMMISSION

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

For Public Hearing on Wednesday, June 5, 2019  
at 2:00 p.m. in the City Council Chambers, City Hall,  
175 Fifth Street North, St. Petersburg, Florida.

## Existing Buildings and Businesses

This is a City-initiated application requesting that the Development Review Commission (“DRC”), in its capacity as the Land Development Regulation Commission (“LDRC”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** the following text amendments to the City Code, Chapter 16, Land Development Regulations (“LDRs”).

This text amendment is the continuation of application LDR 2019-01, described more completely below in the application timeline.

### APPLICANT INFORMATION

**APPLICANT:** City of St. Petersburg  
275 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701

**CONTACT:** Derek Kilborn, Manager  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
One – 4<sup>th</sup> Street North  
St. Petersburg, Florida 33711  
Derek.Kilborn@stpete.org  
(727) 893-7872

## STAFF ANALYSIS

On April 18, 2019, City Council voted 6-2 to approve Ordinance 363-H adopting a new City Code Section 16.30.095 titled “Storefront Conservation Corridor Overlay.” **Although the ordinance was adopted and is now in effect, City Council requested City staff to evaluate options for exempting existing buildings, in whole or part. City staff was directed to return to the City Council with a proposal on June 6, 2019.**

### Application Timeline

#### Development Review Commission (“DRC”):

On January 9, 2019, DRC reviewed the proposed text amendments and made a unanimous finding of consistency with the City’s Comprehensive Plan.

#### Committee of the Whole (“C.O.W.”)

On January 31, 2019, City Council, meeting as the C.O.W., received a presentation by City staff on the proposed text amendments.

#### City Council, First Reading:

On February 21, 2019, City Council conducted a first reading and set the second reading and adoption public hearing for March 14, 2019. During this meeting, the City Council voted 7-0 to bifurcate the small business assistance package (Resolution) from the zoning and land use text amendments (Ordinance). The small business assistance package was scheduled for public hearing on March 14, 2019; text amendments to the Land Development Regulations were scheduled for public hearing on April 18, 2019.

#### Committee of the Whole:

On February 28, 2019, City Council, meeting as the C.O.W., conducted its second public meeting to discuss the proposed text amendments. During the first reading and this C.O.W., City Council Members requested additional stakeholder meetings with the affected property owners.

#### Stakeholder Meetings

Following the first reading on February 21, 2019, City Development Administration, Economic and Workforce Development Department, and Planning and Development Services Department staff hosted a new round of meetings with multiple stakeholders along the Central Avenue corridors. Feedback from these meetings were incorporated into the proposed text amendments thereby providing additional flexibility to the property owners and tenants, without significantly altering the existing pattern of small, medium, and large storefronts. These accommodations are listed as follows and demonstrated in the adopted ordinance, attached:

- Clarifying the criteria for variance approval;
- Add in accommodations for small lots, for e.g. along Baum Avenue;
- Amending parking reductions;
- Clarifying design standards.
- Reduced the minimum number of small storefronts by five (5) percent (%) across all corridors;
- Under the variance criterion relating to expansion of an existing storefront space, increased the total combined square footage from 2,000 sq. ft to 2,500 sq. ft or less and where the combined storefront width is 40-feet or less.

#### City Council, Public Hearing for Small Business Assistance Package (Resolution):

On March 14, 2019, City Council voted 8-0 to approve the small business assistance package.

City Council, Public Hearing for Text Amendments to the Land Development Regulations (Ordinance):

On April 18, 2019, City Council voted 6-2 to approve Ordinance 363-H with direction to return on June 6, 2019.

Stakeholder Meeting

*On May 29, 2019, City staff is hosting a stakeholder meeting to present the proposed text amendment. Since this scheduled meeting post-dates the distribution of reports to Commission and City Council Members, an overview of the meeting will be provided during the DRC presentation.*

Upcoming Dates:

June 5, 2019: Development Review Commission, Public Hearing

June 6, 2019: City Council, First Reading

June 13, 2019: City Council, Public Hearing

**Text Amendment**

*Designated, Local Landmarks*

The City administration and staff is proposing an exemption for designated, local landmarks. While City staff has consistently conveyed to the stakeholders and City Council that this initiative is not an exercise in historic preservation, City staff believes this proposal offers added flexibility while establishing other protections for the buildings that have helped make the subject corridors a dynamic, pedestrian experience and regional destination.

A map series is attached showing the overlay boundary and highlighting buildings 50-years in age or older. The map series demonstrates that most proposals to exempt existing buildings would qualify large sections within the overlay boundary and diminish the broader intent of the storefront initiative.

Since many buildings are historic, but not all buildings qualify for designation as a local landmark, historic preservation staff evaluated the subject corridor to identify potentially eligible properties for local landmark designation. As of this writing, staff findings are being interpreted into a map and will be provided prior to the public hearing. For designation, these properties will require a formal determination of eligibility from the Community Planning and Preservation Commission and ordinance adoption by the City Council.

Designated, local landmarks require a Certificate of Appropriateness for exterior modifications only. This allows flexibility for interior changes without review, but also puts into place a public hearing process for any future request to demolish. Designated, local landmarks also qualify for an ad valorem tax exemption on the value of any building improvements. Although the historic preservation program is exterior only, the property owner may voluntarily elect to include certain interior improvements to increase their tax exemption.

**Consistency and Compatibility (with Comprehensive Plan)**

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

Vision Element:

- V1.1 - Development decisions and strategies shall integrate the guiding principles found in the Vision Element [Citizen-Based Themes] with sound planning principles followed in the formal planning process.

- *Quality of Life Mission Statement:* St. Petersburg will ensure its future as an outstanding community to live, work, play and learn. This qualitative approach will form a model sustainable city that achieves social, environmental and economic fairness and mutual success. The best traditions of the City shall be preserved and enhanced while creating new traditions and a strengthened quality of life for all.
  - Likes: Unique Sense of Place, Diversity, Neighborhood Identity, Sense of Urban and Natural Beauty, Small Town/Family Focus, Historic Preservation, Neighborhood friendly schools, Celebration of Community, Access to the waterfront.
  
- *Economic Development Mission Statement:* St. Petersburg shall be a community of economic diversity, strength and self-sufficiency, resulting in a growth economy. Mixed use centers shall be vital with service, professional and technology businesses that provide economic stability. All areas of the city make meaningful and stable economic contributions as well as manifesting a beautiful built environment. Economic initiatives shall be prioritized and executed based on creating partnerships and social equity.
  - Likes: Recent downtown reinvestment, active downtown after 5 PM, new housing choices such as renovated apartments and new townhomes, city incentives to local businesses, city assistance to local artists, low unemployment, tourism, unique identity from Tampa.
  - Dislikes: Lack of progress in some areas, too many low paying jobs, not enough higher paying jobs, abandoned shopping centers, lack of clear city plan for many key areas such as downtown, inferiority complex with Tampa.
  - Results of a successful 2020 Vision include:
    - Long range comprehensive redevelopment strategy that identifies the economic landscape, future opportunities, and marketing approaches.
    - Develop diverse and independent economic base.
    - Re-emergence of locally owned/niche business districts.
    - Socio/cultural/economic integration.
    - Center and Corridor’ re-investment – residential and commercial mixed use.
    - Successful Southside reinvestment.
    - Economically successful arts community.

Land Use Element:

- LU3.18 - All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets, and with proper facilities for pedestrian convenience and safety.
- LU21.1 - The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan

**RECOMMENDATION**

City staff recommends the DRC make a *finding of consistency* with the City’s Comprehensive Plan.

**HOUSING AFFORDABILITY IMPACT STATEMENT**

**City of St. Petersburg  
Housing Affordability Impact Statement**

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City’s Housing and Community Development Department.

**I. Initiating Department:** Planning & Development Services Development

**II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:**

See attached proposed amendments to Chapter 16, City Code of Ordinances (City File LDR 2019-01).

**III. Impact Analysis:**

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No  (No further explanation required.)

Yes  Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be:  
\$\_\_\_\_\_.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No  (No further explanation required)

Yes  Explanation:

**IV: Certification**

It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community's ability to provide affordable housing, please explain below:

CHECK ONE:

- The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required.( Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

\_\_\_\_\_  
Manager, Urban Planning and Historic Preservation Division (signature) \_\_\_\_\_ Date

OR

- The proposed regulation, policy, procedure, or comprehensive plan amendment being proposed by resolution or ordinance *will increase housing costs* in the City of St. Petersburg. (Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

\_\_\_\_\_  
Manager, Urban Planning and Historic Preservation Division (signature) \_\_\_\_\_ Date

Copies to: City Clerk  
Joshua A. Johnson, Director, Housing and Community Development

**PROPOSED ORDINANCE**

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA;  
AMENDING SECTION 16.30.095. OF THE CITY CODE  
(STOREFRONT CONSERVATION CORRIDOR OVERLAY) TO  
CREATE AN EXEMPTION FOR CERTAIN LOCAL HISTORIC  
RESOURCES; PROVIDING FOR SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.

WHEREAS, during its April 18, 2019 meeting, the St. Petersburg City Council (“City Council”) adopted Ordinance 363-H, the Storefront Conservation Corridor Overlay (“SCCO”) ordinance; and,

WHEREAS, the City Council found that the SCCO was a worthwhile effort by City of St. Petersburg (“City”) administration and staff, as well as local stakeholders and property owners, to protect and bolster the small-scale business sector and the pedestrian-friendly aesthetic of important commercial corridors in St. Petersburg; and

WHEREAS, the City Council also found, in recognizing the challenges of owning older buildings, that it was desirable to provide a pathway to exemption from the SCCO for certain buildings whose owners are seeking to adaptively reuse these structures in response to evolving trends in commercial and retail redevelopment; and

WHEREAS, the City Council requested City staff to draft an amendment to the SCCO addressing the desire for an exemption for adaptive reuse of certain older buildings; and

WHEREAS, acknowledging that adaptive reuse is currently a process defined by City Code Section 16.30.020., and is available to historic resources only, City administration and staff are recommending the adoption of the amendment to the SCCO in this Ordinance, which creates an exemption for local historic landmarks.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

**Section 1.** Section 16.30.095.1. of the St. Petersburg City Code is hereby amended as follows:

**16.30.095.1. – Applicability.**

This section applies to any property within a delineated Storefront Conservation Corridor, except for those buildings designated as local landmarks in accordance with the historic and archaeological preservation overlay section. This section is not retroactively applied. Upon establishment of a delineated Storefront Conservation Corridor, the properties and structures within a corridor are deemed to be grandfathered with respect to the standards and regulations set forth in this section. However, properties within a delineated Storefront Conservation Corridor may not seek to increase any non-conforming land use, and no structure or tenant space may be enlarged, altered or changed in a way which increases its nonconformity except as may be allowed by this section.

**Section 2.** Section 16.30.095.6. of the St. Petersburg City Code is hereby amended as follows:

**16.30.095.6. - Storefront Width for Pedestrian Level, Publicly Accessible Storefronts.**

Storefront widths help define the character of place as one moves throughout the delineated corridors. To conserve the character of these places, the percentage of existing small, medium, and large storefronts for the corridor shall be established by averaging all storefront widths throughout the corridor. To encourage renovations of existing historic buildings, this section shall not apply to buildings designated as local landmarks in accordance with the historic and archaeological preservation overlay section.

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

**Section 4.** Coding. As used in this ordinance, language appearing in struck-through type is language in the City Code to be deleted, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

**Section 5.** Effective date. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to Form:

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City Attorney (Designee)

00451510.docx

**ADOPTED ORDINANCE**

ORDINANCE NO. 363-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING CHAPTER 16 OF THE CITY CODE; CREATING A NEW SECTION 16.30.095 FOR THE STOREFRONT CONSERVATION CORRIDOR OVERLAY; PROVIDING FOR GRANDFATHERING; CREATING DEFINITIONS; PROVIDING THE PROCESS FOR ESTABLISHMENT OF AN OVERLAY CORRIDOR; ESTABLISHING APPROVED CORRIDORS ALONG PORTIONS OF BEACH DRIVE AND CENTRAL AVENUE; ESTABLISHING USE, DESIGN, AND OTHER STANDARDS; ESTABLISHING CRITERIA FOR VARIANCES; AMENDING SECTION 16.70.015 - DECISIONS AND APPEALS TABLE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") recognizes that its downtown center and adjacent commercial neighborhoods have experienced a renaissance in recent years and have emerged as a world-class destination for culture, dining, shopping, and outdoor recreation; and

WHEREAS, the City further recognizes that residents and visitors alike are drawn to these walkable, mixed-use urban districts seeking residential and commercial opportunities that are supported by employment, retail and restaurant, and personal services uses; and

WHEREAS, St. Petersburg's small-scale business sector is acknowledged to be one of its best assets, creating jobs and economic development, as well as unique experiences throughout the downtown center and adjacent commercial neighborhoods; and

WHEREAS, in 2017, in recognition of the value of the small-scale business sector, the Mayor's office and City Development Administration endeavored to analyze from an urban planning and economic development perspective the factors that help establish St. Petersburg unique character in an effort to preserve this asset; and

WHEREAS, as a result of extensive community outreach to the myriad stakeholders in the local business community, the City identified several factors that are critical to efforts to bolster the small-scale business sector, including pedestrian-oriented corridors, design elements, and parking and vehicular access elements; and

WHEREAS, the City has initially identified portions of Beach Drive and Central Ave as key corridors, due to their walkability and the concentration of small-scale businesses, especially related to retail and restaurant uses; and

WHEREAS, the City further identified that small and, to some degree, medium storefront widths are drivers of the urban core's vibrancy and its walkability; and

WHEREAS, the City performed a data-driven analysis to establish allowable ratios of small, medium, and large storefront widths that are based on the current configuration of portions of Beach Drive and Central Avenue; and

WHEREAS, other ground floor design elements related to materials, fenestration, glazing, and awnings add value to the pedestrian experience along these corridors; and

WHEREAS, in order to enhance the pedestrian experience, the City has also provided for certain parking exemptions for small-scale businesses, while also prohibiting new curb cuts along a protected corridor; and

WHEREAS, on November 5, 2018, the City held a public open house to spur continued discussion of these proposed changes, as it introduced the planning approach set forth herein; and

WHEREAS, the City's Development Review Commission ("DRC") has reviewed the proposed amendments to the Land Development Regulations at a public hearing on January 9, 2019, and has recommended approval upon a finding of consistency with the City's Comprehensive Plan; and

WHEREAS, the City Council, sitting as a Committee of the Whole, provided feedback on this proposed ordinance to City Administration and staff on January 31, 2019 and February 28, 2019; and

WHEREAS, the City Council, after taking into consideration the recommendations of the DRC and the City Administration, and the comments received during the public hearing conducted on this matter, finds that the proposed amendments to the Land Development Regulations are advisable, and in the best interests of the City as they promote public health, safety, and welfare; now, therefore,

**THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:**

**Section 1.** The St. Petersburg City Code is hereby amended to create a new section 16.30.095 – Storefront Conservation Corridor, to read as follows:

## **SECTION 16.30.095. – STOREFRONT CONSERVATION CORRIDOR**

### **Sections:**

#### **16.30.095.1. - Applicability.**

This section applies to any property within a delineated Storefront Conservation Corridor. This section is not retroactively applied. Upon establishment of a delineated Storefront Conservation Corridor, the properties and structures within a corridor are deemed to be grandfathered with respect to the standards and regulations set forth in this section. However, properties within a delineated Storefront Conservation Corridor may not seek to increase any non-conforming land use, and no structure or tenant space may be enlarged, altered or changed in a way which increases its nonconformity except as may be allowed by this section.

#### **16.30.095.2. - Purpose.**

The purpose of this overlay is to reinforce the importance of St. Petersburg's small-scale business sector by maintaining the existing pattern of small- and medium-sized storefront widths along popular pedestrian-oriented corridors, while also conserving the physical character of these special places. The following regulations shall be in addition to the zoning district regulations, and where there is conflict this section shall apply. Additional corridors may be added to this section.

#### **16.30.095.3. - Definitions**

For the purposes of this section, the following terms and definitions apply:

- 1) *Storefront, Generally* – A room or set of rooms, making up a tenant space, and collectively facing the street on the ground floor of a commercial or mixed-use building.
- 2) *“Small” Storefront Width* – Tenant spaces measuring up to 20-feet in width. This is the most common range for tenant spaces developed within St. Petersburg's traditional commercial corridors. Small storefront widths shall be required within the delineated corridors.
- 3) *“Medium” Storefront Width* – Tenant spaces measuring more than 20-feet in width and up to 40-feet in width. The evolution of commercial activity sometimes requires larger footprints, especially restaurants. This is most commonly observed where two, traditionally small storefront widths have been combined to create a single, 40-foot wide tenant space.
- 4) *“Large” Storefront Width* – Tenant spaces measuring more than 40-feet in width. The most common form of storefront width in contemporary construction. Where large storefront widths have the potential to host regional assets such as museums activating a pedestrian-oriented corridor, they can also be occupied by passive land uses and can create lengthy sidewalk zones void of activity along the streetscape. Large storefront widths facing the delineated conservation corridor shall be minimized within the corridors.

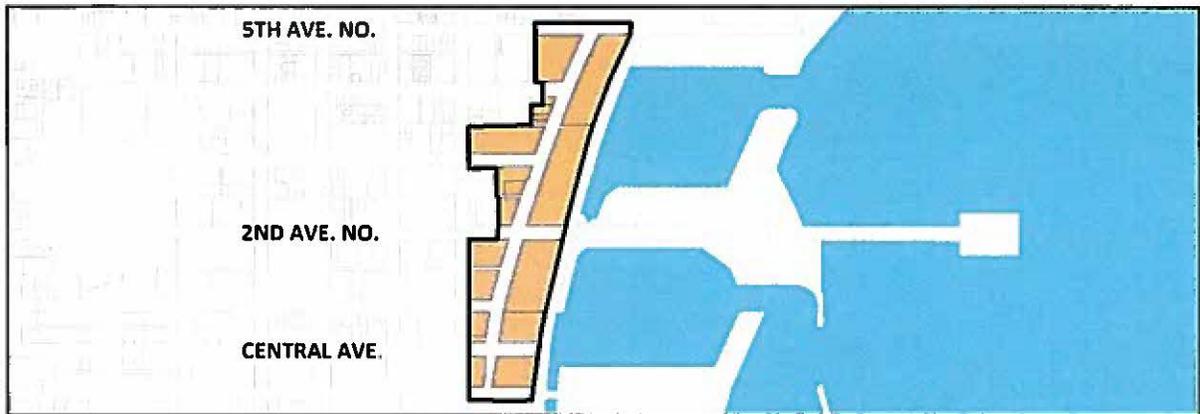
- 5) *Corridor* – A collection of parcels with frontage to the primary roadway (street or avenue) identified in the description and for which the overlay regulations apply. A corridor does not include those parcels adjacent to the primary delineated roadway with frontage to cross streets or alleys.
- 6) *Residential Support Services* – Any use occupying a storefront that is not accessible to the general public and that is provided for the sole benefit of the residents of the building within which the use is located, including a leasing office.

**16.30.095.4. - Establishment of an Overlay Corridor.**

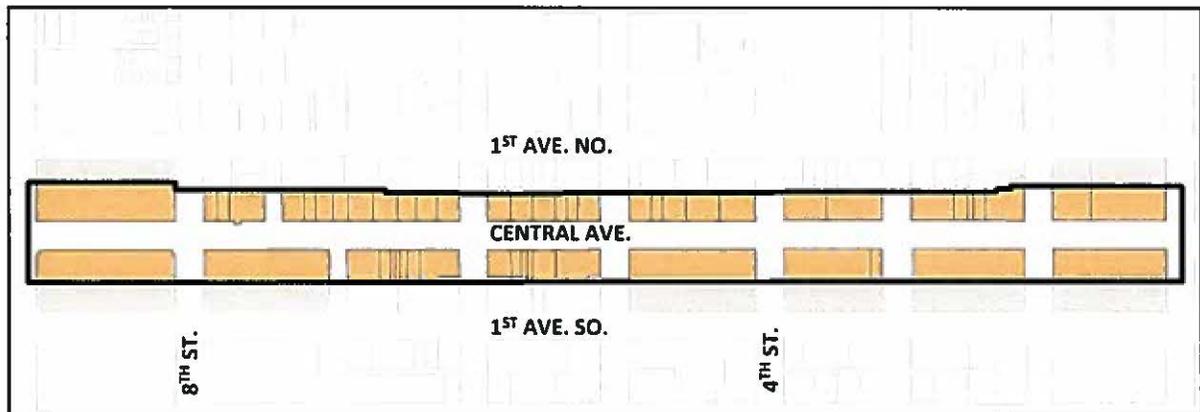
- A. Procedures. Establishment of a corridor shall only be initiated by Resolution of the City Council.
  1. Commission review. Upon passage of a Resolution by the City Council, the POD shall prepare an application and report to the commission designated in the Decisions and Appeals Table. Notice of the public hearing and notice to the owner(s) shall clearly state the boundaries for the proposed corridor and notice shall include mailed notice to the owner. After evaluating the testimony, evidence, and other material presented to the commission, the commission shall recommend approval, denial, or approval with modifications of the application.
  2. City Council review. The City Council shall schedule a public hearing on an ordinance for the proposed corridor within 60 days of the commission recommendation. Notice of the public hearing and notice to the owner(s) shall clearly state the boundaries for the proposed corridor and notice shall include mailed notice to the owner. After evaluating the testimony, evidence, and other material presented to the Council, the Council shall approve, deny, or approve with modifications the commission recommendation. If the commission recommends against establishment of the corridor, then a supermajority vote of the Council is required to reverse the commission recommendation and approve the application.
- B. Minimum District Size. The boundary shall include a minimum of one roadway segment containing two opposing block faces, except as noted. The corridor shall be easily identified with characteristics including, but not limited to, geography, neighborhood or business association boundaries, building typologies, and the design of storefronts and adjoining public rights-of-way.
- C. Zoning Districts. The corridor is a zoning overlay and shall overlay all other zoning districts within its boundaries. Any uses permitted in the zoning district shall be permitted subject to all provisions applicable to the zoning district.
- D. Amendments and Rescissions. A corridor may be amended or rescinded through the same procedure utilized for the original establishment of the corridor.

**16.30.095.5. – Approved Corridors.**

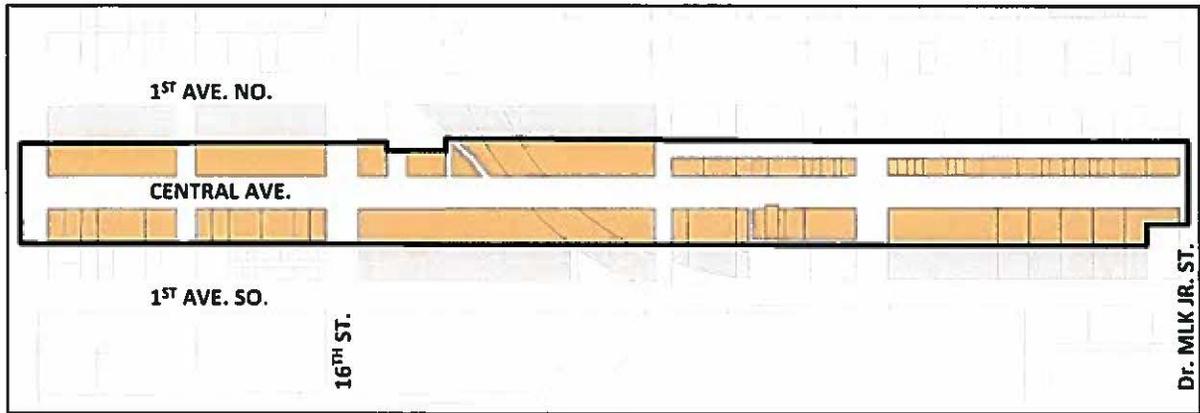
- A. Beach Drive. Beach Drive shall be the delineated corridor extending from the centerline of the right-of-way of 5<sup>th</sup> Avenue North to the centerline of the right-of-way of 1<sup>st</sup> Avenue South. This corridor was established on April 18, 2019.



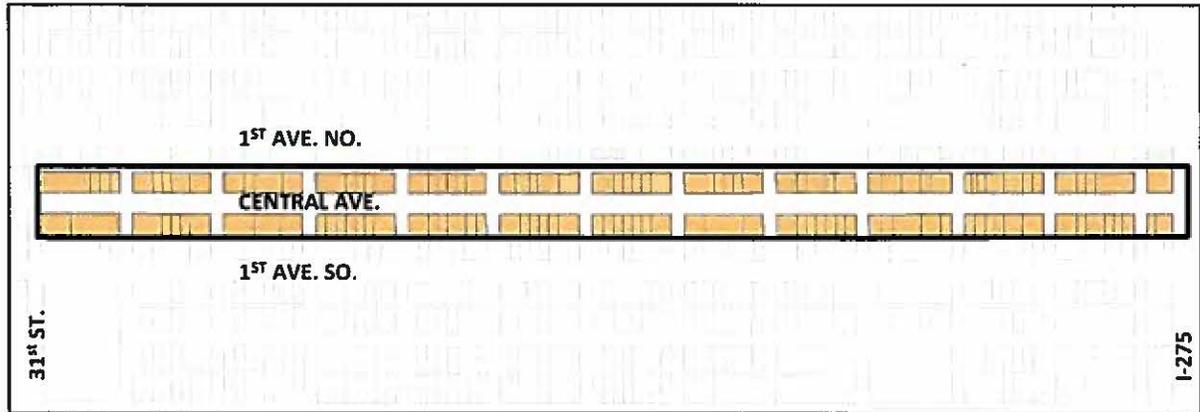
- B. Central Avenue, Downtown East. Central Avenue shall be the delineated corridor extending from the centerline of the right-of-way of 1<sup>st</sup> Street to the centerline of the right-of-way of Dr. Martin Luther King Jr. Street. This corridor was established on April 18, 2019.



- C. Central Avenue, Downtown West. Central Avenue shall be the delineated corridor extending from the centerline of the right-of-way of Dr. Martin Luther King Jr. Street to the centerline of the right-of-way of 18<sup>th</sup> Street. This corridor was established on April 18, 2019.



D. Grand Central. Central Avenue shall be the delineated corridor extending from the centerline of the right-of-way of 18<sup>th</sup> Street to the centerline of the right-of-way of 31<sup>st</sup> Street. This corridor was established on April 18, 2019.



**16.30.095.6. - Storefront Width for Pedestrian Level, Publicly Accessible Storefronts**

Storefront widths help define the character of place as one moves throughout the delineated corridors. To conserve the character of these places, the percentage of existing small, medium, and large storefronts for the corridor shall be established by averaging all storefront widths throughout the corridor. The percent distribution of storefront types throughout the corridor shall then be applied on a block-by-block basis within the applicable corridor as follows:

No. of *small* storefronts on block / no. of total storefronts on block = total percent (shall comply with minimum)

No. of *large* storefronts on block / no. of total storefronts on block = total percent (shall not exceed maximum)

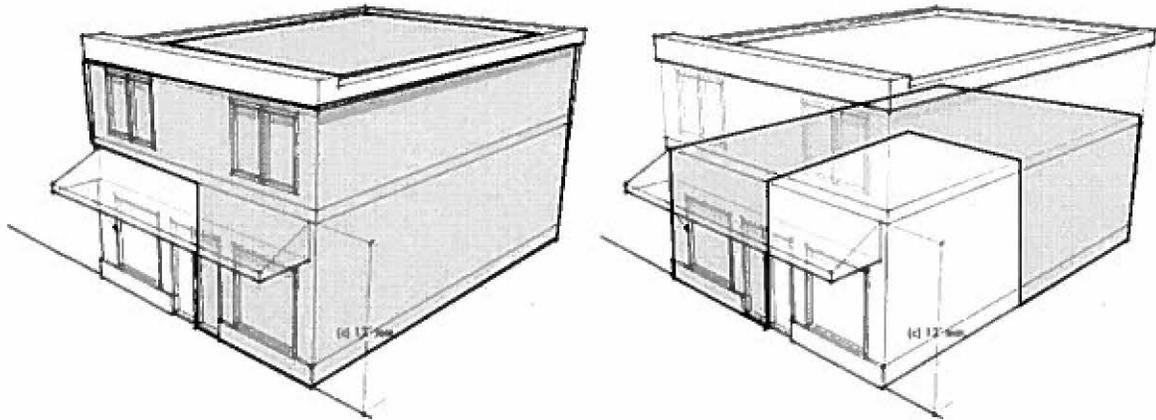
<b>BEACH DRIVE</b>			
<b>Type</b>	<b>Storefront Width (Feet)</b>	<b>No. of Storefronts</b>	
		<b>Minimum</b>	<b>Maximum</b>
Small	Zero to 20-feet	10%	No maximum
Medium	21- to 40-feet	No minimum	90%
Large	More than 40-feet	No minimum	35%
Note: Storefront width regulations shall apply only along the west face of the corridor.			

<b>CENTRAL AVENUE, DOWNTOWN EAST</b>			
<b>Type</b>	<b>Storefront Width (Feet)</b>	<b>No. of Storefronts</b>	
		<b>Minimum</b>	<b>Maximum</b>
Small	Zero to 20-feet	35%	No maximum
Medium	21- to 40-feet	No minimum	65%
Large	More than 40-feet	No minimum	25%
Note: Parcels located between 6 <sup>th</sup> Street and 8 <sup>th</sup> street shall be considered one block.			

<b>CENTRAL AVENUE, DOWNTOWN WEST</b>			
<b>Type</b>	<b>Storefront Width (Feet)</b>	<b>No. of Storefronts</b>	
		<b>Minimum</b>	<b>Maximum</b>
Small	Zero to 20-feet	30%	No maximum
Medium	21- to 40-feet	No minimum	70%
Large	More than 40-feet	No minimum	30%

<b>GRAND CENTRAL</b>			
<b>Type</b>	<b>Storefront Width (Feet)</b>	<b>No. of Storefronts</b>	
		<b>Minimum</b>	<b>Maximum</b>
Small	Zero to 20-feet	35%	No maximum
Medium	21- to 40-feet	No minimum	65%
Large	More than 40-feet	No minimum	35%

The storefront width for pedestrian level, publicly accessible storefronts is only applicable along the ground floor of those portions of the building fronting towards the corridor. When located on the second floor or above, or when located along a rear alley or roadway, storefront widths do not apply.



**16.30.095.7. - Use Standards.**



Appropriate nonresidential, pedestrian-oriented uses shall include, but not be limited to, retail sales, service establishments, museums, restaurants and bars, hotel lobbies, residential lobbies, and studios. Such pedestrian-oriented uses shall be incorporated into no less than 90 percent (%) of the linear building frontage. This does not include residential support uses (e.g., fitness centers, leasing offices, residential gathering spaces).

**16.30.095.8. - Design Standards.**

- A. The exterior design of individual storefront spaces shall be consistent with the overall architectural style and materials of the building.
- B. Each tenant space located on the ground floor shall include a primary entrance facing the corridor. Arcades, featuring a center walkway with storefront access, are exempt from this requirement.
- C. Storefront doors shall be transparent.
- D. For all new construction, the first floor of a building shall be at least 12 feet in height as measured to the bottom side of the roof or the structural slab of the first floor above the ground floor.
- E. Buildings shall use expression lines within the first two floors to delineate the divisions between the base and middle or top of the building. Expression lines may include a horizontal band, projecting material, shift in vertical plane, change in building material, or other treatment. Where existing, adjacent buildings have an established expression line, minor variations to this standard will be considered.
- F. Awnings shall not be internally illuminated or back-lit; exterior illumination, such as downlighting, is allowed. For new construction only, an awning or other shade device measuring at least four (4) feet in depth shall be provided alongside a minimum 50 percent of any building frontage to the corridor; building entrances and exits, other than those used solely for emergency purposes or for deliveries, shall be located under an awning or other shade device.
- G. Opaque materials, such as one-way vinyl appliques and mirrored tint, that are applied to any storefront glazing shall be prohibited within the transparency zone, measured between 3-feet and 8-feet from grade. Individual letters, wordmarks, and corporate logos are exempt from this prohibition, provided that their combined square footage does not exceed 25 percent of the calculated surface area of the transparency zone.

**16.30.095.9. - Parking.**

Where an individual tenant space facing the corridor is equal to or less than 20-feet in width and measures 3,000 square feet or less in gross floor area, or where the space is equal to or less than 40-feet in width and less than 100-feet in depth and measures 2,000 square feet or less in gross floor area, there shall be no required on-site parking. Any qualified tenant space shall be located within an approved corridor, located on the ground floor, with a storefront facing the corridor and adjoining the pedestrian sidewalk.

**16.30.095.10. - Vehicular Access.**

There shall be no vehicular curb cuts on the corridor. All access shall be from alleys or secondary streets. Any proposed construction which would qualify as development or

redevelopment under the Landscaping and Irrigation Ordinance shall remove existing curb cuts on the corridor if alley or secondary street access is available, provided such modification does not reduce the existing number of parking spaces or create a non-conforming condition.

**16.30.095.11. - Additions, Renovations, and Change of Use**

Storefront width, use and design standards shall not apply to existing buildings or tenant spaces, however no structure or tenant space may be enlarged, altered or changed in a way which increases its degree of nonconformity except as may be allowed by this section.

**16.30.095.12. - Variances.**

Where an applicant requests variance from these standards, such consideration by the commission designated in the Decisions and Appeals Table shall include the general criteria for evaluating a variance application, plus the following factors to promote diversity and variety of commercial uses:

- 1) Distribution pattern of windows and activated doorways shall reinforce the intent of this section and preserve the physical character of the subject block and larger corridor;
- 2) Pedestrian activation of the subject block by the proposed use; and
- 3) Expansion of an existing storefront space where the total combined square footage is 2,500 s.f. or less, and the storefront width is 40-feet or less.

**Section 2.** Section 16.70.015 of the St. Petersburg City Code is hereby amended, in the appropriate numerical order, to read as follows:

**16.70.015 - DECISIONS AND APPEALS TABLE**

<u>Overlay District, Storefront Conservation Corridor</u>	<u>16.30.095.4.</u>	<u>Advisory to CPPC</u>	<u>CPPC (advisory to City Council)</u>	<u>Final</u>
<u>Variances, Storefront Conservation Corridor Overlay</u>	<u>16.30.095.12.</u>	<u>Advisory to DRC</u>	<u>DRC (Final)</u>	<u>not applicable</u>

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

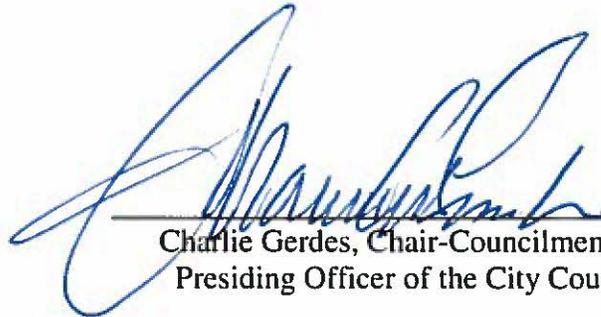
**Section 4.** Coding. As used in this ordinance, language appearing in struck-through type is language in the City Code to be deleted, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the

City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

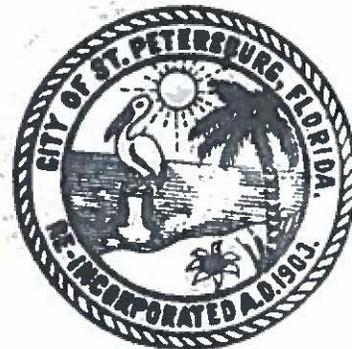
**Section 5. Effective date.** In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

First reading conducted on 21<sup>st</sup> day of February 2019.

Adopted by St. Petersburg City Council on second and final reading on the 18<sup>th</sup> day of April 2019.

  
\_\_\_\_\_  
Charlie Gerdes, Chair-Councilmember  
Presiding Officer of the City Council

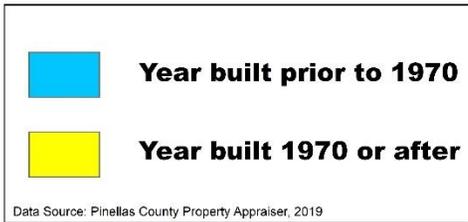
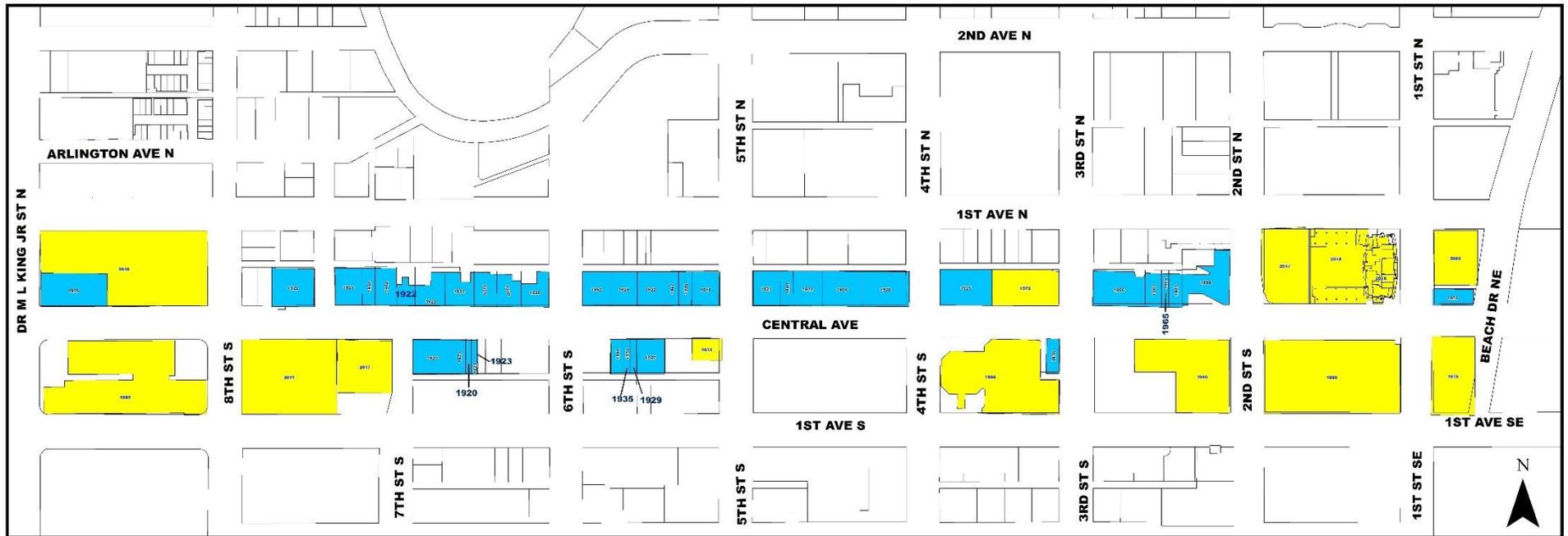
ATTEST:   
\_\_\_\_\_  
Chan Srinivasa, City Clerk

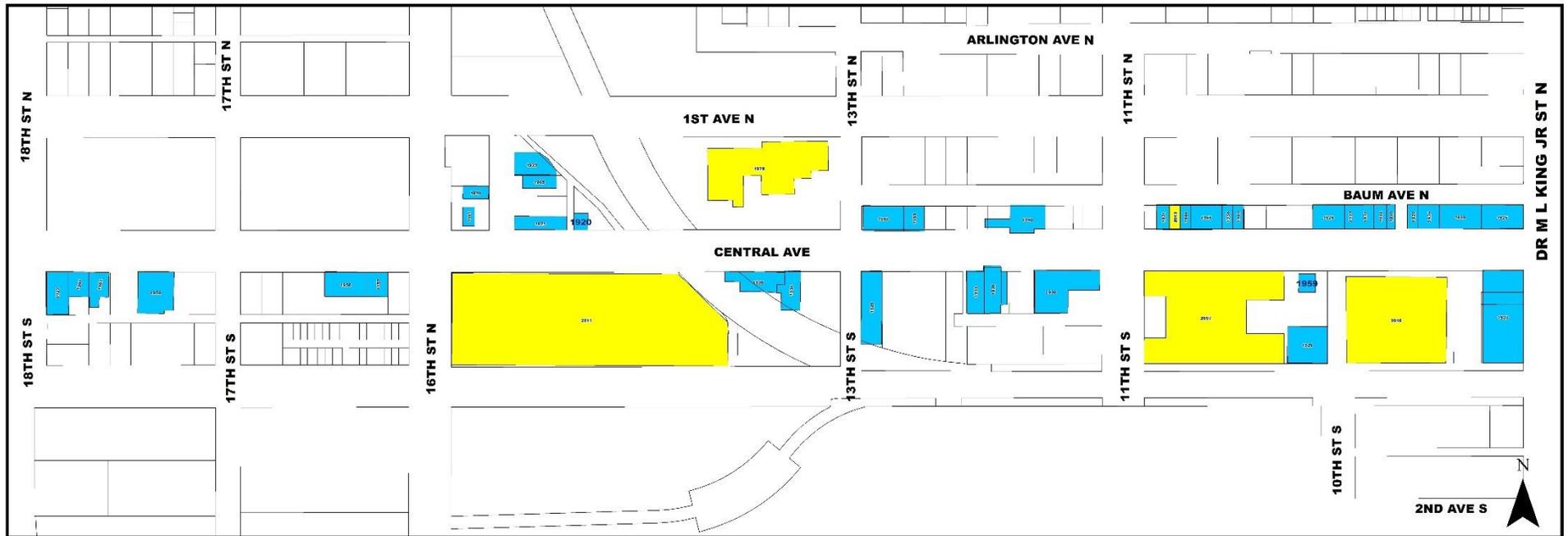


Title Published: Times 1-t 4/5/19

**Not vetoed. Effective date April 25, 2019 at 5:00 p.m.**

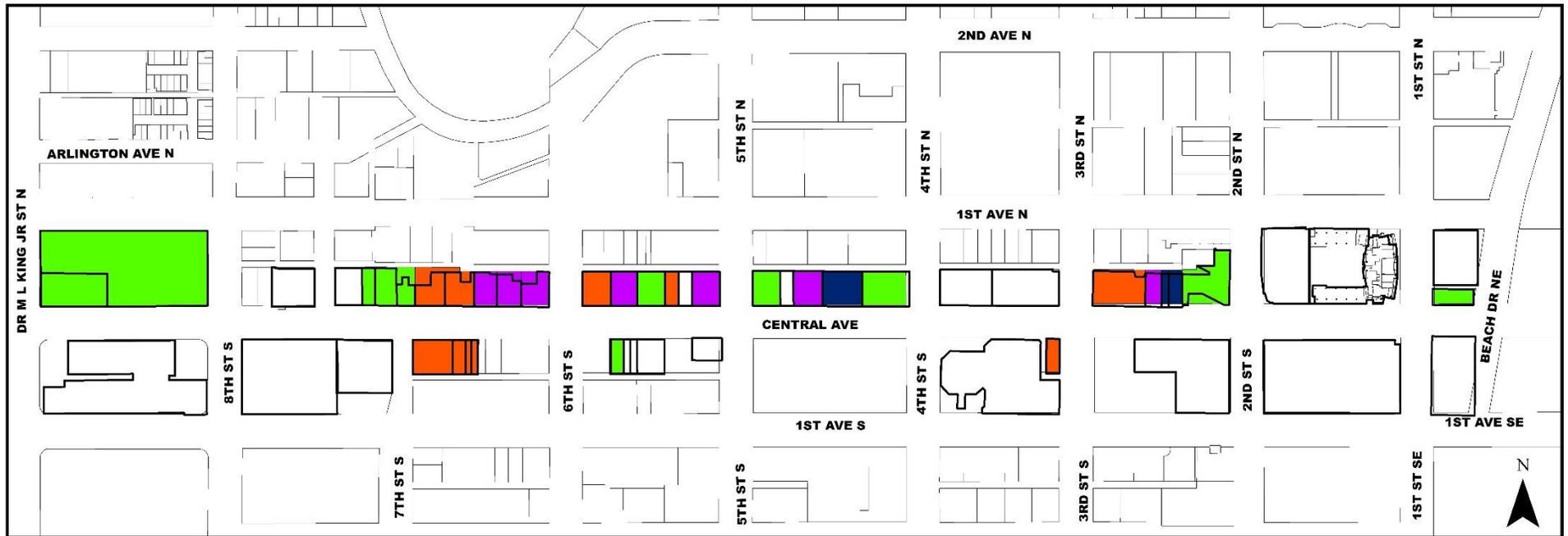
**MAP SHOWING AGE OF BUILDINGS**





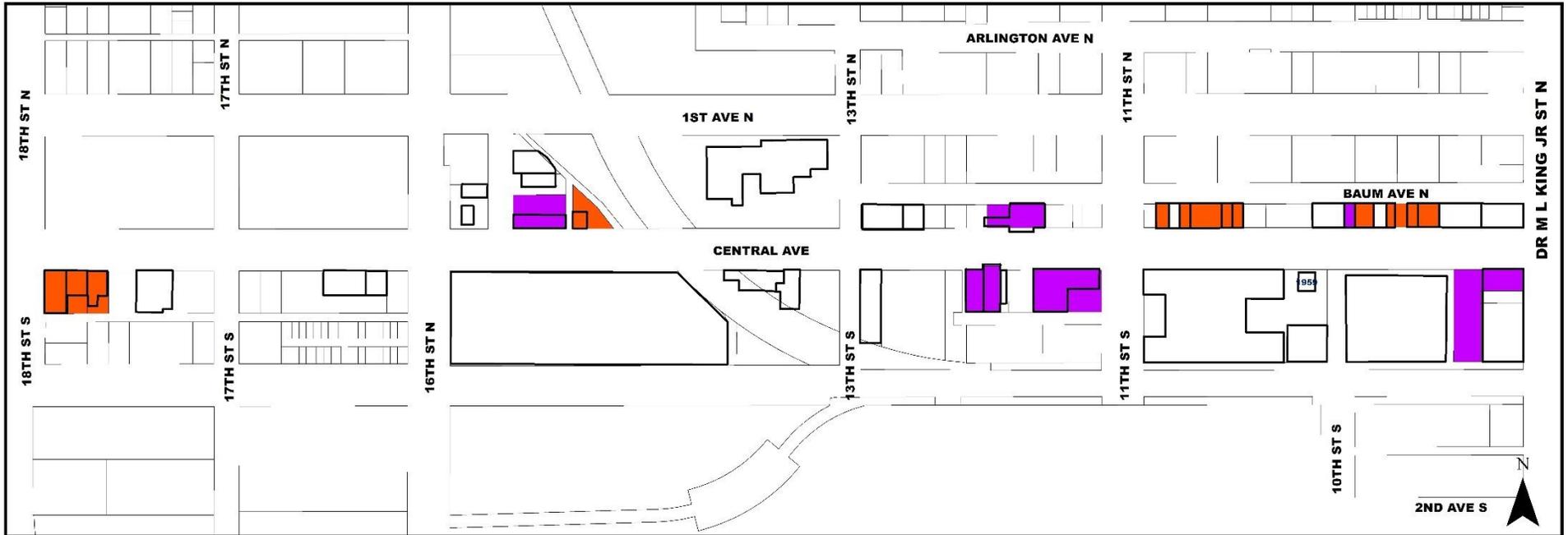


**MAP SHOWING POTENTIALLY ELIGIBLE PROPERTIES**



	<b>Eligible as part of a Multi-Property Listing</b>		<b>Local Landmark</b>
	<b>Eligible to be Individual Local Landmark</b>		<b>Potentially Eligible</b>

Data Source: Pinellas County Property Appraiser, 2019



	<b>Eligible as part of a Multi-Property Listing</b>		<b>Local Landmark</b>
	<b>Eligible to be Individual Local Landmark</b>		<b>Potentially Eligible</b>

Data Source: Pinellas County Property Appraiser, 2019



	<b>Eligible as part of a Multi-Property Listing</b>		<b>Local Landmark</b>
	<b>Eligible to be Individual Local Landmark</b>		<b>Potentially Eligible</b>

Data Source: Pinellas County Property Appraiser, 2019

**CASE #19-54000019**

**EXHIBIT A**

**ADDITIONAL CORRESPONDENCE**

May 29, 2019

- **PCCLB Complaint Report submitted by Dan and Lydia Healy**
- PCCLB Complaint Memorandum submitted by Don L. Tyre, Building Official, City of St. Petersburg
  - Inspection Documents submitted by Dan and Lydia Healy



# PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

## COMPLAINT FORM INSTRUCTIONS

If the work or possible violation you are concerned about was performed within Pinellas County, Florida, please fill out this form and submit it by mail or in person (DO NOT FAX) with all supporting documentation to the Pinellas County Construction Licensing Board, 7887 Bryan Dairy Road, Suite 133, Largo, FL 33777. Please note that the work or violation must have occurred within Pinellas County, Florida. If it was not, you should file with the appropriate county.

If the contractor is a State Certified Contractor, you should also file a complaint with the State of Florida 850-487-1395. You may file online at <http://myfloridalicense.com/entercomplaint.asp> or print the complaint form and mail to: Department of Business and Professional Regulation, Division of Regulation/Compliance-Consumer Services, 2601 Blair Stone Road, Tallahassee, FL 32399-0782.

If you feel there is consumer harm, you may file online with the Pinellas County Consumer Protection, 727-464-6200, at <http://www.pinellascounty.org/consumer/complaint.htm> or email to [consumer@co.pinellas.fl.us](mailto:consumer@co.pinellas.fl.us).

Should you find it necessary to file a complaint against a contractor in Pinellas County, Florida, please complete all areas of this form which apply to your particular complaint. If you do not have sufficient space to describe your complaint, please use an additional sheet.

Any investigation or administrative proceeding against the subject of your complaint will rely upon the information you provide. All allegations and supporting documentation **MUST** be provided at the time you file the complaint. If you do not provide copies of supporting documents, it will delay the handling of your complaint. Please send legible copies. Originals will not be returned.

Supporting documentation includes but is not limited to:

Contracts/estimates/proposal

Change orders

Proof of payment (front and back of checks)

Warranty

Correspondence

Building permit

Liens

Advertising (business card provided, etc.) and explanation of where and when obtained

Photographs (if labeled, please label on the front)

All information provided in this complaint, including supporting documentation, is public record under the Florida Public Records Law. Please cross out any account numbers or social security numbers before submitting.

Complaints are assigned to an investigator after they are received. We will evaluate the complaint to determine whether we may have authority to take action in the matter and you will be notified if we require further information.

Your complaint will no doubt indicate that the contractor has performed in some manner or committed some act which you believe to be wrong, unethical or illegal. While this may be true, our jurisdiction is limited to certain prohibited activities prescribed in State Statutes and/or County Ordinances, which regulate the contractor in his profession. Other acts committed by the contractor may be civil in nature and fall within the jurisdiction of the courts.

Investigations differ in complexity and duration due to various factors, so providing a time of completion is not possible.



## PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

### Complaint Form Instructions pg 2

#### If your complaint is against a licensed contractor:

A copy of your complaint will be sent to the contractor, along with a cover letter requesting his/her response and advising him/her that the complaint may result in a hearing before the PCCLB.

Your complaint will then be prepared to be presented for review at the next scheduled Probable Cause meeting along with the contractor's response and any additional evidence obtained during the investigation. Please note that this is NOT a disciplinary hearing or a forum for each side to argue their case. (Neither the complainant nor the contractor need to be present at these meetings). The Probable Cause Committee makes the determination of whether there is probable cause to believe there is a code or licensing violation in order to proceed with the complaint or whether it is a civil matter. In some cases, the complaint may be "tabled" until further information is obtained. Probable Cause meetings are normally scheduled approximately every other month.

Should a probable cause determination be found your complaint will proceed to an Administrative Complaint and the contractor will be allowed to choose whether he wants to try to resolve the complaint with the Director and the Investigator; choose to appear at an Informal Hearing before the Board of the Pinellas County Construction License Board; or choose to appear before an Administrative Law Judge with the State Of Florida Division of Administrative Hearings.

#### If a complaint is against an unlicensed person/company:

Citations will be written accordingly if there appears to be a violation of the licensing laws. Once the person/ company receives the citation(s), they will be given the option to pay the fine or to contest the citation in front of a Special Magistrate. Should a hearing be scheduled, you may be asked to testify at the hearing.



# PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

COMPLAINANT INFORMATION			
Name <b>H5 Investments, LLC by: Dan &amp; Lydia Healy</b>			
Mailing Address	<b>404 W Lyncrest Trail</b>	City	<b>Sioux Falls</b>
		State	<b>SD</b>
		Zip Code	<b>57108</b>
Phone Number	<b>605-373-1294</b>		E-Mail Address
			<b>dhealy@dieselmachinery.com</b>
Unlicensed Activity Complaint? Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>			
I am complaining in my capacity as a:			
<input checked="" type="checkbox"/> Homeowner		<input type="checkbox"/> Contractor	
<input type="checkbox"/> Owner of Commercial Structure		<input type="checkbox"/> Subcontractor	
<input type="checkbox"/> Building Department		<input type="checkbox"/> Supplier	
<input type="checkbox"/> Investor or Rental Property Owner		<input type="checkbox"/> Other: _____	
PRIVATE ATTORNEY FOR COMPLAINANT (IF APPLICABLE)			
Attorney Name		Company	
Mailing Address	City	State	Zip Code
Phone Number	E-Mail Address		

SUBJECT OF COMPLAINT			
Name <b>Mario E Espaillat</b>		Company <b>Alpha Engineering and Construction, LLC</b>	
Mailing Address	<b>4830 W Kennedy Blvd Suite 600</b>	City	<b>Tampa</b>
		State	<b>FL</b>
		Zip Code	<b>33609</b>
Phone Number	E-Mail Address		
	<b>info@stpetersburggeneralcontractor.com</b>		
License Number (if known)	<b>I-CGC1505670</b>		
How did you learn of this person/company? <b>Through the listing Agent</b>			
PRIVATE ATTORNEY FOR SUBJECT OF COMPLAINT (IF APPLICABLE)			
Name		Company	
Mailing Address	City	State	Zip Code
Phone Number	E-Mail Address		

WORK-SITE ADDRESS			
Physical Address <b>1019 48th Ave N</b>			
City	<b>St Petersburg</b>	State	<b>FL</b>
		Zip	<b>33703</b>
		County	<b>Pinellas</b>
Type Of Building			
<input checked="" type="checkbox"/> Residential			
<input type="checkbox"/> Condo/Townhome			
<input type="checkbox"/> Mobile Home			
<input type="checkbox"/> Commercial Business			



# PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

## COMPLAINT QUESTIONS

Select the category that best summarizes the work the contractor did for you or that you were involved in:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Built house                            | <input type="checkbox"/> Built addition to house                             |
| <input type="checkbox"/> Remodeled house                                   | <input type="checkbox"/> Built commercial structure                          |
| <input type="checkbox"/> Air-conditioning or heating work at house         | <input type="checkbox"/> Remodeled or built addition to commercial structure |
| <input type="checkbox"/> Re-roofed or repaired part of the roof of a house | <input type="checkbox"/> Commercial roofwork                                 |
| <input type="checkbox"/> Built residential pool                            | <input type="checkbox"/> Electrical work                                     |
| <input type="checkbox"/> Plumbing work                                     | <input type="checkbox"/> Other: _____  |

Please select the categories below that best describe your basic complaint:

- No permit
- Expired permit
- Contractor abandoned job
- Job finished, but contractor will not correct problems
- Roof leaks; contractor will not repair
- Contractor failed to pay subcontractors/suppliers
- Poor workmanship by contractor
- Contractor taking unreasonably long time to do the job
- Other: Did not build as permitted, did not obtain Certificate of Occupancy prior to sale of property

Have you filed, or planning to file, the complaint with any other agencies? Yes  No    
If yes, which ones?

The State Board

## BUILDING CODE COMPLIANCE

1. Was a permit required for the work? Yes  No  Don't Know

2. If required, was a building permit obtained? Yes  No  Don't Know

If yes, what is the name of the building department? Planning and Zoning

3. Permit Number 17-09001367

4. Date Issued 12-6-17

5. Who pulled the permit? Linda Dane

6. Was the permit obtained on time? Yes  No  Don't Know

7. Have there been any inspections of the work performed? Yes  No

If so, what were the results? Approved by private provider

8. Has a final inspection been passed by the building department? Yes  No

If not, why? Richard Marceau was the inspector

9. Did the permit Expire without an approved final inspection? Yes  No

If so, when? \_\_\_\_\_



# PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

CONTRACT INFORMATION	
1. Was your contract :	Written <input checked="" type="checkbox"/> Oral <input type="checkbox"/> Both <input type="checkbox"/>
2. What was your contract price?	\$383,900.00
3. What was the contract execution date?	5-18-18
4. Were there any change orders? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, were they: Written <input checked="" type="checkbox"/> Oral <input type="checkbox"/> Both <input type="checkbox"/>
5. Per the contract: What was the work begin date?	4-5-18 What was the work end date? 5-18-18
6. What work was to be performed under the terms of the contract?	Install Sod, Touch up Paint
7. Is there a warranty for materials and/or labor? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, please list the warranty begin date and the length of warranty: Materials _____ Labor _____
8. At the time you entered into the contract, did you believe the person/company was a licensed contractor?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
9. What was said, done, written, or shown to you to cause you to believe they were licensed?	Both the listing and the selling realtors told us he was a well known licensed builder

FINANCIAL INFORMATION	
1. What is the total amount paid to the contractor to date? \$ 383,900.00	If you made payments, please list who received the payments, the date of the payments, the amounts paid, and the form of the payments (check, cash or credit).
2. Is there a balance unpaid? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, how much?
3. Have any liens been filed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, by whom and how much?
4. Have you paid subcontractors or suppliers directly? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
5. If you have paid subcontractors or suppliers directly, please explain why, to whom, the amount, when paid and the service(s) performed.	



# PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

6. Are there now unpaid bills owed to subcontractors or suppliers which contractor should have paid? Yes  No  If yes, to whom and how much?

7. Did the contractor sign any statements to the effect that all bills have been paid? Yes  No

8. Has the contractor refunded any money to you? Yes  No   
If yes, how much? \$ \_\_\_\_\_

9. Have you filed a civil suit against the contractor? Yes  No   
If yes, have you obtained a judgment? Yes  No

## WORKMANSHIP QUESTIONS

1. Was work begun by the contractor? Yes  No  If yes, what was the date?

2. When was the last time the contractor and/or subcontractors performed work on the jobsite?

3. Explain why you are dissatisfied with the job

He did not build the home as permitted and now requires a variance that has been recommended for denial  
Did not obtain Certificate of Occupancy prior to sale of property.

4. Have you had discussion with the contractor since the last date of work? Yes  No  If yes, what was said?

5. If no, what attempts have you made to contact the contractor regarding the issues?

We tried communicating through our Realtor and the closing agent with no success

6. If yes, has the contractor offered to make repairs? Yes  No

7. Has the contractor made attempts to make repairs? Yes  No   
If yes, how many times?

8. Have you had any other licensed contractor, architect or engineer inspect the work? Yes  No   
The city inspected for code compliance and found deficiencies

9. Did you fire the contractor? Yes  No   
If yes, when and how (i.e. phone, letter, email)

10. Would the contractor be allowed to return to finish work or do repairs? Yes  No

11. Has the job now been completed by you or another contractor? Yes  No



PINELLAS COUNTY  
CONSTRUCTION LICENSING BOARD

GIVE FULL DETAILS OF YOUR COMPLAINT. INCLUDE FACT, DETAILS AND DATES

**RE: Sale of a Property without a Certificate of Occupancy**

In April 2018 we decided to purchase a home in St. Petersburg, FL. We hired a local realtor by the name of Kelsey Miura from NorthStar Realty 28100 US Highway 19N Clearwater FL 33761. The decision was made to purchase a new construction house located at 1019 48<sup>th</sup> Ave N, St. Petersburg FL represented by Cristina Sheridan from Direct Express Realty 1425 Central Ave St. Petersburg FL 33705. (see Attachment #1)

At the direction of Ms. Sheridan, the closing was done through Danielle Vaughn of Vaughn Law, LLC 405 6<sup>th</sup> Street S Suite 102 St. Petersburg FL 33701. (see Attachment #2)

The seller was Anatolli Zhukovsky of Zhukovsky USA, LLC --a builder with Alpha Engineering and Construction, LLC. 100 Ashley Drive Suite 600 Tampa FL 33602 (see Attachment #2)

The surveyor was Mark A. Johnson. License # 6572 Williamson and Associates, Inc. 5020 Gunn Highway Suite 220 Tampa FL 33624 (see Attachment #3)

In order to bind our home insurance, we requested a copy of our Certificate of Occupancy. A Pre-Certificate of Occupancy was sent to us via Ms. Sheridan dated 5-18-18 that listed Tom Jimpie as the inspector. (see Attachment #4)

On June 14<sup>th</sup>, we again inquired to Ms. Sheridan as to the status of our Certificate of Occupancy. We were then informed that the Seller was now working towards a variance. When asked why and how this could happen after closing all communication from the Seller and their Realtor, Ms. Sheridan, stopped.

In September we corresponded with Lisa Oonk ([lisaoonk@gmail.com](mailto:lisaoonk@gmail.com)), a local attorney from St. Petersburg. Lisa found that Mario E Espailat was the listed contractor for this job. The inspections on this property were done by a private provider named Richard Marceau license #64466 of Rydell Marchmont, LLC. P.O. Box 3886 Holiday, FL 34692. The Final Building Inspection was marked approved with a 1-24-18 date. (see Attachment #5)

On February 5, 2019, we contacted the closing agent again (Vaughn Law), inquiring as to how this closing took place without a variance and Certificate of Occupancy and were told that we should speak with an attorney as to form a legal strategy.

After this conversation in February we then met with Heather Lucas (Building & Planning) and she extended the temporary Certificate of Occupancy until June 1, 2019. We have filed for a variance and completed the necessary steps including our first hearing on May 1<sup>st</sup>. The commissioners decided to delay any action until June 5<sup>th</sup>. To Date our Variance Request has been recommended for denial. (see Attachment #6)

It wasn't until the May 1<sup>st</sup> hearing that we were given a copy of the permit application that had been filed with City Hall. Master Plan RIO Permit Number: 17-08000711 at 2556 sf and which then was entered as: 17-09001367 at 1836 sf and advertised and sold as 1850 sf. (see Attachment #7)

**The Contractor: Alpha Engineering and Construction, LLC**  
**License Name: Mario E Espailat --License #: I-CGC1505670**  
**Architect/Engineer: Allegedly Design**  
**Name: Michael Arrigo --License #: AR98009**



PINELLAS COUNTY  
CONSTRUCTION LICENSING BOARD

Lined area for text entry.

ATTESTATION STATEMENT REQUIRES SIGNATURE OF APPLICANT

I hereby affirm that the information I have given is true and complete to the best of my knowledge.

Complainant Sign Here *H5 Investments, LLC*  
*Dan Healy* Date *5-16-19*  
*DAN HEALY*

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.

Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions should be negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.

AN ASTERISK (\*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE COMPLETED.

Buyer: <sup>Authenticated</sup> Pydia Healy Date: 04/05/2018

Buyer: <sup>4/5/2018 9:23:55 PM EDT</sup> \_\_\_\_\_ Date: \_\_\_\_\_

Seller: Anatolii Zhukovskiy Date: 04/05/2018

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer's address for purposes of notice  
404 W Lyncrest Trail  
Sioux Falls, SD 57108

Seller's address for purposes of notice  
100 Ashley Drive Suite 600  
Tampa, FL 33602

BROKER: Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers entitled to compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Contract shall not modify any MLS or other offer of compensation made by Seller or Listing Broker to Cooperating Brokers.

Cooperating Sales Associate, if any

Kelsey Miura

Listing Sales Associate

Cristina Sheridan

Cooperating Broker, if any

Northstar Realty

Listing Broker

Direct Express Realty

Attachment #1

Danielle Vaughn, Esq.  
Attorney at Law  
Vaughn Law, PLLC  
405 6th Street South, Suite 102  
Saint Petersburg, FL 33701  
727-223-6080  
File Number: 2018-04-00004-z

← Closing Agent

[Space Above This Line For Recording Data]

Warranty Deed **SELLER**

This Warranty Deed made this 3rd day of May, 2018 between Zhukovskyi USA, LLC, a Florida Limited Liability Company whose post office address is 100 Ashley Drive, Suite 600, Tampa, FL 33602, grantor, and H5 Investments, LLC, a South Dakota limited liability Company whose post office address is 40W Lyncrest Trail, Sioux Falls, SD 57108, grantee:

**BUYER**

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida to-wit:

Lot 92, Ravenswood, according to the map or plat thereof as recorded in Plat Book 10, Page 13, Public Records of Pinellas County, Florida.

Parcel Identification Number: 01-31-16-73584-000-0920

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*William A. Lobo*  
Witness Name: William A. Lobo  
*Danielle Vaughn*  
Witness Name: Danielle Vaughn

Zhukovskyi USA LLC  
By: *Anatolii Zhukovskyi*  
Anatolii Zhukovskyi, Authorized Member

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 3rd day of May, 2018 by Anatolii Zhukovskyi, Authorized Member of Zhukovskyi USA LLC, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

*Danielle Vaughn*  
Notary Public  
Printed Name: Danielle Vaughn

**Licensee**

Name:	<b>ALPHA ENGINEERING AND CONSTRUCTION LLC</b>	License Number:
Rank:	<b>Construction Business Information</b>	License Expiration Date:
Primary Status:	<b>Current</b>	Original License Date: <b>09/27/2016</b>

**Related License Information**

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
1505670	Current, Active	ESPAILLAT, MARIO E	Primary Qualifying Agent for Business	09/27/2016	Certified General Contractor	08/31/2020
7567	Current	ZHUKOVSKIY, ANATOLII	Financial Officer - Business	09/27/2016	Financial Responsible Officer	

Page 1 of 1

**Printer Friendly**[Return to License Details](#)**Related License Search**

License Type	<input type="text" value="View all related licenses"/>	
First Name	<input type="text"/>	Last Name
License Number	<input type="text"/>	
Expiration Date	<input type="text"/>	
From	<input type="text"/>	To <input type="text"/>
		<input type="button" value="Search"/>

**2601 Blair Stone Road, Tallahassee FL 32399** :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

#2



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## Detail by Officer/Registered Agent Name

Florida Limited Liability Company

ALPHA ENGINEERING AND CONSTRUCTION LLC

### Filing Information

<b>Document Number</b>	L16000148392
<b>FEI/EIN Number</b>	81-3521699
<b>Date Filed</b>	08/09/2016
<b>Effective Date</b>	08/08/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	01/10/2018
<b>Event Effective Date</b>	NONE

### Principal Address

4830 W KENNEDY BLVD  
SUITE 600  
TAMPA, FL 33609

Changed: 03/13/2017

### Mailing Address

4830 W KENNEDY BLVD  
SUITE 600  
TAMPA, FL 33609

Changed: 03/13/2017

### Registered Agent Name & Address

ZHUKOVSKYI, ANATOLII  
100 S. ASHLEY DRIVE  
SUITE 600  
TAMPA, FL 33602

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

ZHUKOVSKYI, ANATOLII  
100 S. ASHLEY DRIVE  
SUITE 600, FL 33602

#2

Title AMBR

ESPAILLAT, MARIO E  
15705 ALTOLINDA LN  
TAMPA, FL 33624

**Annual Reports**

Report Year	Filed Date
2017	02/06/2017
2018	04/06/2018
2019	04/05/2019

**Document Images**

<a href="#">04/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2018 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2017 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/09/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

#2



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
ZHUKOVSKYI USA LLC

### Filing Information

<b>Document Number</b>	L10000046079
<b>FEI/EIN Number</b>	80-0587481
<b>Date Filed</b>	04/29/2010
<b>Effective Date</b>	04/29/2010
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC DISSOCIATION MEM
<b>Event Date Filed</b>	06/24/2014
<b>Event Effective Date</b>	NONE

### Principal Address

100 Ashley Dr  
Suite 600  
TAMPA, FL 33602

Changed: 03/13/2017

### Mailing Address

100 Ashley Dr  
Suite 600  
TAMPA, FL 33602

Changed: 03/13/2017

### Registered Agent Name & Address

ZHUKOVSKYI, ANATOLII  
9805 COMPASS POINT WAY  
TAMPA, FL 33615

Name Changed: 07/28/2010

Address Changed: 04/13/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

ZHUKOVSKYI, ANATOLII  
9805 COMPASS POINT WAY  
TAMPA, FL 33615

**Annual Reports**

Report Year	Filed Date
2017	03/13/2017
2018	04/06/2018
2019	04/05/2019

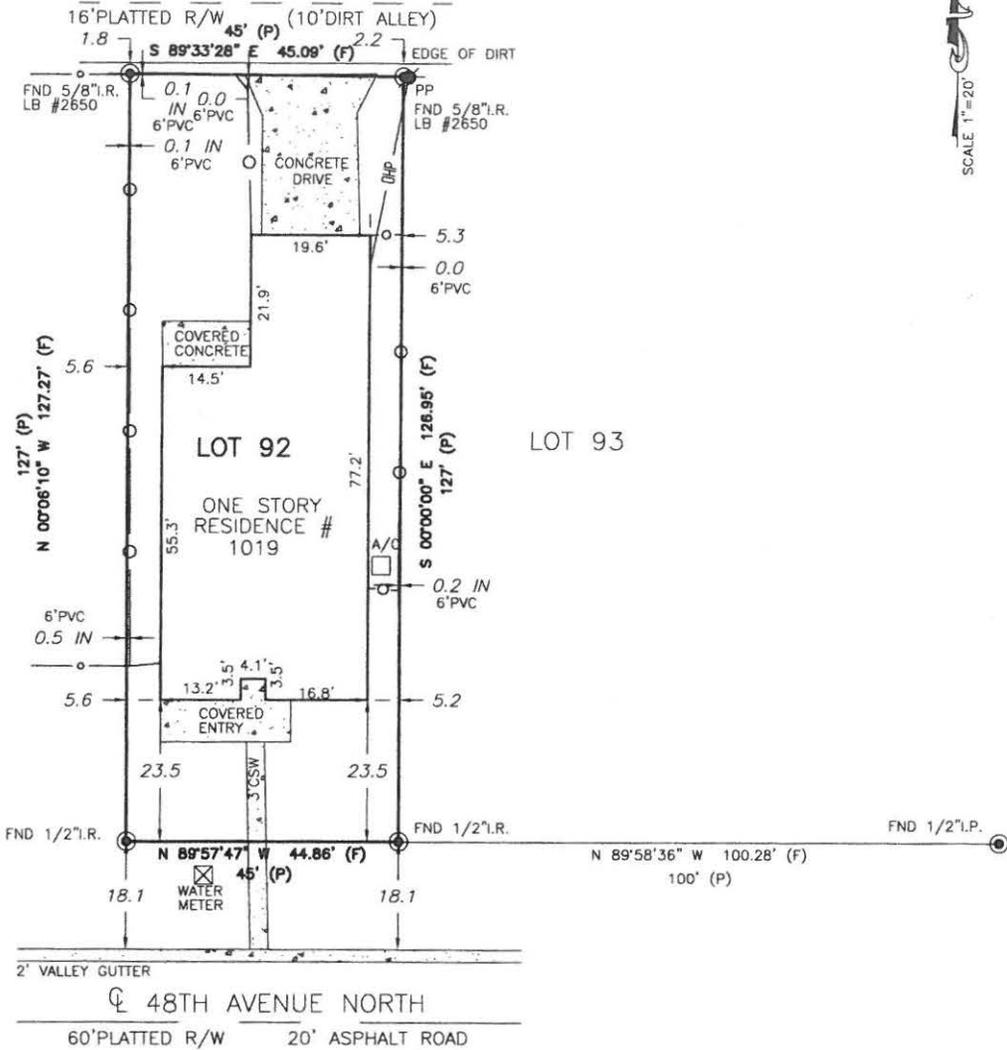
**Document Images**

<a href="#">04/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/24/2014 -- CORLCDSMEM</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/04/2011 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">07/19/2011 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/28/2010 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2010 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

SECTION 1, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

# BOUNDARY SURVEY

LEGAL DESCRIPTION:  
 LOT 92,  
 RAVENSWOOD,  
 ACCORDING TO THE  
 PLAT THEREOF, AS  
 RECORDED IN PLAT  
 BOOK 10, PAGE 13,  
 OF THE PUBLIC  
 RECORDS OF  
 PINELLAS COUNTY,  
 FLORIDA.



SCALE 1"=20'

**NOTES:**

- 1) BEARINGS ARE BASED UPON THE EASTERLY LINE LOT 92, S 00°00'00" E ASSUMED BEARING
- 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PANEL #12103C0209 SUFFIX "C" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 9-3-2003
- 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
- 4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
- 5) ALL MEASUREMENTS ARE IN U.S. FEET
- 6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
- 7) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

**Certificate of Authorization "LB #6945"**

<p><b>LEGEND:</b>                  A/C = AIR CONDITIONER                  (C) = CALCULATED                  CLF = CHAIN LINK FENCE                  C.M. = CONCRETE MONUMENT                  CONC = CONCRETE                  CSW = CONCRETE SIDEWALK                  (D) = DEED MEASUREMENT                  (F) = FIELD MEASURED                  NO. I.D. = NO IDENTIFICATION                  PRM = PERMANENT REFERENCE MONUMENT                  PSM = PROFESSIONAL SURVEYOR AND MAPPER                  RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR</p>	<p>PVC = PLASTIC VINYL FENCE                  PCP = PERMANENT CONTROL POINT                  I.P. = IRON PIPE                  I.R. = IRON ROD                  LB = LICENSED BUSINESS                  O.U. = OVER HEAD UTILITY                  P.K. = PARKER KRYLOW                  (P) = PLAT                  PP = POWER POLE                  NO. I.D. = NO IDENTIFICATION                  R/W = RIGHT-OF-WAY                  S.P.K.D. = SET P.K. NAIL                  &amp; DISK LB#6945                  S.I.R.C. = SET 5/8" I.R. &amp; CAP LB#6945</p>	<p>ASPH = ASPHALT                  (R) = RADIAL                  FHD = FIRE HYDRANT                  FND = FOUND                  (N/R) = NON-RADIAL                  (TYP) = TYPICAL                  W/T = WOOD FENCE                  S.P.K.D. = SET P.K. NAIL                  &amp; DISK LB#6945                  S.I.R.C. = SET 5/8" I.R. &amp; CAP LB#6945</p>	<p><b>CERTIFIED TO:</b>                  H5 INVESTMENTS, LLC                  VAUGHN LAW, PLLC                  OLD REPUBLIC NATIONAL TITLE                  INSURANCE COMPANY</p>

**MARK A. JOHNSON**  
 Digitally signed by MARK A. JOHNSON  
 DN: cn=MARK A. JOHNSON, ou=WAL, ou=WAL, email=MARK.A.JOHNSON@AOL.COM, c=US  
 Date: 2018.04.27 09:11:47 -0400



**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3)  
 (a) (b) (c) (d)

FIELD WORK BY:	J.W.	DATE:	3-5-2018	F.B. / PC.	29 / 2
DRAFTED BY:	B.P.	DATE:	3-6-2018	JOB #	18-224

**DON WILLIAMSON & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS &  
 MAPPERS LB # 6945  
 5020 GUNN HIGHWAY SUITE 220 A  
 TAMPA, FL 33624  
 (813) 265-4795  
 FAX (813) 264-6062  
 WILLIAMSONSURVEYING@VERIZON.NET

### Inspection Status Detail

Use Back button to select another inspection or select Options Menu to choose another building permits option.

**Parcel ID:**

01/31/16/73584/000/0920/

**Address:**

1019 48TH AVE N

**Application Date:**

09/29/17

**Owner:**

[REDACTED]

**Application #:**

17 - 9001367

**Application Type:**

SINGLE FAMILY  
RESIDENCE, NEW

Inspections for Permit Number: 000 000 PPBR 00 - PRIVATE PROVIDER BUILDING RES

**Inspection  
type/sequence:**

PRE-CERTIFICATE OF OCCUPANCY/0005

**Inspector assigned:**

TOM JIMPIE

**Schedule Date:**

05/18/18

**Results Date:**

05/18/18

**Results Status:**

APPROVED

**Request Comments:**

If you have to get inside the home we will have to schedule this with the owner of the property. Please call Cristina at 727-793-8288 in order to do this.

**Result Comments:**

May 18, 2018 12:57:23 PM t1jimpie.

[Inspection Status List \(selectinsp.html?OWASP\\_CSRFTOKEN=4CK6-6OGG-VRQQ-0TVN-P87E-HHY6-Z05H-0180&inspStatusDetailView=true&functionCode=1\)](#)

## Inspection Status Detail

Use Back button to select another inspection or select Options Menu to choose another building permits option.

**Parcel ID:**

01/31/16/73584/000/0920/

**Address:**

1019 48TH AVE N

**Application Date:**

09/29/17

**Owner:**

RICH, WILLIAM BRIAN

**Application #:**

17 - 9001367

**Application Type:**

SINGLE FAMILY  
RESIDENCE, NEW

### Inspections for Permit Number: 000 000 PPBR 00 - PRIVATE PROVIDER BUILDING RES

**Inspection type/sequence:**

FINAL BUILDING/0001

**Inspector assigned:**

PRIVATE PROVIDER

**Schedule Date:**

01/17/18

**Results Date:**

01/24/18

**Results Status:**

APPROVED

### Request Comments:

Done by private provider  
Richard Marceau  
813 325 9973

**Result Comments:**

"AE" per report from Rydell Marchmont LLC - Need Certificate of Compliance January 24, 2018 7:20:53 AM ckmorin.  
All finals complete and Cert of Compliance Received May 3, 2018 12:19:45 PM ckmorin.

[Inspection Status List \(selectinsp.html?OWASP\\_CSRFTOKEN=A4CQ-E9WA-6UOS-VEVL-J8YN-Z1PL-D6AK-1OL6&inspStatusDetailView=true&functionCode=1\)](#)



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 **May 1, 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.: 19-54000019 PLAT SHEET: G-26

REQUEST: approval of after-the-fact variances for a newly constructed single-family home to the required interior side yard setback for an HVAC system from 5-feet to 1.5-feet, to the required front yard setbacks for a front porch from 18-feet to 16-feet and for the residence's front façade from 25-feet to 23.5-feet.

OWNER: H 5 Investments, LLC  
 Dan and Lydia Healy  
 40 W Lyncrest Trail  
 Sioux Falls, South Dakota 57108

ADDRESS: 1019 48<sup>th</sup> Avenue North

PARCEL ID NO.: 01-31-16-73584-000-0920

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-1 (NT-1)

Structure	Required Front Yard Setback	Requested Front Yard Setback	Variance	Magnitude
Front Porch	18-feet	16.6-feet	1.4-feet	8%
Residence	25-feet	23.5-feet	1.5-feet	6%

**BACKGROUND:** The subject property is located on 48<sup>th</sup> Avenue North between 12<sup>th</sup> Street North and 10<sup>th</sup> Street North in the Euclid Heights Neighborhood Association. The subject property is zoned NT-1 (Neighborhood Traditional Single Family) and was originally developed with a one-story single-family residence in 1951; which was demolished in 2017 according to permit records. The site received approval for new single-family residential construction in 2017.

Per the approved plans for the site, a residence was proposed to have a setback of 32-feet from the front property line, a porch 25-feet from the front property line and an HVAC condenser three-feet from the front property line (see attached copy of permit 17-09001367). All of which complied with the zoning districts required 25-foot front yard setback standard and interior side yard encroachment provided by section 16.60.050.2. Upon the completion of an as built survey identifying the locations of improvements, it had been discovered that all of the prior mentioned structures were install out of compliance with the setbacks for which they were both proposed and approved. The property is currently being occupied under a temporary Certificate of Occupancy and the building permit requires the requests within this application to be closed.

This application requests the approval of a variances to the NT-1 zoning districts required front yard and side yard setbacks for the residence, open front porch and, HVAC condenser to encroach into their respective setbacks. The property is not the subject of any active code enforcement violations. Based on review of this application, staff has determined that the application requires review by the commission.

**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 application involves a site which was redeveloped for new single-family construction. According to building permit records, the subject property received both demolition and new single-family construction permits in 2017.

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

This criterion does not apply as the subject property conforms to the NT-1 zoning districts required minimum lot width and lot area standards.

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

The site is not located within a preservation district.

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

The subject property has no contributing historical resources.

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

The existing vegetation on the property consists of two Red Maple trees, three clusters of Areca Palm trees and a host of shrubs lining both the front of the home down the sidewalk. The property is in compliance with the landscaping requirements for a new single-family residence.

*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 exhibits contextual compatibility with the subject block and other adjoining blocks within the neighborhood by providing an open entry porch, curb connecting walkway, alley loading garage and parking areas, concealed ancillary equipment, and by perpetuating a dominant single-story home character. The existing residence does not promote the established development pattern of the block face, but it also does not significantly diminish the established pattern.

*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;*

Although the special conditions existing are not the result of applicant action, they are the result of conditions created through independent actions beyond permit approval. Given the required setbacks of the NT-1 zoning district and the approved plans for the development demonstrating all affected structures would have otherwise have complied with all required setbacks; the request is considered self-imposed. The building permit for new home construction underwent both plan review approval and revision of the original approval; neither of which noted requests to reduce setbacks of any of the effected structures as proposed by this application. The proposal to accommodate this application's request which could be approved through plan review does require the granting of variances.

As the residence is occupied but no final Certificate of Occupancy has been issued, with no other reasonable alternative, the property shall undergo the necessary renovations to comply with code as approved by prior plan review or the variances requested must be granted to allow the existing conditions to remain subject to the conditions within this report.

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

With the property having exchanged ownership prior to the granting of a final Certificate of Occupancy, literal enforcement of the provisions of this chapter to make the required compliant corrections may appear to be somewhat of a hardship to the new homeowner.

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;*

Literal application of the provisions of this chapter would not result in unnecessary hardship as the property can continue the established single-family use.

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

The variances requested are considered excessive as the redevelopment of the subject property was proposed and approved with both the residence and front porch complying with the minimally required setbacks of the district and the HVAC condenser successfully applying the minor encroachment provision. Existing landscape elements such as the Areca palms and shrubs assist in reducing the overall visual impact of the encroachment towards the left side of the property and the HVAC condenser remains shielded by a six-foot white PVC fence.

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

The request is considered inharmonious with the general purpose and intent of this chapter.

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 variances requested do not appear to be injurious or otherwise impactful to neighboring properties given the existing conditions and documentation provided with this application. The request additionally appears to have no detrimental impact to public welfare.

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

The reasons set within this application do not justify the granting of the variances requested. PP

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.*

No other properties were considered.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Euclid Heights Neighborhood Association. The Association has provided a statement of support for the approval of this request. Staff received one email in support of the 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. Future development and maintenance permits shall comply with the provisions of this chapter and all other applicable codes that the time of permitting.
2. Maximum impervious surface on the site shall 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.
3. In the event a structure or structures shall undergo alterations, all existing code complaint or code equivalent landscaping shall be provided on site prior to the closing of any permits.
4. This variance approval shall be valid through May 1, 2022. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

**ATTACHMENTS:** Aerial Map, Surveys, Site Plan, Floor Plan, Elevation Drawings, Photographs, Applicant's Narrative, Signatures of Support, Neighborhood Participation Report, Email in Support

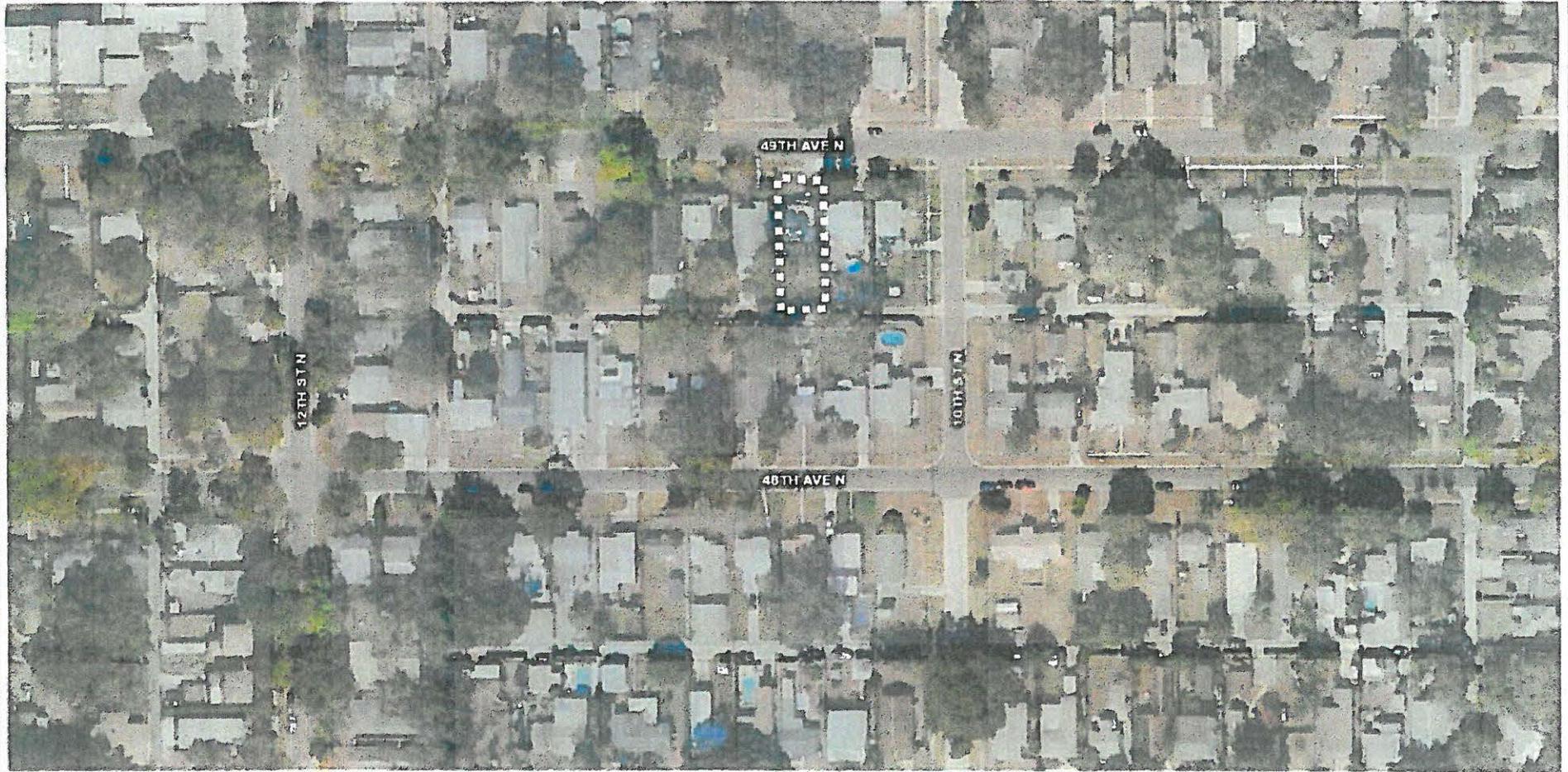
Report Prepared By:

Shervon Chambliss /  4/24/19  
 Shervon Chambliss, Planner I Date  
 Development Review Services Division  
 Planning & Development Services Department

Report Approved By:

 4.24.19  
 Jennifer Bryla, AICP, Zoning Official (POD) Date  
 Development Review Services Division  
 Planning & Development Services Department

JCB/SAC:iw



**st.petersburg**  
[www.stpete.org](http://www.stpete.org)

Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000019  
Address: 1019 48<sup>th</sup> Avenue North

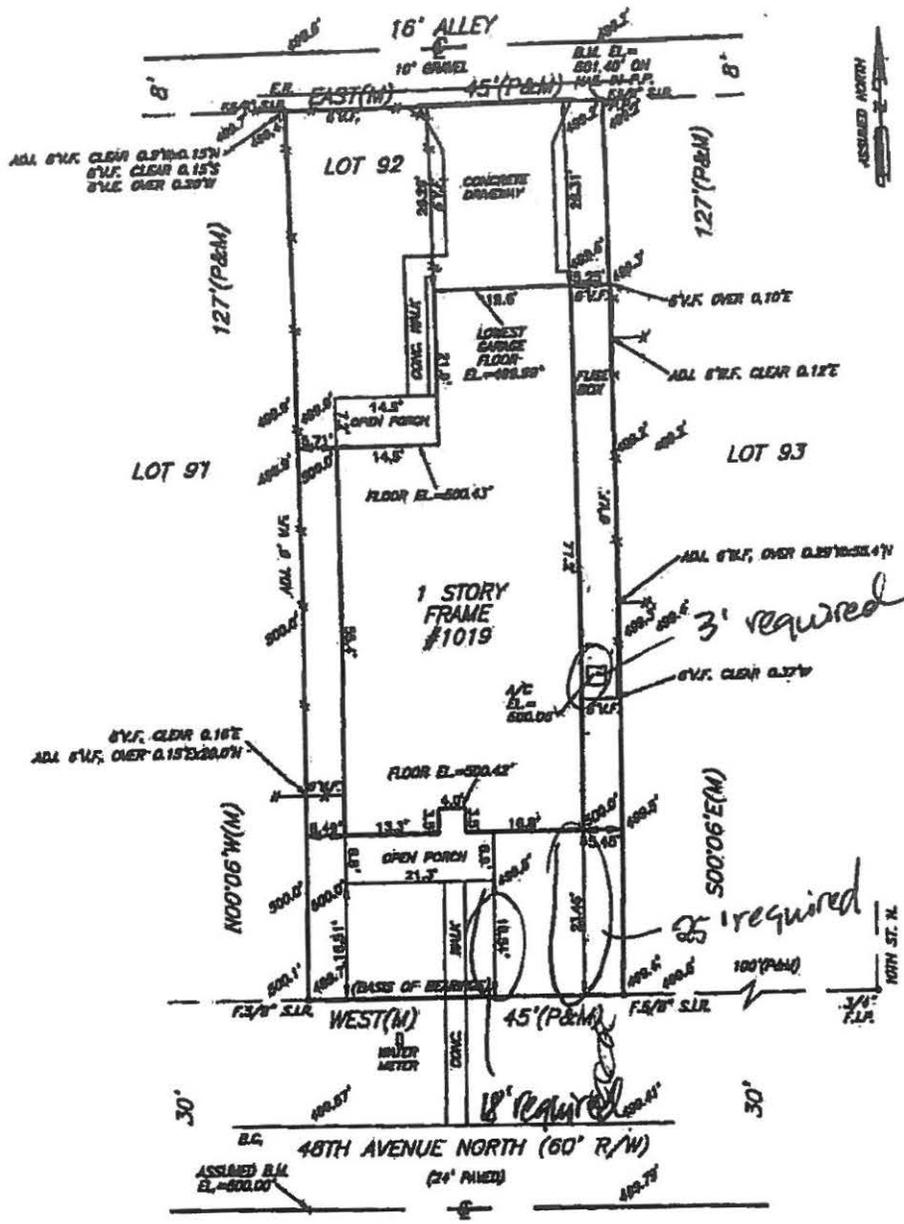


(nts)

1014-48- AVE. N. 11-07001567 NT-1

#16 City Copy

- Structure does not meet front setback requirements
- A/C does not meet side setback



A BOUNDARY SURVEY OF LOT 92, RAVENWOOD, AS RECORDED IN PLAT BOOK 10, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; WITH SPOT ASSUMED ELEVATIONS.

FINAL GRADE ELEVATIONS AS SHOWN HEREON INDICATE THAT THIS SITE MEETS THE CITY OF ST. PETERSBURG STANDARDS OF TYPE "B" DRAINAGE DETAIL REQUIREMENTS.

JOB NUMBER: 180418149 TELEPHONE: (727) 380-0836 DATE OF FIELD SURVEY: 4/22/18 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH	<b>DAVID C. HARNER</b> PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL 33708 SECTION 1 BOWSHIP 31 SOUTH RANGE 18 EAST	FLOOD ZONE: "X" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125148 PANEL NUMBER: 0200 G CHECKED BY: DCH
CERTIFIED TO:  <b>ALPHA ENGINEERING &amp; CONSTRUCTION LLC</b>		
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.		
NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.		
LEGEND: N.A.M.D.—NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.—BASE FLOOD ELEVATION A—ARC LENGTH AD—ADJACENT B.G.—BASE OF CURB S—SHORT LEGEND S.L.R.—SHARED FENCE S.P.—RIGHT-OF-WAY CONC.—CONCRETE M.H.—MANHOLE C/C—COVERED CONC. C—CENTERLINE C.B.—CHORD BEARING V.F.—VINYL FENCE E.L.—ELEVATION F.F.—FINISHED FLOOR F.R.P.—FOUND IRON PIPE S.R.P.—SET IRON PIPE WITH GAP 2000 O.A.—OPEN PORCH P.L.R.—P.L.—PERMANENT REFERENCE MONUMENT H.—HORIZONTAL M.—MATERIAL S.S.—SOLID S.S.—SOLID R.L.L.—POINT ON LINE D—DSD R—RADIUS W—WING WALL W.F.—WOOD FENCE DR—DRAINAGE U.E.—UTILITY EASE.—EASEMENT P/S—PWERSTONE B.M.—BENCHMARK P.I.—POINT OF INTERSECTION P.R.M.—PERMANENT REFERENCE MONUMENT P—PLAT I.P.—EDGE OF PAVEMENT		
4/23/18 D.C.H. DAVID C. HARNER P.L.S. REGISTRATION NUMBER 2850		
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED COPY OF A FLORIDA LICENSED SURVEYOR AND MAPPER		

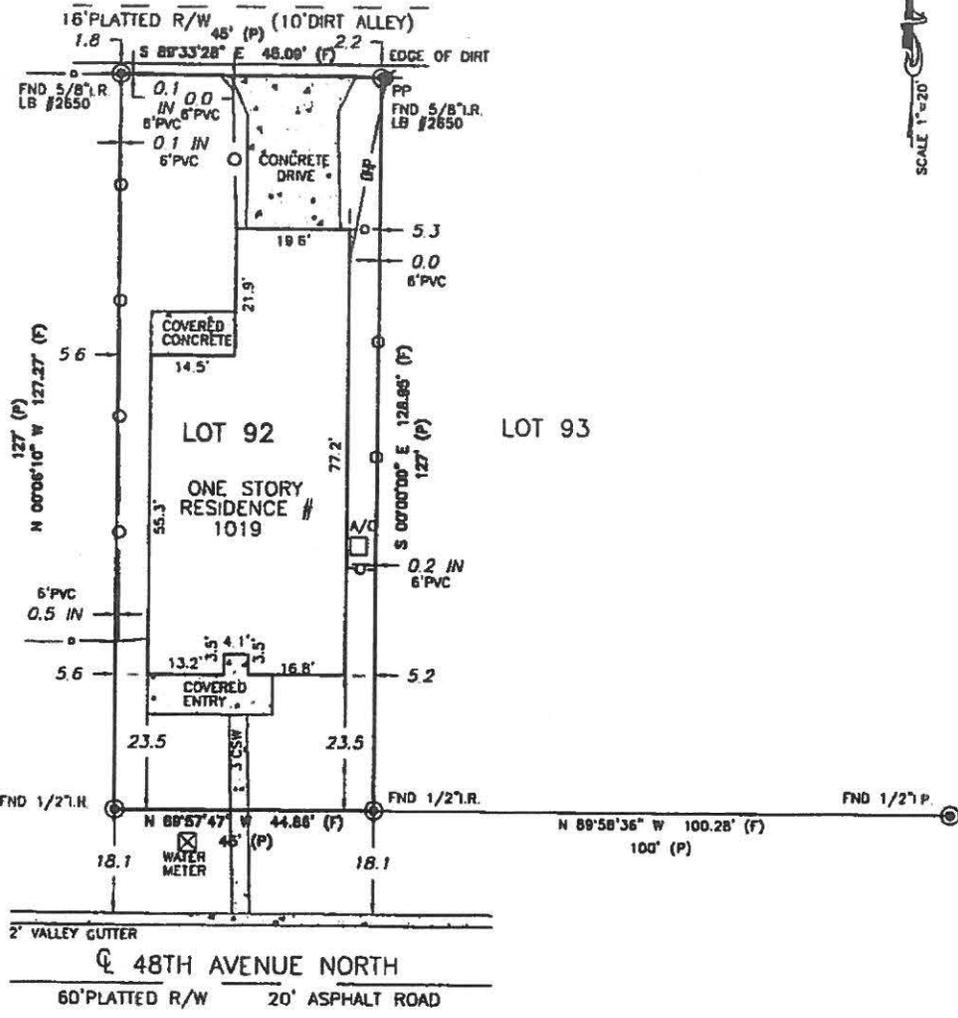
#6 Title Co.

copy

SECTION 1, TOWNSHIP 31 SOUTH, RANGE 18 EAST, PINELLAS COUNTY, FLORIDA.

**BOUNDARY SURVEY**

LEGAL DESCRIPTION:  
LOT 92,  
RAVENSWOOD,  
ACCORDING TO THE  
PLAT THEREOF, AS  
RECORDED IN PLAT  
BOOK 10, PAGE 13,  
OF THE PUBLIC  
RECORDS OF  
PINELLAS COUNTY,  
FLORIDA.



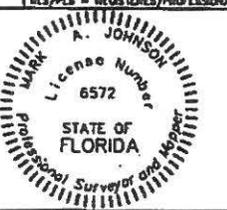
- NOTES:**
- 1) BEARINGS ARE BASED UPON THE EASTERLY LINE LOT 92, S 00°00'00" E ASSUMED BEARING
  - 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PANEL #12103C8208 SUFFIX "C" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 9-3-2003
  - 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
  - 4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
  - 5) ALL MEASUREMENTS ARE IN U.S. FEET
  - 6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
  - 7) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP. OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

Certificate of Authorization "LB #8945"

<p><b>LEGEND:</b> A/C = AIR CONDITIONER C/C = CALCULATED CLF = CHAIN LINK FENCE CONC = CONCRETE CONC = CONCRETE SIDEWALK COP = CONCRETE OVERHEAD UTILITY (D) = DEED MEASUREMENT (F) = FIELD MEASURED NO. I.D. = NO IDENTIFICATION PERM = PERMANENT REFERENCE MONUMENT PSM = PROFESSIONAL SURVEYOR AND MAPPER R/S/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR &amp; CAP LICENSEE</p>	<p>PVC = PLASTIC WYR. FENCE PP = PERMANENT CONTROL POINT LP = IRON PIPE LR = IRON ROD IB = (CROWN) BUSINESS O.H. = OVER HEAD UTILITY P.P. = POWER POLE (P) = PLAT R/W = RIGHT-OF-WAY PSM = PROFESSIONAL SURVEYOR AND MAPPER R/S/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR &amp; CAP LICENSEE</p>	<p>ASPH = ASPHALT RADIAL = RADIAL FHD = FIRE HYDRANT FOUND = FOUND NON-RADIAL = NON-RADIAL TYPICAL = TYPICAL WOOD FENCE = WOOD FENCE SET P.K. MAIL = SET P.K. MAIL DCK 1/2" DIA = DCK 1/2" DIA SET 3/4" IR. = SET 3/4" IR.</p> <p><b>CERTIFIED TO:</b> H5 INVESTMENTS, LLC VAUGHN LAW, PLLC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY</p>
---	--	---

**MARK A. JOHNSON**  
Digitally signed by MARK A. JOHNSON  
DN: cn=MARK A. JOHNSON,  
o=MARK A. JOHNSON,  
ou=MARK A. JOHNSON, email=MARK.A.JOHNSON@FLORIDA.SURVEYORS.COM,  
c=FLORIDA,  
Date: 2018.04.27 09:11:47 -0400

MARK A. JOHNSON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 6572  
NOT VALID WITHOUT THE ELECTRONIC  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER



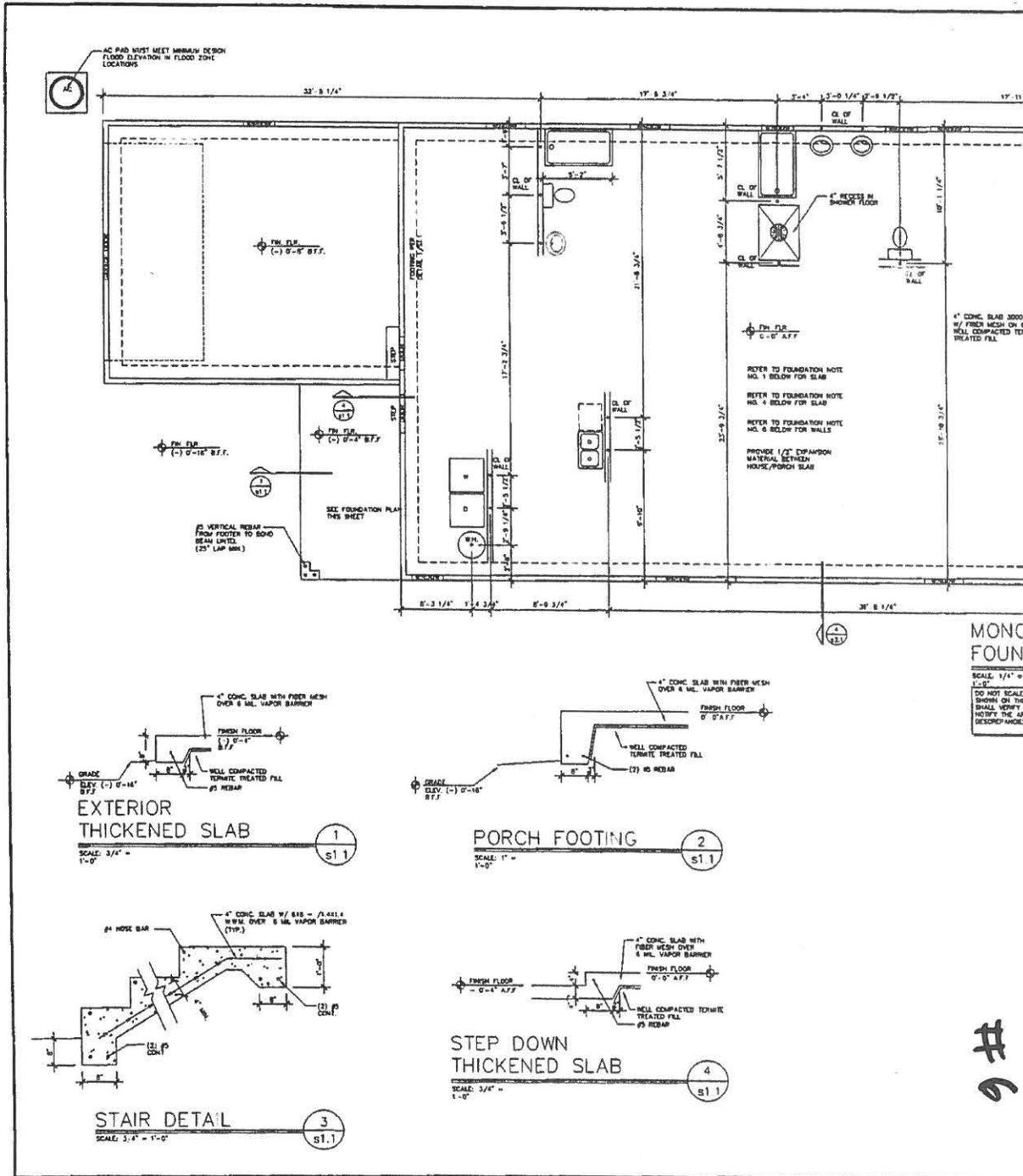
**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND LEGAL SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61617-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY: J.W.	DATE: 3-5-2018	F.B. / PG. 20 / 2
DRAFTED BY: B.P.	DATE: 3-6-2018	JOB # 18-224

**DON WILLIAMSON & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945  
5020 GUNN HIGHWAY SUITE 220 A  
TAMPA, FL 33624  
(813) 285-4795  
FAX (813) 264-6062  
WILLIAMSON@GUNNTHOMASANDASSOCIATES.COM



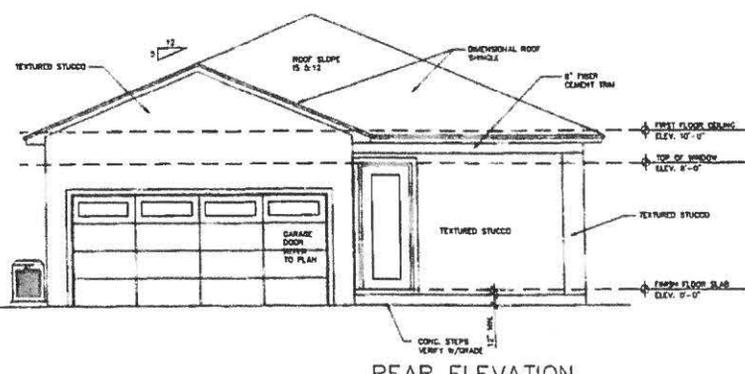
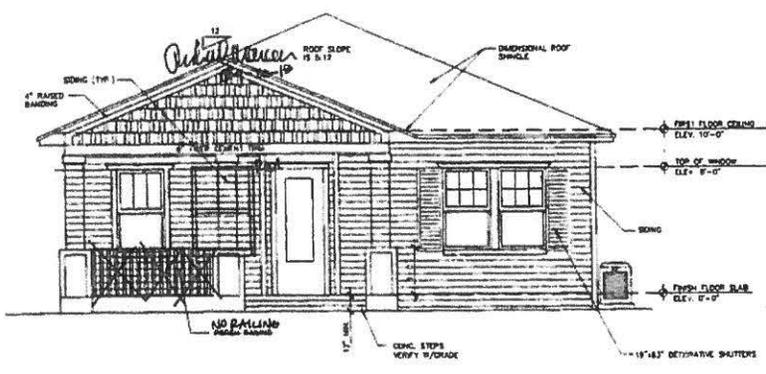
Healy Variance  
01948474 N



MONC  
FOUN  
SCALE: 1/4" = 1'-0"  
DO NOT SCALE  
SHOWN ON THE  
SHEET. VERIFY  
NOTIFY THE AS  
DESIGNER/ARCHIT

#  
9

Healy Variance  
1019 48th Ave N



DOOR/WINDOW PRO

TABLE R703.1.2 OF THE ALUMINUM BUILDING CODE WITH SECTION (204)

FASTENER TYPE	FASTENER SPACING	
	FIELD SPACING	END DISTANCE
IN WOOD SIZES BASED AND/OR 1/2" ENDWENT LENGTH	16"	16"
IN WOOD SIZES BASED AND/OR 1/2" ENDWENT LENGTH	16"	16"
1/4" HIGH GALV. LAG SCREW BASED AND/OR 1/2" ENDWENT LENGTH	16"	16"

FOR S: 1 INCH = 25.4MM, 1 FT. = 304.8MM, 1 POUND = 4.448 N

1. THIS TABLE IS BASED ON A WIND DETERMINED BY ACCESS TO SECTION R703.1.1 OF 150 MPH AND A 100' FOOT HEAD R.C.

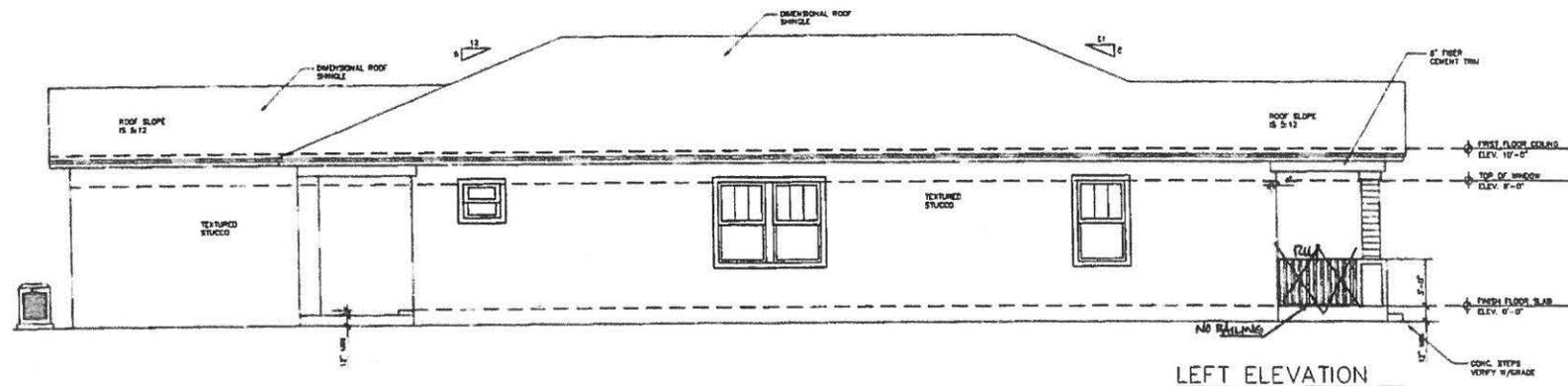
2. FASTENERS SHALL BE INSTALLED AT OPPOSITE ENDS OF FASTENERS SHALL BE LOCATED A MINIMUM 1" FROM

3. ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL LENGTH OF 2 INCHES UNLESS INTO THE BUILDING FRAME A MINIMUM OF 2-1/2" INCHES FROM THE EDGE OF CONG.

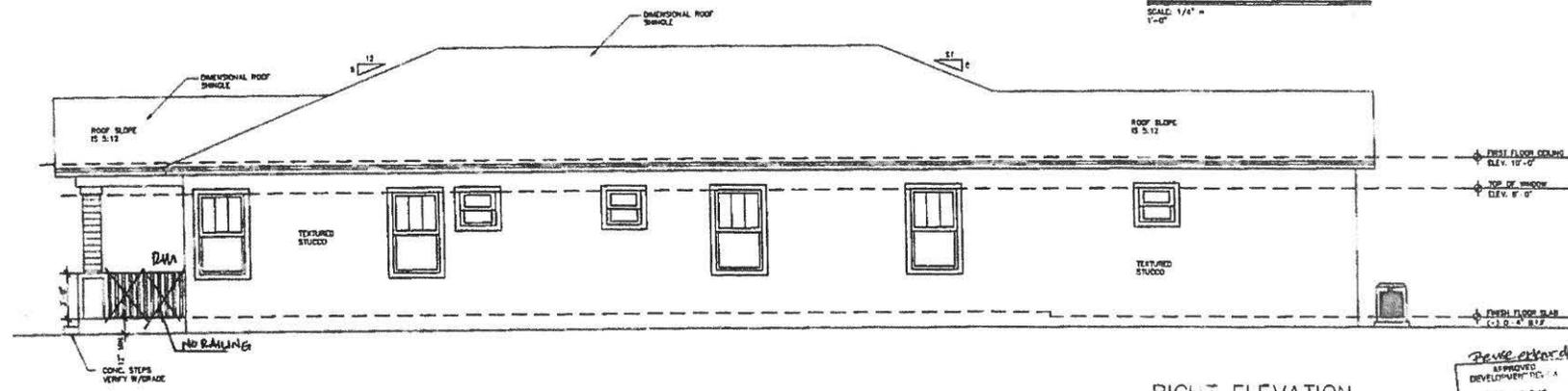
4. WHERE PANELS ARE ATTACHED TO MASONRY OR CONG. SHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHOR UNLESS ULTIMATE WITHDRIPAL CAPACITY OF 1300 POUNDS

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

STUCCO



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



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

1- R703.6.2 Plaster.  
Plastering with portland cement shall be not less than three coats over metal lath or wire mesh less than two coats w/ masonry, concrete, pre-treated wood or decay specified in Section R31 if the plaster surface by veneer or other to completely concealed. c be only two coats, p.c thickness is as set for

On wood-frame constr. floor slab system, ext applied to cover, but i

2- R703.6.3 Lath  
All lath and lath atlat corrosion-resistant me or woven wire lath shc 1 1/2-inch-long (38 mm), 7/16-inch (11 mm) head mm), 16 gage staples, i 6 inches (152 mm), or i

3- R703.6.3 Water-res Water-resistive barrier required in Section R7 over wood-based shea water-resistive vapor-o performance. At least layers of Grade D pap shall be installed indeg each layer provides a plane and any flashing accordance with Sect: drain to the water-res directed between the

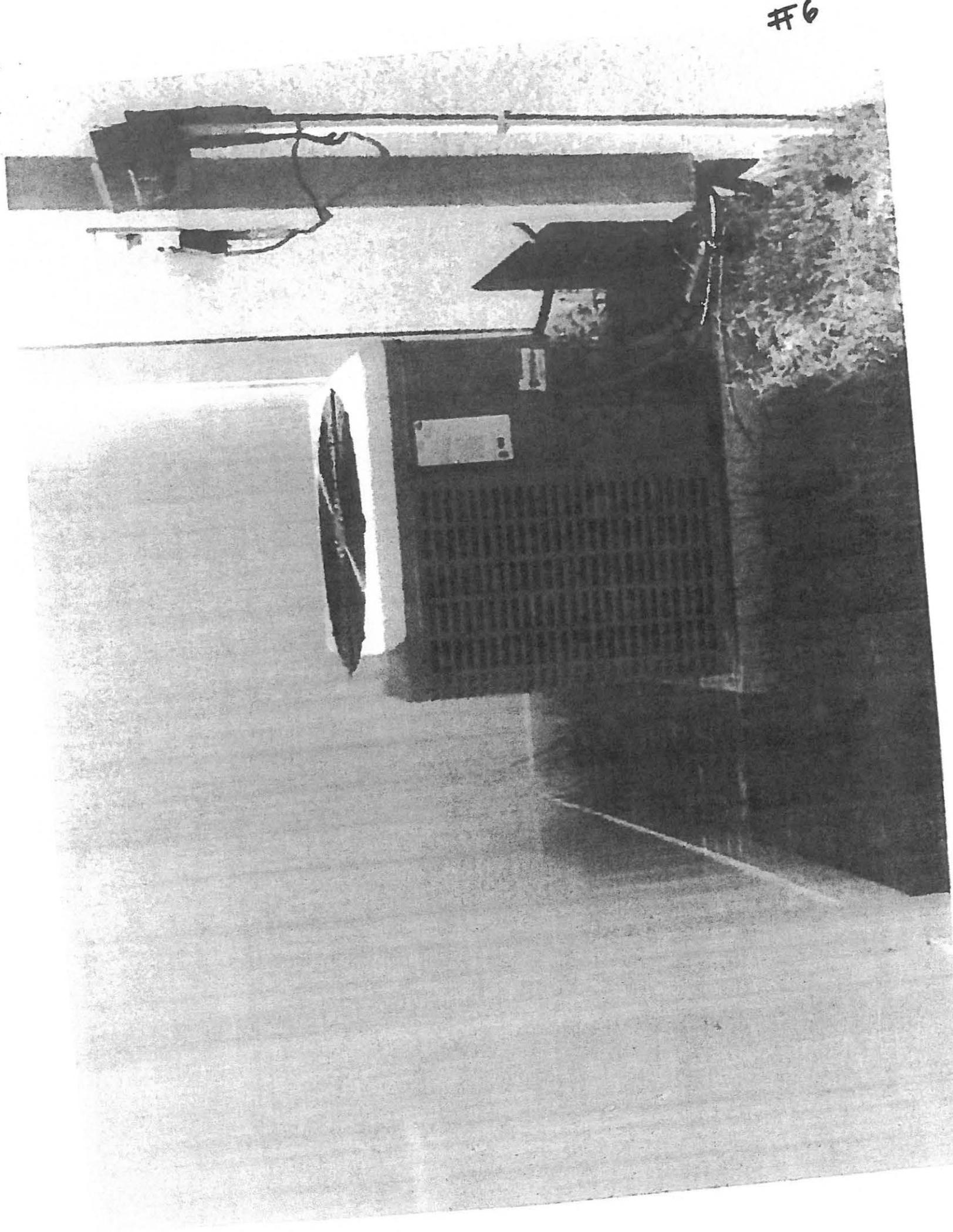
Healy Variance  
APPROVED DEVELOPER  
MAY 02 2025  
BY: [Signature]

ELEVATIO  
1 VERIFY WINDOW OPENING & W/ MANUFACTURED SIZES  
2. DOOR AND WINDOW OPEN ARE 3'-0" x 8'-0", 8'-0" x 4"  
ARCHITECT CERTIFIES TO THAT ALL PLANS ARE IN ACCORDANCE WITH MINIMUM BUILDING CODES

#6



#6





# VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 1019 4 <sup>TH</sup> AVE N	Case No.:
Detailed Description of Project and Request:	
ZONING VARIANCE FOR PRE EXISTING, NEW BUILT HOME PURCHASED BY HOME OWNER	
1. 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 A NEWLY CONSTRUCTED HOUSE PURCHASED BY HOME OWNERS. THIS HOUSE FITS NICELY WITH THE EXISTING NEIGHBORHOOD AND DOES NOT HAVE ANY CHARACTERISTICS THAT WOULD BE CONSIDERED UNIQUE	
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.	
ALL OTHER PROPERTIES IN THE IMMEDIATE NEIGHBORHOOD HAVE BEEN DEVELOPED IN A SIMILAR WAY	
3. How is the requested variance not the result of actions of the applicant?	
THIS HOUSE WAS PURCHASED BY THE HOME OWNER AFTER IT HAD BEEN BUILT. THE OWNERS WERE ASSURED DURING THE CLOSING PROCESS THAT ALL CODES AND VARIANCES WERE ADHERED TO. ONLY AFTER THE PURCHASE DID THE HOME OWNER BECOME AWARE OF ANY POTENTIAL PROBLEMS	



# VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?	<p>This Property has Already Been Completed. In order to comply with occupancy ordinances The Homeowner must Receive a Variance</p> <p>The Variance will have NO negative effect on the Neighborhood But AS A New build will ONLY increase Property values AND spur Forth the Redevelopment</p>
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?	<p>This House has Already been built and Sold. Any other Alternatives Are cost Prohibitive</p>
6. In what ways will granting the requested variance enhance the character of the neighborhood?	<p>As A New build This house will increase property values AND help spur Further Redevelopment.</p> <p>AS The Property has Already Been built These effect can be Seen by other Builds in The Neighborhood</p>



# 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:	1019 48 <sup>th</sup> Avenue N   Case No.:
Description of Request:	Variance for home setback and AC unit
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:	1026 48 <sup>th</sup> Ave. N.
Owner Name (print):	Alice Lundy ALICE LUNDY
Owner Signature:	<i>Alice Lundy</i>
2. Affected Property Address:	1101 48 <sup>th</sup> Ave N, St. Petersburg FL 33703
Owner Name (print):	ERICA RUSSO-MISI, FRANK RUSSO-MISI
Owner Signature:	<i>Erica Russo-Misi</i>
3. Affected Property Address:	1115 48 Ave N ST. Pete FL 33703
Owner Name (print):	Jessica Bentley
Owner Signature:	<i>Jessica Bentley</i>
4. Affected Property Address:	1130 48 <sup>th</sup> Ave N.
Owner Name (print):	JACK STANFIELD
Owner Signature:	<i>Jack Stanfield</i>
5. Affected Property Address:	1010 48 <sup>th</sup> Ave. No.
Owner Name (print):	JOAN WRIGHT
Owner Signature:	<i>Joan Wright</i>
6. Affected Property Address:	1011 48 <sup>th</sup> Ave N
Owner Name (print):	JAMES STILES
Owner Signature:	<i>James Stiles</i>
7. Affected Property Address:	1001 - 48 <sup>th</sup> Ave North
Owner Name (print):	Charles Caswell
Owner Signature:	<i>Charles Caswell</i>
8. Affected Property Address:	1034 48 <sup>th</sup> Ave N
Owner Name (print):	Robert Dison
Owner Signature:	<i>Robert Dison</i>

1 of 2 page 8's



# 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:	1019 48 <sup>th</sup> Ave N
Case No.:	
Description of Request:	Variance for home/porch setback and AC unit
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:	1018 48 <sup>th</sup> Ave N
Owner Name (print):	Ralph Kitzmiller
Owner Signature:	<i>[Signature]</i>
2. Affected Property Address:	1027 48 <sup>th</sup> Ave N.
Owner Name (print):	Christien M. Gilles
Owner Signature:	<i>[Signature]</i>
3. Affected Property Address:	1155 48 <sup>th</sup> Ave N. St. Pete. # 33703
Owner Name (print):	Brenda Puhov
Owner Signature:	<i>[Signature]</i>
4. Affected Property Address:	4800 12TH ST. N., ST. PETERSBURG, FL 33703
Owner Name (print):	MARIA PLANAGAN
Owner Signature:	<i>[Signature]</i>
5. Affected Property Address:	1131 - 48 <sup>th</sup> Ave N.
Owner Name (print):	VERNON CONLEY
Owner Signature:	<i>[Signature]</i>
6. Affected Property Address:	1119- 48 Ave. N.
Owner Name (print):	Tammi A. Everett
Owner Signature:	<i>[Signature]</i>
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

2 of 2 page 8's



# PUBLIC PARTICIPATION REPORT

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

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

APPLICANT REPORT	
Street Address:	1069 48th Ave N
1. Details of techniques the applicant used to involve the public	Door to Door Conversations
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	Variances on setback and AC unit.
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one:	<input checked="" type="checkbox"/> Proposal supported
	<input type="checkbox"/> Do not support the Proposal
	<input type="checkbox"/> Unable to comment on the Proposal at this time
	<input type="checkbox"/> Other comment(s):
Association Name:	Euclid Heights
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.	

See email from Becky Copeland attached

Page 9 of 8  
Becky Copeland  
561-352-6531  
Beckylynn@gmail.com

**Lydia Healy**

---

**From:** Becky Copeland <beckylynn28@gmail.com>  
**Sent:** Tuesday, February 26, 2019 2:01 PM  
**To:** Lydia Healy  
**Subject:** Re: HOA input

Ok not a problem. Thanks for the info.

The Euclid Heights Neighborhood Association would support your variance request.

Anything you need feel free to reach out.

Becky Copeland  
Euclid Heights President  
561-352-6531

On Feb 26, 2019, at 2:52 PM, Lydia Healy <[lhealy@dieselmachinery.com](mailto:lhealy@dieselmachinery.com)> wrote:

Thanks Becky. The city planners require that I email you my status and ask whether you would support or oppose my variance request.  
If you could respond with your vote, I am able to attach this email to my request for the variance. I am also required to reach out to my direct neighbors which I have and they have been very agreeable in our conversations.  
Thanks so much for your time.

Sent from my iPhone  
Lydia

On Feb 26, 2019, at 1:31 PM, Becky Copeland <[beckylynn28@gmail.com](mailto:beckylynn28@gmail.com)> wrote:

Good afternoon. Sorry to hear of your troubles. Looks like the builder has put you in rough position.

We are transitioning to new board but I'd be happy to help you till we officially have new president. I don't know how I can help but I certainly will help how I can. We are not an HOA we are just a neighborhood association under the community involvement initiative under Saint Petersburg.

If I can help let me know. We really don't have any rules on stuff like this. I have helped for putting in speed pumps and trying to help when one homeowner put in driveway without pulling permit and broke some variations. If I can help I will.

Let me know.

Becky

On Feb 25, 2019, at 2:00 PM, Lydia Healy <[lhealy@dieselmachinery.com](mailto:lhealy@dieselmachinery.com)> wrote:

#6

**Shervon A. Chambliss**

---

**From:** Michelle Kitzmiller <wdwcrzy@gmail.com>  
**Sent:** Monday, April 15, 2019 9:08 AM  
**To:** Shervon A. Chambliss  
**Cc:** Ralph Kitzmiller  
**Subject:** Response to Public Hearing on 1019 48th Ave N

Good morning Shervon!

My name is Michelle Kitzmiller. My husband and I live at 1018 48th Ave N, right across the street from 1019 48th Ave N that is needing the after-the-fact variance.

Both my husband - Ralph - and I are very supportive of the request for the variance. The house is very nicely done and does not impact us with these after-the-fact variance requests. We are very happy to give our support to Dan & Lydia Healy in their request.

Our only question was how did the house get built without anyone noticing the issue? And also how was it sold without anyone noticing the issue? It gives us pause to do anything to our own house as we are concerned that the same situation could happen to us.

If you have any further questions or need anything further from us, please don't hesitate to reach out.

Best regards,  
Ralph & Michelle Kitzmiller  
1018 48th Ave N  
St Petersburg, FL 33703



NSFR

USE AN INK PEN & PRINT CLEARLY

CITY OF ST. PETERSBURG  
DEC 06 2017  
CONSTRUCTION SRVS

PERMIT APPLICATION

All information must be filled-in completely

One Fourth Street North, St. Petersburg, FL 33701 (P.O. Box 2842, 33731)  
Telephone (727) 893-7231 Fax (727) 892-5447

Flood Zone X  
Application # 17-09001367

WWP:

Date of application: 9/28/2017 Affordable Housing Eligible:  Yes

PROJECT SITE:

Project or Tenant: 1019 48TH AVE. N. ST. PETERSBURG, FL 33703

Address: 1019 48TH AVE. N., ST. PETERSBURG, FL 33703

Unit #: Lot 92

PIN: 01-31-16-73589-000-0920

PROPERTY OWNER:

Name: ZHUKOVSKIY USA, LLC

Address: 4830 W. KENNEDY BLVD. Unit #: 600

City, State, Zip: TAMPA, FL 33609

Phone: 813-509-2313 Email: TERESA@STPETERSBURGGENERALCONTRACTOR.COM

CONTRACTOR:

Company: ALPHA ENGINEERING & CONSTRUCTION, LLC

Name: MARIO E. ESPAILLAT

Contractor's License #: I-CGC1505670

Email: INFO@STPETERSBURGGENERALCONTRACTOR.COM

Phone:

Cell:

Fax:

ARCHITECT / ENGINEER:

Company: (allegedly) design

Name: MICHAEL ARRIGO

State License #: AR98009

Email: PATRICK@ALLEGEDLYDESIGN.COM

Phone: 813-938-0112

Cell:

Fax:

AFFIDAVIT: Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of this permit is verification that I will notify the property owner of Florida Lien Law req., F.S. 713.135.  
Link: <http://www.leg.state.fl.us/Statutes/index.cfm>

NOTICE: FBC 5th Edition (2014) 105.3.3. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. Additional plan review approval may be required by other City departments such as Zoning, Historic Preservation and Water Resources. This property may be located in a deed restricted community.  
Link: <http://floridabuilding2.iccsafe.org/>

ASBESTOS Notification: FBC 5th Edition (2014) 105.9 (received customer asbestos notification). The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.  
Link: <http://floridabuilding2.iccsafe.org/>

OWNER/CONTRACTOR DISCLOSURE STATEMENT: Owner must appear in person and sign Disclosure Statement in addition to this permit application. [Link to Disclosure Statement Document](#)

All work shall comply with the applicable Florida Building Code

ANATOLLI ZHUKOVSKIY

Applicant Print Name

*[Signature]*  
Permit Technician

Applicant Signature

*[Signature]*  
(or) Notary

Date 9/28/2017

Date 12-6-17

Applicant is  personally known to me or produced \_\_\_\_\_ as identification.  
(type of identification)

Applicant Initial AZ

#7

PERMIT APPLICATION

Is this application for a change of use or occupancy?  Yes  No

Occupancy Group: (check one) per FBC Ch. 3 - Section 302 Classification: Link: <http://floridabuilding2.iccsafe.org/>

- Assembly
- Business
- Educational
- Factory & Industrial
- High Hazard
- Institutional
- Mercantile
- Residential
- Storage
- Day Care
- Utility and Miscellaneous

Type of Construction (per FBC Ch. 6):  I  II  III  IV  V

Protected / Unprotected:  A or  B (check one)

Fire Sprinkler:  Y or  N (check one) Fire Alarm:  Y or  N (check one)

General 'Scope of Work' description:

MATER PLAN RIO - PERMIT NUMBER 17-08000711

17-0900 113

NEW CONSTRUCTION - 4 BEDROOMS, 2 BATHROOMS, 2 CAR GARAGE , 2556 SQ. FT.

Please complete the following information for the sub-trades:

190784

**Electrical** \$ 10,000.00 value

New service 200 \_\_\_\_\_ amps

Service upgrade \_\_\_\_\_ amps

# of meters 1 \_\_\_\_\_

# of panels 1 \_\_\_\_\_

Relocate service \_\_\_\_\_

# of altered circuits \_\_\_\_\_

# of new circuits \_\_\_\_\_

Temporary sawpole \_\_\_\_\_ amps

Fire Alarm \_\_\_\_\_

Security \_\_\_\_\_

Smoke detector 6 \_\_\_\_\_

Carbon monoxide detector 1 \_\_\_\_\_

Data/Comm \_\_\_\_\_

Solar / PV \_\_\_\_\_

Other \_\_\_\_\_

**Mechanical** \$ 10,000.00 value

New Install 35 \_\_\_\_\_ tons

Replacement \_\_\_\_\_ tons

Package unit \_\_\_\_\_ tons

# of condensers 1 \_\_\_\_\_

# of air handlers 1 \_\_\_\_\_

Vertical \_\_\_\_\_

Horizontal \_\_\_\_\_

Furnace \_\_\_\_\_

# of returns 5 \_\_\_\_\_

# of supplies 12 \_\_\_\_\_

Heat strip size \_\_\_\_\_ KW

Generator \_\_\_\_\_

Kitchen hood \_\_\_\_\_

Exhaust fans \_\_\_\_\_

Roof top \_\_\_\_\_

SEERS \_\_\_\_\_

HOV \_\_\_\_\_

Other \_\_\_\_\_

**Building** \$ 70,000.00 value

Exterior cladding \_\_\_\_\_

Roof \_\_\_\_\_

Driveway 500 sq ft \_\_\_\_\_

Window replacement \_\_\_\_\_

Demo entire structure \_\_\_\_\_ S.F.

New Construction 2556 \_\_\_\_\_ S.F.

Remodel \_\_\_\_\_ S.F.

Mobile Home Removal \_\_\_\_\_

Mobile Home Installation \_\_\_\_\_

Signs \_\_\_\_\_

Residential Encl. \_\_\_\_\_ S.F.

Other \_\_\_\_\_

**Fire** \$ 0.00 value

Fire Alarm \_\_\_\_\_

Fire Sprinkler \_\_\_\_\_ type

Fire Suppression \_\_\_\_\_

Fire Separation \_\_\_\_\_ hrs

Other \_\_\_\_\_

**Gas** \$ 0.00 value

New \_\_\_\_\_

Replacement \_\_\_\_\_

Natural \_\_\_\_\_

Propane \_\_\_\_\_

Equipment \_\_\_\_\_

Piping ft. \_\_\_\_\_

Venting ft. \_\_\_\_\_

Tank \_\_\_\_\_ size

Type of tank \_\_\_\_\_

Water heater \_\_\_\_\_

Other \_\_\_\_\_

**Plumbing** \$ 10,000.00 value

# added water closets 1 \_\_\_\_\_

# changed water closets 1 \_\_\_\_\_

# of bathtubs 2 \_\_\_\_\_

# of showers \_\_\_\_\_

# of lavatories \_\_\_\_\_

# of water heaters \_\_\_\_\_

Sewer line ft. \_\_\_\_\_

Water line ft. \_\_\_\_\_

Tankless water heater \_\_\_\_\_

Solar \_\_\_\_\_

Other \_\_\_\_\_

**FEMA Information**

Flood Zone \_\_\_\_\_

Required Elevation \_\_\_\_\_

Lowest Finished Floor \_\_\_\_\_

RCD Value \_\_\_\_\_

Maximum Improvement \_\_\_\_\_

Municode Ch. 16.40.050 Link:  
[http://library.municode.com/HTML/11602/level3/PTIISTPECO\\_CH16LADERE\\_S16.40.050FLMA.html](http://library.municode.com/HTML/11602/level3/PTIISTPECO_CH16LADERE_S16.40.050FLMA.html)

Total Estimated Construction Value: \$ ~~100,000~~

\$ 220,784

LIV.: 2,132 x \$96/# = \$204,672

GAR.: 424 x \$38/# = 16,112

11/28/17

\$220,784

Applicant Initial AZ \_\_\_\_\_

PERMIT APPLICATION

OFFICE USE ONLY

CSP USE ONLY

C.O. Required:  Yes  No

Building Code Edition: 2014 F

Occupancy Group: R-3

Occupancy Use: 3F

Construction Type: VB

Design Occupant Load: -

Fire Sprinkler:  Yes  No

Special Conditions:  Yes  No

Square foot added: 1836

Roof Type: Asphalt Shingle

Flood Zone: X

Required Elevation: -

# of Units: 1

# of Stories: 1

Threshold Building:  Yes  No

Sewer Connection New: 2

Sewer Connection Credits: W/C-1

Sewer Connection Due: 700 350.00 <sup>DWD</sup>

TIF District #: 11

County TIF (96%) Due: 0

City TIF (4%) Due: 0

GATISAF: VA

Certificate of Concurrency: 30.00

ZONING USE ONLY

Zoning: \_\_\_\_\_ Approved Use: \_\_\_\_\_

Setbacks per approved plan:

Front: \_\_\_\_\_

Left: \_\_\_\_\_

Right: \_\_\_\_\_

Rear: \_\_\_\_\_

Sign Type: \_\_\_\_\_

CPC/COA/DRC: # \_\_\_\_\_

Zoning Conditions of Approval:

Zoning Reviewer: \_\_\_\_\_

(print)

Plan Reviewer:

Ricky Dunn  
(print)



#7

# Tree Removal Not Included

PERMIT APPLICATION

A separate tree removal permit is required for the removal of Code protected trees

## OFFICE USE ONLY

GSP USE ONLY	
C.O. Required:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Building Code Edition:	_____
Occupancy Group:	_____
Occupancy Use:	_____
Construction Type:	_____
Design Occupant Load	_____
Fire Sprinkler:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Special Conditions:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Square foot added:	_____
Roof Type:	_____
Flood Zone:	_____
Required Elevation:	_____
# of Units:	_____
# of Stories:	_____
Threshold Building:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Sewer Connection New:	_____
Sewer Connection Credits:	_____
Sewer Connection Due:	_____
TIF District #:	_____
County TIF (96%) Due:	_____
City TIF (4%) Due:	_____
GATISAF:	_____
Certificate of Concurrency:	_____

ZONING USE ONLY	
Zoning:	NT-1
Approved Use:	Approval of NSFR Landscaping, ALC + 4 ft wide sidewalk.

Setbacks per approved plan:		
	Parade	House
Front:	25 ft.	32 ft.
Left:	5 ft.	5 ft.
Right:	20 ft.	6 ft.
Rear:	N/A.	18 ft.
Sign Type:	_____	
Tree Removal	SPEC/COADRC: # 17-36000944	
Zoning Conditions of Approval:	Max FAR = 50% (2,857.5 sq ft)	
	Proposed FAR = 40% (2,294 sq ft)	
	4 ft wide sidewalk shall be installed as depicted on plans.	
	<del>St. Augustine Sod Maximum</del>	
	The installation of St. Augustine Sod is limited to a maximum of 50 percent of the permeable area of the lot.	

Plan Reviewer: \_\_\_\_\_

(print)

Zoning Reviewer:  
Cristian I. Arvey  
(print)

APPROVED  
DEVELOPMENT REVIEW

NOV 03 2017

By [Signature]



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

City of St. Petersburg  
Planning & Economic Development Department  
Construction Services & Permitting  
**Certificate of Concurrency  
Application**

FOR OFFICE USE ONLY							
Date	/ /			Application Number			
Site Plan/SE Number				Log Number			
Bldg. Permit No.	C.O. No.		Date				
Other							
Parcel No.	Sec.	Twp.	Rg.	Subd.	Blk.	Lot	

**I. GENERAL INFORMATION (filled out by applicant)**

Owner Name & Address  
Chuforsky USA LLC

Representative Name & Address  
\_\_\_\_\_

Phone 768-8771924

Phone \_\_\_\_\_

Property Address and Legal Description  
1019 48th Ave N, St Petersburg 33703

Is the subject property part of a previously approved site plan? \_\_\_\_\_ Yes  No  
If yes, provide case number \_\_\_\_\_  
Is the subject property part of an approved DRI? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If yes, provide DRI name \_\_\_\_\_

**TYPE OF ACTIVITY:**  
New Construction   
Addition \_\_\_\_\_  
Change of use \_\_\_\_\_

**RESIDENTIAL:**  
New Single Family Units   
New Multi-Family Units \_\_\_\_\_  
Other New - Number of Units/Beds \_\_\_\_\_

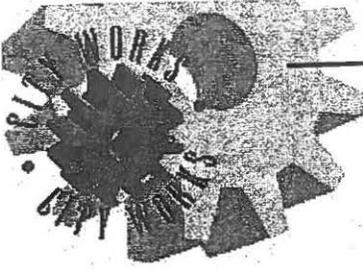
**NON-RESIDENTIAL:**  
Existing Use \_\_\_\_\_  
Existing Bldg. Area (sq. ft.) \_\_\_\_\_  
Existing Use \_\_\_\_\_  
Existing Bldg. Area (sq. ft.) \_\_\_\_\_

Proposed Use \_\_\_\_\_  
Proposed Bldg. Area (sq. ft.) \_\_\_\_\_  
Proposed Use \_\_\_\_\_  
Proposed Bldg. Area (sq. ft.) \_\_\_\_\_

Applicant (owner of property) Signature \_\_\_\_\_

Date 09/29/2017

If there are any questions regarding this application, please call the Concurrency Coordinator at 727-893-7883.  
Please **do not** fill out the second portion of this form (opposite side).



# City of St. Petersburg Construction Services and Permitting Contact Person During Plan Review

In an effort to increase our level of plan review service, the plans examiners would like to personally contact the person responsible for the preparation of your plans.

The contact person must have the authority, knowledge, and ability to revise the plans or specifications. As such, the plans examiners will contact only the designer of record unless we have another contact person. Said conversations will be documented and made a part of the plan tracking process.

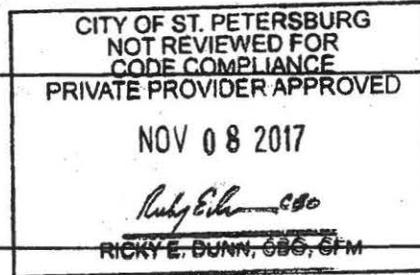
Plans examiners will make every effort to communicate with the contact person whenever necessary to facilitate the process of plan review.  
(Please print)

*Tony Zhukovsky*

Name of Contact Person During Plan Review:

*Owner*

Relationship with the Project:



Office Phone: 718-877-1924

Fax Number: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

E-mail Address: zhukovsky@gmail.com

Your Name: Tony Zhukovsky

Phone calls, e-mails, voice mail, or one-on-one meetings with the designer and plans examiner are considered forms of communication. The objective of this communication is to gather sufficient information to help process the plan review.

The plan routing specialist will notify the contact person when the plans have been approved, processed and ready for permit issuance.

Application Number: \_\_\_\_\_

Construction Address: \_\_\_\_\_



#7



City of St. Petersburg  
Planning & Economic Development Department  
Construction Services & Permitting  
**SUBCONTRACTOR  
JOB CARD**

Revised February 12, 2009

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

**THIS FORM MUST BE COMPLETE & SIGNED BY A CITY-REGISTERED  
LICENSE HOLDER OR AUTHORIZED SIGNER**

Permit Number: 17-09001367  
Job Address: 1019 48th AVE N ST PETERSBURG, FL, 33703  
Contractor/Subcontractor Name: SCOTT  
Company Name: SCOTT PLUM PERFECT PLUMBING  
Office Phone: \_\_\_\_\_ Cell Phone: 727-831-3888  
E-Mail Address: \_\_\_\_\_ Fax #: \_\_\_\_\_  
State License #: \_\_\_\_\_ PCCLB License #: \_\_\_\_\_

**Please submit job card for each applicable trade**

- Building    Electrical    Plumbing    Gas    Mechanical    Fire Alarm    Roof  
 Underground Utilities    Fire Sprinkler    Fire Suppression/Hood    Low Voltage    Other \_\_\_\_\_

Scope of Work:

Print Name: Mukovsky Signature: \_\_\_\_\_ Date: 10/17/17  
(license holder or authorized signer)

Mail, e-mail or fax this form to: City of St. Petersburg Construction Services & Permitting Division  
P.O. Box 2842, St. Petersburg, FL 33731-2842  
Fax: 727-892-5447 or E-Mail: [subcontractorcards@stpete.org](mailto:subcontractorcards@stpete.org)

**OFFICE USE ONLY**

Staff comments (if applicable): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Naviline Update    Yes \_\_\_\_\_   Tech Initials \_\_\_\_\_   Date Entered \_\_\_\_\_

#7



City of St. Petersburg  
Planning & Economic Development Department  
Construction Services & Permitting  
**SUBCONTRACTOR  
JOB CARD**

Revised February 12, 2009

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

**THIS FORM MUST BE COMPLETE & SIGNED BY A CITY-REGISTERED  
LICENSE HOLDER OR AUTHORIZED SIGNER**

Permit Number: 17-09001367  
Job Address: 1019 48th AVE N ST Petersburg, FL 33703  
Contractor/Subcontractor Name: SOL  
Company Name: Electrician  
Office Phone: \_\_\_\_\_ Cell Phone: 727-501-3381  
E-Mail Address: \_\_\_\_\_ Fax #: \_\_\_\_\_  
State License #: \_\_\_\_\_ PCCLB License #: \_\_\_\_\_

**Please submit job card for each applicable trade**

- Building  Electrical  Plumbing  Gas  Mechanical  Fire Alarm  Roof  
 Underground Utilities  Fire Sprinkler  Fire Suppression/Hood  Low Voltage  Other \_\_\_\_\_

Scope of Work:

Print Name: Mukovsky [Signature] Signature: [Signature] Date: 10/17/17  
(license holder or authorized signer)

Mail, e-mail or fax this form to: City of St. Petersburg Construction Services & Permitting Division  
P.O. Box 2842, St. Petersburg, FL 33731-2842  
Fax: 727-892-5447 or E-Mail: [subcontractorcards@stpete.org](mailto:subcontractorcards@stpete.org)

**OFFICE USE ONLY**

Staff comments (if applicable): \_\_\_\_\_

Naviline Update  Yes \_\_\_\_\_ Tech Initials \_\_\_\_\_ Date Entered \_\_\_\_\_

#7



City of St. Petersburg  
Planning & Economic Development Department  
Construction Services & Permitting  
**SUBCONTRACTOR  
JOB CARD**

Revised February 12, 2009

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

**THIS FORM MUST BE COMPLETE & SIGNED BY A CITY-REGISTERED  
LICENSE HOLDER OR AUTHORIZED SIGNER**

Permit Number: 17-096001367  
Job Address: 1019 48th AVE. N ST Petersburg, FL, 33703  
Contractor/Subcontractor Name: Mark Raley  
Company Name: Revolution Air Conditioning & Heating Inc.  
Office Phone: \_\_\_\_\_ Cell Phone: 727-639-3275  
E-Mail Address: \_\_\_\_\_ Fax #: \_\_\_\_\_  
State License #: CAC 1817281 PCCLB License #: \_\_\_\_\_

**Please submit job card for each applicable trade**

- Building
- Electrical
- Plumbing
- Gas
- Mechanical
- Fire Alarm
- Roof
- Underground Utilities
- Fire Sprinkler
- Fire Suppression/Hood
- Low Voltage
- Other HVAC

Scope of Work:

Print Name: Mark Raley Signature: \_\_\_\_\_ Date: 10/17/17  
(license holder or authorized signer)

Mail, e-mail or fax this form to: City of St. Petersburg Construction Services & Permitting Division  
P.O. Box 2842, St. Petersburg, FL 33731-2842  
Fax: 727-892-5447 or E-Mail: [subcontractorcards@stpete.org](mailto:subcontractorcards@stpete.org)

**OFFICE USE ONLY**

Staff comments (if applicable): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Naviline Update  Yes \_\_\_\_\_ Tech Initials \_\_\_\_\_ Date Entered \_\_\_\_\_

#7



City of St. Petersburg  
Planning & Economic Development Department  
Construction Services & Permitting  
**SUBCONTRACTOR  
JOB CARD**

Revised February 12, 2009

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

**THIS FORM MUST BE COMPLETE & SIGNED BY A CITY-REGISTERED  
LICENSE HOLDER OR AUTHORIZED SIGNER**

Permit Number: 17-09001367  
Job Address: 1019 48th AVE N ST Petersburg, FL, 33703  
Contractor/Subcontractor Name: Manuel Roofing  
Company Name: Vegas Roofing LLC  
Office Phone: \_\_\_\_\_ Cell Phone: 727-647-0040  
E-Mail Address: \_\_\_\_\_ Fax #: \_\_\_\_\_  
State License #: CCC1330546 PCCLB License #: \_\_\_\_\_

**Please submit job card for each applicable trade**

- Building  Electrical  Plumbing  Gas  Mechanical  Fire Alarm  Roof  
 Underground Utilities  Fire Sprinkler  Fire Suppression/Hood  Low Voltage  Other \_\_\_\_\_

Scope of Work:

Print Name: Mukovsky Signature: \_\_\_\_\_ Date: 10/17/17  
(license holder or authorized signer)

Mail, e-mail or fax this form to: City of St. Petersburg Construction Services & Permitting Division  
P.O. Box 2842, St. Petersburg, FL 33731-2842  
Fax: 727-892-5447 or E-Mail: [subcontractorcards@stpete.org](mailto:subcontractorcards@stpete.org)

**OFFICE USE ONLY**

Staff comments (if applicable): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Naviline Update  Yes \_\_\_\_\_ Tech Initials \_\_\_\_\_ Date Entered \_\_\_\_\_

#7



City of St. Petersburg  
Planning & Economic Development Department

Construction Services & Permitting  
MIF - Multimodal Impact Fee  
Worksheet Schedule

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

Revised May 26th, 2017

MIF District : Greater St. Petersburg Area (District 11) A

Schedule : A  B

Application Number: 1709001367

Date: 11/17/17

Parcel ID: 1) 013116735840000920

Proposed use Per County Ordinance: sfr

Main Address: 1019 48th ave n

Scope of Work	Purposed Building Use / Unit Type	Total SF	OR	Units
New Construction	Residential Single-Family / du			1
N/A	-			
N/A	-			

Highest prior use as of June 30, 1986: Residential Single-Family / du

Parcel ID: (1)	Units	Rate Per Fee Schedule	Total
New Construction	1	x \$ 2,066.00	= \$ 2,066.00
N/A	0	x \$ 0.00	= \$ 0.00
N/A	0	x \$ 0.00	= \$ 0.00

(Use reverse side for additional IDs)

Gross MIF Fee	\$ 2,066.00
Approved Credit	\$ 2,066.00
Reference Permit #(s)	(1) 17-09001113
	(2)
	(3)
Balance Due (Credit/Fee)	\$ 0.00

Total Fee Breakdown	
City x 0.04	County x 0.96
\$ 0.00	\$ 0.00

Sewer Connection New: \$350 x # of fixtures 2 = Total Impact Fee: \$ 700.00  
 Sewer Impact Credit: \$350 x # of fixtures 1 = Total Impact Credit: -\$ 350.00  
 Sewer Connection Due/Credit: \$ 350.00

Attach back-up information (property card, permit)

1<sup>st</sup> Plan Review Approval: David DeArmit Date: 11/17/17

Supervisor Review Approval: [Signature] Date: 11/22/17

Please scan with permit number and return to application file.

#7



**CASE #19-54000019**

**EXHIBIT B**

**ADDITIONAL CORRESPONDENCE**

May 29, 2019

- PCCLB Complaint Report submitted by Dan and Lydia Healy
- PCCLB Complaint Memorandum submitted by Don L. Tyre, Building Official, City of St. Petersburg
- Inspection Documents submitted by Dan and Lydia Healy



CITY OF ST. PETERSBURG

## MEMORANDUM

**DATE:** May 20, 2019

**To:** Jennifer Bryla, Zoning Official  
Development Review Commission

**cc:** Alpha Engineering and Contracting  
Mr. Espailat  
Richard Marceau, P.E.  
PCCLB & DBPR

**FROM:** Donald L. Tyre, Building Official *DT.*

**RE:** PCCLB COMPLAINT – 1019 48<sup>TH</sup> AVE N

---

I have reviewed the homeowner's complaint filed against the Contractor of Record at the PCCLB (Pinellas County Construction Licensing Board) for the single-family residence located at 1019 48<sup>th</sup> Ave N. The new home was constructed by the Contractor of Record, Mr. Espailat License No. CGC1505670 and the development company, Alpha Engineering and Contracting. The project was completed using alternate private provider inspections allowed by Florida Statue 553.791. All inspections were performed by the private provider agent, Richard Marceau, P.E. per FSS 468 under contract with Alpha Engineering and Construction.

The tie-in survey submitted during the Certificate of Occupancy application indicated that the structure was not built to the approved plans. The front wall of the main structure and the porch both encroach into the required front setback as documented in the variance application. This action could have been prevented by the contractor by utilizing a surveyor to layout the foundation on the site. The sale and occupancy of the residence also occurred prior to a Certificate of Occupancy in violation of FBC 111.1. A (TCO) Temporary Certificate of Occupancy was issued to allow the homeowner to remain in the home until a resolution to bring the home into compliance can be achieved.

The as-built condition of the structure is outside the control of the homeowner, the contractor's action has left the homeowner limited options to resolve the issue. The option to either move the house or renovate the front facade wall and porch to comply with the zoning regulations in my opinion is technically infeasible, but it is possible. A variance that also has support from the adjacent neighbors, if approved by the (DRC) to the allowable setbacks, 1.5 ft. for the house encroachment and 2 ft. for the entry porch encroachment may be the only reasonable option to bring the house in compliance with the zoning regulations. The side setback encroachment for the condenser unit can be resolved by relocation of the equipment to the rear of the structure. The relocation of the A/C equipment should be the responsibility of the contractor and not at the homeowner's expense.

We have received a number of complaints against this contractor and developer. Due to code violations and numerous Stop Work Orders issued on other projects within the past year, the contractor's ability to use a private provider agency is currently suspended. The suspension to use a private provider service is for a one year period from the date of the notice as allowed by city ordinance Section 8-36(b)(3)(n)(2).

The contractor has improved their construction process and now requires the surveyor to layout the foundation to avoid a variance issue for future projects. The contractor hired a construction superintendent in an effort to minimize some of the code violations and (SWO) stop work orders.

I recommend that the homeowner file a complaint with all state boards in addition to the local (PCCLB) against the contractor, developer and the private provider.

Any code issue resolution or repair that is needed to fix any construction deficiency for the residence must be submitted to the contractor for resolution. If no action is taken to resolve the issues, a complaint can be submitted against the contractor, developer, and private provider to the PCCLB (Pinellas County Construction License Board) <http://www.pcclb.com/pdf/complaintform.pdf> or the applicable review board at DBPR (Department of Business and Professional Regulation) <https://www.myfloridalicense.com/complaintlist.asp?SID>.

A complaint against the private provider can be filed under Building Code Administrators and Inspectors Board or the Architect or Engineer's board. A complaint against the contractor and developer can be filed under the Construction Licensing Review Board.

The Home Inspection Report revealed some construction deficiencies that should be corrected as a warranty issue. The code violations indicating the missing GFCI electrical outlets at the kitchen island and the plumbing p-trap code violations should have been indicated as violations by the private provider. These items should be corrected by the contractor and not at the owner's expense. The missing fasteners at the uplift tie down connectors at the exposed truss bearing locations is concerning. I recommend that the entire soffit be removed so all truss uplift connections can be visually inspected and checked for required fasteners and adequate uplift resistance that would be identified on the truss engineering. This work should also be corrected by the contractor and not at the owner's expense.

A Pre-CO walk through inspection was completed by a City Inspector to check for compliance with Zoning codes, FEMA regulations, and to note any visually observed code violations. In order to provide additional oversight for all new homes inspected by private providers, a detailed Pre-CO Inspection Check List Procedure was recently implemented. This is the only inspection performed by city staff for these homes, and the inspection will follow the Check List for all trades, Building, Plumbing, Mechanical, Gas, Electrical, and FEMA for visual code violations.

I agree with the homeowner's complaint against the contractor and the developer. I recommend that the local or state licensing board excise the maximum fine and penalty allowed by their regulatory authority per Florida State Statue and the Florida Administrative Code including but not limited to fines, probation, suspension or revocation of the contractor's license.

**CASE #19-54000019**

**EXHIBIT C**

**ADDITIONAL CORRESPONDENCE**

May 29, 2019

- PCCLB Complaint Report submitted by Dan and Lydia Healy
- PCCLB Complaint Memorandum submitted by Don L. Tyre, Building Official, City of St. Petersburg
- Inspection Documents submitted by Dan and Lydia Healy



# Suncoast Professional Inspection Services, Inc.

PO Box 48065, St. Petersburg, FL 33743-8065

Tel: 727-381-4663

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR

**Dan & Lydia Healy**

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### INSPECTION ADDRESS

1019 48th Avenue North, St Petersburg, FL 33703

### INSPECTION DATE

05/07/2019 9:30 AM

### PRESENTED BY REAL ESTATE AGENT



**This report is the exclusive property of Suncoast Professional Inspection Services, Inc. and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

**Inspection Address:** 1019 48th Avenue North, St Petersburg, FL 33703  
**Inspection Date:** May 7, 2019 9:30 AM

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## GENERAL INFORMATION

**Inspection Address:** 1019 48th Avenue North, St Petersburg, FL 33703

**Inspection Date - Time:** 05/07/2019 9:30 AM

**Inspected by:** Michael Patterson

**Client Information:** Dan & Lydia Healy

**Buyers Agent:**

## DESCRIPTION OF SERVICE

This report is the exclusive property of Suncoast Professional Inspection Services, Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Suncoast Professional Inspection Services, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the accepted standards, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

## SCOPE OF WORK

You have contracted with Suncoast Professional Inspection Services, Inc. to perform a generalist inspection in accordance with the established standards of practice, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most buildings built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.html](http://www.epa.gov/iaq/pubs/insidest.html)

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you

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can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html> from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf) and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home built as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

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## Structural

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.*

### Various Hard Surfaces

#### **Common Observations**

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

### Structural Elements

#### **Identification of Wall Structure**

The walls are conventionally framed with wooden studs.

#### **Identification of Floor Structure**

The floor structure consists of a poured slab that could include reinforcing steel.

#### **Identification of Ceiling Structure**

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

#### **Identification of Roof Structure**

The roof structure consists of a prefabricated truss system.

## Exterior

*With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.*

## Site & Other Observations

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### Notice to Absent Clients

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

### Exterior Photos

Exterior Photos.



## Grading & Drainage

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### General Comments

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the building and the interior floors will be several inches higher than the exterior grade. Also, the building will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in buildings when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern buildings, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### Moisture & Related Issues

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your staff suffers from

allergies or asthma, you should schedule a specialist inspection.

**Interior-Exterior Elevations**

There appears to be adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the interior space, but of course we cannot guarantee that.

**Flat & Level Pad**

The building is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

**Drainage Mode**

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

**House Wall Finish**

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**House Wall Finish Type**

The house walls are finished with stucco.

**House Wall Finish Observations**

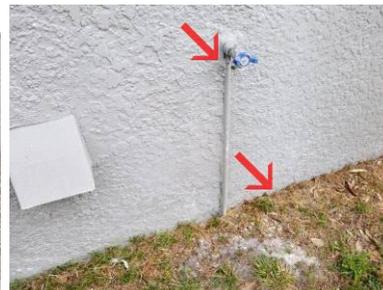
There are a few areas where the stucco does not cover as well as it should and there is a concern that the stucco is not as thick as it should be. My construction company is currently doing a job where we are stuccoing over wood and I know we are required to use 7/8" stucco stops. When the stucco was observed at a water spigot piping and at the AC chase, the stucco appears to be closer to 1/2". Where the stucco is not fully covering the corner bead there is a concern that water will seep in and rust the metal lathe. This is also the case where it is missing at the bottom, along with possible termite infestation. In a proper stucco installation, the edge of the slab would be visible because termites will build mud tubes to conceal themselves as they cross open areas and if the edge of the slab is visible these tubes will also be visible. The stucco has been taken all the way down to the ground here.



**Stucco not fully covering the corner bead**



**Stucco missing**



**Not much coverage and stucco to ground**



**Stucco stop appears too small**

## Exterior Components

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### General Comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

The driveway is in acceptable condition.



### Walkways

The walkways are in acceptable condition.



### Fences & Gates

The fences and gates are serviceable, and would not need service at this time.

### Fascia & Trim

The fascia board and trim are in acceptable condition.

### Outlets

The outlets that were tested are functional and include ground-fault protection.

### Lights

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

## Roof

*There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.*

### Composition Shingle Roof

#### **General Comments**

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

#### **Method of Evaluation**

The roof was viewed by the use of a drone.

#### **Estimated Age**

The roof appears to be the same age as the residence, or 2 years old.

#### **Roofing Material**

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.



### **Gutters & Drainage**

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

## **Plumbing**

*Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.*

*Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.*

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## Potable Water Supply Pipes

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### Water Main Shut-off Location

There is no apparent shut-off valve at the residence to facilitate an emergency shut-off, which means that the water would have to be turned off at the street with a large specialized tool called a plumber's key.

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## Electric Water Heaters

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### General Comments

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not equipped with a pressure/temperature relief valve and discharge pipe plumbed to current code.

### Age Capacity & Location

Hot water is provided by a 2 year old, 40 gallon water heater that is located in the laundry room.

Temperature settings at the top element / bottom element / and as recorded at the hall bath kitchen sink

/ / This is an acceptable temperature differential

The recommended temperature setting is between 120 and 125 degrees. See the following chart for the time it takes for 2nd and 3rd degree burns on adult skin:

120 degrees	5 minutes
130 degrees	30 seconds
140 degrees	5 seconds
150 degrees	1 1/2 seconds
160 degrees	1/2 second



### Electrical Connections

The electrical connection to the water heater is functional.



### Water Shut-Off Valve & Connectors

The shut-off valve and water connectors are functional. It is to be noted that by "functional" we mean that they are not leaking. Valves are not turned because this will sometimes cause them to start leaking.



### Relief Valve & Discharge Pipe

The water heater is equipped with a mandated pressure-temperature relief valve.



### Drain Pan & Discharge Pipe

The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.



## Irrigation or Sprinklers

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### Automatic Sprinklers

The sprinkler controls are hanging loose from the wall. This is a dual problem as the controls are hanging but also there is now a hole in the wall that will allow moisture intrusion.



## Electrical

*There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.*

## Main Panel

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### General Comments

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures.

### Service Entrance

The service entrance, mast weather head, and cleat are in acceptable condition.



**Panel Size & Location**

The residence is served by a 200 amp, 220 volt panel located inside the garage.



**Panel Cover Observations**

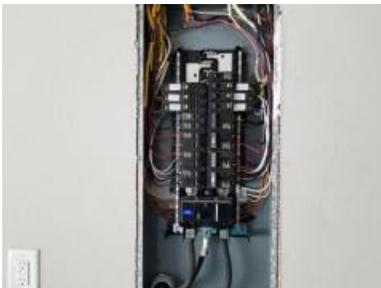
The exterior panel cover is in acceptable condition.



The interior panel cover is in acceptable condition.

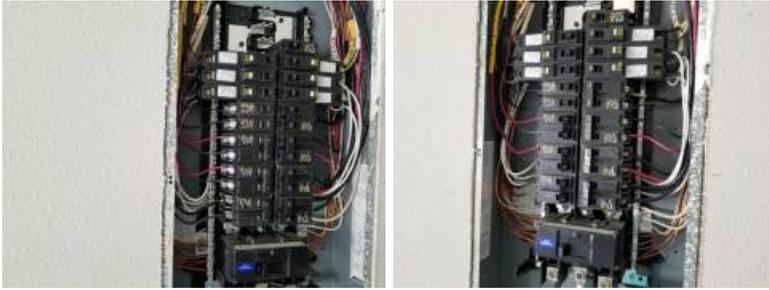
**Wiring Observations**

The visible portions of the wiring in the panel has no visible deficiencies.



### Circuit Breakers

There are no visible deficiencies with the circuit breakers.



### Grounding

It appears the panel is grounded to foundation steel, known also as a UFR ground.

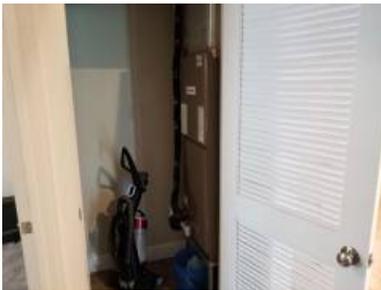
## Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### HVAC Split Systems

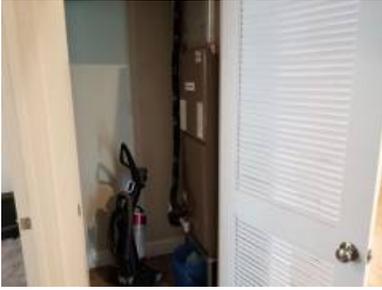
#### Age & Location

Central heat and air-conditioning are provided by a single split-system, consisting of a 2 year-old air handler with an evaporator coil that is located in a hall closet, and a 2 year-old, 4 ton, condensing coil that is located in the side yard.



### Evaporator Coil

The evaporator coil is functional.



### Condensate Drainpipe

Condensation from the evaporator coil is pumped to the exterior, and should be monitored periodically to ensure that there are no leaks within the residence.



The secondary drain line has a float switch, which will shut the system down if the primary line becomes clogged.

### Condensing Coil

The condensing coil responded to the thermostat and is functional.



### Condensing Coil Disconnect

The electrical disconnect at the condensing coil is functional.



### Refrigerant Lines

The refrigerant lines are in acceptable condition.



It appears that the AC chase has been installed with drywall screws, which are not meant and will eventually rust and fail.

### Differential Temperature Readings

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out.

Supply temperature / Return temperature / Differential  
/ /

The desired differential range is between 14 and 22 degrees

Heat was recorded at 92 degrees.

### Thermostats

The thermostat is functional but is loose on the wall.



**Registers**

The registers are reasonably clean and functional.

**Flexible Ducting**

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

## Living

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.*

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**Main Entry**

**Doors**

The doors are functional.

**Flooring**

The floor has no significant defects.

**Walls & Ceiling**

The walls and ceiling are in acceptable condition.

**Lights**

The lights are functional.

**Outlets**

The outlets that were tested are functional.

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**Living Room**

**Flooring**

The floor has no significant defects.

**Walls & Ceiling**

The walls and ceiling are in acceptable condition.

**Dual-Glazed Windows**

The window is functional.

**Lights**

The lights are functional.

**Outlets**

The outlets that were tested are functional.

## Dining Room

---

### Flooring

There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by a shrinkage crack because the slab cured too fast. In our opinion, one option to fix this so that there is not cracked tile all the way across the dining room all of the tile flooring needs to be removed, the crack properly addressed and a flooring installed that can span the crack



### Walls & Ceiling

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

The window is functional.

### Lights

The lights are functional.

### Outlets

The outlets that were tested are functional.

## Bedrooms

*In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

## Main Bedroom

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### Location

The main bedroom is located in the SW corner of the house.

### Doors

The door is functional.

### Flooring

The floor has no significant defects.

### Walls & Ceiling

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

The windows that were unobstructed were checked, and found to be functional.

### Closets

The door is functional.

**Lights**

The lights are functional.

**Outlets**

The outlets that were unobstructed and able to be tested are functional.

**Smoke Detector**

The smoke detector is functional, but should be checked periodically.

**Bedroom 2**

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**Location**

The second bedroom is the middle bedroom.

**Doors**

The door is functional.

**Flooring**

The floor has no significant defects.

**Walls & Ceiling**

The walls and ceiling are in acceptable condition.

**Dual-Glazed Windows**

The windows that were unobstructed were checked, and found to be functional.

**Closets**

The closet and its components are functional.

**Lights**

The lights are functional.

**Outlets**

The outlets that were unobstructed and able to be tested are functional.

**Smoke Detector**

The smoke detector is functional, but should be checked periodically.

**Bedroom 3**

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**Location**

The third bedroom is the N bedroom.

**Doors**

The door is functional.

**Flooring**

The floor has no significant defects.

**Walls & Ceiling**

The walls and ceiling are in acceptable condition.

**Dual-Glazed Windows**

The windows that were unobstructed were checked, and found to be functional.

**Closets**

The closet and its components are functional.

**Lights**

The lights are functional.

**Outlets**

The outlets that were unobstructed and able to be tested are functional.

**Smoke Detector**

The smoke detector is functional, but should be checked periodically.

## Bedroom 4

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### **Location**

The fourth bedroom is located on the SE side of the house.

### **Doors**

The door is functional.

### **Flooring**

The floor has no significant defects.

### **Walls & Ceiling**

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

The windows were not accessible to be checked.



### **Closets**

The closet and its components are functional.

### **Lights**

The lights are functional.

### **Outlets**

The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

The smoke detector is functional, but should be checked periodically.

## Bathrooms

*In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

## Main Bathroom

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### **Doors**

The door is functional.

### **Flooring**

The floor has no significant defects.

### **Walls & Ceiling**

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

The windows are functional.

**Cabinets**

The cabinets are in acceptable condition.

**Sink Countertop**

The sink countertop is functional.

**Sink Faucet Valves & Connectors Trap & Drain**

The corrugated sink drain can be purchased at the local hardware store but can clog easily and does not meet code.



**Tub**

The tub is functional but the spigot is for a tub/shower and brings up questions how the plumbing was run.



**Stall Shower**

The stall shower is functional.

**Toilet & Bidet**

The toilet is functional.

**Exhaust Fan**

The exhaust fan is functional.

**Lights**

The lights are functional.

**Outlets**

The outlets are functional and include ground-fault protection.

Hall Bath

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**Doors**

The door is functional.

**Flooring**

The floor has no significant defects.

**Walls & Ceiling**

The walls and ceiling are in acceptable condition.

**Cabinets**

The cabinets are in acceptable condition.

**Sink Countertop**

The sink countertop is functional.



**Sink Faucet Valves & Connectors Trap & Drain**

The sink and its components are functional.

**Tub-Shower**

The tub/shower is functional.

**Toilet & Bidet**

The toilet is functional.

**Exhaust Fan**

The exhaust fan is functional.

**Lights**

The lights are functional.

**Outlets**

The outlets are functional and include ground-fault protection.

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## Kitchen

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*We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.*

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### Kitchen

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**Flooring**

The floor has no significant defects.

**Walls & Ceiling**

The walls and ceiling are in acceptable condition.

**Sink & Countertop**

The sink and countertop are functional.

**Cabinets**

The cabinets are functional, and do not have any significant damage.

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**Valves & Connectors**

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.



**Faucet**

The sink faucet is functional.

**Trap and Drain**

The trap and drain are functional.



**Garbage Disposal**

The garbage disposal is functional.



**Electric Range**

The electric range is functional, but was neither calibrated nor tested for its performance.



Inspection Address: 1019 48th Avenue North, St Petersburg, FL 33703  
Inspection Date: May 7, 2019 9:30 AM

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**Dishwasher**

The dishwasher was run on a Rinse Only cycle and is functional.



**Exhaust Fan or Downdraft**

The exhaust fan or downdraft is functional.



**Built-in Microwave**

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.



**Lights**

The lights are functional.

**Outlets**

There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more. There should be GFCI outlets on each end of the island



The outlet on the front of the island is not meant for use in the kitchen and is not GFCI protected.

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



**Refrigerator**

The refrigerator is functional and has an ice maker and water dispenser.





## Hallway

*Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.*

### Primary Hallway

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**Flooring**

The floor has no significant defects.

**Walls & Ceiling**

The walls and ceiling are in acceptable condition.

**Closets & Cabinets**

The closet, or closets, is in acceptable condition.

**Lights**

The lights are functional.

**Smoke Detector**

The smoke detector is functional, but should be checked periodically.

## Laundry

*In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.*

### Laundry Room

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**Doors**

The door is functional.

**Flooring**

The floor has no significant defects.

**Walls & Ceiling**

The walls and ceiling are in acceptable condition.

**Lights**

The lights are functional.

## Garage

*It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.*

### Double-Car Garage

#### **Slab Floor**

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

#### **Walls & Ceiling**

The walls are sheathed and in acceptable condition.

#### **Firewall Separation**

The firewall separating the garage from the residence is functional.

#### **Entry Door Into the House**

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

#### **Garage Door & Hardware**

The garage door and its hardware are functional.

#### **Automatic Opener**

The garage door opener is functional.

#### **Lights**

The lights are functional, and do not need service at this time.

#### **Outlets**

The outlets that were tested are functional, and include ground-fault protection.

## Attic

*In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.*

### Primary Attic

#### **Attic Access Location**

The attic can be accessed through a hatch in the master bedroom closet.

### Method of Evaluation

We evaluated the attic by direct access.

### Framing

The roof framing consists of a factory-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.



The roof to wall connections are not readily visible but we were able to get a glimpse at two and each of these appear to have open nail locations and it is usually required to fill all of the nail holes. To get a clearer view of these an area of the exterior soffit would need to be removed. It would also be beneficial to have the truss drawing to determine the uplift at each end of the trusses and then compare that to what was used.



The attic access is not fully framed out. Typically blocking is framed between the trusses to add additional support.

### Plumbing Vents

The drainpipe vents that are fully visible are in acceptable condition.

### Exhaust Ducts

The visible portions of the exhaust ducts are functional.

**Inspection Address:** 1019 48th Avenue North, St Petersburg, FL 33703  
**Inspection Date:** May 7, 2019 9:30 AM

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## REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.



# Suncoast Professional Inspection Services, Inc.

PO Box 48065, St. Petersburg, FL 33743-8065

Tel: 727-381-4663

Email Address: [mike@suncoastgc.com](mailto:mike@suncoastgc.com)

## SUMMARY REPORT

**Client:** Dan & Lydia Healy  
**Inspection Address:** 1019 48th Avenue North  
St Petersburg, FL 33703  
**Inspection Date:** 05/07/2019



This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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### ***Components and Conditions Needing Service***

#### **Exterior**

##### House Wall Finish

##### *House Wall Finish Observations*

There are a few areas where the stucco does not cover as well as it should and there is a concern that the stucco is not as thick as it should be. My construction company is currently doing a job where we are stuccoing over wood and I know we are required to use 7/8" stucco stops. When the stucco was observed at a water spigot piping and at the AC chase, the stucco appears to be closer to 1/2". Where the stucco is not fully covering the corner bead there is a concern that water will seep in and rust the metal lathe. This is also the case where it is missing at the bottom, along with possible termite infestation. In a proper stucco installation, the edge of the slab would be visible because termites will build mud tubes to conceal themselves as they cross open areas and if the edge of the slab is visible these tubes will also be visible. The stucco has been taken all the way down to the ground here.



**Stucco not fully covering the corner bead**

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of Suncoast Professional Inspection Services, Inc.



**Stucco missing**



**Not much coverage and stucco to ground**



**Stucco stop appears too small**

## **Plumbing**

### Irrigation or Sprinklers

#### *Automatic Sprinklers*

The sprinkler controls are hanging loose from the wall. This is a dual problem as the controls are hanging but also there is now a hole in the wall that will allow moisture intrusion.



## Heat-A/C

### HVAC Split Systems

#### *Refrigerant Lines*

It appears that the AC chase has been installed with drywall screws, which are not meant and will eventually rust and fail.



#### *Thermostats*

The thermostat is functional but is loose on the wall.



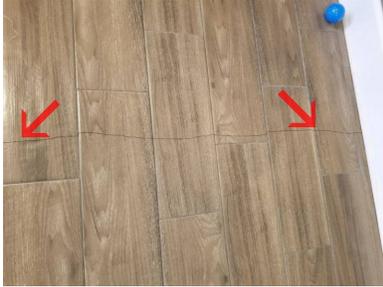
## Living

### Dining Room

#### *Flooring*

There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by a shrinkage crack because the slab cured too fast. In our opinion, one option to fix this so that there is not cracked tile all the way across the dining room all of the tile flooring needs to be removed, the crack properly addressed and a flooring installed that can span the crack





## Bathrooms

### Main Bathroom

#### *Sink Faucet Valves & Connectors Trap & Drain*

The corrugated sink drain can be purchased at the local hardware store but can clog easily and does not meet code.



#### *Tub*

The tub is functional but the spigot is for a tub/shower and brings up questions how the plumbing was run.





## **Kitchen**

### Kitchen

#### Outlets

There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more. There should be GFCI outlets on each end of the island



The outlet on the front of the island is not meant for use in the kitchen and is not GFCI protected.



All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



## Attic

### Primary Attic Framing

The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

The roof to wall connections are not readily visible but we were able to get a glimpse at two and each of these appear to have open nail locations and it is usually required to fill all of the nail holes. To get a clearer view of these an area of the exterior soffit would need to be removed. It would also be beneficial to have the truss drawing to determine the uplift at each end of the trusses and then compare that to what was used.



The attic access is not fully framed out. Typically blocking is framed between the trusses to add additional support.





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

**STAFF REPORT  
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST  
PUBLIC HEARING**

For **Public Hearing** and **Executive Action** on **June 5, 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.: 19-54000024 PLAT SHEET: B-16

REQUEST: Approval of an after-the-fact variance for a fence setback from 12-feet to 0-feet to the side yard when adjacent to a neighbor's front yard.

OWNER: Nathan and Andrea Miller  
600 Alda Way Northeast  
Saint Petersburg, Florida 33704

ADDRESS: 600 Alda Way Northeast

PARCEL ID NO.: 09-31-17-24426-006-0050

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family

Structure	Required	Requested	Variance	Magnitude
<b>Fence Setback Requirement</b>				
<b>Fence Side Setback</b>	<b>12-foot side setback</b>	<b>0-foot side setback</b>	<b>12-foot</b>	<b>100%</b>

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## BACKGROUND:

The subject property includes a single platted lot, Lot 6, located in the Eden Shores Section 4 Subdivision within the Snell Isle Neighborhood. The property is located within the southwest quadrant of the intersection of Alda Way NE and Rafael Boulevard NE (See Exhibit 1). The zoning designation is Neighborhood Suburban (NS-1) allowing single family development, see Exhibit 2. The single-family residence is new construction completed in November of 2018.

The Snell Isle Neighborhood character is generally single family residential interspersed with community uses along Snell Isle Boulevard NE including the Renaissance Vinoy Golf Course and Clubhouse, St. Thomas Episcopal Church, Canterbury Elementary School, and St. Raphael's Catholic Church and school. There are higher intensity multi-family uses near the bridge to Shore Acres. Surrounding uses to the subject property include single family to the north, west and south and to the east is the St. Thomas Episcopal Church and Canterbury Elementary School (Pre-kindergarten through 4<sup>th</sup> grades).

The subject property faces Alda Way NE (front yard) with Rafael Boulevard NE as the side yard. The house to the south faces Rafael Boulevard NE. Therefore, the subject property's side yard abuts the adjacent property's front yard along Rafael Boulevard NE (see Exhibit 3). The applicant has constructed a 6-foot (ft) fence encroaching into the side yard property line along Rafael Boulevard. Based on the City's Land Development Regulation **Section 16.40.040 Fence, Wall and Hedge Regulations**, for residential uses abutting a neighbor's front yard a 6-ft fence is required to be setback 12 feet in the side yard. Exhibit 4 shows the required setbacks for the fence height.

The applicant was cited with a Code Compliance violation for the location of the fence and has requested an after-the-fact variance to the Section 16.40.040.3 allowing a 6-ft fence inside the property line. The applicant has requested this for privacy within his property and safety of his children playing in the back yard. The applicant has indicated that Rafael Boulevard NE is used by St Thomas Church and Canterbury School families to park on while picking up/dropping off children. The applicant has indicated that items have been stolen from his property, including his car. The City limits the height of a fence in the side yard to 4-ft when abutting a front yard or the fence can be located 12 feet from the side property line and be maximized to 6-ft in height.

Access to the back yard would still be available with the location of the fence moved to the appropriate setback. The relocation of the fence to the side setback still allows for safety of children and possessions in the back yard. While there are cars along the street, the children can enter the back yard from the door to the garage or a gate from the side yard. The driveway is not long enough for parking a vehicle on it as the vehicle will protrude into right-of-way and block the sidewalk from pedestrians.

There are several corner lots in the vicinity of the parcel which the applicant has identified as similar to this case. However, some of these lots have the side yard of one corner lot adjacent to a side yard of another corner lot as in the case of 750 Alda Way NE & 751 Cordova Boulevard NE (Exhibit 5) and 420 Lido Way NE & 419 Bayview Drive NE (Exhibit 6). Because the side yards abut, these fences are not addressed by the same setback standard in the Fence Regulations. The applicant also identified 811 Cordova Boulevard NE (Exhibit 7) as having a similar fence. The 811 Cordova Boulevard NE property has a variance for 6-ft fence. The final property address, 751 Alda Way NE (Exhibit 8), has a similar circumstance where the side yard abuts a front yard.

This property has a fence that does not follow the setback requirements of the City fence regulations and is considered a violation.

**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**, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The existing house was constructed in 2018 with a final inspection in November of 2018. This is new construction of single-family residence in which the front, side and rear yards were addressed during permitting.

While it is understandable that privacy is desired, there is no hardship related to the property that requires a 6-ft fence not to be placed at the appropriate setback for new construction. The minimum lot area for NS-1 is 5,800 sf and the subject property lot area is 9,615 sf, exceeding the minimum lot size.

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 lot is conforming to the required NS-1 lot size requirements. The minimum lot width for NS-1 is 75-feet and the subject property width is approximately 96-feet in width. The minimum lot area for NS-1 is 5,800 sf and the subject property lot area is 9,615 sf. The lot meets and exceeds the minimum lot size.

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

The lot is not within a Preservation District.

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

There is no historical significance associated to this site.

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

The site does not contain vegetation or natural features of significance.

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 development pattern does not contribute to the historic development. The development followed the development pattern of the NS-1 zoning standards.

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

The proposed project does not involve the development of public parks, public facilities, schools, public utilities or hospitals.

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

The house was constructed less than 1 year ago and meet and exceeds the minimum NS-1 lot size requirements. The placement of the fence is self-imposed as the fence can be setback to the side yard setback line or be 4-feet in height and still have use of the back yard.

The applicant has not shown an alternative solution.

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

At the 12-ft side yard setback, the backyard playground equipment would remain enclosed within the fenced area. The back yard could still be accessed from a gate. Because this lot meets and exceeds the minimum requirements for the zoning district and there appears to be no unnecessary hardship to the use of the site, it would not be considered a hardship.

The applicant does not want a shorter fence due to privacy and safety issues. However, if the fence is moved to the 12-ft setback line then the applicant would have the same privacy and safety as the current location of the fence. Therefore, there is not a hardship.

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

Because the parcel is located on a corner, there is a front setback along Alda Way NE and a street side setback along Raphael Boulevard NE that is required as part of the City's Land Development Regulations. The side yard setback is required in this case because the subject property's side yard abuts the front yard of an adjacent house. The property owners still have reasonable use of their land and yard.

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

The applicant can make reasonable use of the back yard and access the backyard from the driveway with a fence being located at the side yard setback line. However, the applicant does not prefer to locate the fence behind the street side yard setback in order to have a larger back yard. The lot size is not the limiting factor as it exceeds the minimum lot size for the NS-1 zoning district. It is important to note that the applicant can place a fence 4 feet in height within the street side setback.

The adjacent property on Raphael Boulevard NE has a fence that is setback approximately 25 feet from the front property line.

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

The **Comprehensive Plan Vision Element** indicates that Neighborhoods should follow the general design guidelines:

“Streets should be livable public open space, designed for pedestrians first, and with the timeless beauty and function of street trees, sidewalks and on-street parking. They should be easily negotiated by children and cyclists, have slow-moving traffic, and provide a connection to transit service that is within proximity.”

The Comprehensive Plan envisions open pedestrian areas where activities are more concentrated in the back yard. While the City understands the need for privacy and safety for family activities in the back yard, it also envisions open streets without being lined with fences at the property lines in neighborhood areas. Therefore, based on the Comprehensive Plan vision of neighborhoods, granting the variance does not improve the condition of the neighborhood nor does it provide a compelling public benefit. In fact, the fence adds to the fortress effect, lining the streets with fences.

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

The maximum height restrictions for fences, walls, and hedges within the front yard are intended to preserve the streetscape that is characteristic of St. Petersburg. Staff recognizes that homes in this area can be unique and that there may be instances where reasonable variances for amenities can be supported. However, the variance process is intended to grant the minimum relief necessary to provide reasonable use of the property. As previously noted there are no peculiarities related to the size, shape or topography that warrant relief from the normally applicable fence height requirements.

The granting of the variance will affect the neighborhood by creating a fortress effect along the street. The requested location is uncharacteristic of the block face and not the minimum necessary to make reasonable use of the land. It will set a precedent in the neighborhood allowing other properties to construct a fence adjacent to the front yard of neighbor's home.

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

The applicant has indicated that the existing fence will protect the applicant's privacy and provide safety by providing a visual and physical barrier to the back yard. The same privacy and safety are achieved by a 6-ft fence at the 12-ft side property line.

The applicant would like to place light caps at the top of the fence posts to illuminate the sidewalk at night for pedestrians and plant some landscaping in front of the fence.

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.*

The applicant has provided a list of other neighbors with similar fences. Several lots have adjoining side yards as in the case of 750 Alda Way NE & 751 Cordova Boulevard NE and 420 Lido Way NE & 419 Bayview Drive NE. Because the side yards abut, these fences are not addressed by the same setback standard in the Fence Regulations. The fences on these lots are legal and conforming.

The fence at 811 Cordova Boulevard NE has a variance for 6-ft fence and is therefore conforming. The final property address, 751 Alda Boulevard NE, has a similar circumstance where the side yard abuts a front yard. This property has a fence that does not follow the setback requirements of the City fence regulations and is considered illegal and nonconforming.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Snell Isle Property Owners Association. The President of the Association signed the Public Participation report but is unable to comment on the proposal. The applicant spoke with several adjacent owners and has eight (8) signatures of support from the neighbor, with one being the neighbor to the south who is most affected by the fence. We have received one email in support of the fence.

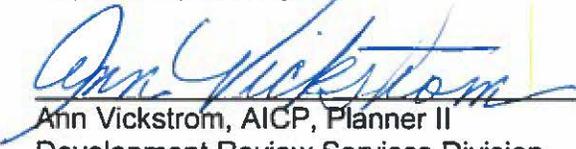
**STAFF RECOMMENDATION:** Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variance.

**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 fence will be altered to address the visibility triangle of the driveway for pedestrians. This requires a setback beginning at the point where the edge of the sidewalk farthest from the street meets the alley or driveway; thence five feet along the sidewalk; thence diagonally to a point along the driveway five feet from the point of beginning; and thence to the point of beginning.
2. The visibility triangle improvements associated with this variance must be made by September 5, 2019. 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. In order to soften the sides and reduce the fortress effect on the pedestrian sidewalks, the portion of the fence in the street side yard shall be landscaped with a minimum 1 shrub every 3-feet and 1 understory tree.
5. Parking on site must not encroach onto the sidewalk area.

**ATTACHMENTS:** Map, aerial, site plan, floor plan, elevation drawings, photographs, applicant's narrative, codes compliance report, signatures of support, Neighborhood Participation Report.

Report Prepared By:

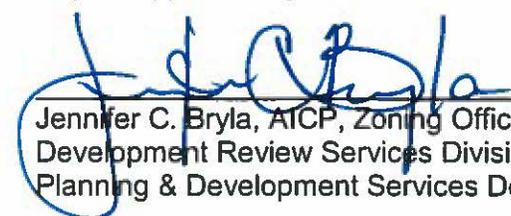


5/24/19

Ann Vickstrom, AICP, Planner II  
Development Review Services Division  
Planning & Development Services Department

Date

Report Approved By:



5.28.19

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

Date

JCB/AOV:iw



Exhibit 1 - Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000024  
Address: 600 Alda Way Northeast



**Zoning Designations**

**CCS-1** Corridor Commercial  
Suburban

**NS-1** Neighborhood  
Suburban

**NSE** Neighborhood  
Suburban Estate

**NSM** Neighborhood  
Suburban Multi-Family

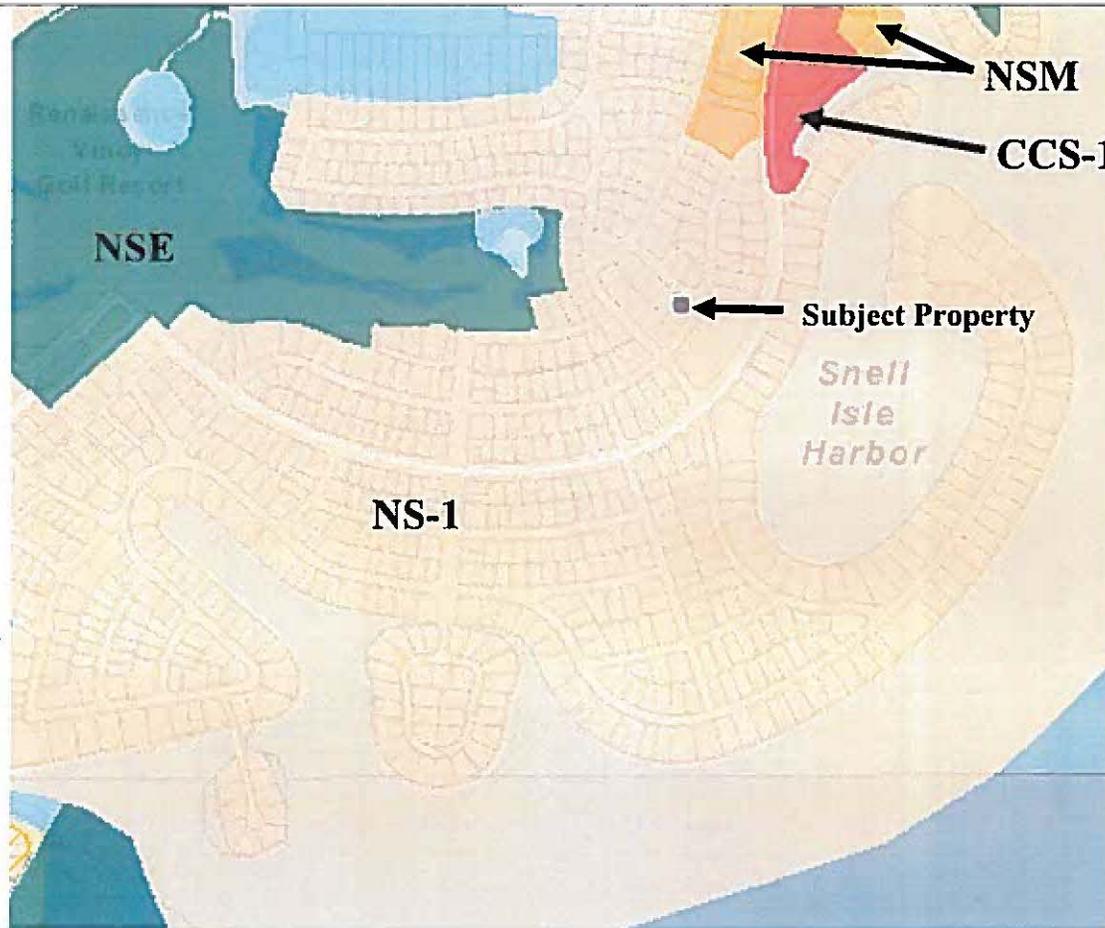


Exhibit 2 – Zoning Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000024  
Address: 600 Alda Way Northeast

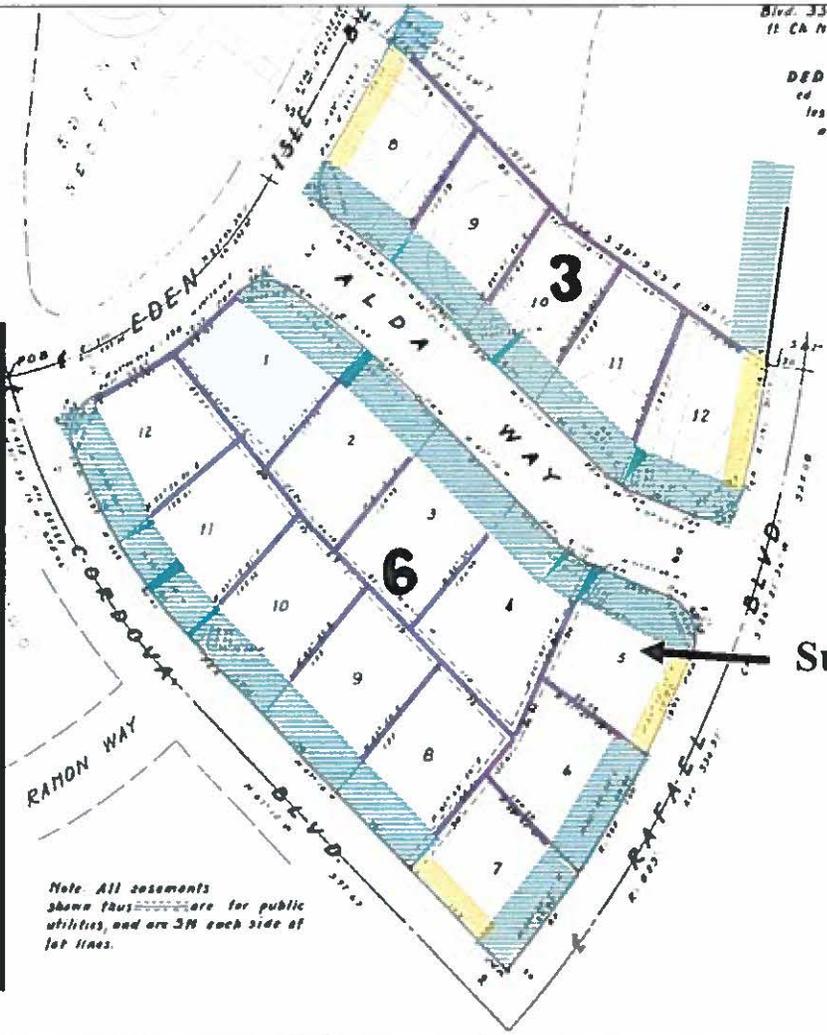


 Front yard  
 (25-ft setback for 6-ft fence)

 Side yard adjacent to front  
 yard on adjacent property  
 (12-ft setback for 6-ft fence)

 Side yard adjacent to side  
 yard (0-ft setback for 6-ft  
 fence)

AND  
 Interior Side and back yards  
 Side yard and back yard

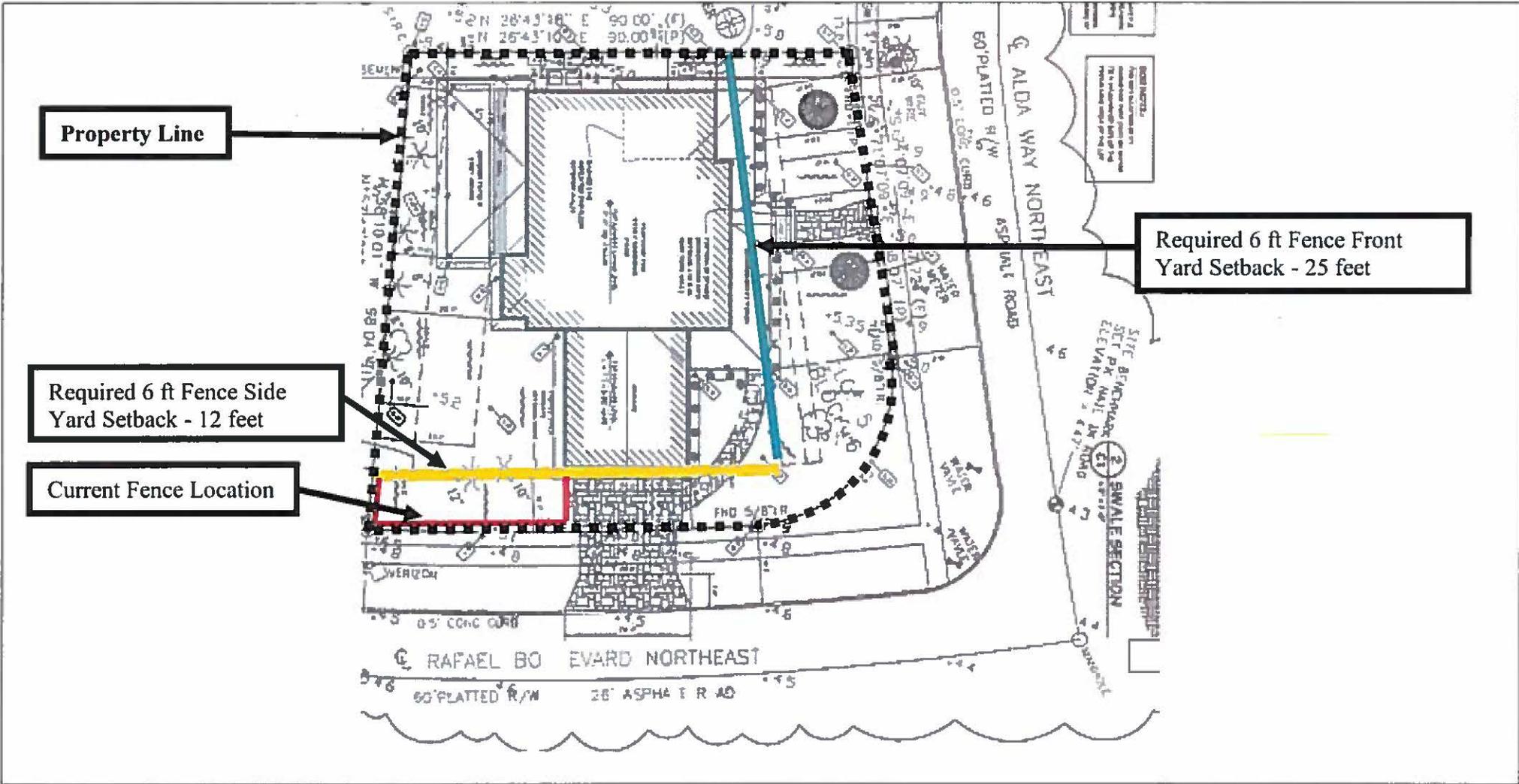


Subject Property



Exhibit 3 – Front & Side Yards of Properties  
 Location Map  
 City of St. Petersburg, Florida  
 Planning and Development Services  
 Department  
 Case No.: 19-54000024  
 Address: 600 Alda Way Northeast





Property Line

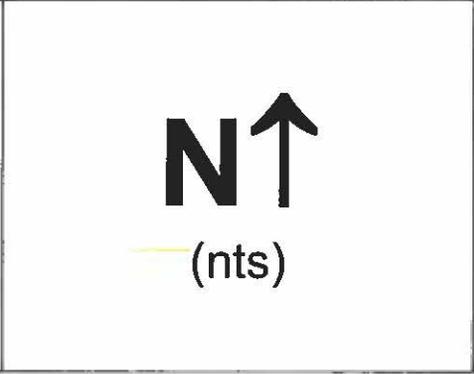
Required 6 ft Fence Front Yard Setback - 25 feet

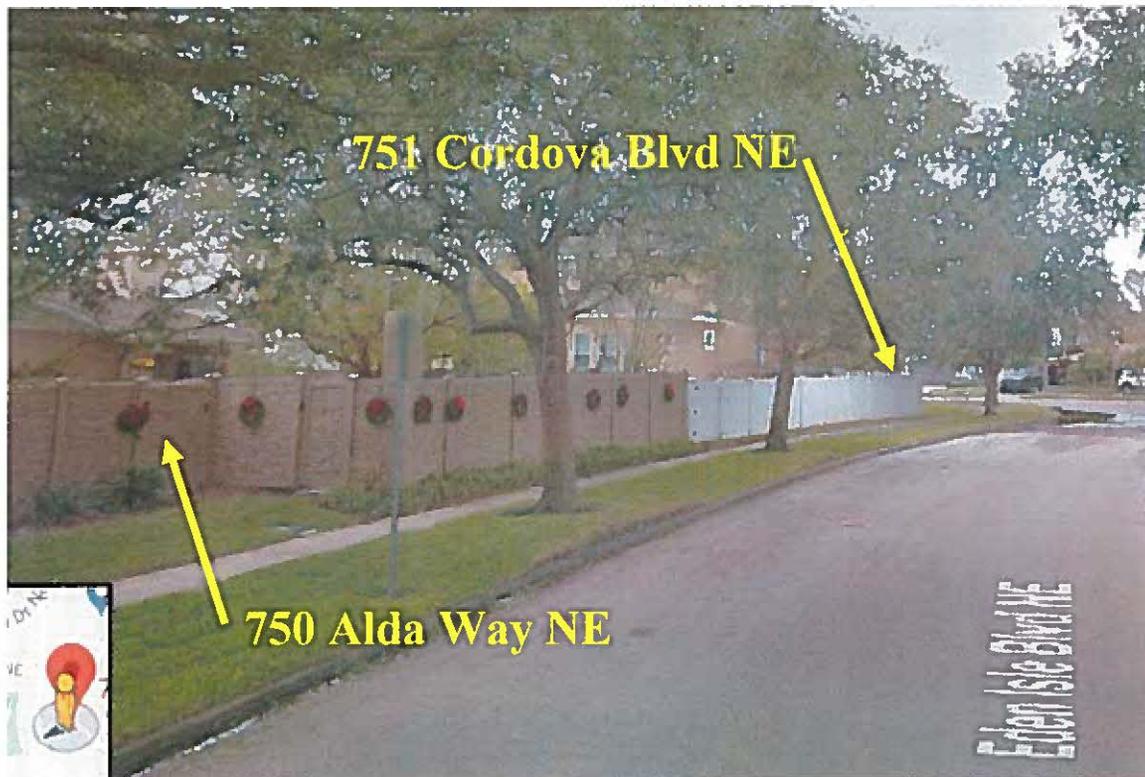
Required 6 ft Fence Side Yard Setback - 12 feet

Current Fence Location



Exhibit 4 – Site Plan  
 City of St. Petersburg, Florida  
 Planning and Development Services  
 Department  
 Case No.: 19-54000024  
 Address: 600 Alda Way Northeast





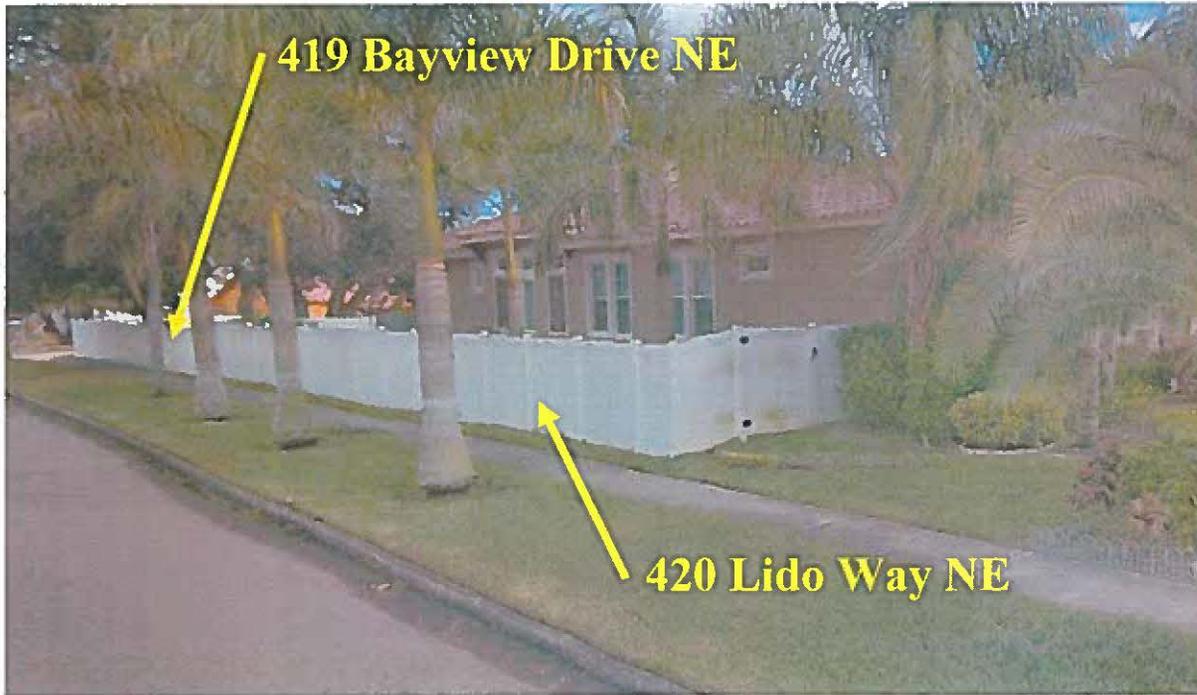
## **750 Alda Way NE and 751 Cordova Boulevard NE**

The stone wall is located in the side yard and abuts the neighboring property's side yard located at 751 Cordova Blvd NE. Because the side yards abut and because they are located on a local road, these properties are legally allowed a 6 ft fence at the side yard property line.



Exhibit 5 – Fences in Neighborhood  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000024  
Address: 600 Alda Way Northeast





## **420 Lido Way NE and 419 Bayview Drive NE**

Both of these addresses have a white vinyl fence along Cordova Boulevard NE. Again, the fences are both located in the side yard and abut the neighboring property's side yard. Because the side yards abut and because they are located on a local road, these properties are legally allowed a 6 ft fence at the side yard property line.



Exhibit 6 – Fences in Neighborhood  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000024  
Address: 600 Alda Way Northeast

**N** ↑  
(nts)



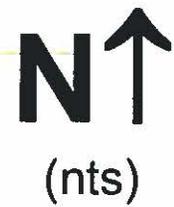
811 Cordova Blvd NE

## 811 Cordova Boulevard NE

A variance was granted for this wall. It is 6 ft in height and was constructed just inside the property line. It is hidden within the vegetation.



Exhibit 7 – Fences in Neighborhood  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000024  
Address: 600 Alda Way Northeast





### 751 Alda Way NE

This property has a similar circumstance where the side yard abuts a front yard. The fence is required to be setback 12 ft from the property line. This property has a fence that does not follow the setback requirements of the City fence regulations and is considered a violation.

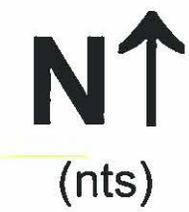


Exhibit 8 – Fences in Neighborhood  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000024  
Address: 600 Alda Way Northeast





Exhibit 9 – Existing Fence  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000024  
Address: 600 Alda Way Northeast





# VARIANCE

Application No. 19-54000024

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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Nathan and Andrea Miller	
Street Address: 600 Alda Way NE	
City, State, Zip: Saint Petersburg, FL 33704	
Telephone No: 727-656-2537	Email Address: ncm21@hotmail.com
<b>NAME of AGENT or REPRESENTATIVE:</b>	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 600 Alda Way NE	
Parcel ID#(s): 09-31-17-24426-006-0050	
<b>DESCRIPTION OF REQUEST:</b> To keep existing fence in rear/side yard.	
<b>PRE-APPLICATION DATE:</b> 2/1/2019	<b>PLANNER:</b> AnnVickstrom

### FEE SCHEDULE

1 & 2 Unit, Residential – 1 <sup>st</sup> Variance	\$300.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential --		After-the-Fact	\$500.00
1 <sup>st</sup> Variance	\$300.00	Docks	\$400.00
		Flood Elevation	\$300.00

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

### AUTHORIZATION

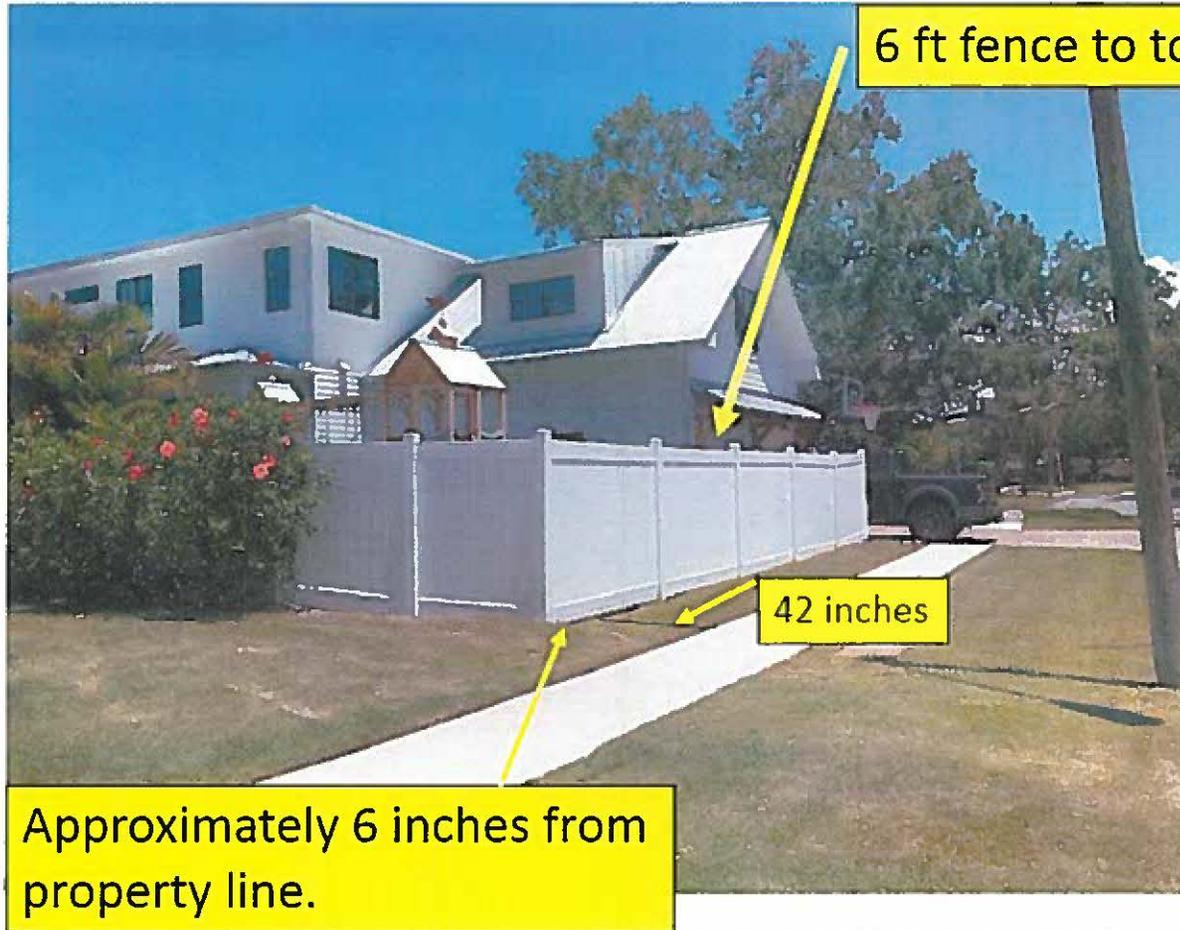
City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

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\*:  Date: 3-1-19

\*Affidavit to Authorize Agent required, if signed by Agent.



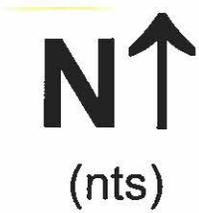
6 ft fence to top of post

42 inches

Approximately 6 inches from property line.



Exhibit 10 – Existing Fence  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000024  
Address: 600 Alda Way Northeast



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# VARIANCE

**NARRATIVE** (PAGE 1)

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

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

APPLICANT NARRATIVE	
<b>Street Address:</b> 600 Alda Way NE	<b>Case No.:</b>
<p><b>Detailed Description of Project and Request:</b>            To keep existing rear/side fence as is. Right now it is installed about 3' from rear/side property line and about 5.5' feet tall. It should be either 4' tall or moved in to 10' from property line. However moving fence in would severely limit backyard and shortening fence would limit our privacy.</p>	
<p>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 side yard is on Rafael Blvd facing St. Thomas church and Canterbury school. So every day people park on our side yard. Therefore we are concerned about our privacy and safety of our children. And this is a big issue considering we have already had things stolen from our property, the biggest of which being our car.</p>	
<p>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.            Multiple neighbors have fences installed at property line, so I thought it was acceptable practice. I also asked the neighbor at 730 Rafael Blvd prior to installing since they are the only ones directly affected and they had no issues with it. And I also had fence installed 3' in because I think that looks better and allows room for landscaping.            Neighbors with fences installed at property line/sidewalk;            811 Eden-Isle Blvd, 841 Eden Isle Blvd            750 Alda Way NE, 751 Alda Way NE            751 Cordova Blvd E            420 Lido Way            419 Bayview Dr NE F            And there are numerous others in Snell Isle, but these are ones in proximity to my address.</p>	
<p>3. How is the requested variance not the result of actions of the applicant?            It is not.</p>	



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MAR 22 2019  
DEVELOPMENT REVIEW  
SERVICES

# VARIANCE

**NARRATIVE** (PAGE 2)

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

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

**APPLICANT NARRATIVE**

4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?

Will allow use of backyard and allow me to have a gate to access yard from driveway. Will protect my family's privacy and safety.

Will enhance character of neighborhood because it will prevent people being able to see in to backyard, which is full of childrens toys. The fence looks much cleaner than a backyard full of toys.

Also, if allowed to stay I plan to put light caps at top of fence posts which will illuminate sidewalk at night for the numerous people that walk by.

I would also like to plant some landscaping to help beautify the neighborhood.

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

If fence is shortened to 4' than everyone will be able to see into my backyard and I have to worry about safety and privacy of my family and property.

If fence is moved in that will limit size of my already small yard and will necessitate removal of gate that goes from driveway to yard.

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

The fence looks better than a backyard full of toys. So the fence is more esthetically pleasing.

Also if fence can stay as is and I install light caps that will shed light on dark walkway enhancing safety of neighbors at nigh and also look nice.



# VARIANCE

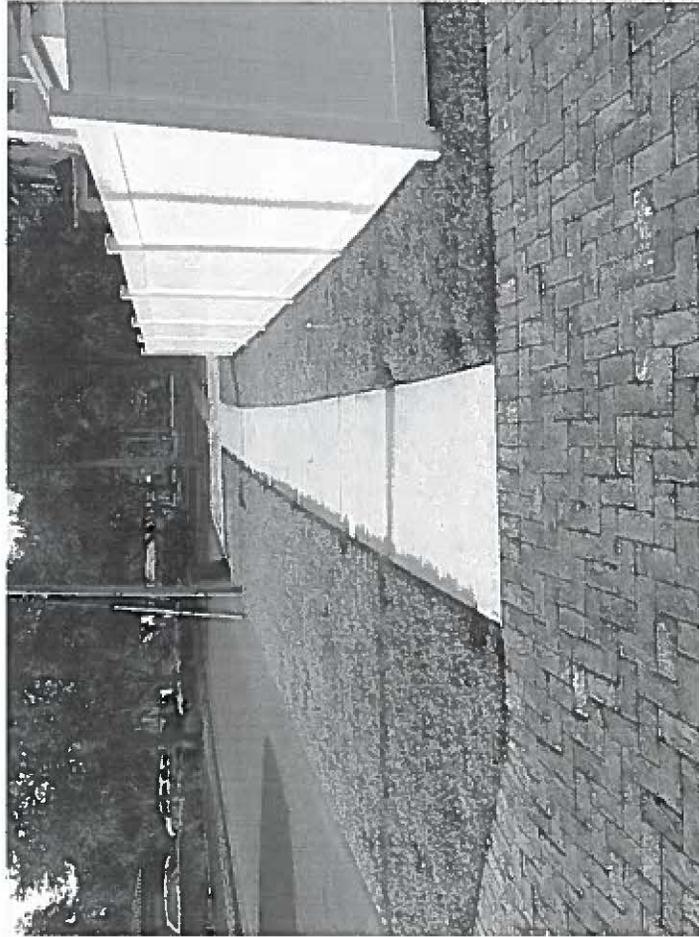
## NEIGHBORHOOD WORKSHEET

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: 600 Alde Way NE	Case No.:
Description of Request: To keep existing side/rear fence as is.	
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: 730 Rafael Blvd NE	Owner Name (print): Jainin Shah / Mayun Jindal
Owner Signature: <i>[Signature]</i>	
2. Affected Property Address: 841 Rafael Blvd NE	Owner Name (print): Chris Gruber
Owner Signature: <i>[Signature]</i>	
3. Affected Property Address: 886 Rafael Blvd NE	Owner Name (print): William Mills
Owner Signature: <i>[Signature]</i>	
4. Affected Property Address: 894 RAFAEL BLVD N.E	Owner Name (print): M. GLENNON
Owner Signature: <i>[Signature]</i>	
5. Affected Property Address: 890 RAFAEL BLVD NE	Owner Name (print): SONIA FRANK WEBER
Owner Signature: <i>[Signature]</i>	
6. Affected Property Address: 609 ALDA WAY NE	Owner Name (print): JORDAN BOURLESS III
Owner Signature: <i>[Signature]</i>	
7. Affected Property Address: 801 ALDA WAY NE.	Owner Name (print): <i>[Signature]</i>
Owner Signature: <i>[Signature]</i> 727 894 5100	
8. Affected Property Address: 801 RAFAEL BLVD NE	Owner Name (print): WALTER W HEIRONIMUS
Owner Signature: <i>[Signature]</i> 727 512 8581	



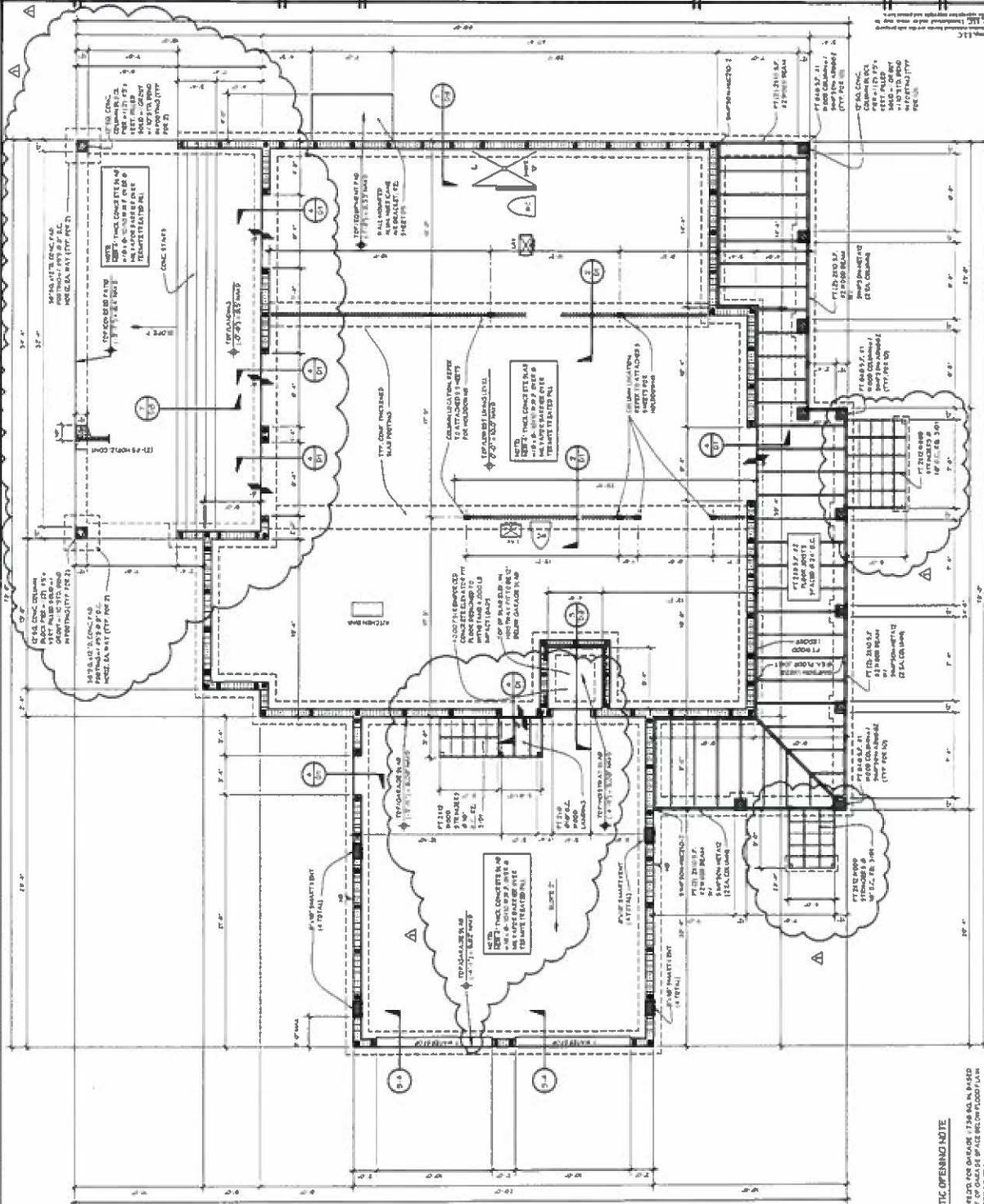
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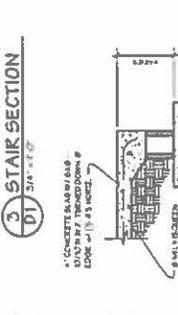
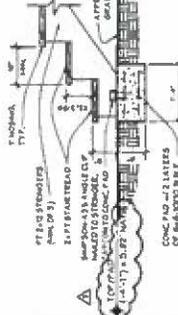
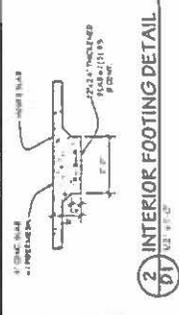
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**NOTE:**  
 SEE TO VERIFY TRUSS FLOORING  
 INCLUDING W/ FISA RELATIONS OF  
 DESIGNING NEED FEED TO  
 COMPLETION OF FLOOR.

**FOUNDATION PLAN**  
 1/16" = 1'-0"

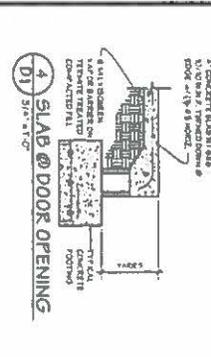
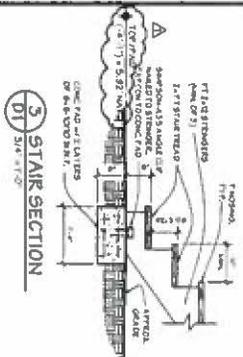
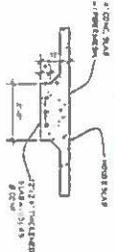
PER LOCAL CODES, ALL FOUNDATION  
 SHALL BE CONSTRUCTED BY A LICENSED  
 CONTRACTOR IN ACCORDANCE WITH  
 ALL APPLICABLE CODES AND  
 REGULATIONS.



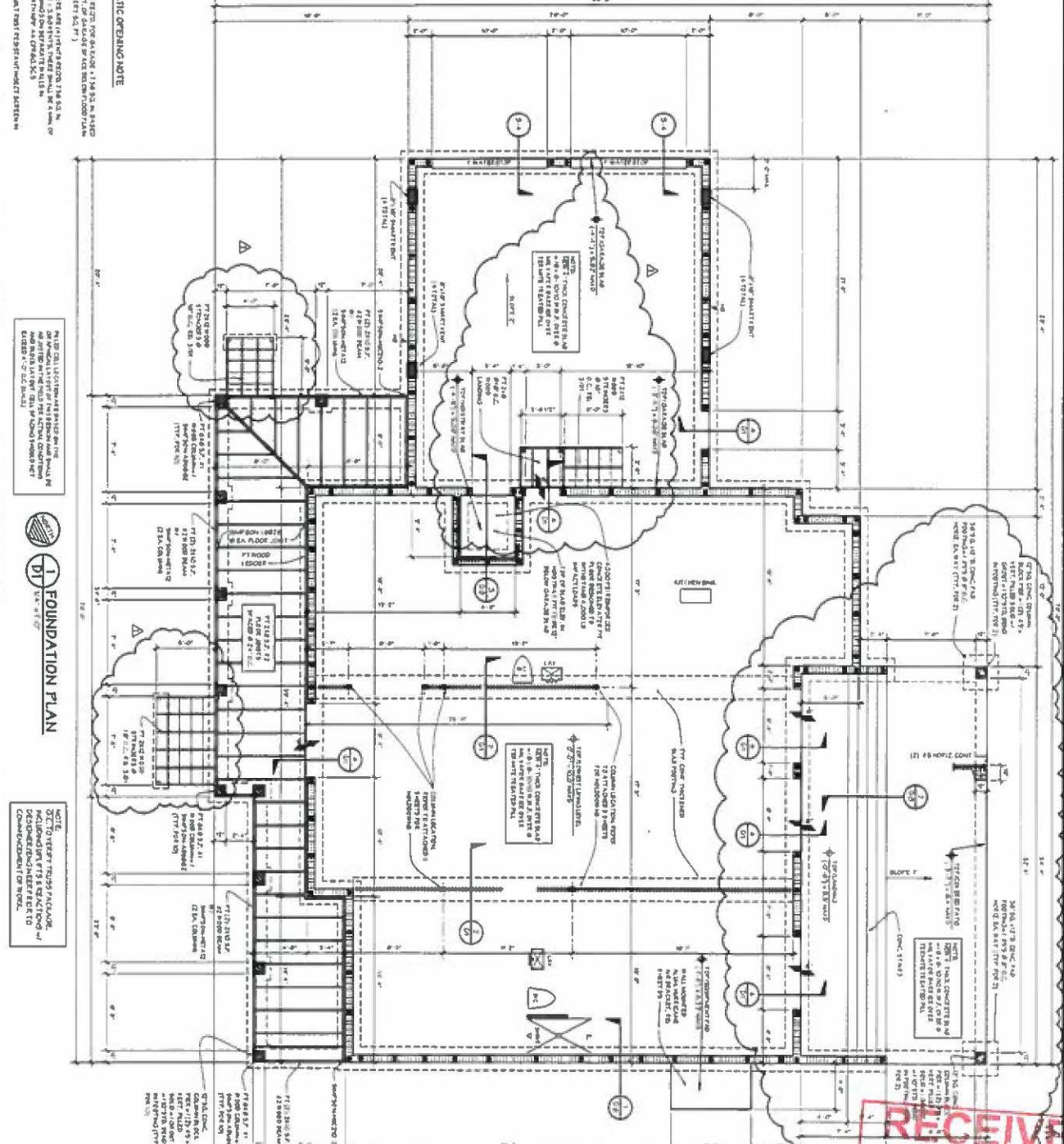
**GENERAL FOUNDATION NOTES**  
 1. TOP OF SLAB IS TO FINISH OF FLOORING. ALL DIMENSIONS ARE BASED ON THIS UNLESS NOTED OTHERWISE ON PLAN. ACTUAL ELEVATION BASED ON 100' BENCHMARK.  
 2. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.  
 3. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.  
 4. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.  
 5. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.  
 6. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.  
 7. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.  
 8. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.  
 9. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.  
 10. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.

**HYDROSTATIC OPENING NOTE**  
 TOTAL VOLUME OF WATER TO BE HELD IN THIS TANK IS APPROXIMATELY 1750 GALLONS. THE TANK SHALL BE DESIGNED TO WITHSTAND THIS PRESSURE. THE TANK SHALL BE CONSTRUCTED TO THE 2009 IBC AND ALL APPLICABLE LOCAL CODES.

**RECEIVED**  
 22  
 CONSTRUCTION DEPARTMENT  
 PERMITS DIVISION  
 10/15/2014



- FLOOR SLAB OVER EXISTING CONCRETE:**
1. 4" THICK CONCRETE SLAB ON 12" WIDE FOOTING.
  2. 12" WIDE FOOTING ON 12" DIAMETER PILE.
  3. 12" WIDE FOOTING ON 12" DIAMETER PILE.
  4. 12" WIDE FOOTING ON 12" DIAMETER PILE.
  5. 12" WIDE FOOTING ON 12" DIAMETER PILE.
  6. 12" WIDE FOOTING ON 12" DIAMETER PILE.
  7. 12" WIDE FOOTING ON 12" DIAMETER PILE.
  8. 12" WIDE FOOTING ON 12" DIAMETER PILE.
  9. 12" WIDE FOOTING ON 12" DIAMETER PILE.
  10. 12" WIDE FOOTING ON 12" DIAMETER PILE.
- GENERAL REMARKS:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS ARE IN FEET AND INCHES.
  3. ALL DIMENSIONS ARE IN FEET AND INCHES.
  4. ALL DIMENSIONS ARE IN FEET AND INCHES.
  5. ALL DIMENSIONS ARE IN FEET AND INCHES.
  6. ALL DIMENSIONS ARE IN FEET AND INCHES.
  7. ALL DIMENSIONS ARE IN FEET AND INCHES.
  8. ALL DIMENSIONS ARE IN FEET AND INCHES.
  9. ALL DIMENSIONS ARE IN FEET AND INCHES.
  10. ALL DIMENSIONS ARE IN FEET AND INCHES.



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**FOUNDATION PLAN**

**RECEIVED**

**AI BD**

**17003**

**D1**

**COASTLINE DEVELOPMENT**

**RONEY DESIGN GROUP**

**NEW RESIDENCE FOR COASTLINE DEVELOPMENT**

**17003**

**D1**



# 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**

*On multiple dates in February, went to neighbor's houses to discuss*

**(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications**

*None*

**(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located**

*On streets neighboring property*

**2. Summary of concerns, issues, and problems expressed during the process**

*None*

**3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations**

- Check one:  Proposal supported  
 Do not support the Proposal  
 Unable to comment on the Proposal at this time  
 Other comment(s):

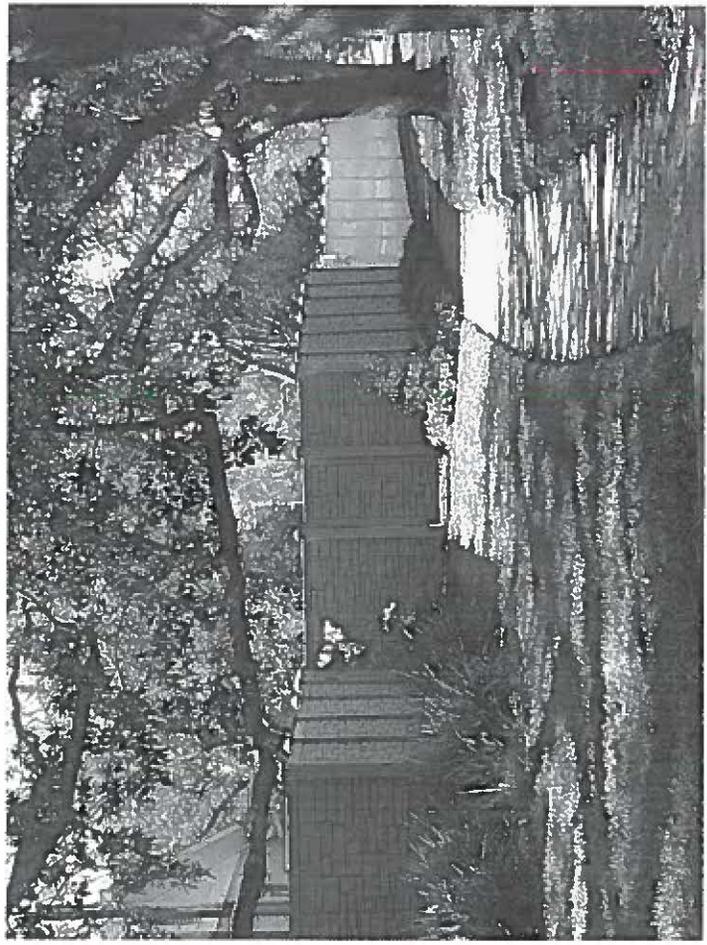


Association Name *Snell Isle Prop Owners Assn* President or Vice-President Signature *Bonnie R. Hargrett*

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:

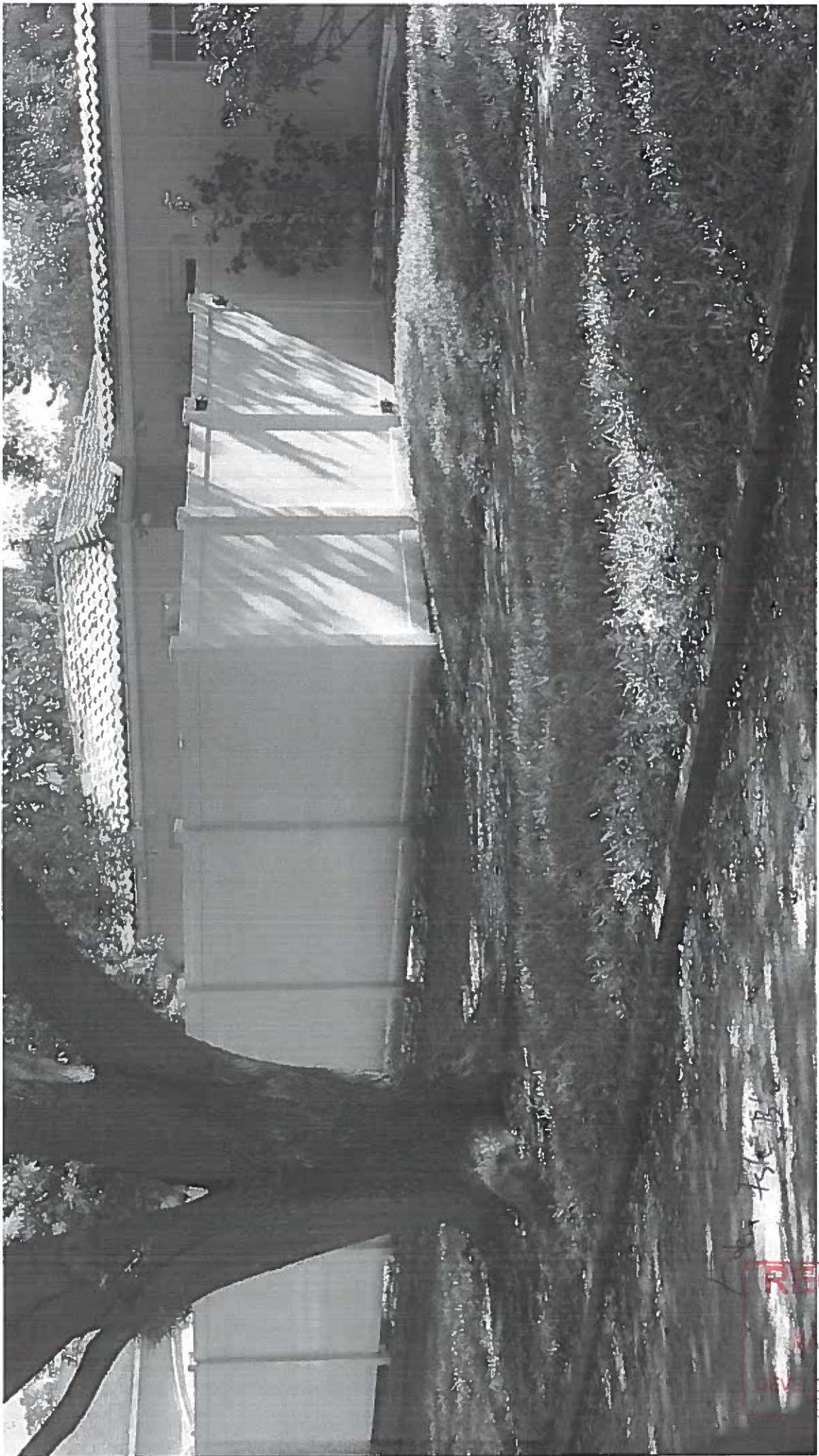
Ever Isle Bl. 1

Cadava



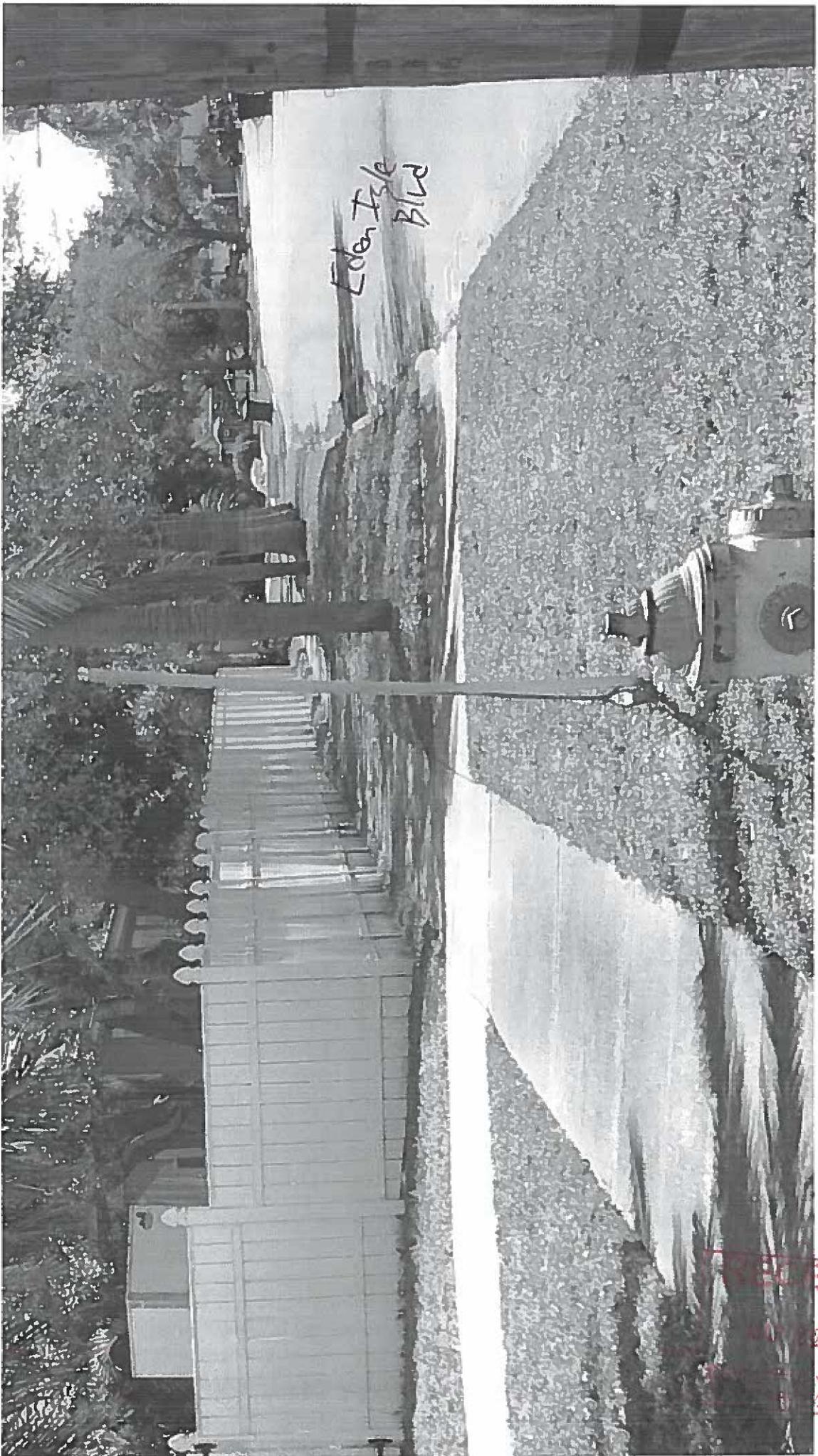
Alda way

**RECEIVED**  
 MAR 22 2019  
 DEVELOPMENT REVIEW  
 SERVICES



Alde van  
↖

RECEIVED  
APR 22 2019  
DEVELOPMENT REVIEW  
SERVICES



Eden Isle  
Blvd

RECEIVED  
MAY 2 2019  
PLANNING DEPARTMENT REVIEW  
OFFICES

Subject Property



730 Pope,



Rafael Blvd

600 Aldo Way

**RECEIVED**  
MAR 22 2019  
DEVELOPMENT REVIEW  
SERVICES



**codes compliance assistance department**  
post office box 2842                      st. petersburg, florida 33731-2842

January 15, 2019

MILLER, NATHAN C  
6101 51ST ST S  
SAINT PETERSBURG FL 33715

RE: Property Owner(s): MILLER, NATHAN C -  
Case No. 18-00030644 (E1)  
600 ALDA WAY NE

EDEN SHORES SEC 4  
BLK 6, LOT 5

To Whom It May Concern:

We recently received a request asking for more time to correct the violations on the above referenced property. We are always pleased to help owners who are working to improve their neighborhoods by complying with the city codes.

Therefore, an extension has been granted until March 03, 2019 for completing the corrections.

If I can be of additional help, please call.

Sincerely,

MARGIE NICHOLS 892-5168  
Codes Investigator/Telephone Number (Area Code 727)





**REQUEST:** The applicant is seeking a variance to the side yard and rear yard setback requirements in order to construct a one-story two-car garage in the rear of the property. The minimum required setbacks are 7.5-feet for the side yard and 10-feet for the rear yard. The applicant is proposing to construct a 22-foot wide by 25-foot deep detached garage 3-feet from the side property line and 5-feet from the rear property line.

**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 site contains an existing one-story residence with surface parking. The proposal is for new construction of a one-story detached garage.

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 is substandard in terms of lot width as the NS-1 (Neighborhood Suburban, Single-Family) zoning district requires a minimum lot width of 75-feet and the property has a platted lot width of 60-feet. The property does meet the minimum 5,800 square foot lot size requirement for the zoning district.

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

The property is not located within a designated preservation district.

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

The property does not contain any historical significance.

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

The request does not involve significant vegetation or other natural features.

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

The proposed one-story detached garage is generally consistent with the existing properties in the area that contain detached garages, except for the fact that it will not meet required setbacks.

- 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 substandard lot width is not the result of actions of the applicant. However, the property was purchased with the existing lot width which does not meet minimum lot width requirements for NS-1 zoned properties. The substandard lot width and existing single-family residence make it difficult to meet required setbacks and be able to maneuver vehicles into a detached garage with the proposed location. However, the applicant could choose to relocate and reorient the proposed garage in order to alleviate issues with maneuverability and meet required setbacks.

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

While the property has a substandard lot width it does meet minimum lot area requirements and there is a sufficient amount of undeveloped areas on the property to accommodate a newly constructed one-story detached garage in compliance with required setbacks. Therefore, a literal enforcement of the Code would not result in an unnecessary hardship.

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

A strict application of the code will still allow the property owner reasonable use of the land and buildings. The applicant has the ability to construct the detached garage in other locations on the property.

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

The variance requested is not necessary in order to make possible the reasonable use of the property as the detached garage could be constructed in conformance with the code.

- 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 consistent with the general purpose and intent of the Code to provide sufficient setbacks from adjacent properties for accessory structures.

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

The applicant submitted a signature of support from the property owner to the west. Staff did not receive signatures of support from either of the most affected neighbors to the north or east of the subject property. The abutting property to the east is corporately owned and currently vacant, and the abutting property to the north (rear of subject property) is not owner occupied.

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

Staff finds the reasons set forth in the application do not justify the granting of the variance as alternate locations are available for the detached garage that would meet setbacks.

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 were considered.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Edgemoor Neighborhood Association and their President has indicated support for the variance on the attached Public Participation Report. The applicant submitted the Neighborhood Worksheet, see attached, signed by the property to the West indicating that they do not object to the request. Prior to publication of this Staff Report one phone call was received in objection to the request.

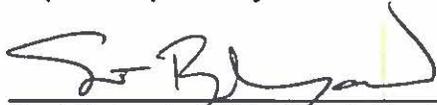
**STAFF RECOMMENDATION:** Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variance.

**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 and the detached garage shall be consistent with the architectural style, materials, and color of the principal structure.
2. This variance approval shall be valid through June 5, 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.

**ATTACHMENTS:** Project Location Map, Survey with Site Plan, Building Mock-Up and Image to show proposed siding, Site Photographs, Applicant's Narrative, Public Participation Report, Neighborhood Worksheet

Report Prepared By:



Scot Bolyard, AICP, Deputy Zoning Official  
Development Review Services Division  
Planning & Development Services Department

5/23/19  
Date

Report Approved By:



Jennifer C. Bryia, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning & Development Services Department

5.23.19  
Date

JCB/SKB:iw



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000032  
Address: 749 58<sup>th</sup> Avenue Northeast



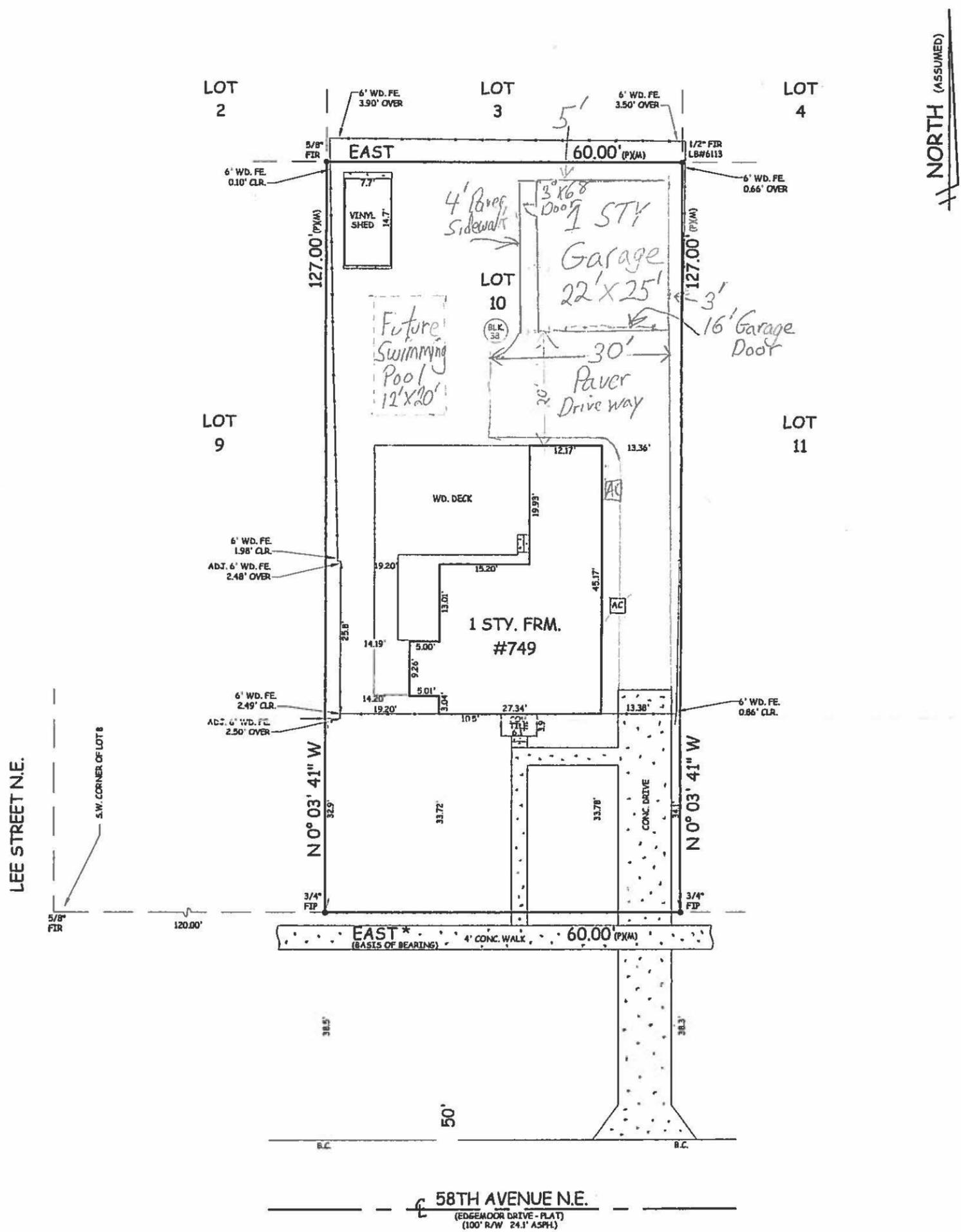
JOB NO.: 151290  
 DRAWN BY: MRB  
 CHECKED BY: EDM  
 DATE OF FIELD WORK: 8/12/15

**MURPHY'S LAND SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 5760 11TH AVENUE NORTH  
 ST. PETERSBURG, FLORIDA 33710  
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410  
 PH. (727) 347-8740  
 FAX (727) 344-4640

CERTIFIED TO: Bridget E. Schwarz  
 Wells Fargo Bank, N.A.  
 Fidelity National Title of Florida, Inc.  
 Fidelity National Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 32 TWP. 30 S. RGE. 17 E.



A BOUNDARY SURVEY OF: Lot 10, Block 38, EDGEMOOR ESTATES, as recorded in Plat Book 7, Page 45 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in  
 Flood zone: AE Comm. Panel No. : 125148 0209 G Map Date : 9/03/03 Base Flood Elev : 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

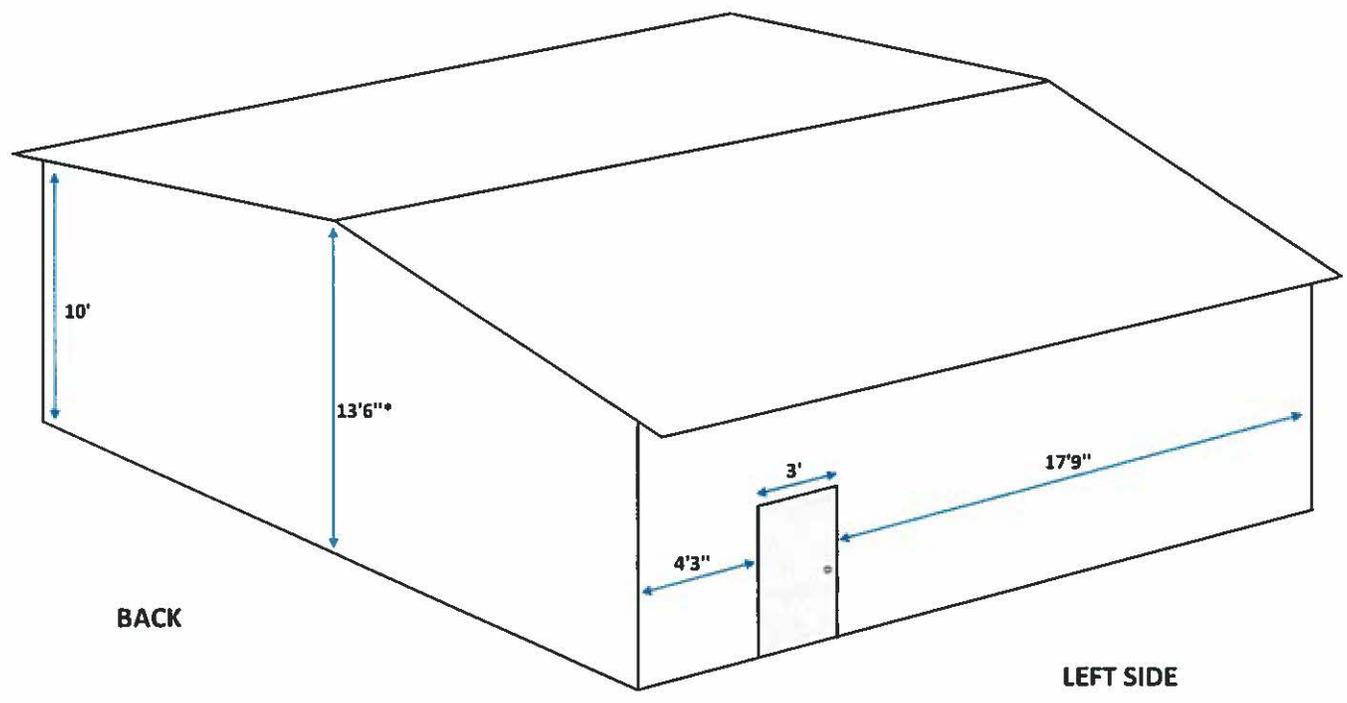
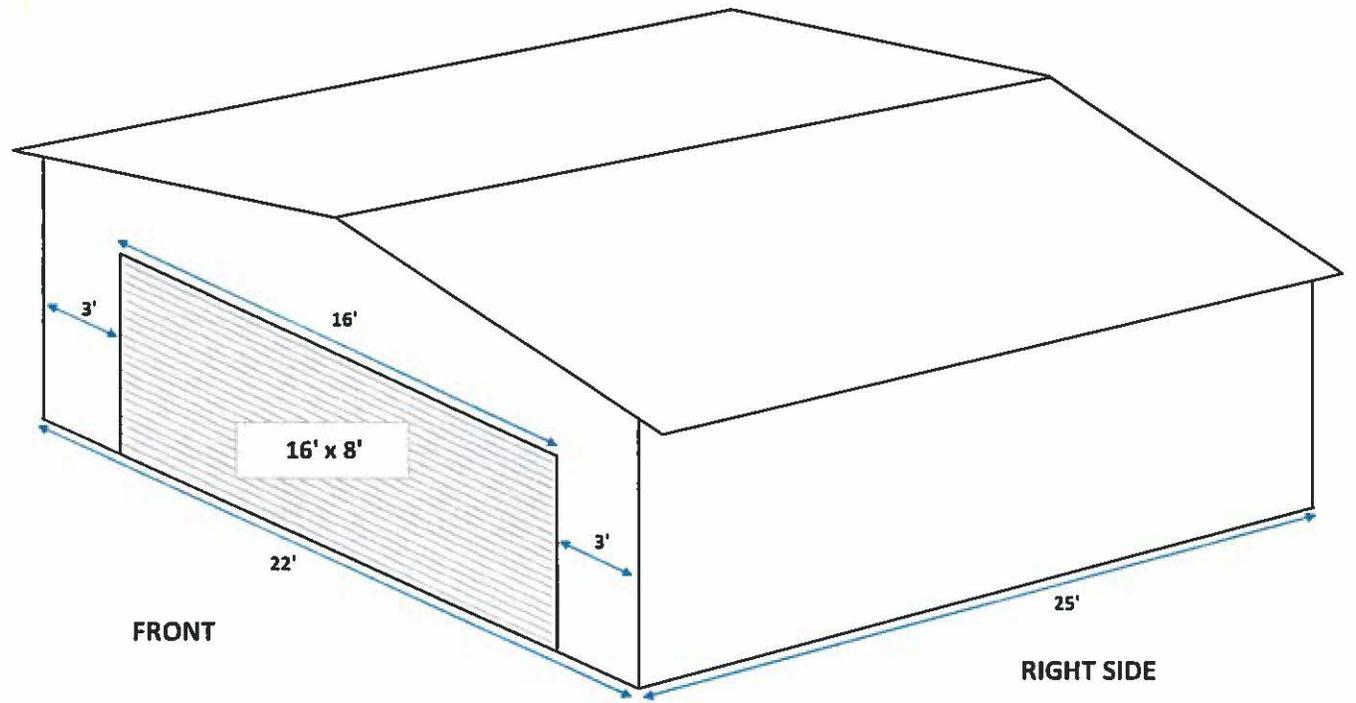
\* BEARINGS SHOWN ARE ASSUMED

*Edward D. Murphy*  
 EDWARD D. MURPHY REG. P.L.S. #5335

<b>LEGEND:</b> F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND N.A.D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION -X-X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -  - - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	WW - WING WALL CL - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S/W - SEAWALL ASPHL. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/W. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE A.C. - AIR CONDITIONER S.P. - SCREENED PORCH P-P - OVERHEAD POWER LINES T-T - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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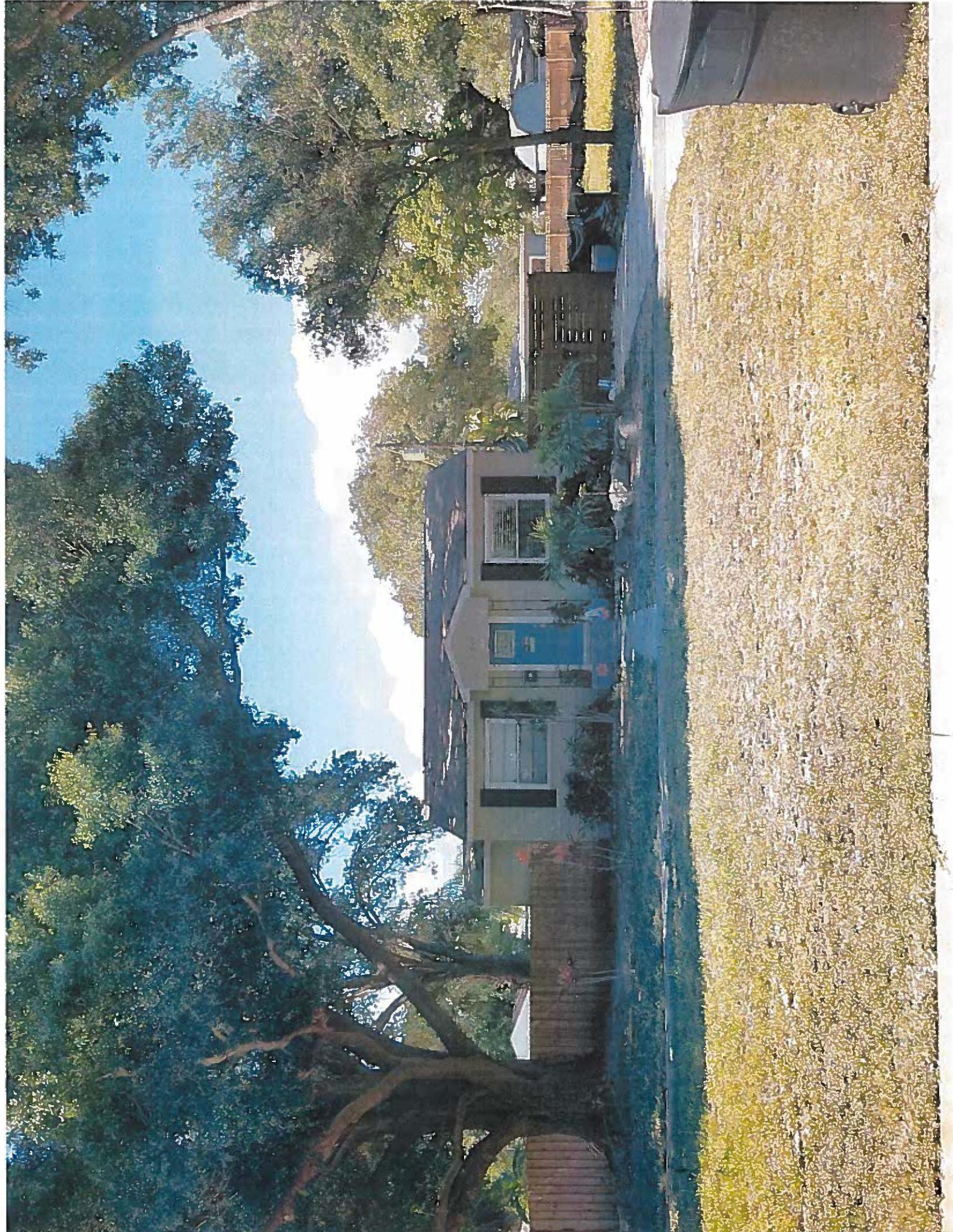
# Building Mock-up



\*Measurement is approximate (includes ridge cap)

Not Actual Garage - Image to show siding only









# VARIANCE

Application No. 19-34000032

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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> <u>Melissa Orkwis</u>	
Street Address: <u>749 58<sup>th</sup> Ave NE</u>	
City, State, Zip: <u>St. Petersburg, FL 33703</u>	
Telephone No: <u>727-481-7081</u>	Email Address: <u>morkwis87@gmail.com</u>
<b>NAME of AGENT or REPRESENTATIVE:</b>	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: <u>749 58<sup>th</sup> Ave NE, St Petersburg, FL 33703</u>	
Parcel ID#(s): <u>31-30-17-24822-038-0100</u>	
<b>DESCRIPTION OF REQUEST:</b> <u>Requesting a variance for a 2 Car Garage to be built 5 feet from back Property line and 3 feet from side property line</u>	
<b>PRE-APPLICATION DATE:</b> <u>4/4/19</u>	<b>PLANNER:</b>

### FEE SCHEDULE

1 & 2 Unit, Residential – 1 <sup>st</sup> Variance	\$300.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential – 1 <sup>st</sup> 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\*: [Signature] Date: 4/4/19  
 \*Affidavit to Authorize Agent required, if signed by Agent.  
 Typed Name of Signatory: Melissa Orkwis



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

**DEVELOPMENT REVIEW COMMISSION  
AFFIDAVIT TO AUTHORIZE AGENT**

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

Property Owner's Name: Melissa Orkwis

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

Property Address: 749 58th Ave NE, St Petersburg, FL 33703

Parcel ID No.: 31-30-17-24822-038-0100

Request:

Construct a 25ft long x22ft wide, 2 car garage in the right rear of the above referenced property with a variance in order to construct the garage 5ft from the rear property line and 3ft from the side property line.

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

Agent's Name(s): \_\_\_\_\_

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

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

Signature (owner): *M.O.* Melissa Orkwis  
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Melissa Orkwis

Notary Signature: *Shannon Cohen-Phillips* Date: 4-5-19  
Commission Expiration (Stamp or date):



City of St. Petersburg, One 4<sup>th</sup> Street North, PO Box 2842 - St. Petersburg, FL 33731-2842 - (727) 893-7471  
[www.stpete.org/ldr](http://www.stpete.org/ldr)



# VARIANCE

**NARRATIVE** (PAGE 1)

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

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

APPLICANT NARRATIVE	
<b>Street Address:</b> 749 58th Ave NE, St Petersburg, FL 33703	<b>Case No.:</b>
<b>Detailed Description of Project and Request:</b>	
<p>Applicant would like to construct a steel 25ft long x 22ft wide, 2 car garage on the right rear corner of the above referenced property with a variance requested in order to build 5ft from the rear of the property line and 3ft from the side of the property line. The request will allow for the garage to align with the existing driveway and allow cars to be pulled safely into and out of the garage. It will also allow for the applicant to utilize the space between the house and garage in order to turn the car around to pull the car down the driveway forwards.</p>	
<p><b>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</b></p> <p>The house was originally constructed in 1951 as a small bungalow with no garage. It was constructed in the center of the lot leaving an 11 foot wide driveway on the right side of the property. This driveway will allow access to the right rear of the property where the garage will be constructed. Constructing the garage on the right rear corner of the property at the end of the existing drive way will ensure that the garage will look like it has always been in the neighborhood. The garage would have the same external appearance as the current house. There are currently 3 homes on 58th Ave NE on blocks 38 and 39 that have garages constructed on their properties. Currently, the rear property line is 50 feet from the back of the house on the right side of the property where the driveway is located. If the garage were to be constructed under the current setbacks, there would only be 15 feet in front of the garage which will not allow room to pull a car out. Additionally, the garage would not align with the driveway. The variance would allow for the cars to be able to safely pull into and out of the garage, leaving space in front of the garage to safely turn the cars around and pull down the driveway forward.</p>	
<p><b>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.</b></p> <p>Yes            833 58th Ave NE, St Petersburg, FL 33703- two car detached garage            741 58th Ave NE, St Petersburg, FL 33703- one car detached garage            765 58th Ave NE, St Petersburg, FL 33703- two car detached garage            746 60th Ave NE, St Petersburg, FL 33703- two car detached garage            741 60th Ave NE, St Petersburg, FL 33703- two car detached garage</p>	
<p><b>3. How is the requested variance not the result of actions of the applicant?</b></p> <p>The house was originally built in 1951 without a garage.</p>	



# VARIANCE

**NARRATIVE** (PAGE 2)

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

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

**APPLICANT NARRATIVE**

4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?

In order to negotiate the vehicles into and out of the garage, the side and back variances are necessary. This will allow the applicant to pull the car out of the garage, turn it around, and pull forwards down the driveway from the garage. This project will increase the property values of both the above referenced property and the neighborhood. This will keep cars out of the driveway and stored in the garage. This will also keep any noise and work on the cars contained to the garage. A garage will also provide extra storage which is imperative to a home with less than 1,000 sqft. Keeping the garage aligned with the current driveway, with the same visual elements, will make the garage look like it was original to the house.

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

The garage could be put on the left side of the lot but this would require moving the existing driveway to the other side of the house. In addition, two healthy oak trees would have to be taken down in order to accommodate this. This would not be a viable option. Since the house is laid out on the center of the property and the lot has ample backyard space, constructing the garage on the right rear corner of the lot would be the best option.

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

This project will increase the property values of both the above referenced property and the neighborhood. This will keep cars out of the driveway and stored in the garage. This will also keep any noise and work on the cars contained to the garage. A garage will also provide extra storage which is imperative to a home with less than 1,000 sqft. Keeping the garage aligned with the current driveway, with the same visual elements, will make the garage look like it was original to the house.



# PUBLIC PARTICIPATION REPORT

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

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

APPLICANT REPORT	
Street Address: <u>749 58<sup>th</sup> Ave NE, St Petersburg, FL 33703</u>	
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	
<u>speaking with neighbors around property to let them know of our intentions</u>	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input checked="" type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Association Name: <u>Edgemoor Estates</u> President or Vice-President Signature: <u>[Signature]</u>	
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	



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# VARIANCE

## NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
<b>Street Address:</b>	749 58 <sup>th</sup> Ave NE StPet 33745 Case No.:
<b>Description of Request:</b>	Construct a 25ft long x 22ft wide steel 2 car garage in the right rear above referenced property with a variance to construct the garage 5ft from the rear property line & 3ft from the side property line.
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:	741 58 <sup>th</sup> AV N.E.
Owner Name (print):	Michael Decker
Owner Signature:	<i>Michael Decker</i>
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



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

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**STAFF REPORT**  
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST  
PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **June 5, 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.: 19-54000035 PLAT SHEET: S-16

REQUEST: Approval of a variance for a reduced front yard setback from 20-feet required to 16-feet proposed and a reduced side yard setback from 7-feet, 6-inches required to 1-foot, 6.25-inches proposed, to enclose an existing carport into a garage.

OWNER: Marilyn Maginley  
2611 Park Street North  
Saint Petersburg, Florida 33710

AGENT: Doug King  
King Contracting, Inc.  
943 Tyrone Boulevard  
Saint Petersburg, Florida 33710

ADDRESS: 2611 Park Street North

PARCEL ID NO.: 12-31-15-97704-000-0030

LEGAL DESCRIPTON: On File

ZONING: Neighborhood Suburban Single-Family-1 (NS-1)



P.O. Box 2842  
St. Petersburg, FL 33731-2842  
T: 727-893-7111

Yard	Setback Required	Setback Requested	Variance	Magnitude
Front Yard	20-feet	16-feet	4-feet	20%
Side Yard	7-feet, 6-inches	1-foot, 6-inches	5-feet	80%

**BACKGROUND:** The subject property is located in the Jungle Terrace Neighborhood. The property is zoned NS-1 (Neighborhood Suburban Single-Family). The property was originally developed with a four room and bath residence with a screened porch and carport in 1958. The property card indicates that the original home was built on Lot 4 and the South 5-feet of lot 3. The original carport was enclosed in 1960, and a new garage was approved to be erected on the side of the residence with encroachments in 1969.

The current parcel is made up of two fully platted lots; lots 3 and 4 of the Wilkerson's Replat Subdivision. The oldest deed on record was recorded in 1978 and included both lots 3 and 4. The parcel is pie shaped with the front of the lot measuring 120.2-feet wide and the rear of the parcel measuring 60-feet wide. Measured at the midpoint, the parcel is 90.1-feet wide, 108.2-feet deep and 9,517.38 square feet in area. This exceeds the standard lot size in NS-1 zoned districts, which is 75-feet wide and 5,800 square feet in area. The existing carport on file was built after the approval of Board of Adjustments case BA 87-03-022 but does not follow the approved setback encroachments. The smallest setback approved was 3.5-feet. This was noted by Code Enforcement in 1987. Generally, existing non-conforming structures are not allowed to be enlarged or converted to a more intense use. A garage is considered a more intense use than a carport.

**REQUEST:** The applicant requests approval of a variance to the front a side yard setback to enclose an existing carport into a garage. The requested front yard setback is 16-feet, where 20-feet is required for a garage. The requested interior side yard setback is 1-foot 6-inches, where 7-feet 6-inches is required for NS-1 zoned properties.

**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 variance is not related to a plan for redevelopment. The applicant is requesting a variance to alter an existing residence.

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 required width and area of buildable lots in NS-1 zoning. Buildable lots in NS-1 zoned properties are required to be 75-foot wide, and 5,800 square feet in area. The subject lot is 90.1-foot wide, 108.2-foot deep and 9,517.38 square feet in area.

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

The site does not contain a preservation district.

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

The site does not contain historic resources.

- 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.*

The proposed project does not meet or promoter the established neighborhood character. The proposed carport enclosure would significantly encroach into the side yard setbacks, which maintains a reasonable separation between single-family uses in the area. This separation is meant to reduce the chances and occurrences of noise pollution, fire breach, water runoff, and other concerns between one property and another.

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

The proposed project does not involve the development of a public facility.

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

The Land Development Regulations, adopted in 2007, requires that structures in NS-1 zoning districts maintain a 7.5-foot setback in interior side yards. The structure as it exists today, with a carport set back only 1-foot 6-inches from the interior side property line, is a non-conforming structure. According to the deed records, the applicant bought this property in 2017. The carport is an existing non-conformity but would not be permitted by Staff at its current location.

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

There are no special conditions related to the land or building that justify this variance. Staff finds no hardship related to this property that would result in support of this variance. The applicant would maintain all reasonable use of their property with a literal enforcement of this Chapter.

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;*

No, the strict application of this code would not deprive the applicant of reasonable use of their property. The existing carport is a functional parking area without the granting of this variance. Parking requirements for the lot are met and exceeded by the large existing circular driveway. An accessory storage structure can be utilized for additional storage in the rear yard.

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

The variance requested is not necessary for the reasonable use of the single-family home or land.

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

This variance is not in harmony with the general purpose and intent of the Chapter to allow for the reasonable use of private property. A variance to the side yard setback in this instance would not be consistent with the intent of the code to provide a reasonable separation between residential structures in single-family neighborhoods. The most effected property owner at 8170 27<sup>th</sup> Ave N failed to provide support or consent to this variance approval.

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

The granting of this variance may increase the chance that the subject property disturb the most effected property owner because of the encroachment of the structure into the side yard. Even though a firewall would be a requirement for a garage built at the proposed setback, there is an increased concern in the event of a fire.

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

The application reasons that a garage door is a more aesthetically pleasing option to the existing carport, which justifies enclosing the carport into a garage. This is contradictory to the Land Development Regulations section 16.60.030.4, which states that No structure may be enlarged, altered or changed in a way which increases its nonconformity.

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.*

No nonconforming use on neighboring properties were considered during this review.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Jungle Terrace Neighborhood Association. The applicant provided the signature of the Jungle Terrace Civic Association Vice-President as well as the signature of the resident at 2701 Park St N. Staff did not receive any further comments.

**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.

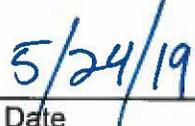
**CONDITIONS OF APPROVAL:** If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through June 5th, 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 60%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.

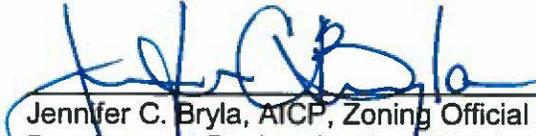
**ATTACHMENTS:** aerial, site plan, floor plan, elevation drawings, photographs, applicant's narrative, property card, signatures of support, Neighborhood Participation Report, Building Permit History

Report Prepared By:

  
\_\_\_\_\_  
Jaime Jones, Planner I  
Development Review Services Division  
Planning & Development Services Department

  
\_\_\_\_\_  
Date

Report Approved By:

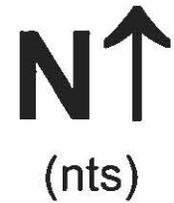
  
\_\_\_\_\_  
Jennifer C. Bryla, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning & Development Services Department

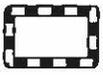
  
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Date

JCB/JTJ:iw

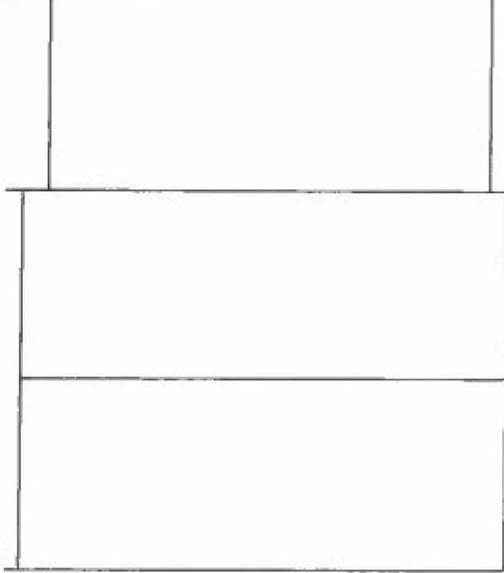


Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-54000035  
Address: 2611 Park Street North

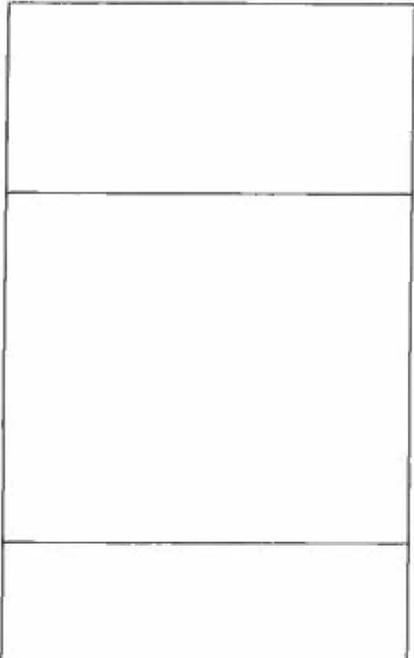




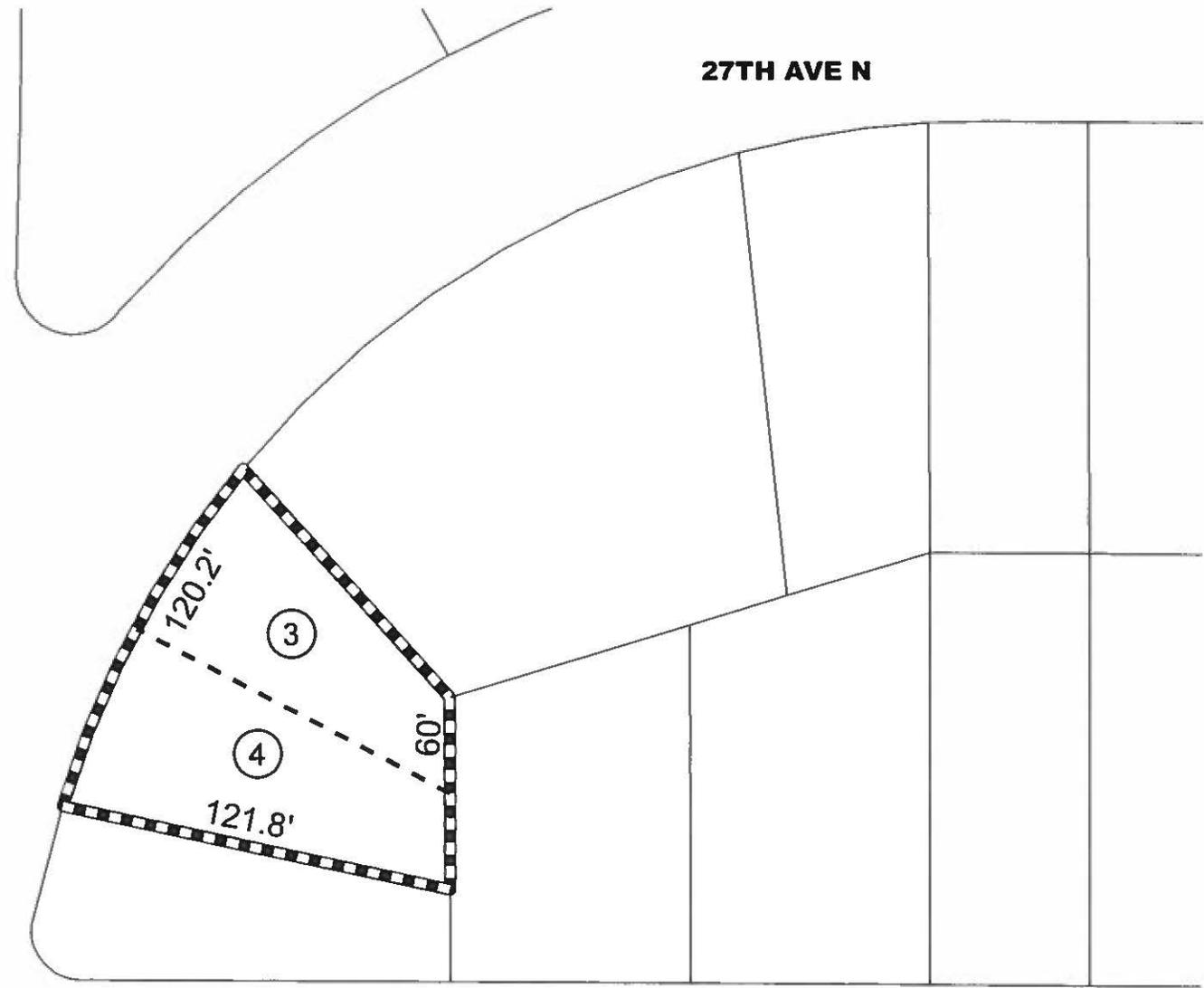
2611 Park St N



26TH AVE N



PARK ST N



27TH AVE N

26TH AVE N

N



SECTION 12, TOWNSHIP 31S, RANGE 15E

CERTIFIED TO:  
MARILYN MAGINLEY  
KING CONTRACTING



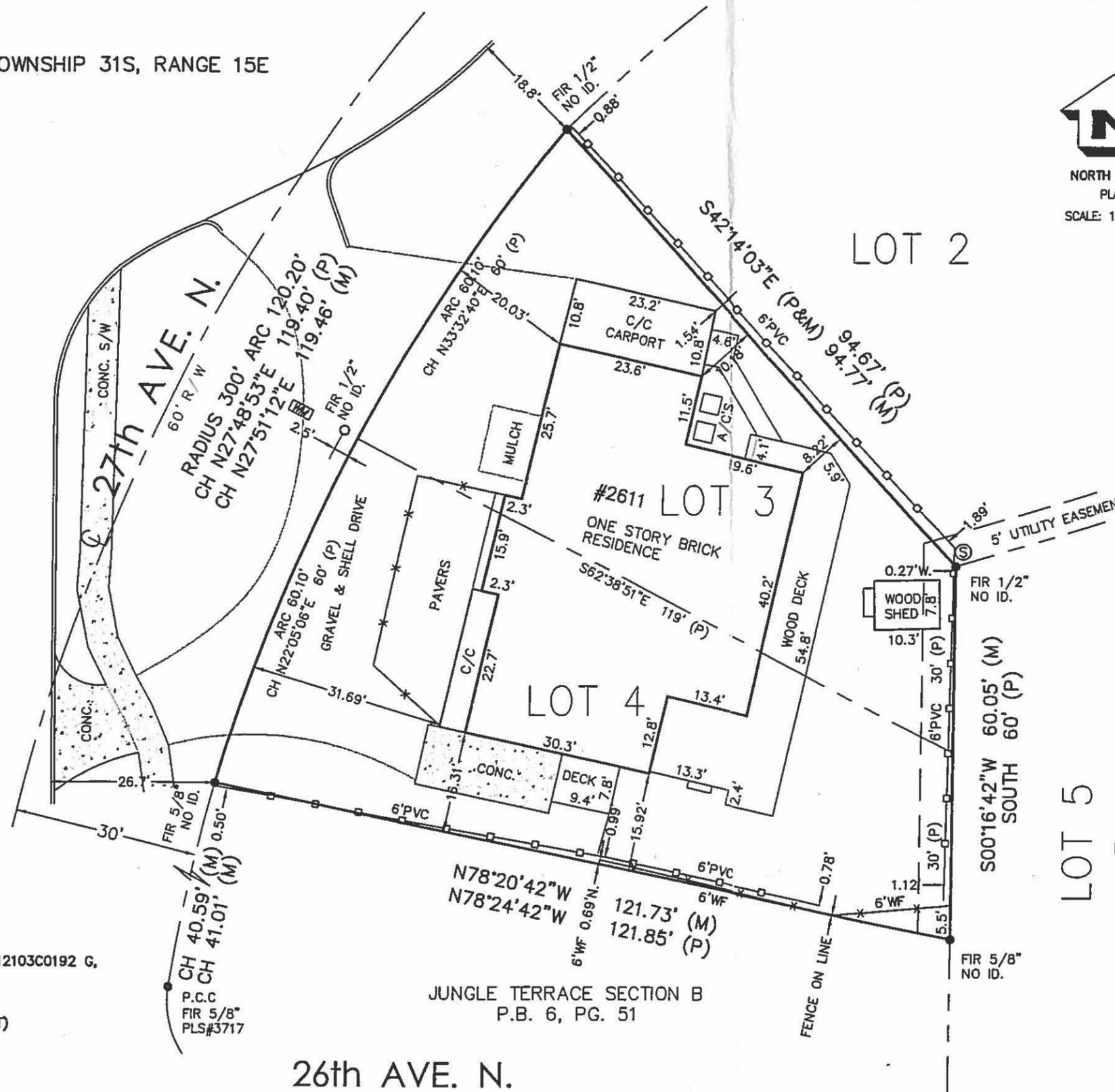
NORTH BASIS:  
PLAT  
SCALE: 1" = 20'

LEGEND:

- FIR = FOUND IRON ROD
- CH = CHORD
- M = FIELD MEASUREMENT
- P = PLAT
- CONC = CONCRETE LINE
- R/W = RIGHT OF WAY
- P.L. = POINT OF COMPOUND CURVATURE
- S/W = SIDEWALK
- SAN. = SANITARY
- C/C = COVERED CONCRETE
- PVC = VINYL FENCE
- WF = WOOD FENCE
- WM = WATER METER
- ⊙ = POWER POLE
- ⊙ = SANITARY MANHOLE

PARK ST. N.

50' ASPHALT, "A" CURB, 80' R/W



LOT 2

#2611 LOT 3  
ONE STORY BRICK  
RESIDENCE

LOT 4

LOT 5

LEGAL DESCRIPTION

LOTS 3 AND 4, ACCORDING TO THE PLAT OF  
WILKERSON'S REPLAT,  
AS RECORDED IN PLAT BOOK 42, PAGE 4  
OF THE PUBLIC RECORDS OF  
PINELLAS COUNTY, FLORIDA.

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

*John C. Brendla*  
JOHN C. BRENDLA

Florida Surveyor's Registration No. 4601  
Certificate of Authorization No. 760

BOUNDARY SURVEY WITH IMPROVEMENTS- 2/14/19

Flood Zone  
"X"  
COMMUNITY PANEL #125148 12103C0192 G,  
REVISED 9/3/03  
Basis of Bearings:  
N.E. BOUNDARY  
BEING S42°14'03"E (PER PLAT)

JUNGLE TERRACE SECTION B  
P.B. 6, PG. 51

26th AVE. N.

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

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

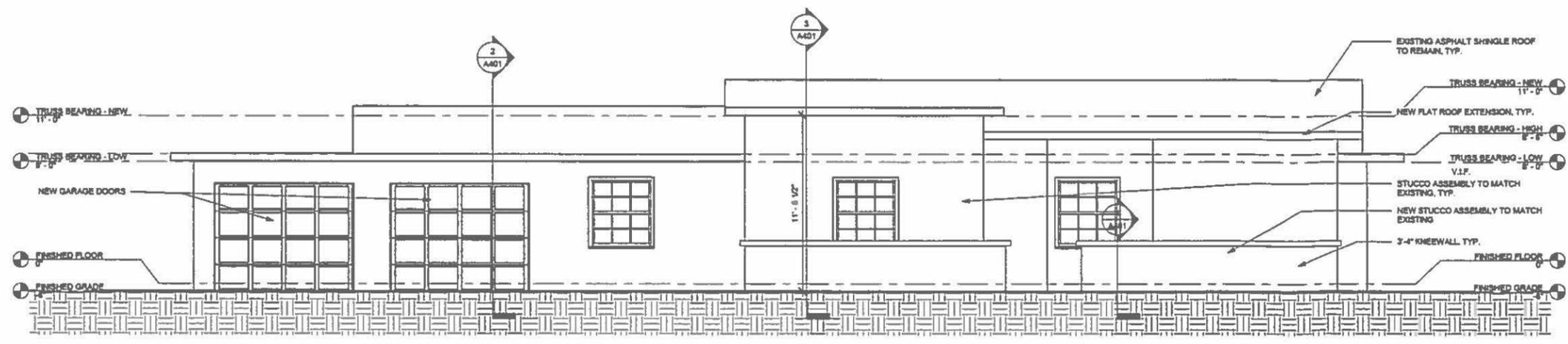
F.B.: N/A PG: N/A

1902-41.CRD

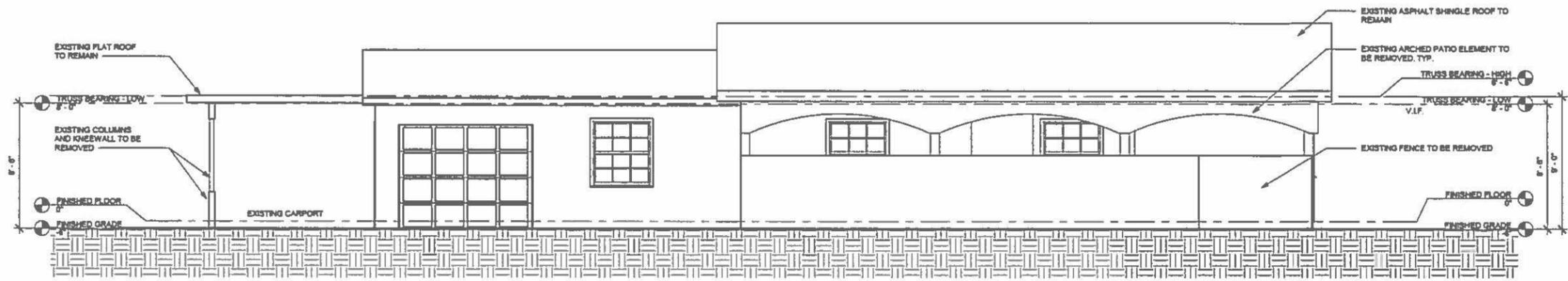
John C. Brendla & Associates, Inc.  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
4015 82nd Avenue North ~ Pinellas Park, Florida 33781  
phone (727) 576-7546 fax (727) 577-9932

Job Number  
1902-41

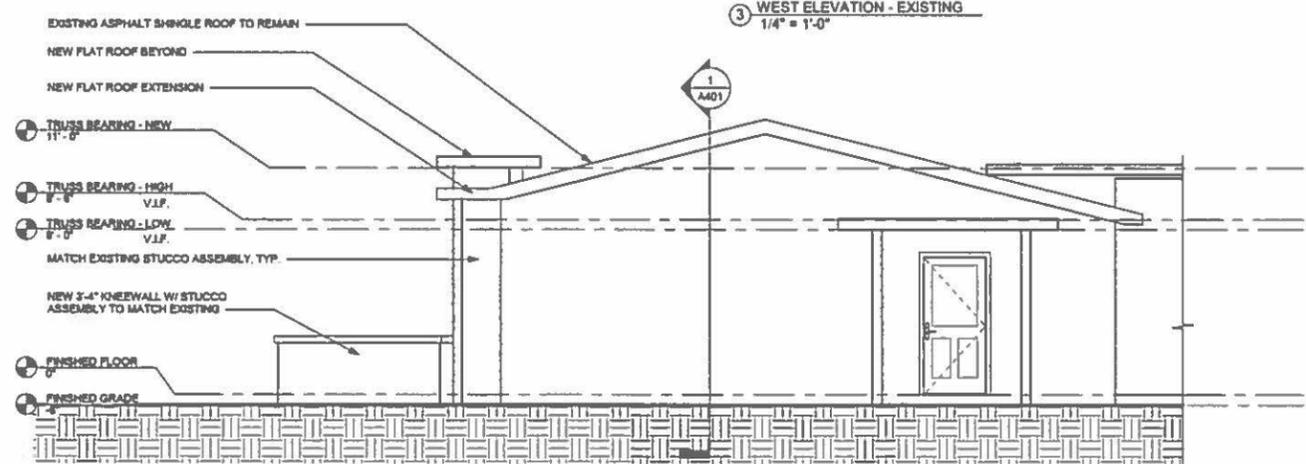
DRW: JM



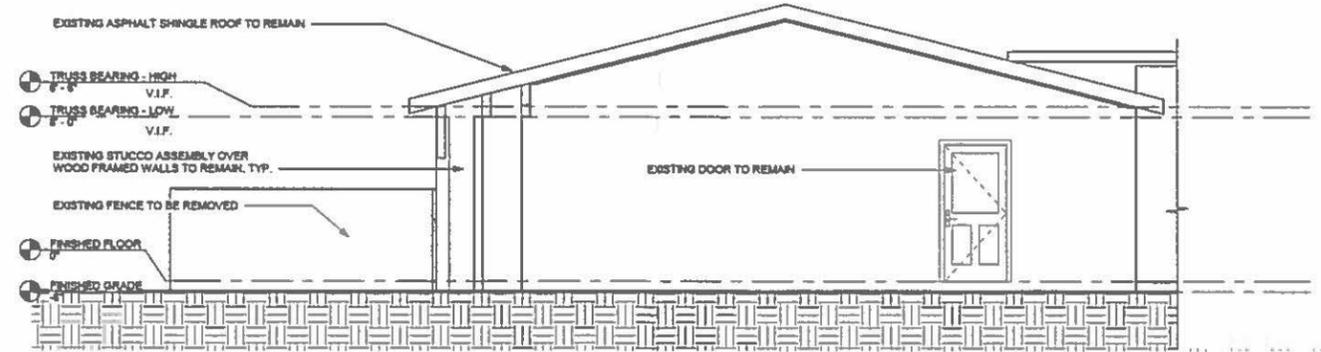
4 WEST ELEVATION - PROPOSED  
1/4" = 1'-0"



3 WEST ELEVATION - EXISTING  
1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED  
1/4" = 1'-0"



1 SOUTH ELEVATION - EXISTING  
1/4" = 1'-0"

Revision	Date

Client:  
Doug King - King Contracting  
843 Tyrone Blvd N.  
St. Petersburg, FL 33710

DATE PLOTTED: 03/19/19

**Maginley Residence**  
2611 Park SUN, St. Petersburg, FL 33710

Drawing Title:  
**ELEVATIONS**

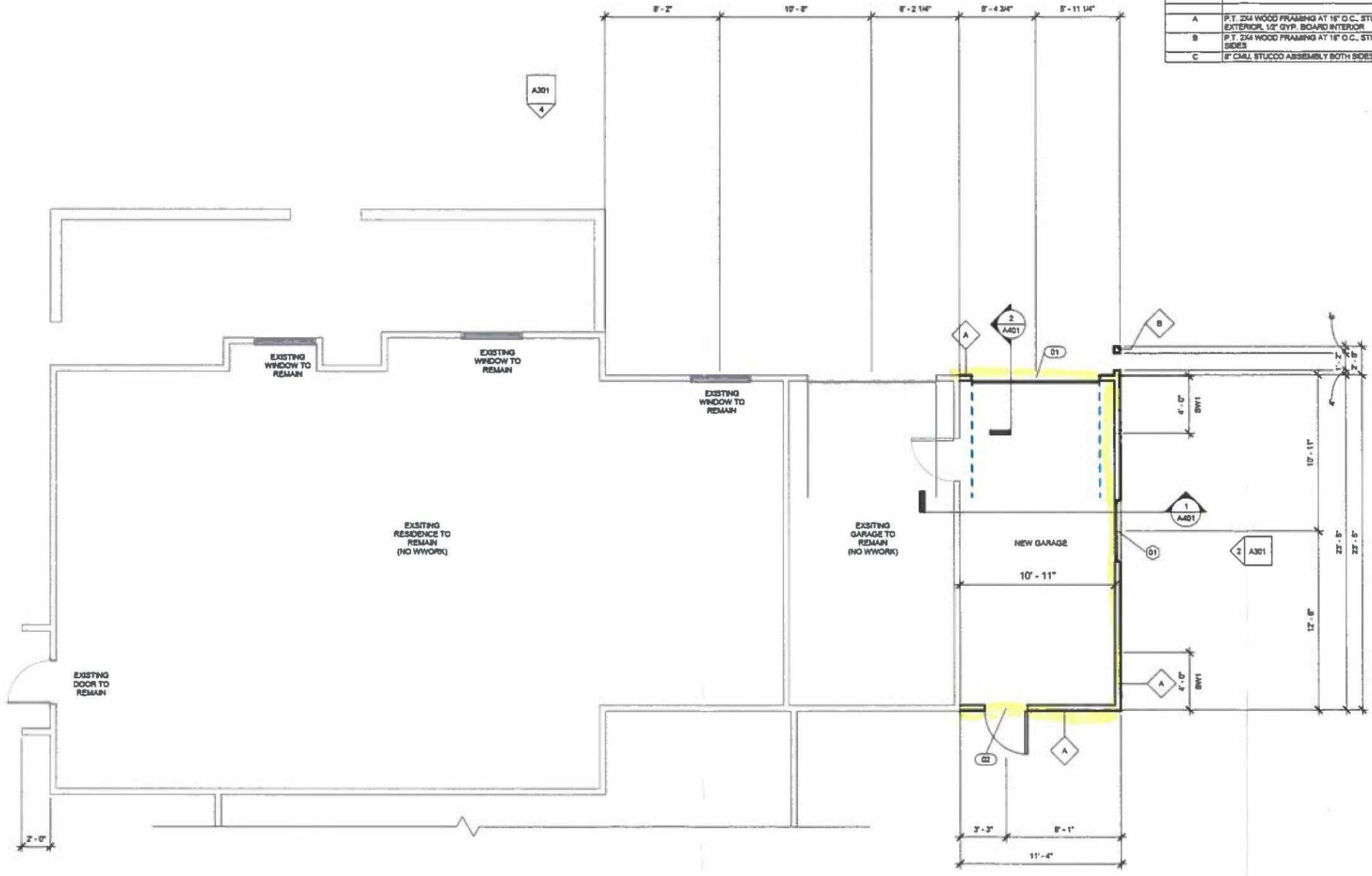
JOB #: 19 011  
Drawn: LBL  
Checked: EDG  
Date: 03/19/19  
Scale: AS NOTED  
Sheet

**A301**

DOOR SCHEDULE		
NUMBER	SIZE	NOTES
	10'0" x 8'4"	IMPACT RATED
01	10'0" x 8'4"	IMPACT RATED
02	3'6" x 8'4"	IMPACT RATED

WINDOW SCHEDULE			
NUMBER	WIDTH	HEIGHT	NOTES
01	4'-4"	2'-0"	IMPACT RATED, INSULATED, LOW-E, SINGLE-HUNG

WALL SCHEDULE	
MARK	NOTES
A	P.T. 2X4 WOOD FRAMING AT 16" O.C., STUCCO ASSEMBLY OVER 5/8" SHEATHING ON EXTERIOR, 1/2" GYP BOARD INTERIOR
B	P.T. 2X4 WOOD FRAMING AT 16" O.C., STUCCO ASSEMBLY OVER 5/8" SHEATHING ON BOTH SIDES
C	8" CMU, STUCCO ASSEMBLY BOTH SIDES



1 PROPOSED PLAN  
1/4" = 1'-0"



G2 Design, LLC  
2227 49th St N  
St. Petersburg, Florida 33710  
FL LIC. AA28001821  
Ph. 727.280.6234  
info@G2Architecture.com

Revision No.	Revision Description	Date

Client:  
Doug King - King Contracting  
943 Tyrone Blvd N  
St. Petersburg, FL 33710

04/08/19  
EDG

**Maginley Residence**  
2611 Park St N,  
St. Petersburg, FL 33710

Drawing Title:  
**PROPOSED PLAN**

JOB #: 19 011  
Drawn: LBL  
Checked: EDG  
Date: 04/08/19  
Scale: AS NOTED  
Sheet

**A103**







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

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

APPLICANT NARRATIVE	
Street Address: <u>2611 Park St N</u>	Case No.:
Detailed Description of Project and Request: <u>wish to convert existing carport into a garage. The existing structure has been in place for 10-15 years. The front &amp; left hand side encroach on new set-backs.</u>	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
<p><u>The carport was built adjacent to a one car garage. It aligns with the front of the house. Because 27th Ave N comes off of PARK ST in a radius (not at 90°) the setback curves as if follows the street curvature. In addition, the side Pl's do NOT run parallel to the existing house, creating angles to the carport, making a perfect alignment of the bldg impossible.</u></p>	
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.	
<p><u>The house next door on 27th Ave has a 2 car garage adjacent to the separating the two properties.</u></p>	
3. How is the requested variance not the result of actions of the applicant?	
<p><u>The carport was present when she purchased the property.</u></p>	



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# VARIANCE

NARRATIVE (PAGE 2)

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

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

APPLICANT NARRATIVE	
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?	<p>Without the variance, the carport will remain in place.</p> <p>A two car garage matches the other houses in the area &amp; will enhance property values.</p> <p>There are no other carports visible from this property.</p>
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?	<p>There are no other options other than to leave the carport as-is.</p>
6. In what ways will granting the requested variance enhance the character of the neighborhood?	<p>It will add a 2<sup>nd</sup> garage, it matches the other properties in the immediate vicinity.</p> <p>A garage is more attractive than an open carport &amp; adds value.</p> <p>Rather than see cabinets for storage &amp; other misc. items in the carport, one will see 2 matching garage doors.</p>



# PUBLIC PARTICIPATION REPORT

Application No. 19-02001497

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

APPLICANT REPORT	
<b>Street Address:</b>	
<b>1. Details of techniques the applicant used to involve the public</b>	
<b>(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal</b>	
Spoke with neighbor at 2701 Park St N. He approved and signed form April 5	
Hand delivered letters on April 3 and April 5 to two neighbors explaining my plan	
<b>(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications</b>	
Since I was unable to reach or speak with owners of the houses closest to mine (one is investor owned and the second the owners are rarely there) I hand delivered letters to both explaining my plan to enclose my contact and asked them to contact me if they had questions or concerns. In date no response from either. I spoke with VP of Jungle Terrace Assoc & he approved.	
<b>(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located</b>	
1)	8110 27th Av N (investor owned)
2)	2612 Park St N (owned by out of towners)
3)	2701 Park St N (owner occupied)
4)	VP of Jungle Terrace Assoc (John Sweeney)
<b>2. Summary of concerns, issues, and problems expressed during the process</b>	
Support from those whom I was able to speak to	
<b>3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations</b>	
Check one: <input checked="" type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Association Name: <u>Jungle Terrace Civic Assoc</u>	President or Vice-President Signature: <u>[Signature]</u>
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.	



# 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: 2712 Park St N

Case No.:

Description of Request: Convert existing front porch into garage with attached side entry adjacent garage

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: 3170 Park St N  
Owner Name (print): Concrete East Inc  
Owner Signature:

2. Affected Property Address: 2712 Park St N  
Owner Name (print): James Thacker + Tracy Robinson  
Owner Signature:

3. Affected Property Address: 2712 Park St N  
Owner Name (print): Frank Christian  
Owner Signature:

4. Affected Property Address:  
Owner Name (print):  
Owner Signature:

5. Affected Property Address:  
Owner Name (print):  
Owner Signature:

6. Affected Property Address:  
Owner Name (print):  
Owner Signature:

7. Affected Property Address:  
Owner Name (print):  
Owner Signature:

8. Affected Property Address:  
Owner Name (print):  
Owner Signature:

I#: 2017180610 BK: 19661 PG: 1896, 06/09/2017 at 01:43 PM, RECORDING 1 PAGES \$10.00 D DOC STAMP COLLECTION \$1995.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR10

Prepared by and return to:  
A Heritage Title - Pinellas, Inc.  
5200 Central Avenue  
St. Petersburg, FL 33707  
727-321-2600  
File Number: 17-224

Parcel Identification No. 12/31/15/97704/000/0030.

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7th day of June, 2017 between Ukumbak Apartments, Inc., a Florida corporation whose post office address is 545 20th Avenue N.E., St. Petersburg, FL 33704 of the County of Pinellas, State of Florida, grantor\*, and Marilyn Maginley whose post office address is 2611 Park Street North, St. Petersburg, FL 33710 of the County of Pinellas, State of Florida, grantee\*.

Witnesseth, that said grantor, for and in consideration of the sum of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00 ) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

Lots 3 and 4, WILKERSON'S REPLAT, a subdivision according to the plat thereof recorded at Plat Book 42, Page 4, in the Public Records of Pinellas County, Florida.

Subject to taxes for the year 2017 and thereafter; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Name: *[Signature]*  
*[Signature]*  
Witness Name: *[Signature]*

Ukumbak Apartments, Inc., a Florida corporation  
By: *[Signature]*  
George O. Gower, President

(Corporate Seal)

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 7th day of June, 2017 by George O. Gower, President of Ukumbak Apartments, Inc., a Florida corporation, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



*[Signature]*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

RE-RECORDED TO ADD ADDITIONAL DOC STAMPS DUE TO TYPOGRAPHICAL ERROR IN RECORDING SYSTEM ADDITIONAL \$700.00 FOR DOC STAMPS PURCHASE PRICE \$385,000.00

40 Rec 4.00 R  
41 St \_\_\_\_\_  
42 Ser \_\_\_\_\_  
43 Int \_\_\_\_\_  
44 In \_\_\_\_\_  
45 \_\_\_\_\_

78182522

O.R. 4775 PAGE 2023

CLERK CIRCUIT COURT

Nov 14 7 03 PM '78

THIS WARRANTY DEED, Made this 6th day of November A. D. 1978  
between AUBREY C. HUTCHISON AND BETTY P. HUTCHISON, HIS WIFE  
of the County of PINELLAS in the State of FLORIDA hereinafter  
called the Grantor, and VIRGINIA MUELLER, a married woman

whose mailing address is: 2611 Park Street  
St. Petersburg, Florida 33710  
hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Pinellas and State of Florida, to wit:

Lots 3 and 4, WILKERSON'S REPLAT  
according to plat thereof recorded  
in Plat Book 42, Page 4, Public records  
of Pinellas County, Florida.

Subject to easements and reservation of record

UNOFFICIAL COPY

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1979 and subsequent. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:  
(Wit.) [Signature] Aubrey C. Hutchison (Seal)  
(Wit.) [Signature] Betty P. Hutchison (Seal)  
(Wit.) \_\_\_\_\_  
(Wit.) \_\_\_\_\_

State of Florida **PIONEER NATIONAL TITLE INSURANCE COMPANY**  
County of Pinellas **WEST COAST TITLE OFFICE**

I HEREBY CERTIFY, That on this Sixth day of  
November, A. D., 1978 before me, an  
officer duly authorized in the State and County aforesaid to  
take acknowledgements, personally appeared \_\_\_\_\_  
AUBREY C. HUTCHISON AND BETTY P.  
HUTCHISON, HIS WIFE

to me known to be the person described in and who executed  
the foregoing conveyance and acknowledged before me that  
he executed the same.

WITNESS My signature and official seal in the County and State  
last aforesaid.  
[Signature]  
Notary Public

My Commission Expires: 10/2/80

This instrument was prepared by:  
This instrument was prepared by  
MAYCELLE T. JONES of  
Pioneer National Title Insurance Company  
P. O. Box 100  
St. Petersburg, Florida 33701  
in connection with the issuance  
of a title insurance policy

(Affix Notary Seal above)

107 00  
10.15  
PINELLAS COUNTY  
035388  
STATE OF FLORIDA  
DEPT. OF REVENUE  
DOCUMENTARY STAMP TAX  
NOV 1978  
109.50

PINELLAS COUNTY  
41631  
FLORIDA  
REVISION  
NOV 1978  
40.15  
DOCUMENTARY SURTAX

11/14/78

SUBDIVISION WILKERSON REPIAT

LOT 4 & So. 51' of Lot 3 BLOCK

BUILDING

ELECTRICAL

PLUMBING

Location: 2611 Park Street North  
 #45798A-D1 - 12/19/58 - \$5500  
 Owner N. P. Cox - Four room and bath residence with screened porch and carport (38' x 34') (Type VI)  
 B of A - 3/13/59 - Granted - for use as model home until Oct. 1960. (#16)  
 #62537A-D1 - 8/11/60 - \$900  
 Owner Mr. Stancil - Convert carport to living room (10' x 14') (Type VI)  
 N. P. Cox, Contractor  
 #88145A-R2 - 8/6/63 - \$500  
 Owner Dale Stancil - Erect green house in rear yard area (16' x 16')  
 By Owner  
 #B-5311A-R2 - 8/19/69 - \$2174  
 Owner Jim Aid - Erect 24 x 23 garage to side of residence (Type VI)  
 By L. R. Bush, Contractor  
 B of A - 10/17/69 - Granted to erect garage to side of residence with encroachments (#3)

(over)

SIGNS

SEWER

SEPTIC TANK

RS-75  
 #4423B - 1/22/59 - N. P. Cox  
 Mitchell Elec. - 6c 2b 9sw 15p 3ws  
 100 amp #2 1-meter 1-w.heater  
 1-range  
 #2821D - 8/12/60 - N. P. Cox  
 Mitchell Elec. - 5c 1sw 2p  
 #6579D 7-24-72 James D. Aid  
 Self - 200amps x 1 phase x 3-p

INSTALLATION

GAS

#7050A-2/25/59-N. P. Cox  
 J.C.Pressly I 8034 - 40,000 BTU  
 Duo Therm in alcove - 100 gal. tank  
 on stand - Exist. Vitroliner  
 #9720C - 7/28/64 - Dale Stancil  
 Emergency Htg. - 1-room A/C 1-HP  
 #M801190 - 11/18/87 - Perea, owner-  
 Montgomery Industries, Contr - In-  
 stall 2 2ton heat pumps. 1 in exist  
 house, 1 in new addi. 6 supplies &  
 2 returns, 4 units, 4 tons. SEA/firm

#9112J - 8/9/61 - Dale Stancil  
 Brown Plbg. - \$10.00 tap

#7790F - 12/31/58 - N. P. Cox  
 McGhan Plbg. - 1-540

BUILDING

#B70393 - VI - \$2,700.00 - 2/17/87  
Owner Jim Aid - Erect 26' x 23'  
garage to side of residence

(Type VC) L.E. Bush, Contractor  
#B70393 - VI - 2/17/87 - \$2,700.00  
Owner James D. Air - Enclose screen  
porch 9' x 12'. By owner

#B70393 7/5/78 Business S.O.  
Appl: Scott D. Hutchison "Concept  
80's" book work & telephone calls.

#B70393 - VI - \$5,000.00 - 2/17/87  
Owner - Robert Purma - Additions to  
residence. JLT/lms

ELECTRIC

#E707572 - 1/23/87 - Robert Perea  
by owner - relocate meter, add  
1 gen. light circuit, total 1  
circ. (AEL/jls)

#E707572 - 1/23/87 - Robert Perea  
by owner - relocate meter, add  
1 gen. light circuit, total 1  
circ. (AEL/jls)  
ADD TO: #E707572 - 11/2/87 -  
1 range, 1 d.w., 2 htrs., 2 A.C.  
5 circuits. LMS/frm

#E801191 - 11/18/87 - Perea,  
Owner - Montgomery Industries,  
Contr. - wiring for 2 new A/C  
systems, 7.5KW htr, 2 ton A.C.  
4 circuits. SEA/frm

~~8703-012 3/20/87~~

B OF A MEETING 3/20/87  
REQUEST PERMISSION TO CONSTRUCT  
TWO CARPORTS WITH SIDE YARD  
ENCROACHMENTS.  
REQ'D 10.0', REQ'T 4.05', ENCH.  
5.95', REQ'D 10.0', REQ'T 3.5'  
ENCH. 6.5'. VARIANCE GRANTED  
90 DAYS TO OBTAIN PERMIT. STIPU.  
CODE ENFORCEMENT FOLLOW-UP  
ON LUMBER IN YARD. CARPORT  
CONSTRUCTED ON NORTH END ONLY.



### Global Location Inquiry - Building Permit Applications

Property address: 2611 PARK ST N

Parcel Identification Nbr 12/31/15/97704/000/0030/

Application					Client	
Year	Number	Type	Status	Date	Number	Name
19	02001497	ARES	AP	2/22/19		
18	11001420	WIND	CL	11/27/18		
18	01000644	OWDP	CL	1/12/18		
18	01000405	PLBG	CL	1/09/18		
17	08001153	ARES	CL	8/18/17		
17	07000930	WIND	CL	7/18/17		
16	12000154	NOTH	VO	12/02/16		
13	06000516	ROOF	CL	6/13/13		
08	01000730	MECH	CL	1/25/08		
95	06015064	OLD	VO	6/01/95		
95	06015061	OLD	VO	6/01/95		

- OK
- Exit
- Cancel
- Display location L...



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

**SPECIAL EXCEPTION and SITE PLAN  
PUBLIC HEARING**

**REVISED 5/30/19**

According to Planning & Development Services Department records, **Commissioners Calvin Samuel and John Barie** reside or have a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **June 5, 2019 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 19-32000001 PLAT SHEET: F-14

REQUEST: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property for the construction of a 15,275 square foot commercial building.

OWNER: Ramnarace and Marva Jagdeo  
4000 12<sup>th</sup> Street Northeast  
Saint Petersburg, Florida 33703

APPLICANT: Michaelann Murphy  
Armstrong Redevelopment Properties, Inc.  
1138 Nikki View Drive  
Brandon, Florida 33511

AGENT: Mitch Lal  
Bohler Engineering  
3820 Northdale Boulevard, Suite 300B  
Tampa, Florida 33624

ADDRESSES AND PARCEL ID NOS.: 2436 4<sup>th</sup> Street North; 07-31-17-13806-000-0010  
415 24<sup>th</sup> Avenue North; 07-31-17-13824-000-0110  
419 24<sup>th</sup> Avenue North; 07-31-17-13824-000-0100  
420 25<sup>th</sup> Avenue North; 07-31-17-13806-000-0030

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional-1 (CCT-1) and  
Neighborhood Traditional-2 (NT-2)

**SITE AREA TOTAL:**

Existing: 38,264 square feet or 0.88 acres  
Proposed: 35,157 square feet or 0.80 acres

**GROSS FLOOR AREA:**

Existing: 14,261 square feet 0.37 F.A.R.  
Proposed: 15,275 square feet 0.60 F.A.R.  
Permitted: 25,616 square feet 1.0 F.A.R.

**BUILDING COVERAGE:**

Existing: 14,261 square feet 37% of Site MOL  
Proposed: 15,275 square feet 44% of Site MOL  
Permitted: N/A

**IMPERVIOUS SURFACE:**

Existing: 26,288 square feet 68% of Site MOL  
Proposed: 29,432 square feet 84% of Site MOL  
Permitted: 29,583 square feet 84% of Site MOL

**OPEN GREEN SPACE:**

Existing: 11,976 square feet 31% of Site MOL  
Proposed: 5,725 square feet 21% of Site MOL

**PAVING COVERAGE:**

Existing: 12,027 square feet 31% of Site MOL  
Proposed: 25,615 square feet 40% of Site MOL

**PARKING:**

Existing: 20; including 1 handicapped spaces  
Proposed: 48; including 2 handicapped spaces\*  
Required: 59; including 3 handicapped spaces

\* Applicant has substituted 11 vehicular parking with bicycle parking.

**BUILDING HEIGHT:**

Existing: 15 feet  
Proposed: 25 feet  
Permitted: 42 feet

**APPLICATION REVIEW:**

- I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.010 of the Municipal Code for a surface parking lot on a residential-zoned property which is a Special Exception use within the NT-2 Zoning District.

## II. DISCUSSION AND RECOMMENDATIONS:

### **The Request:**

The applicant seeks approval of a Special Exception and related site plan to construct a surface parking lot on a residential-zoned property for the construction of a 15,275 square foot commercial building. The subject property is located on the west side of 4<sup>th</sup> Street North in between 24<sup>th</sup> and 25<sup>th</sup> Avenues North. There is an existing "T-shaped" alley that bisects the property. Commercial parking on a NT-2 zoned parcel is a Special Exception use requiring approval by the Development Review Commission (DRC).

### **Background:**

The subject property has been identified as potentially eligible for listing as a local historic landmark. On February 4, 2019, a local historic landmark designation application was submitted for the Wilmarth Apartments, commonly known as the Holiday Motel on behalf of Preserve the 'Burg, Inc. On April 9, 2019, the Community Planning and Preservation Commission (CPPC) held a public hearing for the local designation of the hotel. The CPPC vote was 2 to 4 against the designation. On May 9, 2019, City Council held a public hearing for the local designation of the hotel. The City Council vote was 0 to 7 against, thus denying the request for local historic designation.

### **Current Proposal:**

The applicant is seeking to demolish the existing 18-room motel, office and owner-residence and two single family residences and construct a 15,275 square foot commercial building. The proposed building will be located along 4<sup>th</sup> Street North. Pedestrians can access the building from both the public sidewalk along 4<sup>th</sup> Street North and the rear parking lot. Parking will be located behind the building and will be accessed from the existing north-south alley. The applicant will be vacating a portion of the east-west alley that is located on the subject property and dedicate a new north-south alley "leg" connecting to the east-west alley that is to remain, to continue to provide access. The applicant will be vacating a portion of the east-west alley at the request of the Crescent Heights Neighborhood Association and adjacent residences. Concerns were expressed by the neighborhood association and adjacent residences that vehicles would exit the parking lot by using the east-west alley, going west into the neighborhood to avoid traffic and the traffic signal at 4<sup>th</sup> Street North and 22<sup>nd</sup> Avenue North. A condition of approval has been added to the report, that requires the applicant to vacate the portion of the east-west alley that is located on the subject property and dedicate a new north-south alley "leg". The applicant will also be installing traffic control devices along the two avenues. The devices will be used to direct vehicles leaving the subject property to go towards 4<sup>th</sup> Street North. The traffic control devices are subject to approval by the City's Transportation and Engineering Departments.

The proposed building will be a contemporary style of architecture. The front façade of the building has been separated into multiple bays. The bays are equally spaced creating a rhythm along the street frontage that both helps break down the overall mass of the building; as well as provide visual interest. Projecting awnings and arcade features have been added to the front and sides of the building to further articulate the façade.

### **Special Exception:**

As mentioned above, the parking spaces on the NT-2 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, with a focus on the potential for adverse impacts such as noise,

light, traffic circulation, traffic congestion and compatibility. Staff has suggested several special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the City's Land Development Regulations for these types of uses. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area.

**Public Comments:**

No comments or concerns were expressed at the time this report was prepared.

**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 shall be approved for a vacation of a section of the east-west alley that is located in-between the existing north-south alley and the new alley that is required to be dedicated on the west side of the subject property. A replat, combining the existing property with the vacated alley and the dedication of the new 20-foot alley shall be submitted to the City.
2. The applicant and any future property owner(s) shall be responsible for restricting vehicular use of the portion of the parking lot zoned NT-2 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.
3. The applicant and any future property owner(s) shall be responsible for ensuring that the NT-2 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.
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 north and south sides 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 west property line of the new parking lot.
7. A minimum four (4) foot high fence or wall shall be constructed along 24<sup>th</sup> and 25<sup>th</sup> Avenues North, located a minimum of 10 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 24<sup>th</sup> and 25<sup>th</sup> Avenues 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 24<sup>th</sup> and 25<sup>th</sup> Avenues 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 be coordinated with the City's Bicycle and Pedestrian Coordinator and comply with Section 16.40.090.4.1.
13. Plans shall be revised as necessary to comply with comments provided by the City's Transportation and Engineering Department's memorandums dated May 29, 2019. The existing sidewalk along 4<sup>th</sup> Street North is five-feet wide but is required to be six-feet wide. At the discretion of the DRC, the existing five-foot sidewalk can remain.
14. The special exception and related site plan approval is valid until June 5, 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 & DEVELOPMENT SERVICES 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. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
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 & Development Services 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 Concurrence 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:	<b>Planned Redevelopment Mixed-use/Planned Redevelopment Residential</b>
South:	<b>Planned Redevelopment Mixed-use/Planned Redevelopment Residential</b>
East:	<b>Planned Redevelopment Mixed-use</b>
West:	<b>Planned Redevelopment Residential</b>

REPORT PREPARED BY:



5-29-19

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Corey Malyszka, Urban Design and Development Coordinator  
Planning and Development Services Department  
Development Review Services Division

DATE

REPORT APPROVED BY:



5-29-19

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

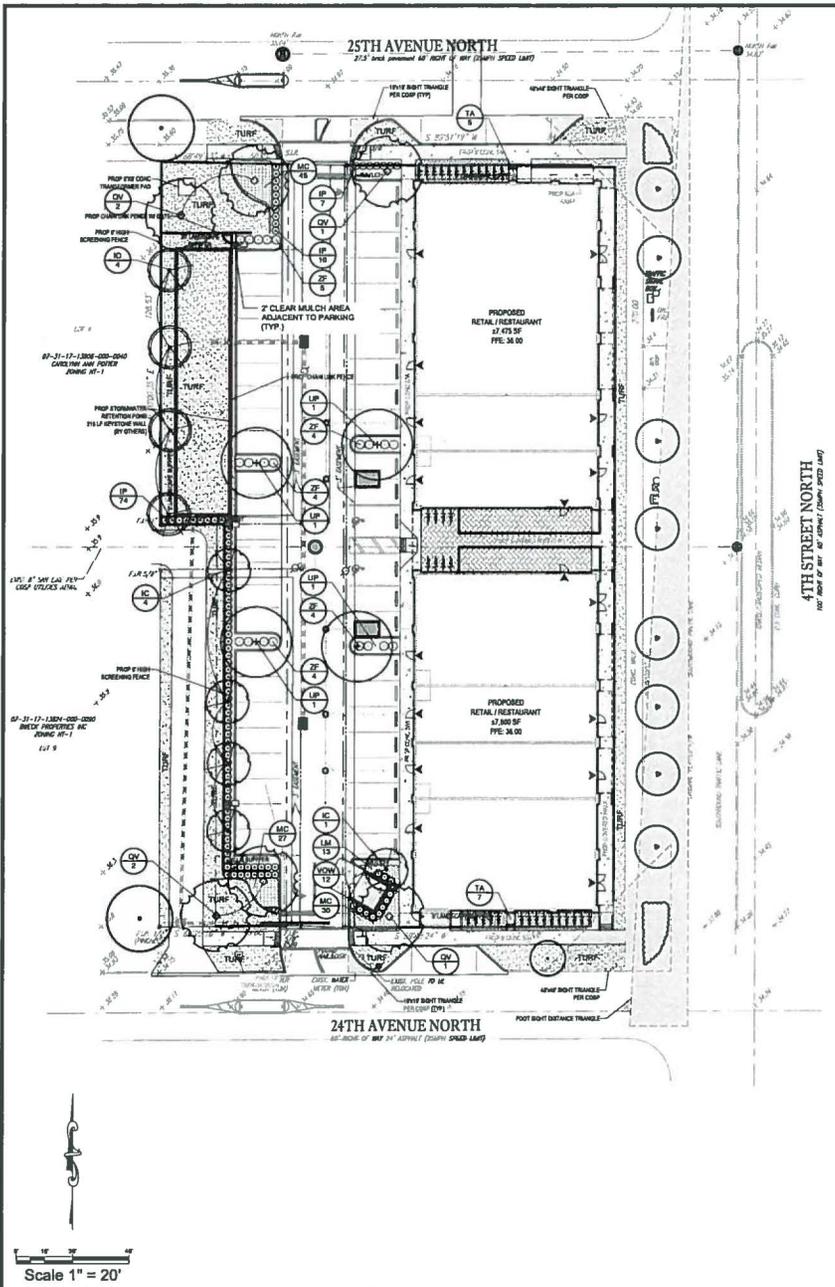
DATE



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-32000001  
Address: 415, 419, and 420 24<sup>th</sup> Avenue  
North and 2436 4<sup>th</sup> Street North







**PLANTING LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	MIN SIZE	SPACING	QUANTITY	REMARKS
<b>TREES</b>						
IC	Ilex cassine	Dahoon Holly	8" N, 2" cal. min.	per plan	5	
IO	Ilex Opaca	American Holly	8" N, 2" cal. min.	per plan	4	
OV	Quercus virginiana	Live Oak	12" N, 4" cal. min.	per plan	8	
UP	Ulmus parviflora	Drake Elm	8" N, 2" cal. min.	per plan	4	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
<b>SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS / VINES / AQUATICS</b>						
LM	Liriodendron tulipifera	Yellow Tulip	24" N. min.	30" c.	91	
EM	Evergreen Giant Liriodendron	Evergreen Giant Liriodendron	1 gal. 8-10 gals./pot, 15" N. min.	24" c.	13	
MC	Muhlenbergia capillaris	Bluish Grass	1 gal. min.	24" c.	102	
TA	Trachelospermum asiaticum	Asian Jasmine	1 gal. 3 stems min.	18" c.	12	
VOW	Viburnum obtusatum	Walters Viburnum	24" N. min.	30" c.	12	
ZF	Zamia floridana	Coccoloba	3 gal. min.	30" c.	21	
<b>TURF</b>						
	Paspalum notatum	Argentine Bahiagrass	Sod	---	---	---

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA:	43,499 SF
VEHICULAR USE AREA:	13,965 SF
ZONING:	PSMU
FUTURE LAND USE:	PSMU
<b>GREEN YARD (EXTERIOR) - SEC 16.48.009.2.1.3.D.1</b>	
4TH STREET NORTH:	PROVIDED
5 FT MINIMUM YARD DEPTH REQUIRED:	270 LF
FRONTAGE LENGTH:	8 TREES (1 PER 35 LF OF FRONTAGE)
SHADE TREES REQUIRED:	8 TREES**
** - NOT PROVIDED DUE TO ZERO LOT LINE SETBACK OF BUILDING.	
25TH AVENUE NORTH:	PROVIDED
5 FT MINIMUM YARD DEPTH REQUIRED:	181 LF, 72 LF IN ZERO LOT LINE BUILDING
FRONTAGE LENGTH:	3 TREES (1 PER 35 LF OF FRONTAGE, 85 LF TOTAL)
SHADE TREES REQUIRED:	3 TREES
24TH AVENUE NORTH:	PROVIDED
5 FT MINIMUM YARD DEPTH REQUIRED:	181 LF, 72 LF IN ZERO LOT LINE BUILDING
FRONTAGE LENGTH:	3 TREES (1 PER 35 LF OF FRONTAGE, 85 LF TOTAL)
SHADE TREES REQUIRED:	3 TREES
<b>GREEN YARD (INTERIOR) - SEC 16.48.009.2.1.3.D.2</b>	
WEST PROPERTY LINE:	PROVIDED
5 FT MINIMUM YARD DEPTH REQUIRED:	271 LF
FRONTAGE LENGTH:	5 TREES (1 PER 50 LF OF FRONTAGE)
SHADE TREES REQUIRED:	5 TREES**
** - UNDERSTORY TREES SUBSTITUTED AT A 1 TO 1 BASIS AS ALLOWED BY CODE.	
<b>FOUNDATION LANDSCAPE - SEC 16.48.009.2.1.3.D.3</b>	
EAST BUILDING FACADE:	PER SEC. 16.48.009.2.1.3.D.3b, NOT REQUIRED DUE TO ZERO LOT LINE SETBACK.
SOUTH BUILDING FACADE:	66 LF TOTAL - 30 LF OF CANOPY = 36 LF
FACADE LENGTH:	12 PLANTS (1 PER 3 LF OF FACADE)
FOUNDATION PLANTS REQUIRED:	7 PLANTS**
FOUNDATION PLANTS PROVIDED:	1 UNDERSTORY TREE (1 PER 30 LF OF FACADE)
UNDERSTORY TREES REQUIRED:	0 UNDERSTORY TREES**
UNDERSTORY TREES PROVIDED:	
WEST BUILDING FACADE:	PER SEC. 16.48.009.2.1.3.D.3b, NOT REQUIRED DUE TO PORTION OF BUILDING NOT VISIBLE FROM STREET
NORTH BUILDING FACADE:	66 LF TOTAL - 30 LF OF CANOPY = 36 LF
FACADE LENGTH:	12 PLANTS (1 PER 3 LF OF FACADE)
FOUNDATION PLANTS REQUIRED:	6 PLANTS**
FOUNDATION PLANTS PROVIDED:	1 UNDERSTORY TREE (1 PER 30 LF OF FACADE)
UNDERSTORY TREES REQUIRED:	1 UNDERSTORY TREE**
UNDERSTORY TREES PROVIDED:	
** - PER SEC. 16.48.009.2.1.3.D.3b, FOUNDATION LANDSCAPING IS NOT REQUIRED DUE TO BUILDING SETBACK AND PHYSICAL INSTALLATION LIMITATIONS.	
<b>VIA LANDSCAPE &amp; SCREENING - SEC 16.48.009.2.1.3.D.4</b>	
PERIMETER PARKING LOT LANDSCAPE:	TREES REQUIRED AT 1 PER 30 LF OF VIA PERIMETER: PROVIDED IN GREEN YARD PLANTINGS
CONTINUOUS HEDGE @ 30" O.C. SPACING:	PROVIDED ADJACENT TO STREETS
INTERIOR PARKING LOT LANDSCAPE:	LANDSCAPE AREA REQUIRED: 1,387 SF (10% OF VIA)
LANDSCAPE AREA PROVIDED:	1,830 SF (11% OF VIA)
(1) SHADE TREES PER INTERIOR ISLAND REQUIRED:	PROVIDED
<b>LANDSCAPE ADJACENT TO DUMPSTER ENCLOSURES - SEC 16.48.009.2.1.3.D.5</b>	
WALL LENGTH:	33 LF
SHRUBS REQUIRED:	11 SHRUBS (1 PER 3 LF OF WALL)
SHRUBS PROVIDED:	12 SHRUBS
UNDERSTORY TREES REQUIRED:	1 UNDERSTORY TREE (1 PER 25 LF OF FACADE)
UNDERSTORY TREES PROVIDED:	1 UNDERSTORY TREE

**GENERAL GRADING AND PLANTING NOTES**

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR WARRANTS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL EXISTING VEGETATION BEFORE THE NOTES TO BE REMOVED.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SURFACE AND TOP OF ALL CONCRETES ON THE GRADING PLAN.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN 1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE FINISH GRADE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND ADEQUATE POTENTIAL DRAINAGE SHALL BE PROVIDED TO BE DONE IN WITH THE SURROUNDING GRASS AND LANDSCAPE FINISHING MATERIALS. DETERMINE WHETHER OR NOT THE EXPOSURE OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL ADJUSTMENTS TO BE ADDED (LESSER OR GREATER) TO THE FINISH GRADE IN SLOPED AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES. FOR SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SLOPED AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL ADJUSTMENTS, IS 1" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MARCH DEPTH. TAMP THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" IF AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL ADJUSTMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAMP THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" IF AWAY FROM THE WALKS.
- ALL PLANT LOCATIONS ARE INDICATED BY ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AGENCY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOULD BE CALLED OUT FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE CALL OUTS, THE PLANT QUANTITIES AS SHOWN ON THE PLANS FOR INDIVIDUAL PLANTS OR CALL OUTS FOR ORNAMENTAL PATTERNS SHALL TAKE PRECEDENCE.
- BE RESPONSIBLE FOR PLANT MATERIALS SHALL BE AVAILABLE TO THE SITE AT THE TIME OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEFICIENCIES.
- THE CONTRACTOR SHALL AT A MINIMUM PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL VERIFY THE LANDSCAPE ARCHITECT AND THE GROWER/SUPPLIER REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS BEFORE THEY TO THE JOBITE. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBSTITUTIONS.
- THE CONTRACTOR SHALL MAINTAIN THE GROUNDPLANE AS MUCH AS POSSIBLE THROUGHOUT THE PERIOD OF CONSTRUCTION. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "TREE-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCRUSTS THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" BIODEGRADABLE WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND RESEED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



**REVISIONS**

REV	DATE	COMMENT	BY



**PERMIT SET**

PROJECT NO.	FL18009	SOC.
DRAWN BY:		MC
DATE:		
SCALE:		
CAD D.		

**4TH STREET SHOPPES**

FOR:  
**ARMSTRONG DEVELOPMENT PROPERTIES, INC.**

LOCATION OF SITE:  
415 24TH AVENUE NORTH  
ST. PETERSBURG, FL 33704  
PINELLAS COUNTY

**BOHLER ENGINEERING**

3639 NORTHEAST BLVD., SUITE 3000  
TAMPA, FLORIDA 33634  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
www.bohlereng.com

**EVERGREEN DESIGN**

1801 Oakdale Lane, Suite 304  
Boca Raton, FL 33433  
www.EvergreenDesign.com

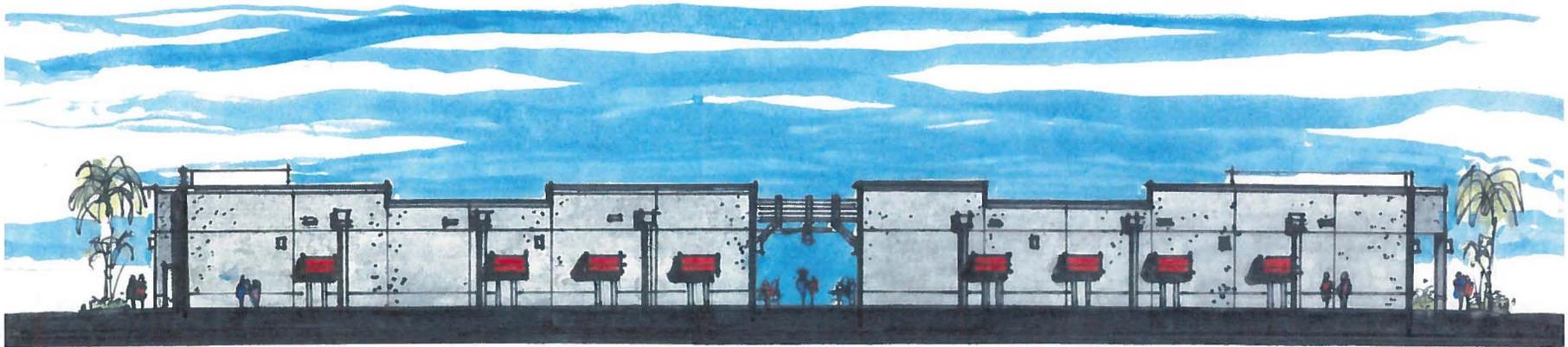
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**LP-1**

Scale 1" = 20'



**4th Street Shops - View Looking West**  
Saint Petersburg, Florida  
January 7, 2019 1"=30'



**4th Street Shops - View Looking East**  
Saint Petersburg, Florida  
January 7, 2019 1"=30'

**4<sup>th</sup> Street Retail  
Armstrong Redevelopment LLC**

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

1. The use is consistent with the Comprehensive Plan;

The proposed use is consistent with the Comprehensive Plan category of PRMU which allows for a mix of uses compatible with the area.

2. The property for which a special exception is requested shall have valid land use and zoning for the proposed use prior to the public hearing;

The land use is PRMU, the zoning is NT-2 – both of which are consistent with the proposed special exception use of landscape buffer and parking to support a commercial use.

3. 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 the county, respectively;

Ingress and egress onto the property zoned NT-2 is by way of an existing alley.

4. 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;

The proposed parking and landscape buffer which necessitates a special exception is accessed by an existing alley that bifurcates the proposed development site. In an effort to maintain the integrity of the alley and ability for the public parking is pushed west into the neighborhood zoning district. There is additional screening between the proposed parking and the adjacent single family homes to provide appropriate buffer between the parking area and

5. 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;

Per conversations with staff, no traffic impact report is necessary based on the location of access points and proposed use.

6. 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 City ordinance, county ordinance, or SWFWMD;

On site retention is provided for the overall development area on the parcel subject to this special exception.

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

Any signs proposed will be in accordance with Code.

8. 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;

The proposed building is located along the Fourth Street frontage with parking behind the building as required by Code. The proposed landscape buffer and stormwater location adjacent to the single family homes is in concert with the adjacent development. The Property to the north is developed in the same patten and depth as the proposed development.

9. 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;

The proposed special exception is located on property that currently has two, vacant, single family homes. These homes are owned by the same owner as the commercial property located along Fourth Street. The commercial property is a potentially historic property according to the local code. The owner has attempted to sell the property for several years and any such conveyance will result in the demolition of the property. The grant of the special exception allows for sufficient space for parking to accommodate an appropriate commercial development together with buffer areas and landscaping.

10. 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;

The proposed use or parking and buffer will not create a negative impact on property values in the neighborhood. The Fourth Street corridor is a traditional commercial corridor that is adjacent to single family residences. The corridor is historically developed along the street

with parking and landscape to the rear, creating a buffer between the commercial uses and the residences.

11. 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;

The proposed special exception use for parking is similar in scope and size to adjacent properties along Fourth Street. It does not create a detrimental effect on the living conditions of the neighborhood – currently there is parking adjacent to single family homes.

12. 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;

The proposed special exception includes a significant landscape buffer and wall between the parking use and the single family homes.

13. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

The land area is sufficient for the use and there is no anticipated expansion thereof.

14. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

There are no current manmade features which have been identified for preservation.

15. Sensitivity of the development to on-site and or adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

There are not identified archeological resources nearby. The commercial parcel proposed for development is listed as a potentially historic property. The applicant has already completed the demolition permit for this property and notices have been sent.

16. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

Not applicable.

17. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:



## CITY OF ST. PETERSBURG

### Transportation and Parking Management Department

#### MEMORANDUM

**TO:** Corey Malyszka, Urban Design and Development Coordinator, Planning and Development Services

**FROM:** Tom Whalen, Planner III, Transportation and Parking Management Department

**DATE:** May 29, 2019

**SUBJECT:** Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property for the construction of a 15,275 square foot commercial building.

**CASE:** 19-32000001

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The St. Petersburg Transportation and Parking Management Department has reviewed the special exception and related site plan to construct a surface parking on a residential-zoned property on the western side of 4<sup>th</sup> Street between 24<sup>th</sup> Avenue North and 25<sup>th</sup> Avenue North, dated May 28, 2019. The applicant has addressed the comments that our department provided regarding the width of the proposed north-south alley and on-street parking spaces on the previous version of the site plan.

Under Section 16.40.140.4.3 of the City Code, alleys are required to have a right-of-way width of 20 feet in residential areas. Alleys are required to be paved a minimum of 12 feet wide. The proposed north-south alley meets both of these requirements.

The applicant is proposing on-street parking spaces on 24<sup>th</sup> Avenue North and 25<sup>th</sup> Avenue North adjacent to the site. Our department previously expressed a concern about the installation of two on-street parking spaces on 24<sup>th</sup> Avenue North due to the potential for conflicts between motorists turning from 4<sup>th</sup> Street onto 24<sup>th</sup> Avenue North and motorists entering or exiting the parking spaces. The applicant has addressed our concern by providing only one parking space on 24<sup>th</sup> Avenue North, which will be easier to enter and exit due to tapers and the elimination of the need to maneuver around another parked vehicle. This parking space will be located outside of the City sight triangle and FDOT site triangle.

The site plan includes concrete traffic separators on 24<sup>th</sup> Avenue North and 25<sup>th</sup> Avenue North. The proposed width of each traffic separator is less than the width shown on the City Engineering Department's Drawing Number S60-20. The applicant is designing the traffic separators according to the Florida Department of Transportation's Index 520-020. We concur that the FDOT's standard

is acceptable. If you have any questions about the Transportation and Parking Management Department's review of this case, please call me at 893-7883.

**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

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TO: Iris Winn, Administrative Clerk, Development Review Services  
Jennifer Bryla, Planning & Development Services Department, Zoning Official  
Corey Malyszka, Planning & Development Services, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: May 29, 2019

SUBJECT: Special Exception, Revision 2

FILE: 19-32000001

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**LOCATION**

AND PIN: 2436 4<sup>th</sup> Street North; 07/31/17/13806/000/0010  
415 24<sup>th</sup> Avenue North; 07/31/17/13824/000/0110  
420 25<sup>th</sup> Avenue North; 07/31/17/13806/000/0030  
419 24<sup>th</sup> Avenue North; 07/31/17/13824/000/0100

ATLAS: F-14

PROJECT: Special Exception

**REQUEST:** Revised plan for approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property for the construction of a 15,275 square foot commercial building.

The Engineering Department provides the following comments relative to the proposed special exception. It is noted that the survey and site plan included with the application routed to Engineering are again of poor quality limiting our ability to review in detail.

**SPECIAL CONDITIONS OF APPROVAL:**

1. An 8-foot deep sanitary sewer main exists within the east/west 16-foot wide public easement which bisects the property. No portion of a building, building structural overhang/roof, or continuous concrete slab can be built within or over the public utility easement containing the public sanitary sewer main which bisects this property. These types of facilities will unreasonably impair the City's ability to maintain the sanitary sewer main in the future. Asphalt pavement, a normal width concrete sidewalk, pavers, or removal non-structural awning *may* be considered with approval of a minor easement permit to assure & document private maintenance and private restoration of the encroachments in the future. Construction details will be reviewed and considered once submitted to the City for detailed review. Note that Minor Easement applications are routed to various City departments and utility companies for comments and all outstanding issues must be resolved by the applicant prior to City approval of a minor easement permit.

Alternatively, the applicant may opt to relocate the sanitary sewer main per current City Engineering Standards and Specifications and per State and Federal regulations and vacate the public easement. In this case, a plan and profile for sanitary sewer relocation must be prepared, signed and sealed by a professional Engineer licensed in the State of Florida, and submitted for City Engineering review & approval. A City Engineering right of way permit is required for this work. Necessary design, permitting, and construction shall be by and at the sole expense of the applicant.

2. If approved by the City's Transportation department, the proposed on-street parking layout will be reviewed in detail for compliance with current City Engineering Standards and Specifications, State, and Federal regulations as applicable for vehicular safety and roadway drainage conveyance once civil plans

sets are submitted for review. Engineering may at that time require modifications to the plans or removal of the parking if city, state, and federal guidelines cannot be met.

3. The proposed traffic separators shown in the proposed driveways and the proposed medians shall be designed to meet standard design criteria and guidance as defined in City and FDOT guidelines. The proposed width of the median will require further review for conformance with applicable specifications upon submittal of a detailed design to the City. A Minor Easement Permit approval is required prior to permitting to clarify private maintenance and liability for traffic directional features and any associated landscaping placed within the public right of way. Note that Minor Easement applications are routed to various City departments and utility companies for comments and all outstanding issues must be resolved by the applicant prior to City approval of a minor easement permit.

4. This plan will require the vacation of the north/south alley and dedication of a new north/south 20-foot alley (south of the east/west alley) as shown on the current site plan to prevent the creation of a dead-end alley. The alley vacation request must be submitted through the City's Zoning division and processed for approval per City Code requirements. Sanitation vehicles must be able to traverse the newly created T-alley and the Engineer of Record must provide the CADD version of the travel/turning path for the largest sanitation vehicle to the Engineering & Capital Improvements department to allow City verification that there is sufficient right of way to allow the sanitation vehicle to maneuver and operate through the alley and around the corner. Though it is acknowledged that the Engineer brought a printed copy of the truck movement diagram to a recent meeting, ECID still will require that the CADD version of the plan be submitted via email for official review/analysis. The new north/south alley must be paved per current City Engineering standards and specifications. Topographical information must be provided in the remaining alley and on adjacent properties to assure that no existing or proposed surface drainage pattern is negatively impacted by the new alley construction. The alley design, permitting, and construction shall be by and at the sole expense of the applicant. A City Engineering right of way permit must be obtained prior to construction within public right of way or public easement areas.

5. The scope of this project 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 runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

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. The BMP Trains model shall be used to verify compliance with Impaired Water Body and TMDL criteria.

Prior to approval of a plan, the owner's engineer of record is responsible to verify that existing public stormwater infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

6. If an effort to avoid nuisances created by point discharge of stormwater into the public right of way which are created by bubbler type points of overflow into the public right of way, the stormwater design for this project must address the following:

- Site stormwater attenuation and treatment system discharges are to be piped to connect directly to a public storm sewer conveyance system when a conveyance system is reasonably available. When a public stormwater conveyance system is not reasonably available for connection, a bubbler type overflow *may be considered*; however, since the bubbler creates a point discharge which no longer mimics existing site discharge conditions (sheet flow) but rather creates a point discharge, a more conservative drainage design must be provided requiring the site stormwater system to fully attenuate the City's 10 year 1 hour design

storm prior to allowing any overflow discharge, using a pre-development coefficient of runoff equal to 0.20 (for vacant/undeveloped land rather than using the pre-development site condition). In no case shall a bubbler type overflow discharge exceed more than  $\frac{1}{2}$  - 1 cfs and overflow stormwater discharges may not be directed to flow over a public sidewalk or cause a nuisance to adjacent property.

- For a bubbler overflow system to be approved by the city, the Engineer of Record must provide topographical survey information to the City to verify a positive overland flow path to a public stormwater conveyance system.
- A Minor Easement Permit approval is required to allow any bubbler type overflow structure to be placed within the public right of way.

7. Per land development code 16.40.140.4.6 (9), habitable floor elevations shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. All ramps and/or stairs or hand rails required for access to the building must remain within the private property boundary.

8. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 *unless specifically limited by the DRC approval conditions or unless a variance is approved through the City's Zoning division.*

Within the CCT zoning district, a 6-foot wide public sidewalk is required within the western parkway of 4<sup>th</sup> Street North. A minimum 5-foot wide public sidewalk is required within the northern parkway of 24<sup>th</sup> Avenue North and within the southern parkway of 25<sup>th</sup> Avenue North. Any public sidewalk constructed directly adjacent to the road curb must be a minimum of 6-feet in width. Existing sidewalks which do not meet the width required by City Land Development code must be completely removed and replaced per current City Engineering Standards and Specifications.

**\*\*It is noted that the existing stamped hexblock sidewalk within 4<sup>th</sup> Street is only 5-feet wide so it is recommended that this deviation from the Code required sidewalk width of 6-feet be approved by the DRC to avoid the need to reconstruct this sidewalk as part of the project.**

Sidewalks 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 & alleys that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

9. This site is adjacent to the 4<sup>th</sup> Street Corridor area improvement project which features specialty concrete sidewalks which are stamped with a hexblock pattern and colored with a specific concrete stain color pattern. All public sidewalk constructed within the 4<sup>th</sup> Street Corridor shall be constructed in compliance with sidewalk construction specifications found in City Engineering Project #05107-110, Drawing #10397, available upon request from the Engineering Records division (Jill.Wells@stpete.org). The construction details, stamp pattern, concrete stain color pattern, and joint pattern shall match the original project's design drawings and specifications.

The two stain colors (Rustic Brown & Omaha Tan) were selected from Grace, a trademark of Davis Colors, but were matched and provided by:

Increte Systems, Inc.,  
1611 Gunn HWY.,  
Odessa, FL 33556,

phone (813) 886-8811  
(800) 752-4626

\*A separate fade and protection sealant must be applied to the stain after application.

10. It is noted that hexagon block sidewalk exists in the right of way of 25<sup>th</sup> Avenue North adjacent to this site's boundary. The applicant must note that hexagon block pavers which exist within public right of way are the property of the City of St. Petersburg. Extreme care must be taken to protect existing hexagon block sidewalks and granite curbing from damage by construction or other activities. Hexagon block sidewalks may not be traversed by vehicles or equipment and shall not be used as locations for construction material storage. Hexagon block shall be temporarily removed and replaced per City Engineering Standards by the contractor when required to allow construction equipment or vehicular access to the site. It is the responsibility of the property owner to protect and keep safe from theft and/or damage all hexagon blocks and granite curbing which may be temporarily removed to facilitate construction.

Since it does not appear that this site is within a hexagon block sidewalk preservation district, if the hexblock is removed and replaced with a concrete sidewalk, the removed hexblock shall remain the property of the City, shall be protected from damage by the contractor, and must be neatly stacked, palletized and returned to the City Maintenance yard located at 1635 - 3rd Avenue North by the developer/contractor.

11. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type per current City Engineering Standards and Specifications or FDOT specifications as would be applicable within the 4<sup>th</sup> Street Right of Way.

12. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan and capacity analysis are provided to the City's for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

13. Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with the submittal of construction plans for permitting. Form available upon request from the City Engineering & Capital Improvements Department front counter, phone 727-893-7238, email [Martha.Hegenbarth@stpete.org](mailto:Martha.Hegenbarth@stpete.org).

14. 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.

15. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

**STANDARD COMMENTS:** Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or [kelly.donnelly@stpete.org](mailto:kelly.donnelly@stpete.org). All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

The project Engineer will be required to develop a site-specific Maintenance of Traffic plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will be at the discretion of the City's Engineering director pending receipt of adequate justification. The Maintenance of Traffic plan shall be prepared in compliance with City Engineering's "Maintenance of Traffic Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

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.

NED/MJR/meh  
pc: Kelly Donnelly  
Correspondence File



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**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 **June 5, 2019 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 19-32000005 PLAT SHEET: E-38

REQUEST: Approval of a Special Exception and related Site Plan to construct a car wash.

OWNER: Mainstream Partners VII, LLC  
P.O. Box 531  
Saint Petersburg, Florida 33731

AGENT: Steve Anderson  
Anderson Clean Air Car Grp, LLC  
575 2<sup>nd</sup> Avenue South  
Saint Petersburg, Florida 33701

ADDRESS: 7141 4<sup>th</sup> Street North

PARCEL ID NO.: 30-30-17-12582-001-0080

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1)

**SITE AREA TOTAL:** 37,800 square feet or 0.88 acres

**GROSS FLOOR AREA:**

Existing:	7,090 square feet	0.19 F.A.R.
Proposed:	4,323 square feet	0.11 F.A.R.
Permitted:	20,790 square feet	0.55 F.A.R.

**BUILDING COVERAGE:**

Existing:	6,600 square feet	19 % of Site MOL
Proposed:	4,323 square feet	11 % of Site MOL
Permitted:	20,790 square feet	55 % of Site MOL

**IMPERVIOUS SURFACE:**

Existing:	22,580 square feet	60 % of Site MOL
Proposed:	25,600 square feet	68 % of Site MOL
Permitted:	30,240 square feet	80 % of Site MOL

**OPEN GREEN SPACE:**

Existing:	15,220 square feet	40 % of Site MOL
Proposed:	12,200 square feet	32 % of Site MOL

**PAVING COVERAGE:**

Existing:	15,980 square feet	42 % of Site MOL
Proposed:	21,277 square feet	57 % of Site MOL

**PARKING:**

Existing:	21; including 0 handicapped spaces
Proposed:	20; including 1 handicapped space
Required	18; including 1 handicapped space

**BUILDING HEIGHT:**

Existing:	27 feet
Proposed:	26 feet - 4 inches
Permitted:	36 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Sections 16.70.040.1.5 and 16.10.020.1 of the Municipal Code for a car wash which is a Special Exception use within the CCS-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a Special Exception and related site plan to construct a Car Wash in CCS-1 Zoning District. The subject property is located at the southeast corner of 4<sup>th</sup> Street North and 72nd Avenue North. Currently, the property is developed with a 17-unit motel/apartment use. The applicant proposes to demolish the existing structures.

**Current Proposal:**

The applicant proposes to construct a limited service car wash on the subject property. The proposed car wash building will be located mostly in the southeast quadrant of the property. The car wash building will be partially open on the north and south sides of the building where vehicles will enter. The east and west sides of the building is fully enclosed. Vehicular ingress to the site will be from 72nd Avenue North and egress will to 72nd Avenue and 4<sup>th</sup> Street North. Vacuum stations and parking will be located along the west side of the subject property along

4<sup>th</sup> street. An automatic payment station is located on the south side of the subject property. Located behind the automatic payment station and along the east side of the property will be three stacking lanes. There will be a total of 17 vacuum stations along 4<sup>th</sup> street within a canopy structure.

Customers will access the site from the proposed ingress/egress drive and proceed through one of the three stacking lanes as they approach the automated payment station. The customer will pay for the car wash and will then proceed into the car wash bay without getting out of their vehicle. Once the vehicle exits the car wash bay the customer will proceed to the egress drive. The customer can access the vacuum stations on the west side of the building either after getting their car washed. To mitigate for noise, the equipment for the vacuums and car wash are located within a fully enclosed concrete block room within the car wash building. Proposed dumpster location will be fully enclosed per City standards and be accessed via the alley. The egress for public work vehicles will be provided to 72<sup>nd</sup> Avenue through internal site circulation.

The proposed car wash building is a contemporary style of architecture. The building will be stucco and have a shed styled roof, finished with metal and have an exposed metal truss system. The architecture is themed with a NASCAR motif. The vacuum canopy support columns will be metal with a portion of the columns finished with stucco to match the main structure. There is a low knee wall along the west property line that will also be finished with stucco.

**Special Exception:**

A car wash in the CCS-1 zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible for evaluating the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. The applicant has also placed all equipment that can generate noise in a fully enclosed concrete block building. A six (6) foot high wall is required along the east property line to shield the vacuum stations, parking lot and stacking lanes from the residential properties to the east.

**Public Comments:**

Staff has received one email objecting to the proposed development. The emails are attached to this report.

**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 site plan shall be revised as necessary to comply with the protection of existing specimen trees as required by Section 16.40.060.2.1.1.**
- 2. Th existing 18-inch specimen tree located in-between the car wash entry lane and bisect lane along the northern side of the car wash shall**

be preserved. A tree barricade shall be installed around the perimeter of the specimen tree during construction.

3. Plans shall comply with Section 16.50.050. car wash and Detailing, including limiting the hours of operation between 8AM to 8PM.
4. If the operation of the car wash changes from a limited service to a full-service car wash, a public hearing with public notice shall be required.
5. All mechanical equipment associated with the car wash shall be located inside a fully enclosed building.
6. Evergreen trees shall be installed around the exterior perimeter of the new parking lot.
7. The dumpster compound shall have opaque gates.
8. Exterior lighting shall comply with Section 16.40.070.
9. Bicycle parking shall comply with Section 16.40.090.4.1.
10. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated May 10, 2019.
11. The special exception and related site plan approval is valid until June 5 2021. 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 & DEVELOPMENT SERVICES 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. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
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 & Development Services 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, wheel stops, 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. RESPONSES TO RELEVANT 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 **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 Concurrence 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: **Residential Medium**

South: **Planned Redevelopment Mixed-use**

East: **Residential Medium**

West: **Planned Redevelopment Residential**

**REPORT PREPARED BY:**

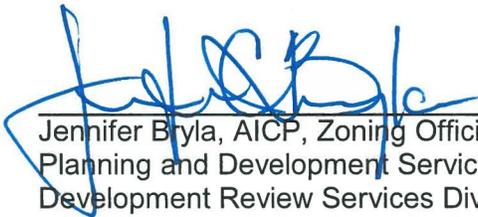


Adriana Puentes Shaw, AICP, Planner I  
Planning and Development Services Department  
Development Review Services Division

5.29.19

DATE

**REPORT APPROVED BY:**

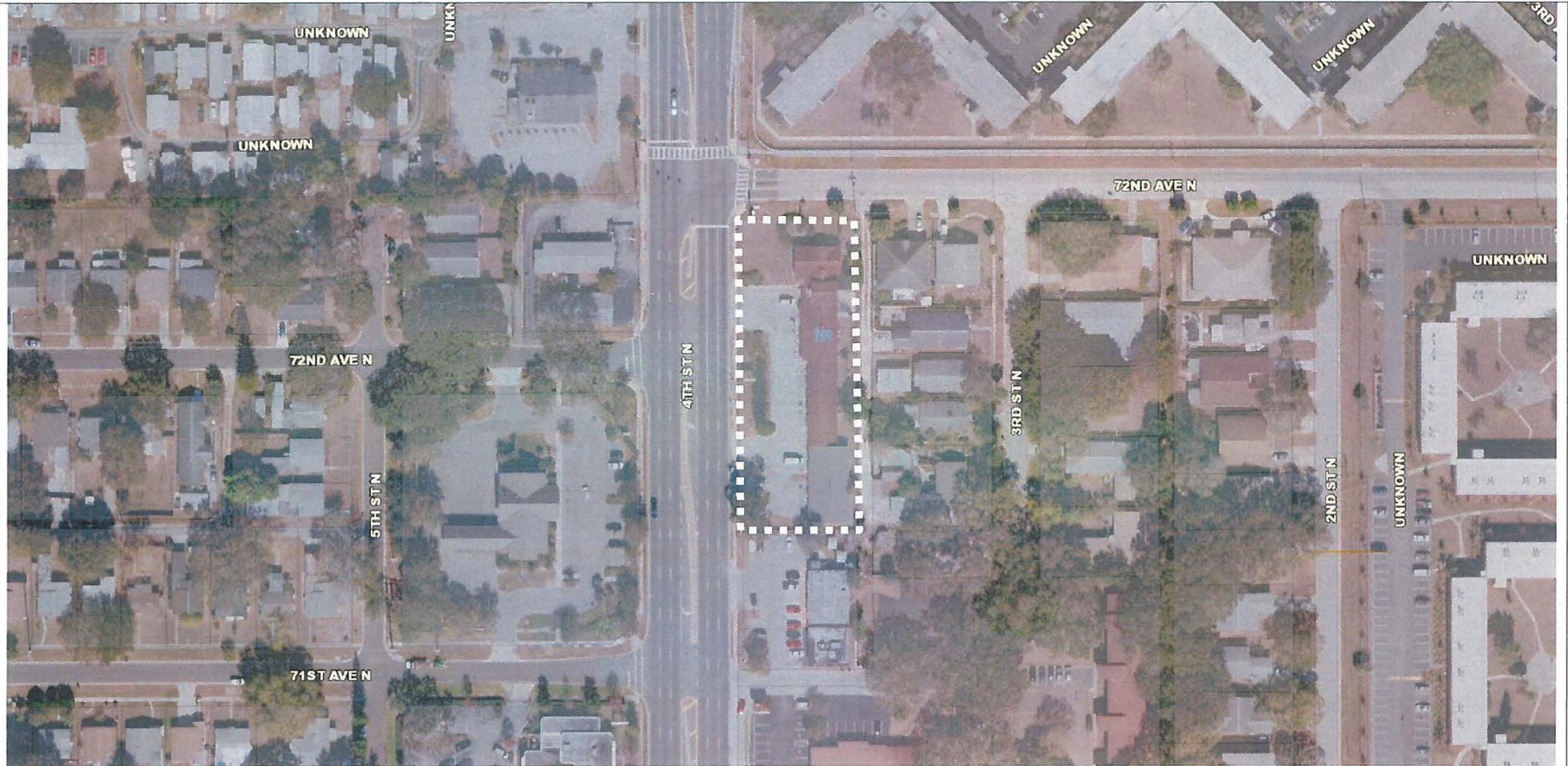


Jennifer Bryla, AICP, Zoning Official (POD)  
Planning and Development Services Department  
Development Review Services Division

5.29.19

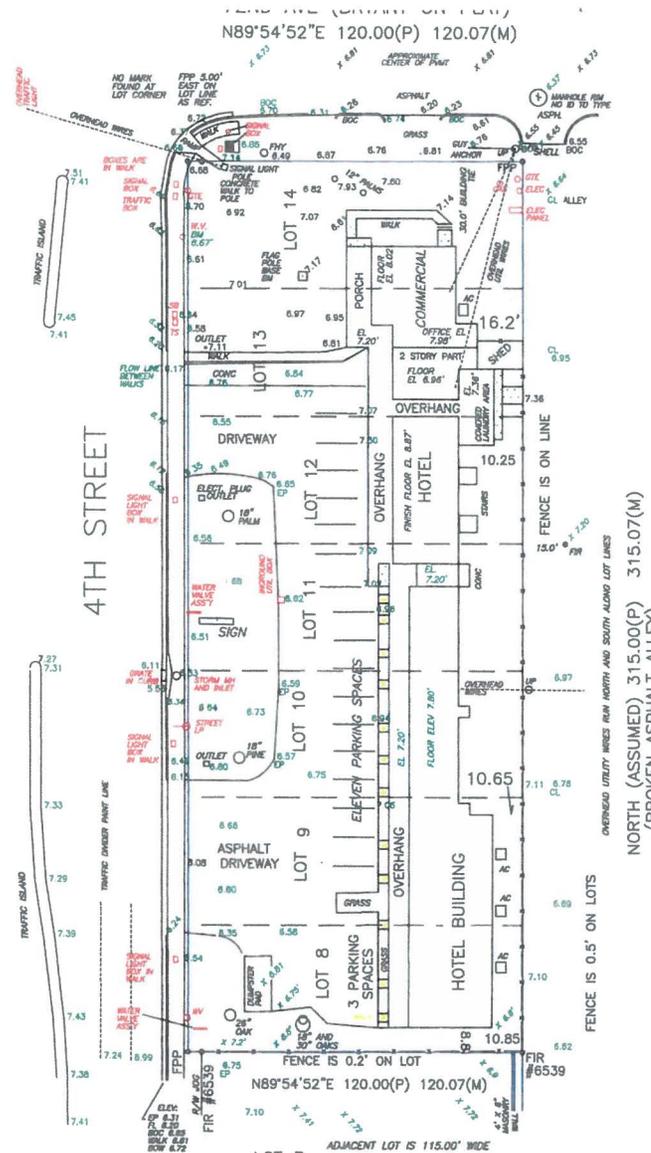
DATE

ATTACHMENTS: Aerial, Survey, Site Plan, Applicant's Narrative, Elevations, Photos, Engineering Memo, Opposition email from neighbor.



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-3200005  
Address: 7141 4<sup>th</sup> Street North





72ND AVENUE  
HEADING WEST

NORTH (ASSUMED) 315.00(P) 315.07(M)

4TH STREET

NORTH (ASSUMED) 315.00(P) 315.07(M)  
(BROKEN ASPHALT ALLEY)

AS-BUILT SURVEY OF: 7141 4TH STREET NORTH, ST PETERSBURG  
LOTS 8 THROUGH 14, INCLUSIVE, BLOCK 1, GEORGE W BRYANT SUBDIVISION,  
AS RECORDED IN PLAT BOOK 6, PAGE 32, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

FEMA FLOOD INSURANCE RATE MAP 12103C0209G DATED 9-3-03 SHOWS THIS AREA  
TO BE IN FLOOD ZONE AE WITH BASE ELEVATION OF 9.0 FEET

NOTES:  
ELEVATIONS SHOWN THUS + ARE ON NAVD 1988 DATUM USING CONVERTED ST PETERSBURG BM #52

CERTIFIED EXCLUSIVELY TO:  
SCHERER CONSTRUCTION AND ENGINEERING OF WEST FLORIDA, LLC  
JAMES A CROOKSTON

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF FLORIDA. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND HAS FOUND THAT THE RECORDS CONTAIN THE NECESSARY INFORMATION TO CONDUCT THIS SURVEY.

SB = TRAFFIC SIGNAL BOX DESIGNATES COVERED AREA

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF FLORIDA. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND HAS FOUND THAT THE RECORDS CONTAIN THE NECESSARY INFORMATION TO CONDUCT THIS SURVEY.

NOT VALID WITHOUT THE SIGNATURE AND THE  
REGISTRATION NUMBER OF A LICENSED SURVEYOR  
REGISTERED AND APPROVED

DATE OF FIELD WORK: 10-07-07  
DATE PLOTTED: 10-08-07

HILL, INYATT  
Surveyor & Mapper Number 4024

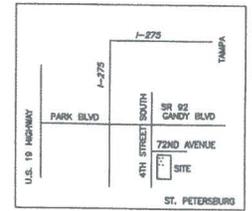
LOT 7  
LESS WEST 6.0 FEET

**KNOW IT NOW, INC.**  
OFFICE = 2091 HIGHLAND AVENUE MAIL = 1497 MARK ST. #201  
SPRINGFIELD, FLORIDA 32080  
VOICE 727-898-8308 FAX 727-728-0468 INTERNET KNOWITNOW.COM

AS-BUILT SURVEY - 7141 4TH ST N.  
ST. PETERSBURG, FLORIDA, USA

NO.	DATE	REVISION	BY	CHKD BY

SCALE: 1" = 20'







## Our Team

**Anderson Clean Car Group, LLC** is comprised of partners from diverse business backgrounds and solid experience in every phase of the car wash industry. **Steve Anderson**, Chief Executive Officer and Managing Partner, has worked in all facets of the car wash industry for over fifty years, including building and operating nine different car wash facilities throughout Florida. Steve has also developed, brokered, constructed, owned and managed single and multi-family properties, retail centers, warehouses, office buildings, a quick lube and two UPS facilities. **Emery Anderson**, Chief Financial Officer, is a CPA with a focus on managerial accounting and small business consulting.

**Directed Capital Resources** is a private equity firm specialized in the business of acquiring and originating special situation mortgage debt and making selective real estate investments. Operating in the alternative investment space, Directed Capital is known for consistently providing its investors with superior risk-adjusted returns that are traditionally uncorrelated with the market by deploying capital into well-diversified commercial asset classes and geographies. Founded in 2001 with over 30 professionals at its offices in St. Petersburg, FL and San Diego, CA, Directed Capital has sponsored eight funds acquiring more than \$1.2 billion in commercial real estate loans and other assets. Directed Capital Advisors, LLC is a SEC Registered Investment Advisor (RIA). **Chris Moench** is the founder of DCR and serves as the Chief Executive Officer. His responsibilities include strategic oversight of the company's operations: Asset Acquisition, Asset Management, Capital Formation and Administration. Chris has over 25 years of experience in mortgage acquisitions and workouts, and real estate development and investing. **Dave Jenkins**, DCR's Senior Vice President of Real Estate and Project Manager for the Ulmerton Belcher partnership, is a portfolio manager who's primary focus is acquiring and managing real estate opportunities for DCR's funds. Dave has spent his career in the real estate development and consultation field.

**Peter Howe** is our general manager and has 20 years of experience in business management and 5+ years of experience in express car wash operations.



## Company Operations Highlights

- ❑ **Experience and Business Technology** – The Anderson Family experience goes back over 60 years in all facets of the car wash business. This experience includes management of operations and access to industry relationships which allows us to utilize state-of-the art technology with confidence born out of dealing with elite owners and vendors.
- ❑ **Modern Business Systems** – We have experience in integrated payment, reporting and labor management systems, which are accessed through our business computer system and simultaneously on our smartphones and tablets. These systems are secure and scalable.
- ❑ **Equipment technology** – We are extremely proud of the advanced car wash technology built into our express car wash design. This technology distinguishes us from most other car washes in our market. Some of those features are as follows:
  - Dual belt-conveyor system, which solves the problems with customer stress in lining their tires to get between the rails
  - NeoGlide Fiber on all brushes – our non-porous material does not retain dirt and ensures a super clean wash every time
  - High-pressure chemical arches to help ensure the car leaves clean and shiny
  - Separate bug-cleaning spaces to permit extra preparation of each customer’s car
  - High pressure, chemical assisted “Rim Blasters” to assure clean, sparkling wheels
  - State-of-the-art air drying system and optional Dry N’ Shine equipment provide a really dry and sparkling car
  - Powerful undercarriage/underbody system that exceeds the norm
  - Spectacular “Lava Arch” and wax system that delights customers and really works to provide a shiny car with quality wax products
  - All customers will have a spot free final rinse applied to their vehicle
- ❑ **Water Reclaim System** – we are proud of our commitment to water conservation and the economies thereby gained in car wash operations. We utilize a SoBrite filtration and water reclaim system that filters and reuses water employing the latest water reclaim technology. We have received a “Watersavers Designation” for this and all future washes.
- ❑ **NCW NA** – Seminole Park Car Wash, LLC, has been licensed by NCW NA, LLC to operate the Facility as a fully licensed NASACR Car Wash, which includes NASCAR signage, uniforms, employee training, operational standards and NASCAR sponsored marketing programs. NCW is an official licensee of the National Association for Stock Car Auto Racing (“NASCAR”) and holds the exclusive license to build, operate, and brand NASCAR car washes for the territory of the entire United States and Canada for a period of 20 years with two five-year extensions. The car washes are operated under the name NASCAR Car Wash. NCW, through its subsidiaries and sublicense agreements, presently own and operate five car washes. Three locations are operated as express car washes and two as flex concepts combining full service and express style car washing. For more information see [www.nascarwash.com](http://www.nascarwash.com) or access through the smart phone app of the same name.



## Car Wash Industry Overview

The car wash industry is highly fragmented with the 50 largest car wash companies holding less than 20 percent of the total market. In 2019, the car wash industry is expected to have revenue of approximately \$12 billion.

- 100,000+ car wash facilities in the United States
- In the past 15 years, a 69% increase in professional car wash utilization as opposed to washing at home
- 90% of car washes are owned by a small business owner

## The Express Car Wash Model

The express tunnel car wash concept is the fastest growing concept in the car wash industry, and for good reason. Its customer convenience, efficient wash process, and relatively low operational overhead makes it an ideal model for any market. Our express tunnel allows the customer to remain in their car, drive onto an inviting and safe dual belt conveyor, put their car into neutral, and enjoy a unique car wash experience. The state-of-the-art equipment does all the work. The belt conveyor system replaces the antiquated chain-driven steel conveyor system. Customers will no longer need to go through the arduous process of lining up their tire on a metal track, which is then punctuated by the jerking motion of the track engaging. The ride through our 120-foot tunnel features a high-pressure washing and waxing processes, NeoGlide fiber brushes, and concludes with high velocity dryer machines and an optional Dry N' Shine touch system that leaves the car clean, shiny and dry. After the completely automated wash and dry process, the customer may then utilize the complimentary vacuum equipment. The express model generally allows the car wash to process a car every 30 seconds. The express model generally needs two to five employees to operate the site; this is in stark contrast to the standard "full service" model which can need up to fifty employees. Our express tunnel, in combination with cutting edge conveyor and wash equipment, is the future of convenient and efficient car washing.



## **NASCAR Brand**

### **The NASCAR Brand**

The car wash industry is highly fragmented and populated with local/regional brands. The NASCAR brand provides Seminole Park Car Wash, LLC with instant recognition and a significant advantage over the competition. The biggest operators in the market lack brand recognition nationally. The smaller operators lack a viable exit strategy. NASCAR Car Wash represents a solution for both.

### **Brand Positioning**

We believe a great car wash is only the beginning. We will deliver value to our customers beyond the wash through community involvement and the extension of the NASCAR brand.

- 1. Lifestyle** – The lifestyles of NASCAR fans nationwide and in our community are important to us. Through NASCAR community programs we become known as more than a car wash.
- 2. First Class Experience** – Receiving a very high quality wash is expected of a NASCAR related organization and we deliver. But this service puts us in contact with our customers and we extend ourselves into the community with fundraising and advertising. Here, as at a NASCAR branded RaceTrac, you expect and receive a quality experience.
- 3. Quantifiable Value** – From our wash packages, to our fundraising and advertising programs, and our work environment – customers, employees, advertising partners – receive quantifiable value!

### **The NASCAR Marketing Strategy**

Over 70 million people in the US describe themselves as NASCAR fans. Research shows that avid NASCAR fans are loyal to businesses that partner with NASCAR. A part of our strategy is predicated on leveraging this brand loyalty while building confidence and loyalty for our NASCAR Car Wash. The objectives of these programs are:

1. Drive traffic to the wash by providing multiple reasons to visit;
2. Minimize the irritants that they may have experienced with car wash facilities in the past; and
3. Enhance the lives of the people in the communities in which we operate.

Our marketing programs are designed with these objectives in mind. We also have marketing programs that are directly supported by NASCAR and represent a formidable differentiator in each car wash market.



## Contact Info

### **Anderson Clean Car Group, LLC**

Steve Anderson

Phone: 727-415-2500

Email: [Steve@AVI575.com](mailto:Steve@AVI575.com)

Emery Anderson

Phone: 727-480-7868

Email: [Emery@AVI575.com](mailto:Emery@AVI575.com)

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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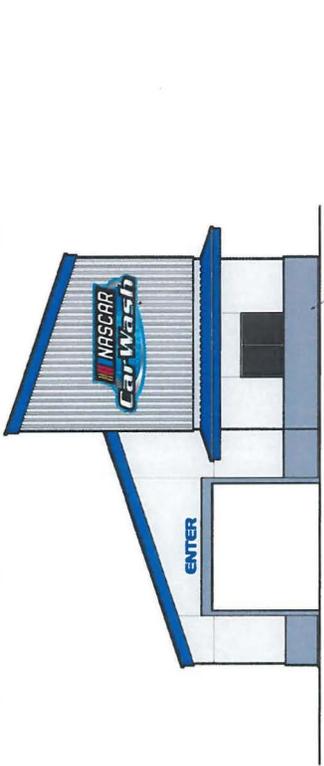
CONSTRUCTION OF WEST FLORIDA, LLC  
 4TH STREET CAR WASH  
 7141 4TH STREET NORTH  
 BENNACLE, FL

**SCHERER**  
 CONSTRUCTION OF WEST FLORIDA, LLC  
 2152 14th CIRCL E N  
 ST. PETERSBURG, FLORIDA 33713

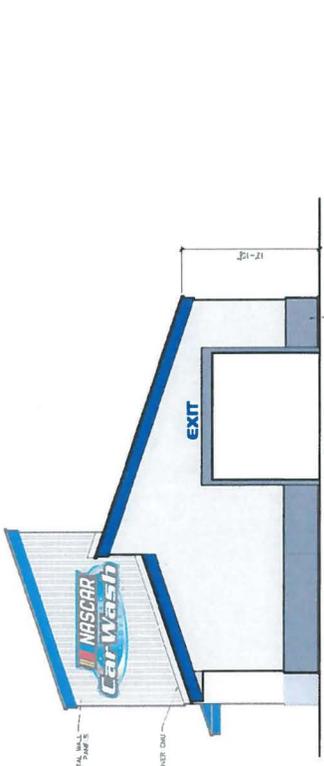


DATE: 12-15-2015  
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 ELEVATIONS

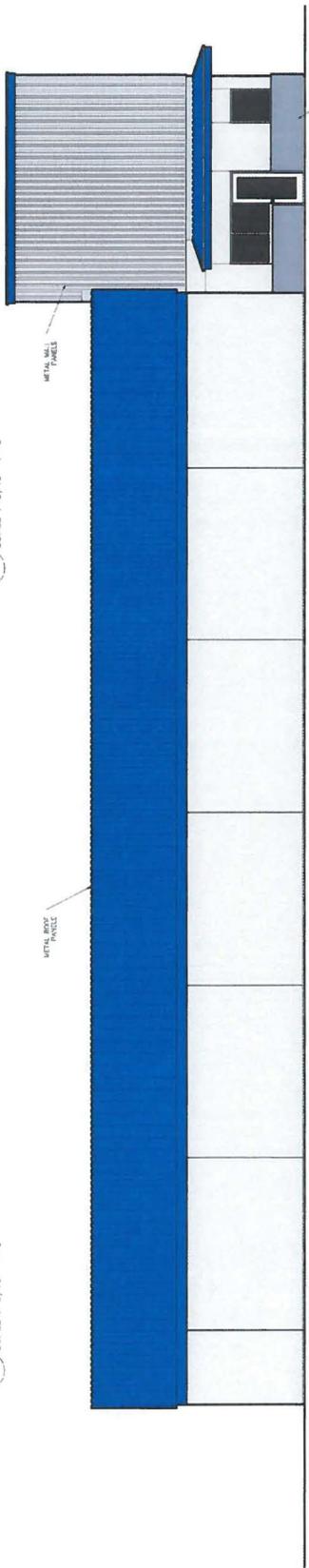
RICHARD HENZEL  
 ARCHITECT  
 2505 14th CIRCL E N  
 ST. PETERSBURG, FLORIDA 33713  
 772-582-8881 FAX 772-587-8803  
 FLORIDA REGISTRATION NO. 052620



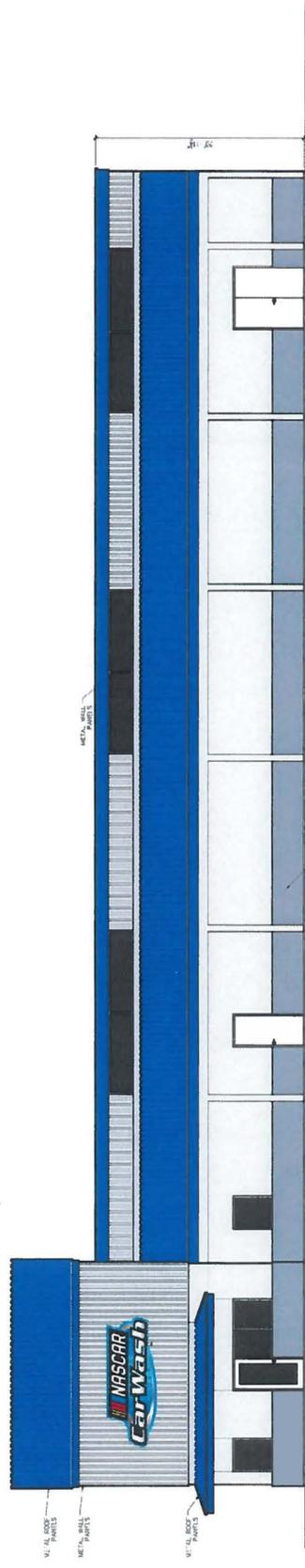
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 SCALE : 3/16"=1'-0"



2 NORTH ELEVATION  
 SCALE : 3/16"=1'-0"



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



4 WEST ELEVATION  
 SCALE : 3/16"=1'-0"



**7601 Ulmerton Road  
Largo, FL 33771**

**Opened March 17, 2017**



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



8680 Park Boulevard  
Seminole, FL 33777

Opened March 27, 2018

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





**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

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**TO:** Iris Winn, Administrative Clerk, Development Review Services  
Jennifer Bryla, Planning & Development Services Department, Zoning Official  
Corey Malyszka, Planning & Development Services, Development Review Services

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

**DATE:** May 10, 2019

**FILE:** 19-32000005

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**LOCATION** 7141 4<sup>th</sup> Street North  
**AND PIN:** 30/30/17/12582/001/0080  
**ATLAS:** E-38  
**PROJECT:** Special Exception

**REQUEST:** Approval of a Special Exception and related Site Plan to construct a car wash.

The Engineering Department has no objection to the proposed special exception provided that the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. Proposed construction within the right of way of 4<sup>th</sup> Street North will require permitting through FDOT. The location of the proposed driveway on 72<sup>nd</sup> Avenue North may also be reviewed by FDOT for proximity to the intersection of a State road. The applicant verify FDOT intent to permit early in the design phase in case changes to the site plan are required by FDOT.
2. The width of the 72<sup>nd</sup> Avenue driveway approaches and proximity to each other will require further evaluation to assure public safety. It appears that the westernmost drive would need to function as an exit only but given that it is so close to the adjacent entrance drive, may lead to confusion and vehicular conflict. Final plans must more clearly delineate how traffic will be safely directed into and out of the site. Consideration should be given to narrowing the easternmost approach in the public right of way and widening out to allow the car staging bays only once inside private property. This would also allow the opportunity to provide a greater spacing of the entrance and exit drives as well as proper signage and design to properly direct vehicles for public safety.
3. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type per current City Engineering Standards and Specifications or FDOT standards as may be applicable within State controlled right of way.
4. The scope of this project 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 runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

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. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

5. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the CCS zoning district a minimum 6-foot wide sidewalk is required within the eastern parkway of 4<sup>th</sup> Street North. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City, State, and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

6. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%.

7. A right of way 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. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

**STANDARD COMMENTS:** Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or [kelly.donnelly@stpete.org](mailto:kelly.donnelly@stpete.org). All portions of a

private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

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.

**Adriana P. Shaw**

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**From:** Eileen Bedinghaus <eileen@hausstpete.com>  
**Sent:** Sunday, May 19, 2019 2:34 PM  
**To:** Adriana P. Shaw  
**Subject:** 7141 4th St. North - OBJECTION TO SPECIAL EXCEPTION

City of St. Petersburg City Council Members,

I am the owner of the properties located at 7100 & 7108 3rd Street North (under Stella Oldenburg LLC). My properties share the alley with the subject property.

I would like to register my objection to the special exception to allow a Car Wash on that location. Please keep in mind the adjoining properties are residential and the alley is the only narrow buffer. A car wash, complete with chemicals, noise and over spray, will no doubt encroach and affect the residences behind it in multiple ways, from health concerns from the chemicals; noise from the large machines from early morning to early evening; additional traffic infringement and overall encroachment on general living enjoyment, something everyone has the right to.

Additionally, as a Realtor with over 33 years experience right here in the City of St. Petersburg, I can guarantee property values for the homes directly behind the proposed car wash will be negatively affected if you grant the special exception.

I bring to your attention Mariner Car Wash on 34th Avenue and 4th Street; Pronto Car Wash on 34th St. and 4th Avenue N. There is a huge buffer from these car washes and any nearby residential properties. This is the case on every single other car wash in our City. None of the other car washes are so close to residences. This simply should not be permitted.

I urge you to PLEASE DENY THIS APPLICATION.

Respectfully submitted,



**Eileen Bedinghaus**  
*Broker-Associate, CLHMS, GRI*  
*BEDINGHAUS REAL ESTATE SERVICES at*  
**RE/MAX Metro, Morgan Stanley Building**  
*150 2nd Avenue N, Suite 100*  
*St. Petersburg, Fl. 33701*  
*727-642-3331*  
[HausStPete.com](http://HausStPete.com)  
**Matt 6:33 <><**

“Never look down on anybody unless you’re helping them up.” — **Jesse Jackson**



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**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 **June 5, 2019 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

**CASE NO.:** 19-32000007                      **PLAT SHEET:** I-20

**REQUEST:** Approval of a Special Exception and related Site Plan with variances to the required 35-foot setback and maximum impervious surface ratio from 55% to 57%, to allow a house of worship.

**OWNER:** Cambodian Buddhist Center, Inc  
2725 35<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33713

**AGENT:** Moi Son  
4460 37<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33713

**ADDRESSES AND  
PARCEL ID NOS.:** 2725 35<sup>th</sup> Avenue North; 11-31-16-17892-003-0230  
2740 36<sup>th</sup> Avenue North; 11-31-16-17892-003-0010

**LEGAL DESCRIPTION:** Lots 1-3 and 23-24, Block 3, Coolidge Park

**ZONING:** Neighborhood Traditional Single-Family-1 (NT-1)

**SITE AREA TOTAL:** 27,940 square feet or 0.64 acres

**GROSS FLOOR AREA:**

Existing:	4,354 square feet	0.16 F.A.R.
Proposed:	4,354 square feet	0.16 F.A.R.
Permitted:	13,970 square feet	0.50 F.A.R.

**BUILDING COVERAGE:**

Existing:	4,354 square feet	16% of Site MOL
Proposed:	4,354 square feet	16% of Site MOL
Permitted:	16,764 square feet	60% of Site MOL

**IMPERVIOUS SURFACE:**

Existing:	15,804 square feet	0.57% of Site MOL
Proposed:	15,804 square feet	0.57% of Site MOL
Permitted:	15,367 square feet	0.55% of Site MOL

**OPEN GREEN SPACE:**

Existing:	10,942 square feet	39% of Site MOL
Proposed:	10,942 square feet	39% of Site MOL

**PAVING COVERAGE:**

Existing:	11,368 square feet	41% of Site MOL
Proposed:	11,368 square feet	41% of Site MOL

**PARKING:**

Existing:	7 spaces; including zero handicapped spaces
Proposed:	9 spaces*; including one handicapped space
Required	11 spaces; including one handicapped space

\*12 bicycle parking spaces are being provided in place of 2 vehicular parking spaces as permitted pursuant to City Code Section 16.40.090.3.2. - Minimum number of parking spaces required.

**BUILDING HEIGHT:**

Existing:	18 feet
Proposed:	18 feet
Permitted:	36 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.5 of the Municipal Code for a house of worship which is a Special Exception use within the NT-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:** The applicant seeks approval of a Special Exception and related Site Plan to allow a house of worship on property zoned Neighborhood Traditional (NT-1). The applicant is requesting variances to the 35-foot building setback that is required for all yards for Special Exception uses located on NT-1 zoned property; and, to the 55% Maximum Impervious Surface ratio required for non-residential uses located on NT-1 zoned property.

**History:** The subject property is located within the boundaries of the St Pete Heights Neighborhood Association. The Cambodian Buddhist Center, Inc. has owned the property located 2725 35<sup>th</sup> Avenue North since 1994, which served as the original prayer space for the Cambodian Buddhist Center. In 2000 the property located at 2440 36<sup>th</sup> Avenue North was purchased by the Cambodian Buddhist Center, Inc. and since that time it has been used as the prayer space with the other property utilized as the rectory. On September 20, 2018 a citizen complaint that a religious center operating without zoning approval was received by Codes Compliance and cases were opened (Case 18-00025221 and Case 18-00025224), see attached Codes Compliance reports.

**Current Proposal:** The applicant is requesting approval of the Special Exception to allow the house of worship to operate legally within the existing single-family residential structures. Currently, the appearance of the homes have been modified and free-standing columns have been placed around the properties to provide architectural features consistent with the Cambodian Buddhist style.

The only changes to the properties that have been proposed as a part of this application are to address the parking requirements for the house of worship. Currently, only a few parking spaces are provided on-site accessed through the alley behind the residential structures. During services the front yards have been utilized as overflow parking, which is not a permissible location for off-street parking. If approved, the application proposes to provide 9 vehicular parking spaces, including 1 handicapped space, along with 12 bicycle parking spaces on-site. Providing parking on-site will help to alleviate issues with front yard parking and reduce some of the on-street parking that occurs during services.

**VARIANCES:**

**1. Front, Side and Street Side Setbacks**

Address	2740 36 <sup>th</sup> Ave N			2725 35 <sup>th</sup> Ave N	
	Front	Interior (East) Side	Street Side	Interior (East) Side	Interior (West) Side
<b>Required</b>	35-feet	35-feet	35-feet	35-feet	35-feet
<b>Proposed</b>	31-feet	21-feet	33-feet	11-feet	12-feet
<b>Variance</b>	4-feet	14-feet	2-feet	14-feet	13-feet

The existing structures meet required setbacks for a single-family home on NT-1 zoned property. However, they do not meet the required 35-foot setback for all yards for Special Exception Uses located within the NT-1 zoning district. This is because the structures were originally developed as single-family residences. As a result, a variance to required setbacks for the front, side and street side yards are being requested as a part of this application.

**2. Impervious Surface Ratio (ISR)**

Permitted: 55%; 15,367 square feet maximum  
Proposed: 57%; 15,804 square feet existing  
Variance: 2%; 437 square feet

The properties have been landscaped with a large amount of pavers throughout the rear yards resulting in non-compliance with the maximum allowed Impervious Surface Ratio (ISR) of 55% for non-residential uses on NT zoned property. NT zoned properties with residential uses are

allowed a maximum 65% ISR. A house of worship is classified as a non-residential use, resulting in the need for a variance request to ISR to retain the existing pavers on-site. Staff does not support the variance request to ISR as it is possible for the site to come into compliance by removing excess pavers. As a result, a condition of approval has been included requiring a reduction in ISR to comply with code requirements.

**Public Comments:**

**III. RECOMMENDATION:**

- A. Staff recommends APPROVAL of the following:
1. Variance to building setbacks; and
  2. Special Exception and related Site Plan to allow a house of worship, subject to the Special Conditions of Approval.
- B. SPECIAL CONDITIONS OF APPROVAL:
1. Reduce Impervious Surface Ratio (ISR) for the subject property to the maximum permitted 0.55 ISR for nonresidential uses for properties zoned NT.
  2. All required parking to be provided on-site, consisting of nine (9) vehicular spaces and twelve (12) bicycle spaces, shall comply with City Code Section 16.40.090. – Parking and Loading, Design Standards.
  3. Remove carport located along eastern property line of the property located at 2740 36<sup>th</sup> Avenue North.
  4. Parking within front yards and swales along public rights-of-way shall be prohibited at all times, including Sundays and during special events.
  5. A private ingress/egress easement shall be recorded on the private properties, where necessary, in order to accommodate the required 24-foot isle width for backing out of parking spaces accessed from the alley.
  6. The alley shall be Improved per Engineering standards for the portion of the alley from 28<sup>th</sup> Street North to the eastern edge of the property located at 2725 35<sup>th</sup> Avenue North.
  7. Any plans submitted for permitting shall be modified as necessary to comply with the attached memorandum from the City's Engineering Department dated May 9, 2019.
  8. This Special Exception/Site Plan approval shall be valid through June 5, 2022. All conditions and site improvements shall be completed prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
- C. STANDARD CONDITIONS OF APPROVAL

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

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES 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 project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
2. 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.
3. 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 & Development Services 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. RESPONSES TO RELEVANT 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;

**Staff found that the application is consistent with Comprehensive Plan Policy T6.2: All development or redevelopment projects shall be required to provide safe and efficient access to the public road system, accommodate on-site traffic movements, and provide parking for motorized and non-motorized vehicles as required by implementation of the Land Development Regulations.**

**Staff Response: The applicant is proposing to provide required parking on-site for both cars and bicycles, as required by the Land Development Regulations.**

- 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;

**The Future Land Use classification for this property is Planned Redevelopment – Residential which permits institutional uses consisting of less than five (5) acres. The NT-1 zoning district allows a house of worship as a Special Exception use when approved by the Development Review Commission, which is included as a request for approval along with the related Site Plan.**

- 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;

**Ingress and egress to the properties legally occurs through the alley in the rear. On Sundays and during special events ingress and egress to the front yard areas of both properties has been occurring illegally over curbs as a means of providing off-street parking. Staff has included a condition of approval that parking within the front yard areas shall be prohibited. If approved, vehicular ingress and egress to the property will be required to be accessed from the alley in order to keep the automotive and pedestrian activities separated within and surrounding the properties.**

- 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;

**The site plan shows that off-street parking will be accessed from the alley and that bicycle parking is provided within the front yards of each property. Limited automotive access was occurring through the front of the property for off-street parking purposes, this will be prohibited as a condition of approval to improve pedestrian safety. Fences that are 6-feet in height are provided along the interior and street side yards of the properties screening activities from adjacent properties.**

- 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;

**The applicant met with the City's Transportation and Parking Management Department and based on the traffic and parking data they determined that a traffic impact report was not necessary as the peak traffic and parking demand time frame occurs on an off-work day and it is not a significant enough amount to have an impact on the level of service of adjacent streets and interscetions, see attached letter dated March 7, 2019 provided by the applicant summarizing their meeting with the City's Transportation and Parking Management Department.**

- 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;

**The applicant is requesting a variance to the Impervious Surface Ratio (ISR) requirement from 55% required for non-residential uses to 57%. The combined properties' 57% ISR is less than the maximum permitted 65% ISR required for the abutting properties with residential uses. Staff has included a condition of approval that the subject properties reduce the overall site ISR to 55%, which will require the removal of 437 square feet of impervious surface, to ensure adequate rainwater drainage on-site.**

- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

**The subject properties currently do not contain any signage that is viewable from adjacent properties or public rights-of-way and the exterior lighting that exists has no impact on adjacent properties. The Site Plan does not propose any additional signage or lighting as a part of this approval and therefore it has been determined to be compatible 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;

**The orientation and location of the buildings are consistent with the character and appearance of the neighborhood as the house of worship is utilizing two structures that were previously single-family residences developed around the same time as the other homes in the neighborhood.**

- 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;

**There are no archaeological or historic resources within the vicinity of the proposed house of worship. A house of worship located on property that is less than five acres in size is compatible with the neighborhood's Future Land Use designation of Planned Redevelopment – Residential as outlined in the City's Comprehensive Plan Policy LU3.1.F.1.**

- 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;

**Houses of worship are located within single-family residential neighborhoods throughout the City and they do not have a substantial impact on property values. There are two houses of worship located within a half-mile radius of the subject property that have operated for over 30 years, each with no evidence of detrimental effects on property values.**

- 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;

**The Cambodian Buddhist Center has been operating in the neighborhood since 1994 with an expansion occurring in 2000. The main impact that they have had on the neighborhood is the traffic and parking that occurs on Sundays and during special events held approximately 3 times per year. The parking issues are being reduced by providing required parking on-site and restricting parking within the front yards. Due to the infrequency of services and events the issues with parking have a minimal impact on the neighborhood and do not substantially affect the living or working conditions within the neighborhood. The other houses of worship that are located nearby have seemingly little impact on traffic and parking within the neighborhood of the subject property.**

- 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;

**The existing structures maintain the required setbacks for single-family properties, although they do not meet required setbacks for Special Exception uses they are sufficient for the proposed use as they are one-story structures. There is an appropriate amount of screening provided in the form of 6-foot fences that meet code requirements. The activities of the house of worship generally occur within the temple and in the rear yards of the properties thereby controlling the noise generated from the Cambodian Buddhist Center.**

- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

**A sufficient amount of land area exists to meet floor area ratio (FAR) requirements for a non-residential use on the property. The code allows a maximum nonresidential intensity of 0.50 FAR and currently the properties maintain a 0.16 FAR intensity.**

- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

**The site contains a significant amount of trees and other vegetation which the application proposes to preserve.**

- 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;

**The subject property is not located within a hurricane evacuation zone.**

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:

**No expansion of the existing structures are proposed and therefore there will be no additional demand for public services.**

The land use of the subject property is: **Planned Redevelopment-Residential (R)**

The land uses of the surrounding properties are:

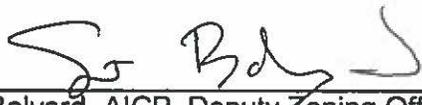
North: **Planned Redevelopment-Residential (R)**

South: **Planned Redevelopment-Residential (R)**

East: **Planned Redevelopment-Residential (R)**

West: **Planned Redevelopment-Residential (R)**

REPORT PREPARED BY:

  
\_\_\_\_\_  
Scot Bolyard, AICP, Deputy Zoning Official  
Planning and Development Services Department  
Development Review Services Division

5/24/19  
\_\_\_\_\_  
DATE

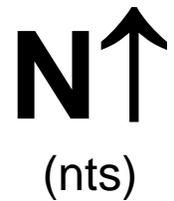
REPORT APPROVED BY:

  
\_\_\_\_\_  
Jennifer Bryla, AICP, Zoning Official (POD)  
Planning and Development Services Department  
Development Review Services Division

5.24.19  
\_\_\_\_\_  
DATE



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 19-32000007  
Address: 2725 35<sup>th</sup> Avenue North and  
2740 36<sup>th</sup> Avenue North



2740 36<sup>th</sup> Avenue North



2740 36<sup>th</sup> Avenue North



2740 36<sup>th</sup> Avenue North



2740 36<sup>th</sup> Avenue North



2740 36<sup>th</sup> Avenue North



## 2740 36<sup>th</sup> Avenue North

- Parking Conditions on Sundays



2725 35<sup>th</sup> Avenue North

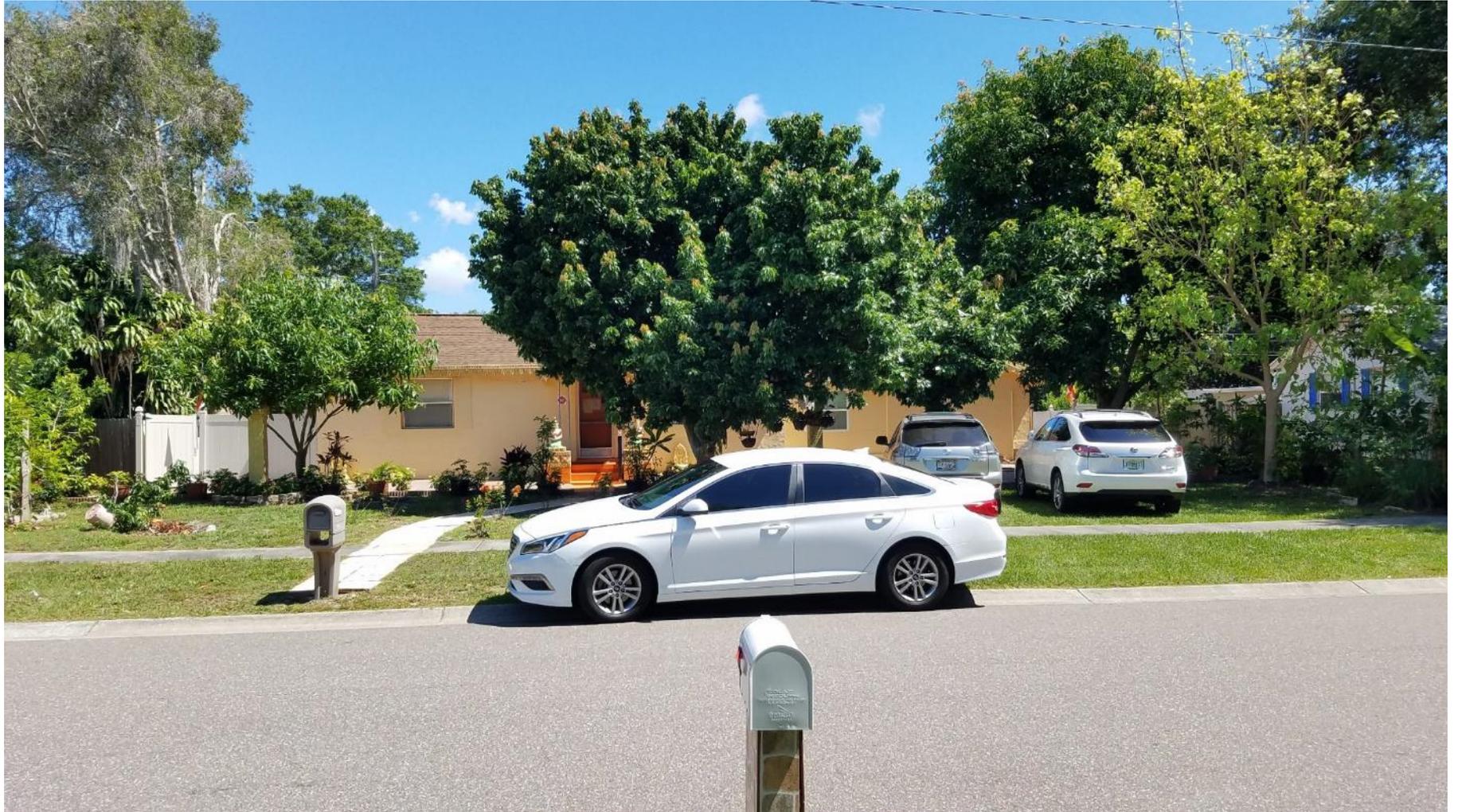


2725 35<sup>th</sup> Avenue North



## 2725 35<sup>th</sup> Avenue North

- Parking Conditions on Sundays



ISSUE: MARCH 29, 2019  
CLIENT: CAMBODIAN BUDDHIST CENTER, INC.  
2725 95TH AVE N, ST. PETERSBURG, FL 33713  
CONTACT: MR. MOI SOU, 727.907.2586  
RANDY SWANSON ARCHITECT, A/RG1787  
7500 20TH ST. N, ST. PETERSBURG, FL 33702  
C: 727.643.6464, E: rswanson@earthlink.net

**SPECIAL EXCEPTION SUBMITTAL  
IN RESPONSE TO ZONING VIOLATIONS**

CASE NO.: 19-00025224, 2740 36th Ave N, Saint Petersburg, FL, 33713  
CASE NO.: 19-00025221, 2725 95th Ave N, Saint Petersburg, FL, 33713

**SUBMITTED TO:**

ZONING DEPARTMENT, CODES COMPLIANCE ASSISTANCE DEPARTMENT  
CITY OF ST. PETERSBURG, FL 33713  
THE CAMBODIAN BUDDHIST CENTER, INC. IS SEEKING A SPECIAL  
EXCEPTION TO THE ZONING REGULATIONS FOR THIS ESTABLISHMENT  
WITHIN A NEIGHBORHOOD TRADITIONAL ZONE - NT-1.

**CAMBODIAN BUDDHIST CENTER, INC.**

RECTORY: 2725 95TH AVE. N.  
ST. PETERSBURG, FL 33713  
BUILT IN 1948 AS A SINGLE FAMILY RESIDENCE. IT  
WAS PURCHASED BY THE CBC, INC. IN 1984. THIS  
PROPERTY HOUSED THE FIRST CBC PRAYER SPACE.  
TEMPLE: 2740 36TH AVE. N.  
ST. PETERSBURG, FL 33713

BUILT IN 1948 AS A SINGLE FAMILY  
RESIDENCE. IT WAS PURCHASED BY THE  
CBC, INC. IN 2000. THIS PROPERTY  
CURRENTLY HOUSES THE CBC PRAYER  
SPACE.

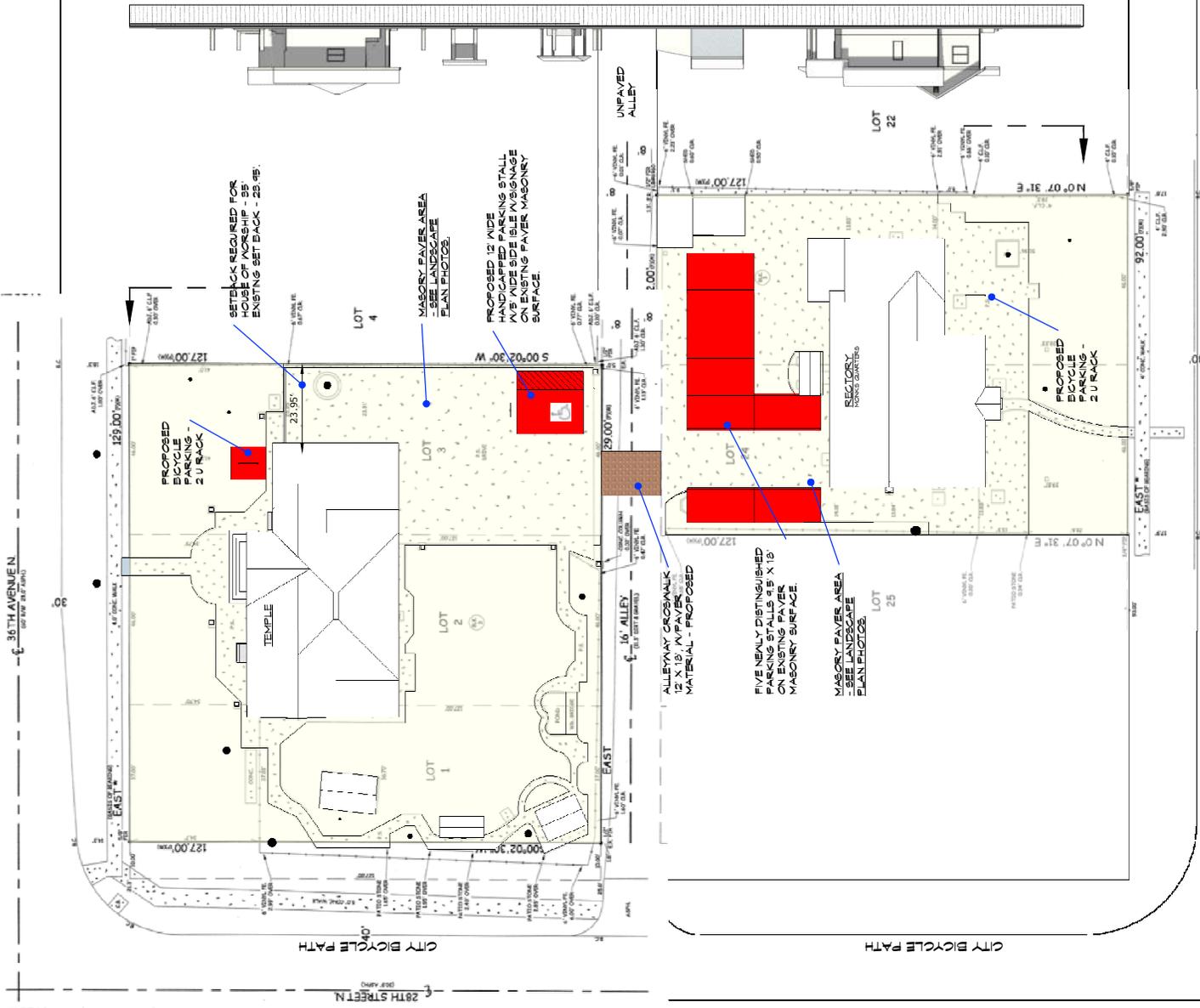
**NOTES**

- NO NEW PLANTINGS ARE PROPOSED.  
ALL EXISTING TREES TO REMAIN.
- PARKING AREAS PROPOSED (IN RED) -  
IF PERMITTED/REQUIRED TO BE PAVEMENT.
- ALLEY WALKWAY CROSSING TO BE PAVEMENT 12' WIDE  
BY 18' LONG.
- REQUIRED PARKING PER SEC. 16.10.020.1 MATRIX  
HOUSE OF WORSHIP: 1 PER 150 SF GFA OF GROUP SEATING AREA +  
1 PER 500 SF GFA OTHER.
- GROUPS FLOOR AREA (TEMPLE AND RECTORY): 4584 SF  
REQUIRED PARKING SPACES = 11 SPACES
- BICYCLE PARKING REDUCTION: 1 STALL / 6 BIKE  
NEW BIKE PARKING FOR 12 BIKES FOR 2 CAR STALL REDUCTION.
- TOTAL PARKING REQUIRED: 9 STALL W/1 FOR HANDICAPPED PKG.

**SITE ELEVATION**  
SCALE 1" = 20'



**SITE PLAN**  
SCALE 1" = 20'



35TH AVENUE N  
35' (SEE PLAN FOR WIDTH)

29TH STREET  
35' (SEE PLAN FOR WIDTH)



**NOTES**

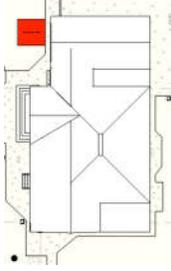
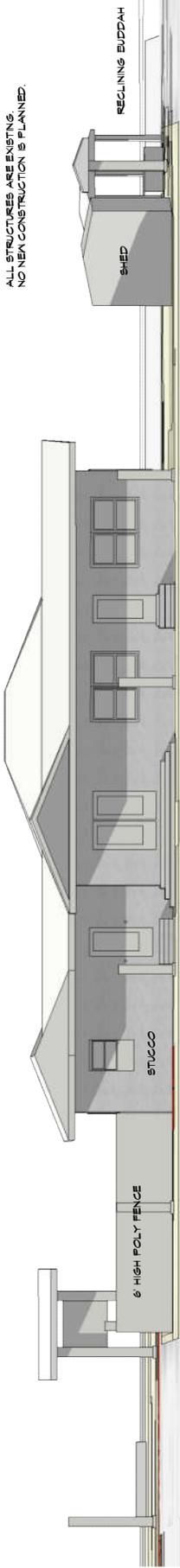
ALL STRUCTURES ARE EXISTING.  
NO NEW CONSTRUCTION IS PLANNED.

RANDY SWANSON ARCHITECT, A/R 17181  
7500 20TH ST. N., ST. PETERS, FL. 33702  
C: 727.643.6464, E: rswanson@earthlink.net

KEY PLAN: T.E. 92  
NORTH

**TEMPLE FRONT ELEVATION**

SCALE 3/8" = 1'

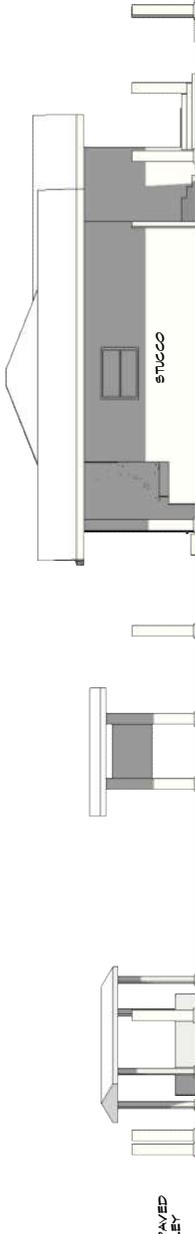


UNPAVED ALLEY

RECLINING BUDDAH SECONDARY SHRINE

**TEMPLE EAST ELEVATION**

SCALE 3/8" = 1'



CLIENT: CAMBODIAN BUDDHIST CENTER, INC.  
2725 35TH AVE N. ST. PETERSBURG, FL. 33713  
CONTACT: MR. MOI SON, 727.307.2586

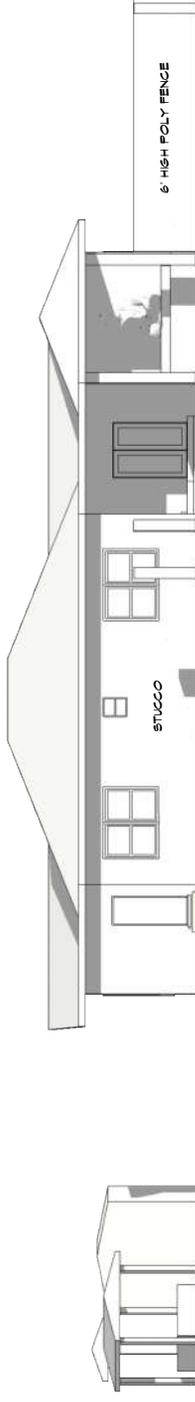
TEMPLE:  
2740 36TH AVE. N.  
ST. PETERSBURG, FL. 33713

UNPAVED ALLEY

RECLINING BUDDAH SECONDARY SHRINE

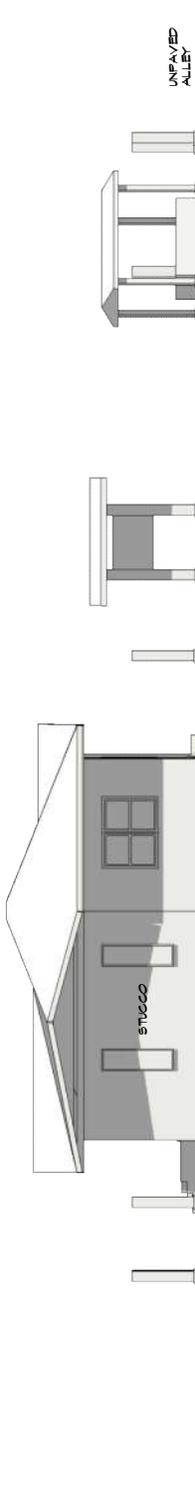
**TEMPLE REAR ELEVATION**

SCALE 3/8" = 1'



**TEMPLE WEST ELEVATION**

SCALE 3/8" = 1'

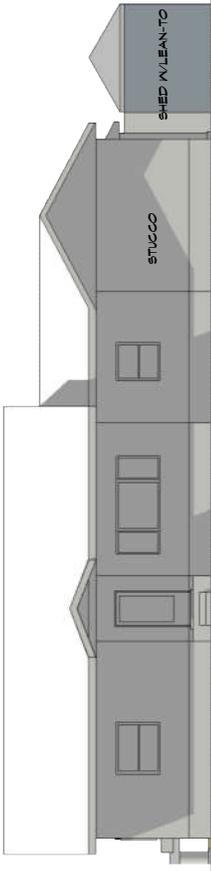


RECLINING BUDDAH SECONDARY SHRINE

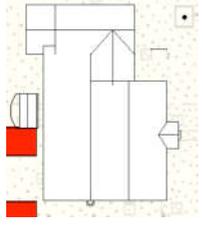
UNPAVED ALLEY

**NOTES**

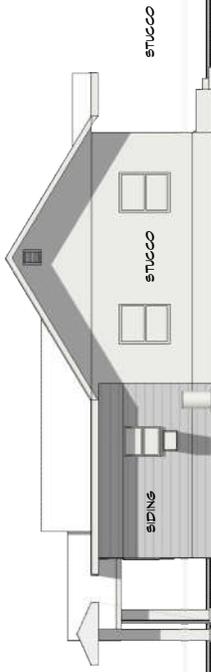
ALL STRUCTURES ARE EXISTING.  
NO NEW CONSTRUCTION IS PLANNED.



**RECTORY FRONT ELEVATION**  
SCALE 1/8" = 1'



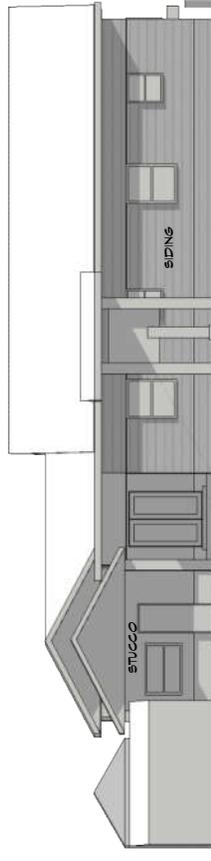
KEY PLAN: T. E. 302  
NORTH



**RECTORY WEST ELEVATION**  
SCALE 1/8" = 1'

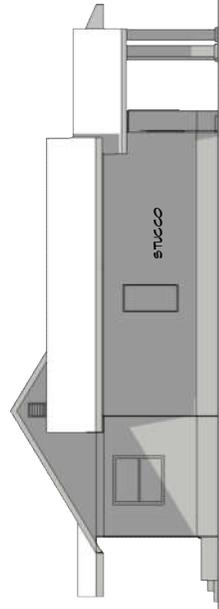
UNPAVED ALLEY

**RECTORY:**  
2725 35TH AVE. N.  
ST. PETERSBURG, FL. 33713



**RECTORY REAR ELEVATION**  
SCALE 1/8" = 1'

MAIN ENTRY TO  
MONKS QUARTERS



**RECTORY EAST ELEVATION**  
SCALE 1/8" = 1'

UNPAVED ALLEY

**Property Information**

Address: 2725 35TH AVE N  
 SAINT PETERSBURG, FL 337131725  
 Location ID: 38801  
 Parcel Identification Nbr: 11/31/16/17892/003/0230/  
 Old account number: 94006960  
 Zoning:  
 Subdivision: ST PETE HEIGHTS NBRHD ASSN

**Case General Information**

Case status: AC ACTIVE  
 Status date: 9/20/2018  
 Case type: PROP PROPERTY MAINTENANCE  
 Reported date: 9/20/2018  
 Origination: CC CITIZEN COMPLAINT  
 Default inspector: DC DEVIN CASTER 892-5472  
 Credit balance: .00  
 Disposition: Public  
 Pin number: 541630

**Owner Information**

Owner name: CAMBODIAN BUDDHIST CENTER  
 Address: 2725 35TH AVE N  
 City: SAINT PETERSBURG, FL 337131725  
 Phone: 0  
 Notice: Y  
 Flip:

**Violations**

Type	Status	Location	Quantity	Date Established	Date Resolved
ZONING PROHIBITED USE	AC		1	9/24/2018	

**Case Data**

Description	Data
TYPE USE	SINGLE FAMILY
PLAT SHEET	I-20
OFFICIAL RECORDS BOOK/PA	08618/1815
CEB AGENDA ITEM NUMBER	127
CEB ORDER DAYS	
CEB ORDER FINE AMOUNT/DA	
CEB ORDER COMPLIANCE DAT	
CEB ORDER MAILED DATE	
SPEC MAGISTRATE SCHED DA	
SPEC MAGISTRATE AGENDA N	
SPEC MAG LAST CERT LIEN	
SPEC MAG TOTAL CERT LIEN	
SPEC MAG ORDER MAILED DA	
CEB MEETING DATE	03/27/2019
SPEC MAGISTRATE MEETING	

**Active Inspections**

(Continued)

Type	Insp ID	Schedule Date		
No scheduled inspections exist				
<b>Type</b>			<b>Text</b>	<b>Date</b>
Case narrative			September 20, 2018 10:29:05 AM J1WAUGH. Citizen complaint of religious center being operated out of location without zoning approval.	9/20/2018 9/20/2018 9/20/2018
Violation comments			ZONING PROHIBITED USE - AC Religious establishment operating within a Neighborhood Traditional zone-NT-1. (Must have special exemption from zoning to operate in NT-1)	9/24/2018 9/24/2018 9/24/2018
Inspection comments			001 - INITIAL INSPECTION Results status INSPECTI September 24, 2018 3:41:04 PM cmwhite. Following up on citizen complaint for religious center being operated out of NT-1 neighborhood. Case reviewed by management and religious center needs to apply for special exemption with zoning for the area they are in. Will move forward with violation notice.	9/24/2018 9/24/2018 9/24/2018 9/24/2018 9/24/2018 9/24/2018
			002 - REINSPECTION Results status INSPECTI November 27, 2018 12:56:17 PM S1COLAND. AT TIME OF RE-INSPECTION, PROPERTY OWNERS ARE WORKING WITH ZONING FOR CHANGE OF USE. WILL CONTINUE TO MONITOR.	11/27/2018 11/27/2018 11/27/2018
			003 - REINSPECTION Results status INSPECTI January 10, 2019 1:32:47 PM S1COLAND. AT TIME OF RE-INSPECTION VIOLATION REMAINS. PROPERTY WAS WORKING WITH ZONING TO HAVE PROPERTY REZONED. NO PROGRESS SINCE LAST INSPECTION, WILL SPEAK TO SUPERVISOR TO DETERMINE NEXT ACTION.	1/10/2019 1/10/2019 1/10/2019 1/10/2019 1/10/2019
			004 - REINSPECTION Results status INSPECTI January 18, 2019 10:02:25 AM S1COLAND. AT TIME OF RE-INSPECTION NO VISIBLE ADVERTISING OF BUDDHIST CETNER. NO SIGNS, NO VEHICLES AT PROPERTY. WILL SPEAK TO OPERATIONS MANAGER TO DETERMINE NEXT COURSE OF ACTION.	1/18/2019 1/18/2019 1/18/2019 1/18/2019
			005 - REINSPECTION Results status INSPECTI January 29, 2019 10:19:35 AM S1COLAND. AT TIME OF RE-INSPECTION NOTED VIOLATION REMAINS. UNABLE TO FIND ANY ZONING/PLANNING UPDATES.	3/15/2019 3/15/2019 3/15/2019
			006 - REINSPECTION Results status INSPECTI March 15, 2019 3:28:04 PM djcaster. AT TIME OF RE-INSPECTION NOTED VIOLATION REMAINS. UNABLE TO FIND ANY ZONING/PLANNING UPDATES.	3/15/2019 3/15/2019 3/15/2019



Type	Text	Date
	(Continued)	
004 - RETURN RECEIPT REC'D	SAINT PETERSBURG, FL 33713 RETURN RECEIPT RECEIVED FOR THE CODE ENFORCEMENT BOARD NOTICE OF HEARING ADDRESSED TO: CAMBODIAN BUDDHIST CENTER SIGNED BY: CHAN ROS DATED: NOT DATED MARCH AGENDA ITEM #127 February 22, 2019 4:13:18 PM ltgreene.	1/29/2019 2/22/2019 2/22/2019 2/22/2019 2/22/2019 2/22/2019
005 - RETURN RECEIPT REC'D	RETURN RECEIPT RECEIVED FOR THE CODE ENFORCEMENT BOARD NOTICE OF HEARING ADDRESSED TO: BARBARA M LORD SIGNED BY: WILLIAM LORD DATED: 2/8/19 MARCH AGENDA ITEM #45 February 22, 2019 4:15:06 PM ltgreene.	2/22/2019 2/22/2019 2/22/2019 2/22/2019 2/22/2019 2/22/2019
006 - TELEPHONE CONVERSATIO	March 8, 2019 3:39:28 PM djcaster. SPOKE WITH ST. PETE HEIGHTS NEIGHBORHOOD ASSOCIATION PRESIDENT REGARDING CASE AND THAT THE CENTER ASKED FOR HIM TO PROVIDE INPUT FOR A ZONING DOCUMENT. HE REQUESTED DETAILS OF THE CASE TO HAVE A BETTER GRASP OF SITUATION.	3/08/2019 3/08/2019 3/08/2019 3/08/2019 3/08/2019
007 - POSTING	March 15, 2019 3:28:26 PM djcaster. B1 NOTICE OF HEARING POSTED AT PROPERTY.	3/15/2019 3/15/2019
008 - MISCELLANEOUS INFORMA	March 20, 2019 3:31:25 PM djcaster. CASE WILL BE DEFERRED DUE TO DRC HEARING SCHEDULED, PER OPERATIONS MANAGER JW.	3/20/2019 3/20/2019 3/20/2019
009 - CASE REMOVED FROM CEB	March 25, 2019 8:41:20 AM djcaster. CASE REMOVED PER OPERATIONS MANAGER JW TO CITY PROCESS.	3/25/2019 3/25/2019
Land Management information Legal description	COOLIDGE PARK BLK 3, LOTS 23 AND 24	
Lien information		

Property Information

Address: 2740 36TH AVE N  
SAINT PETERSBURG, FL 337131730  
Location ID: 38773  
Parcel Identification Nbr: 11/31/16/17892/003/0010/  
Old account number: 94204440  
Zoning:  
Subdivision: ST PETE HEIGHTS NBRHD ASSN

Case General Information

Case status: AC ACTIVE  
Status date: 9/20/2018  
Case type: PROP PROPERTY MAINTENANCE  
Reported date: 9/20/2018  
Origination: CC CITIZEN COMPLAINT  
Default inspector: DC DEVIN CASTER 892-5472  
Credit balance: .00  
Disposition: Public  
Pin number: 796720

Owner Information

Owner name: CAMBODIAN BUDDHIST CENTER INC  
Address: 2725 35TH AVE N  
City: SAINT PETERSBURG, FL 337131725  
Phone: 0  
Notice: Y  
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
ZONING PROHIBITED USE	AC		1	9/24/2018	

Case Data

Description	Data
TYPE USE	SINGLE FAMILY
PLAT SHEET	I-20
OFFICIAL RECORDS BOOK/PA	10995/0634
CEB AGENDA ITEM NUMBER	128
CEB ORDER DAYS	
CEB ORDER FINE AMOUNT/DA	
CEB ORDER COMPLIANCE DAT	
CEB ORDER MAILED DATE	
SPEC MAGISTRATE SCHED DA	
SPEC MAGISTRATE AGENDA N	
SPEC MAG LAST CERT LIEN	
SPEC MAG TOTAL CERT LIEN	
SPEC MAG ORDER MAILED DA	
CEB MEETING DATE	03/27/2019
SPEC MAGISTRATE MEETING	

Active Inspections

(Continued)

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type	Text	Date
Case narrative		
	September 20, 2018 10:30:50 AM J1WAUGH. Citizen complaint of religious center being operated without zoning approval.	9/20/2018 9/20/2018 9/20/2018
Violation comments		
ZONING PROHIBITED USE - AC	Religious establishment being operated within a Neighborhood Traditional zone-NT-1. (Must have special exemption from Zoning to operate religious establishment in NT-1)	9/24/2018 9/24/2018 9/24/2018 9/24/2018
Inspection comments		
001 - INITIAL INSPECTION		
Results status	INSPECTI	
	September 24, 2018 3:35:07 PM cmwhite. Following up on citizen complaint for religious center being operated out of NT-1 neighborhood. Case reviewed by management and religious center needs to apply for special exemption with zoning for the area they are in. Will move forward with violation notice.	9/24/2018 9/24/2018 9/24/2018 9/24/2018 9/24/2018 9/24/2018
002 - REINSPECTION		
Results status	INSPECTI	
	November 30, 2018 10:11:00 AM S1COLAND. AT TIME OF RE-INSPECTION PROPERTY IS ACTIVELY WORKING WITH THE ZONING DEPARTMENT TO HAVE PROPERTY REZONED. WILL MONITOR FOR CHANGE OF USE.	1/04/2019 1/04/2019 1/04/2019 1/04/2019
003 - REINSPECTION		
Results status	INSPECTI	
	January 4, 2019 10:07:58 AM S1COLAND. AT TIME OF RE-INSPECTION PROPERTY IS ACTIVELY WORKING WITH THE ZONING DEPARTMENT TO HAVE PROPERTY REZONED. WILL MONITOR FOR CHANGE OF USE.	1/04/2019 1/04/2019 1/04/2019 1/04/2019
004 - REINSPECTION		
Results status	INSPECTI	
	January 29, 2019 10:24:45 AM S1COLAND. AT TIME OF RE-INSPECTION NOTED VIOLATION REMAINS. UNABLE TO FIND ANY ZONING/PLANNING UPDATES.	1/29/2019 1/29/2019 1/29/2019
005 - REINSPECTION		
Results status	INSPECTI	
	March 15, 2019 3:29:47 PM djcaster. AT TIME OF RE-INSPECTION NOTED VIOLATION REMAINS. UNABLE TO FIND ANY ZONING/PLANNING UPDATES.	3/15/2019 3/15/2019 3/15/2019
Board meeting comments		
Other action comments		
001 - RECORD CHECK		
	September 24, 2018 3:45:11 PM cmwhite. ACCORDING TO PINELLAS COUNTY OFFICIAL PUBLIC RECORDS, OWNER	9/24/2018 9/24/2018

Type	Text	Date
	(Continued)	
	OF RECORD:	9/24/2018
	CAMBODIAN BUDDHIST CENTER INC	9/24/2018
	2725 35TH AVE N	9/24/2018
	ST PETERSBURG FL 33713-1725	9/24/2018
	BOOK/PAGE:10995/0634	9/24/2018
	HOMESTEAD:no	9/24/2018
002 - ELECTRONIC MAIL	October 16, 2018 10:48:14 AM S1COLAND.	10/16/2018
	E-MAIL RECEIVED REQUESTING A EXTENSION.	10/16/2018
	....I did find your e-mail. My system sent it to the spam	10/16/2018
	file. Since we last spoke, I have been downtown and spoken	10/16/2018
	with the zoning and building depts...While there is a	10/16/2018
	thousand dollar fee for the application, there is also other	10/16/2018
	criteria that must be met and submitted. I am working on	10/16/2018
	this....	10/16/2018
	the zoning dept has indicated the process takes seven weeks	10/16/2018
	for approval once the fees and documentation are submitted.	10/16/2018
	As we have discussed, I am requesting a sixty day extension	10/16/2018
	to come into compliance in this matter. On behalf of the	10/16/2018
	Cambodian Buddhist Center, thank you for your help and	10/16/2018
	directing us to the proper depts. to resolve this	10/16/2018
	situation.	10/16/2018
	John Frank	10/16/2018
	Cambodian Buddhist Center	10/16/2018
	case #'s 18-00025224 and 18-0002522	10/16/2018
	1	10/16/2018
	On Friday , September 28 , 2018 02 : 59 : 31 PM E	10/16/2018
	DT, Casey M. White <casey.white@stpete.org> wrote:	10/16/2018
003 - RECORD CHECK	January 29, 2019 10:26:39 AM S1COLAND.	1/29/2019
	ACCORDING TO PINELLAS COUNTY PROPERTY RECORDS:	1/29/2019
	CAMBODIAN BUDDHIST CENTER INC	1/29/2019
	2725 35TH AVE N	1/29/2019
	ST PETERSBURG FL 33713-1725	1/29/2019
	BOOK/PAGE: 10995/0634	1/29/2019
	HOMESTEAD: NO	1/29/2019
	R/A:	1/29/2019
	KUCH, SINATH	1/29/2019
	3852 14th Avenue North	1/29/2019
	SAINT PETERSBURG, FL 33713	1/29/2019
004 - RETURN RECEIPT REC'D	RETURN RECEIPT RECEIVED FOR THE CODE ENFORCEMENT BOARD	3/01/2019
	NOTICE OF HEARING ADDRESSED TO: CAMBODIAN BUDDHIST CENTER	3/01/2019
	SIGNED BY:CHAN ROS	3/01/2019

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Type	Text	Date
	(Continued)	
	DATED: NOT DATED	3/01/2019
	MARCH AGENDA ITEM #128	3/01/2019
005 - TELEPHONE CONVERSATIO	March 1, 2019 12:57:55 PM ltgreene.	3/01/2019
	March 11, 2019 7:05:11 AM djcaster.	3/11/2019
	SPOKE WITH ST PETE HEIGHTS NEIGHBORHOOD ASSOCIATION	3/11/2019
	PRESIDENT BRIAN, WHO REQUESTED CASE INFORMATION IN REGARDS	3/11/2019
	TO A REQUEST FROM THE CAMBODIAN BUDDHIST CENTER FOR	3/11/2019
006 - POSTING	NEIGHBORHOOD INPUT WITH CITY ZONING.	3/11/2019
	March 15, 2019 3:30:11 PM djcaster.	3/15/2019
007 - MISCELLANEOUS INFORMA	B1 NOTICE OF HEARING POSTED AT PROPERTY.	3/15/2019
	March 20, 2019 3:33:23 PM djcaster.	3/20/2019
	CASE WILL BE DEFERRED UNTIL DRC HEARING CONCLUSION, PER	3/20/2019
008 - CASE REMOVED FROM CEB	OPERATIONS MANAGER JW.	3/20/2019
	March 25, 2019 8:42:29 AM djcaster.	3/25/2019
Land Management information	CASE REMOVED PER OPERATIONS MANAGER JW TO CITY PROCESS.	3/25/2019
Legal description		
	COOLIDGE PARK	
	BLK 3, LOTS 1,2, & 3 LESS	
Lien information	THE W 10 FT FOR ST	

**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

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TO: Iris Winn, Administrative Clerk, Development Review Services  
Jennifer Bryla, Planning & Development Services Department, Zoning Official  
Scot Bolyard, Planning & Development Services, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: May 9, 2019

FILE: 19-32000007

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LOCATION 2725 35<sup>th</sup> Avenue North; 11/31/16/17892/003/0230  
AND PIN: 2740 36<sup>th</sup> Avenue North; 11/31/16/17892/003/0010  
ATLAS: I-20  
PROJECT: Special Exception

**REQUEST:** Approval of a Special Exception and related Site Plan with variances to the required 35-foot setback and maximum impervious surface ratio from 55%, to allow a house of worship.

The Engineering Department has no objection to the proposed special exception provided that the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. Per City Land Development Regulation 16.40.090.3.4(B)(2)(a), all commercial parking areas shall be designed to allow vehicles to enter and exit the street in a forward motion except where parking is provided abutting an alley. The proposed plan shows parking spaces which back into the right of way of 35<sup>th</sup> and 36<sup>th</sup> Avenue North which would require approval of a variance to the requirements of the City Code. However, it is noted that the neighborhood did express concern over allowing front yard commercial parking.
2. All parking spaces 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.
3. If parking along the alley is required or allowed and Zoning requires a portion of the alley to be paved to facilitate the additional vehicular travel and address concerns of the neighborhood, alley construction shall be as per City Engineering Standard details S20-7, S20-8, & S20-10, and the pavement should extend from the east edge of the easternmost parking space along the alley to 28<sup>th</sup> Street North.
4. The paved crosswalk/walkway as shown on the proposed plan crossing the alley is not standard and will not be approved by Engineering.

**STANDARD COMMENTS:** Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water

Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or [kelly.donnelly@stpete.org](mailto:kelly.donnelly@stpete.org). All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

The scope of this project appears to not trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. If required 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 comingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1 hour design storm.

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. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

The project Engineer will be required to develop a site specific Maintenance of Traffic plan in compliance

with FDOT “Uniform Traffic Control Devices for Streets and Highways” and “Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will be at the discretion of the City’s Engineering director pending receipt of adequate justification. The Maintenance of Traffic plan shall be prepared in compliance with City Engineering’s “Maintenance of Traffic Plan Requirements”, available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City’s Transportation and Parking Management division. Refer to the City’s “Parking Meter Removal & Space Rental Policy During Construction” procedure, available upon request from the City Transportation and Parking Management department. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Maintenance of Traffic plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the MOT implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractors representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved MOT plan.

Use of on-street public parking spaces for construction purposes must receive prior approval from the City’s Transportation and Parking Management division. Refer to the City’s “Parking Meter Removal & Space Rental Policy During Construction” procedure, available upon request from the City Transportation and Parking Management department.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City’s stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

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.

Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

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.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh  
pc: Kelly Donnelly  
Correspondence File

From the Office of:

**Dr. Randy Swanson, Architect**  
**AIA, P.A., NCARB FL LIC # AR91787**

web: [www.randyswansonarchitect.com](http://www.randyswansonarchitect.com)

email: [rsswanson@earthlink.net](mailto:rsswanson@earthlink.net)

tel. 727.643.6469

Full Design & Project Management Services  
Registration: Florida & North Carolina  
Licensed Since 1984

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7500 20<sup>th</sup> Street North  
St. Petersburg, FL 33702-4812

March 7th, 2019

Mr. Thomas M. Whalen, AICP  
Planner III/Transportation Planner  
Department of Transportation and Parking, City of St. Petersburg  
One Fourth Street North  
St. Petersburg, FL 33701

RE: Traffic Impact Report Requirement for Case # 18-00025221 & 18-00025224 - Cambodian Buddhist Center @ 2725 35th Ave N.

On Wednesday Mar. 6th, Mr. Thomas Whalen, Transportation Planner for the City of St. Petersburg, and I (Randy Swanson) discussed the Special Exception Submittal being prepared for the City of St. Petersburg on behalf of the Cambodian Buddhist Center @ 2725 35th Ave N., for Violation citations Case # 18-00025221 & 18-00025224.

Mr. Whalen was asked if he could determine the necessity for a Traffic Impact Report for the Application being prepared.

After going through the data collected with Mr. Whalen - addressing typical weekly operations, parking requirements, existing site layout, Public Responses, and site photos, Mr. Whalen was of the opinion that a Traffic Impact Report was not needed for the following reasons;

- A. Parking for the Center was an issue on Sunday's from 9 am to 1 pm;
- B. The demand time frame was a Short Term Usage issue on an off work day;
- C. City Police provide on site parking assistance when major activities occur (3 times per year).
- C. The location of a City Bicycle Path on the east side of 28th Street would conflict with a parking lot being placed in the area west of the Temple and along 28th Street;
- D. Mr. Whalen suggested that a further conversation with the Zoning Department take place to re-examine the necessity for providing on-site parking given the volume of parking currently being accommodated and the limited solution that can result.

Mr. Whalen was asked if a letter from him describing his opinion could be provided for inclusion to the Special Exception Application being prepared. He said that he would consult with Mr. Michael Frederick, Manager-Neighborhood Transportation, for the City of St. Petersburg and would contact this office shortly.

Due to the brevity of time, I offer this note in lieu of a written letter from Mr Whalen, and a copy to his attention has been sent to the Department of Transportation and Parking.

Sincerely, Randy Swanson, Architect.

From the Office of:

*Dr. Randy Swanson, Architect*  
*AIA, P.A., NCARB FL Lic # AR91787*

web: [www.randyswansonarchitect.com](http://www.randyswansonarchitect.com)  
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tel. 727.643.6469

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*7500 20<sup>th</sup> Street North*  
*St. Petersburg, FL. 33702-4812*

March 11, 2019

## **VARIANCE NARRATIVE**

STREET ADDRESS: 2725 35th Ave. N. St. Pete. CASE: 18-00025221  
2740 36th Ave. N. St. Pete. CASE: 18-00025224

### **DETAILED DESCRIPTION OF PROJECT AND REQUEST:**

The Cambodian Buddhist Center, Inc., (CBC) a 501-C3 non-profit entity, is seeking a Special Exemption to (continue to) operate a House of Religion within a Neighborhood Traditional Zone, NT - 1. The request for Variance is due to the failure to meet the minimum required setback of 35 feet on a side yard, with the existing construction being 23.95 feet west of the side yard property line.

1. WHAT IS UNIQUE ABOUT THE SIZE, SHAPE, TOPOGRAPHY, OR LOCATION OF THE SUBJECTED PROPERTY? HOW DO THOSE UNIQUE CHARACTERISTICS JUSTIFY THE REQUESTED VARIANCE?

The CBC is located on two adjacent properties comprised of 5 city NT-1 lots on either side of the Alleyway between 35th and 36th Avenues North. The two properties contain a Buddhist Prayer Hall, (Temple) and a Rectory housing 4 Buddhist Monks. The Center has been in operation on site since 1994 and expanded in 2000 to its current size.

The Center has diligently maintained and upgraded the properties during their ownership. Property values, quiet neighborhood, local Cambodian residents, and solid construction, have made the properties attractive and successful for religious use. The local Board and Membership have invested themselves for the last 25 years in their property to express their shared religious and social beliefs. The Operation of the Temple in proximity to its eastern neighbor does not seem to have presented a notable problem over the past 18 years. The 11 foot setback shortfall has not undone a privacy buffer between neighbors.

**VARIANCE NARRATIVE**

STREET ADDRESS: 2725 35th Ave. N. St. Pete.  
2740 36th Ave. N. St. Pete.

CASE: 18-00025221  
CASE: 18-00025224

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.

We are not aware of side yard setback issues in this part of town. Nor are we aware of other House's of Religion in adapted single family dwellings. There are however numerous commercial properties along 28th Street at 38th and 30th Avenues.

3. HOW IS THE REQUESTED VARIANCE NOT THE RESULT OF ACTIONS OF THE APPLICANT?

The owner's do not claim to be without fault, since their actions initiated the change of use category from Single Family Dwelling to a House of Religion. This was not an intentional oversight and is one they will put right if possible.

4. HOW IS THE REQUESTED VARIANCE THE MINIMUM NECESSARY TO MAKE REASONABLE USE OF THE PROPERTY?

We believe the variance would permit the continued operation of the CBC in it's present location with its traditions intact. The Center is used on Sundays by their membership and averages an influx of between 50 and 60 vehicles to the immediate neighborhood. They are hopeful that the attendant problems of onsite parking will be resolved without too much upheaval.

5. WHAT OTHER ALTERNATIVES HAVE BEEN CONSIDERED THAT DO NOT REQUIRE A VARIANCE? WHY ARE THESE ALTERNATIVES UNACCEPTABLE?

There does not seem to be a reasonable alternative to consider, not abandonment, nor demolition, or moving the structure. Costs.

6. IN WHAT WAYS WILL GRANTING THE REQUESTED VARIANCE ENHANCE THE CHARACTER OF THE NEIGHBORHOOD?

The variance will permit the Cambodian Buddhist Center to remain in operation and be a positive presence in the community. It adds diversity and richness to the lives of all who are open to sharing their points of view.



# NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
<b>Street Address:</b>	<b>Case No.:</b>
<b>Description of Request:</b>	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

SEE FOLLOWING SHEETS.  
R. SWANSON

## Zoning adjustment for the Cambodian Buddhist Center in Saint Pete Heights.

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**From:** "Randy Swanson, Architect" <rswanson@earthlink.net>  
**To:** casanabk@eckerd.edu, Denyse@gulfbeacheslaw.com  
**Cc:** rswanson@earthlink.net  
**Subject:** Zoning adjustment for the Cambodian Buddhist Center in Saint Pete Heights.  
**Date:** Feb 14, 2019 6:12 PM

---

Good Afternoon Mr. Bryan Casanas-Scarsella, I am Randy Swanson, Architect, hired by the Cambodian Buddhist Center to assist them with a zoning violation due to the operation of a religious establishment within a neighborhood traditional residential zone NT 1. I am contacting you as the Neighborhood Association Contact to inform you of these efforts.

The City of Saint Petersburg has found the Cambodian Buddhist Center should ask for a 'Special Exception' that will allow their Center to operate within the St. Pete Heights residential neighborhood if the physical needs required for a House of Worship can be met on the existing property. We have begun the process of documenting existing site conditions at the Center and expect that there will be a modest increase of parking spaces, painted walkways, signage review, and access issues that will be addressed. A request for Variance will be made because the existing building does not meet the required 35' required side yard setbacks. We are working to meet a March 11th Application submittal date that will contain our proposal for a 'Special Exception' and Variance request for the properties at 2725 35th Ave N & 2740 36th Ave N where the Cambodian Buddhist Center is located.

Please contact me if questions arise. Thank you.

Dr. Randy Swanson, Architect, AIA, NCARB, P.A.  
PO BOX 354  
Saint Petersburg, FL. 33731-0354  
TEL: 727.643.6469 WEB: <http://www.randyswansonarchitect.com>

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PO BOX 354  
Saint Petersburg, FL. 33731-0354  
TEL: 727.643.6469 WEB: <http://www.randyswansonarchitect.com>

## Regarding proper zoning for residential/single family dwelling

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**From:** Elise Dye <elise.dye@collegeharbor.com>  
**To:** "rswanson@earthlink.net"  
**Subject:** Regarding proper zoning for residential/single family dwelling  
**Date:** Mar 6, 2019 3:54 PM

---

Elise & Joel Dye 2610 36<sup>th</sup> Ave. N.

No, They have not been considerate neighbors; for many years they have held events that totally took over the neighborhood with cars including their front lawn and alley access along with all the spaces in front of houses on our street. Several Sundays we were not able to get our boat out of our driveway because they were blocking our property and we not able to swing the boat out without hitting a car. So we had to wait until the cars left. Another time they threw their trash out from their car, unto our lawn while my husband was in front of the house. Which he told them to pick it up and put it back in their car, that this wasn't a dump site. We are zoned residential/ single family and we want to stay with the code being enforced. We do not want a "Church or Center" on our street at all. And most certainly it will affect our property value. The churches that are in neighborhoods were established years ago and it did not encroach on the single family residents in the neighborhood. A "Center" is not wanted in the neighborhood no matter who the church belongs to as wells as a Temple or Rectory. If they want to have a proper "Center", let them buy an appropriate site that can accommodate their followers and not in our peaceful non-secular neighborhood.

From the Office of:

**Randy Swanson, Architect**  
Ph.D., AIA, P.A., NCARB FL Lic' # AR91787

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7500 20<sup>th</sup> Street North  
St. Petersburg, FL 33702-4812

March 2, 2019

Good Afternoon;

The City of Saint Petersburg would like to know your opinion - and those your immediate neighbors, of the need for the Cambodian Buddhist Center to furnish on-site parking areas for their weekly events. A tentative plan for parking 15 vehicles - including two handicapped spaces, are shown below in red.



**In your opinion;**

1. Has the Buddhist Center been a good neighbor?
2. When the Center is in use, has parking presented a problem for you?
3. If the Buddhist Center installs on-site parking in front of their Temple & Rectory do you believe it would hurt your property values?

Please express your opinion to Randy Swanson, Architect, by voice or text message at 727.643.6469 or written to the address above. We would like to know your opinion before Friday, March 8th and it will be conveyed to the City on March 11th.

Thank you,

Mr. Moi Son, Cambodian Buddhist Center & Mr. Randy Swanson, Architect

Raechy Swanson Mar 4<sup>th</sup> 2019

Results of conversation w/Neighbors of C.B.C.

Suggestion: Please pave alley —!  
(3 neighbors)



- Saturday Mar 2<sup>nd</sup>, Survey + Disbursal to Immediate Neighbors - 22 disbursed 11-2<sup>30</sup> pm.

Spoke w/7 neighbors (6) between 1<sup>00</sup> 2<sup>30</sup>.

1. All report good neighbors.
2. yes - Sunday mornings are awkward, hectic - but.... will live with this.
3. No problem w/prop. values.



# 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	
FEB 20 <sup>th</sup> ST. PETERS HEIGHTS COMMUNITY MEETING - ISSUE PRESENTED BY ARCHITECT.	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
- NEIGHBOR FOLLING - DISCUSSED TO 23 NE - BOYS MARCH 2, 2019	
RESPONSE REQUESTED BY MARCH 2 <sup>nd</sup> 2019 - BY ARCHITECT	
- JULY 14 <sup>th</sup> POSTED TO ST. PETERS HEIGHTS COMMUNITY FACEBOOK PAGE. MAR 16	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
- PERSONALLY DELIVERED TO EACH NEIGHBOR ON 25 <sup>th</sup> and 36 <sup>th</sup> AVES.	
- SPoke w/ neighbors at that time - BY ARCHITECT	
2. Summary of concerns, issues, and problems expressed during the process	
3. Signature or affidavit of compliance President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input checked="" type="checkbox"/> Other comment(s):	
Association Name	President or Vice-President Signature
	<i>[Signature]</i>
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.	

**STATEMENT FROM BRYAN CASANAS-SCARSELLA,  
PRESIDENT OF THE ST. PETE HEIGHTS NEIGHBORHOOD ASSOCIATION**

After informing myself to the best of my ability about the issues that have led to this proposal and about the proposal itself in the very short timeframe that I was given, I am **unable to officially support or oppose this project** on behalf of the St. Pete Heights Neighborhood Association at this time.

That said, I do wish to offer some feedback based off of the comments I received from neighbors who live in proximity to the Cambodian Buddhist Center (CBC), which may be beneficial to the City's Zoning Department. As neighborhood association president, I respectfully ask the City to **carefully consider the suggestions made by the immediate neighbors** (see attached comments) of the CBC.

First of all, my general impression from the majority of neighbors who responded to the Facebook post (see Facebook.com/StPeteHeights) about the proposal and who attended the general neighborhood meeting on February 26, 2019, where the proposal was presented, is that most neighbors seem supportive of the CBC itself. The CBC has been described as "great" and "caring and thoughtful neighbors." My personal impression, though anecdotal, is that neighbors generally view them favorably and are pleased with the landscaping work and upkeep that they have carried out on their properties. Although, it is important to remark that some neighbors have complained about the yard parking, specifically on worship days (Sundays).

I currently have not heard much opposition to permanent parking being added in the rear alleys. However, there seems to be a **good deal of strong opposition to adding permanent parking spaces to the front yards of the adjacent properties**. Several neighbors are concerned that permanent front yard parking would cause the area to look more "commercial" and would open up a can of worms for future legal yard parking in the neighborhood. Many neighbors stated that they would rather deal with the "slight inconvenience" of the street parking and yard parking once a week (on Sundays) than see "parking lots" pop up on residential streets. Neighbors also seem very concerned about property values, not to mention the eyesore, that permanent front yard parking installations could cause.

Some neighbors have suggested masking the proposed parking spaces with landscaping/hedges or other embellishments, so as to minimize the appearance of any "commercial activity." One neighbor also suggested having the CBC pave the alleyway, which is often filled with potholes in between the CBC's two properties (likely due to heavy use by the CBC).

My personal view as a neighbor and concerned citizen is that I would love to keep the CBC to remain in our neighborhood, since they have been peaceful neighbors for a very long time. I hope the City and Zoning Department will find a middle ground that will both allow the CBC to be rezoned as a house of worship while still respecting the desires of the immediate neighbors on 35th and 36th Avenues North to not have permanent front yard parking installed. Instead of installing front yard parking, perhaps the CBC could encourage their members on Sundays to take advantage of the extensive (legal) street parking available throughout St. Pete Heights. They might even have someone directing parking on Sundays.

Thank you for your consideration. Please don't hesitate to reach out to me directly if you have any questions.

Kind regards,

Bryan Casanas-Scarsella



President

St. Pete Heights Neighborhood Association

## FACEBOOK COMMENTS BY NEIGHBORS

Thomas Otto We live near there. They've been wonderful neighbors and our house has already sent an E-mail, I believe, of our approval. The parking situation on Sundays is only a minor inconvenience as sometimes we'll have to park in the back. With how well they keep their lawn I'm sure however they set up the parking it'll look nice and well kept.

Rich Konopko I am NOT in support of installing parking at the front of the properties as this will make it look commercial versus residential. Place parking spots in the rear of the properties. The VERY SLIGHT inconvenience of members parking on lawns and on the street 1 day per week is fine with me. They keep their properties VERY well maintained and are great neighbors. I live across the street on 35th Avenue and do NOT want a permanent parking lot on a front lawn as an eyesore or to lower my property values. Thank you for bringing this to the public.

Katherine Shaw Goodloe I love our Buddhist Center! Such caring and thoughtful neighbors. I don't mind the current parking situation (and I live on 36th). I am concerned that making it look like a parking lot could decrease property values, but if it was done tastefully and so that it blends in and looks more like a driveway I would be okay with it.

Rich Peirce I live 4 houses down from them and for the most part, they are fantastic neighbors. The only issue is the amount of traffic and wear and tear on the alley. It was just bladed in the summer and it was full of potholes between their 2 buildings within weeks. There is currently someone going through and reporting yard parking on See Click Fix. This is yard parking on another level, and will be an eyesore. The majority of the spaces on the graphic appear to be in the alley. If the center pays to pave the alley I will not oppose the yard parking, but it will be hideous and open Pandora's Box to people parking in their yards. Can the yard spots be covered with hedges?

Helene Rettig Czarnopys We do not support this project. This is yard parking which is NOT allowed in Saint Petersburg. You are opening a "can of worms" if you allow this parking lot. The Church is listed as residential on the tax rolls—it is not a residence. On a service day, there have been well over four cars parked on the lawn—over twenty cars parked three deep on both 36th Ave and 28th Street. Who is going to make sure only four cars are parked? What will this escalate to? No matter what you do, it will look like a parking lot! This is not a home. It is a commercial building in a residential neighborhood.

Sally Carville I'm not an immediate neighbor, but I walk past both properties every morning. I feel that they are good neighbors and I have never had an issue with the parking. I would support this change if the landscaping is done in such a way as to minimize the appearance of commercial activity in front of the buildings. Many homes in our area have front driveways and parking.

Kevin Elliott I support the project. They are great neighbors and I think we are fortunate to have them in our neighborhood.

Jackie Maria Rusbult I am NOT in support of installing parking at the front of the properties as this will make it look commercial versus residential. Place parking spots in the rear of the properties. The VERY SLIGHT inconvenience of members parking on lawns and on the street 1 day per week is fine with me. They keep their properties VERY well maintained and are great neighbors. I live across the street on 35th Avenue and do NOT want a permanent parking lot on a front lawn as an eyesore or to lower my property values. Thank you for bringing this to the public.

## Scot K. Bolyard

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**From:** Janice Chandler <jcll58@yahoo.com>  
**Sent:** Thursday, May 16, 2019 8:56 PM  
**To:** Scot K. Bolyard  
**Subject:** Cambodian Buddhist Center

This is in response to a correspondence I received from the City about variances requested from the Cambodian Buddhist Center. I am the owner of 2750 - 35th Ave. No. which is situated on the corner of 28th St. and 35th Ave. No. diagonally across from the subject property on 35th. I inherited the house when my mother passed away in 2007.

My parents bought the house in 1947 and I was born and raised there almost 70 years ago. I grew up playing at almost every house on the block. I have seen the neighborhood change over the years. However, I must say that the changes that have been going on across the street have been getting worse. The front of the yard used to be taken care of, now it is getting overgrown and unattractive.

But the parking has become almost unbearable. When there is a function there, the participants park wherever they feel like. They park all the way up to the front window of the house across the street from me, three abreast, then a row parks behind them, then another row parks east/west behind them on the parkway. Plus they park between the house and fence on 28th St. And all of this is grass area. It used to look nice. They park next door to my house as many as can fit. I actually had to plant a hedge to keep them from parking and breaking my sprinkler system (which happened a few times) on that side of the property.

They park all the way down to 26th Street on both sides of the street. When I was putting up the hedge, one of the monks came over and asked if they could park in my front yard (all the way up to the front window) and they would pay me. I said absolutely not (my mother would role over in her grave). So I can only think that the owner of the house across from me and beside me are being paid to park like they do.

So I am absolutely against any more parking being allowed at either of these properties. The neighborhood can't handle any more traffic. It is a single family neighborhood not meant for a ton of cars parking everywhere. It is a degradation of our property values. I have thought about selling my house but fear if a realtor tried to show it on a day that there was a function over there not only could they not park but it might scare a potential buyer off.

Please do not allow any changes to these properties and maybe more code violations should be investigated.

Janice Chandler  
2750 - 35th Ave .No.  
727 522-3308

## Scot K. Bolyard

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**From:** Cayla Lanier <cayla.lanier@gmail.com>  
**Sent:** Sunday, May 19, 2019 8:48 PM  
**To:** Scot K. Bolyard  
**Subject:** Cambodian Buddhist Temple

Hello,

We live at 2750 35th Ave N, 33713, across the street from the home owned by the Cambodian Buddhist Monks. Generally, the monks and their activities do not bother us. They used to gather two or three times a year, which resulted in lots of cars parking on the street and in the yards of some homes. However, it seems this has become a more frequent occurrence, monthly or twice a month. While attendance fluctuates, the traffic and cars parked on the street was particularly bad last month, to the point that our pizza delivery driver was unable to park and we had to go outside to the street to get the food.

I don't mean to complain, as I respect the need for people to gather and celebrate their culture and religion. However I am concerned at the proposal for expansion of the space. Any proposal for expansion of space or meeting times should include a proposal for parking that does not impede the ability for residents to park, have guests, or receive deliveries.

Thank you for your consideration.  
Cayla Lanier

Sent from my iPhone